

**MINUTES OF THE 109<sup>th</sup> MEETING OF MAHARASHTRA COASTAL ZONE  
MANAGEMENT AUTHORITY (MCZMA) HELD ON 19<sup>th</sup> DECEMBER, 2015**

The 109<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Additional Chief Secretary (Environment), GoM on 19<sup>th</sup> December, 2015 at 10.30 am at Sachivalay Gymkhana, Mumbai. List of the members present during the meeting is enclosed as Annexure I.


**Item No. 1:** Preparation of CZMP in 1:25000 scale by the IRS, Chennai.

The Authority noted that Director, IRS, was requested to make presentation regarding status of the preparation of draft CZMPs in 1:25000 scale and revalidation of HTL in draft CZMPs by NCSCM, Chennai

However, Director, IRS vide email dated 17.12.2015 informed that he would not be able to attend the MCZMA meeting for the said presentation. Therefore, the matter was deferred. The Authority further decided to visit the IRS, Chennai in the matter on 2.1.2016 to review the progress of preparation of CZMP to comply with MoEFCC directions.

**Item No. 2:** Presentation on Integrated National Coastal Zone Management Project by NCSCM, Chennai.

The Authority noted that Prof. R. Ramesh, Director, National Centre for Sustainable Coastal Management (NCSCM), Chennai was invited to make presentation regarding Integrated Coastal Zone Management Project (ICZMP) for the State of Maharashtra. However, Prof. Ramesh telephonically informed that he would not be able to attend the MCZMA meeting for the said presentation. Therefore, the matter was deferred. The Authority further decided to visit the NCSCM, Chennai in order to discuss the further line of action in the ICZMP project for Maharashtra. Meanwhile it was also decided to request concerned Departments to send concept notes for projects which can be incorporated in the ICZMP.

  
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**Item No. 3:** Post Facto approval for Buildings/ Construction projects in  
Navi Mumbai- MoEFCC, New Delhi letter to MCZMA.

The Authority noted that, the Ministry of Environment, Forest and Climate Change (MoEFCC), New Delhi sent a letter No. F. No. 19-124/2015-IA.III dated 17<sup>th</sup> November, 2015 to MCZMA regarding post facto clearance under CRZ Notification, 2011 for 200+ projects constructed in Navi Mumbai area, after securing approval from CIDCO and Navi Mumbai Municipal Corporation. The MoEFCC, New Delhi has informed that the issue of identification of violation cases was taken up during 28<sup>th</sup> meeting of National Coastal Zone Management Authority (NCZMA) on 28<sup>th</sup> April, 2015. Subsequently, all the SCZMAs were requested to identify and take action on such violations. There is no provision for regularization of violations or post facto approval/ clearance under the CRZ Notification, 2011. The MoEFCC, New Delhi vide above mentioned letter has requested MCZMA to take appropriate and urgent action under the law, against the projects taken up / completed without CRZ clearance from the concerned regulatory authority.

The Authority noted detail background of the matter. MCZMA in its 83<sup>rd</sup> meeting held on 6.8.2013 deliberated the matter of post facto clearance to building falling in CRZ areas of Navi Mumbai area, taking into account the MMMC's representation dated 28.6.2013 along with plot wise list of CRZ violation cases since year 1992. As per decision taken in said meeting, the Authority vide letter no. MCZMA 2013/ CR 21/ TC 4 dated 21.10.2013 had sought list of CRZ violation cases from the NMMC wherein the commencement certificated after 4<sup>th</sup> Jan, 2002 have been issued without insisting prior CRZ clearance with their CRZ status in light of CRZ Notification, 1991 & 2011, on case to case basis. The NMMC had sent above said list to the MCZMA

The Authority further noted that Office Memorandums (OM) dated 12.12.2012 and 27.6.2013 of MoEFCC, New Delhi has been squashed by the order dated 7<sup>th</sup> July, 2015 of Hon. National Green Tribunal (NGT), Pune. The Environment Dept vide letter dated 27<sup>th</sup> Oct, 2015 requested MoEFCC, New Delhi to clarify / guide about the procedure for taking cognizance and suitable action against the project proponent committing /allegedly committing violation pertaining to the EIA Notification, 2006as well as CRZ Notification, 1991 & 2011. Reply from the MoEFCC, New Delhi is awaited in the matter.

  
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The Authority felt that clarifications/ guidelines of the MoEFCC, New Delhi regarding the procedure for taking cognizance and suitable action against the project proponent committing /allegedly committing violation pertaining to the EIA Notification, 2006 as well as CRZ Notification, 1991 & 2011 is necessary in the matter in order to proceed with the Navi Mumbai violations cases. Accordingly, the Authority after deliberation decided to seek clarification / guidelines of MoEFCC, New Delhi in the matter. However, before referring matter to MoEFCC, the Authority decided that CIDCO and NMMC may be directed to present their views in the matter and submit list of cases on alleged violation in following categories at the earliest:

1. Cases wherein Commencement certificate was given by CIDCO/ NMMC prior to 4.1.2002
2. Cases wherein Commencement Certificate given by the CIDCO/ NMMC without insisting CRZ recommendation after 4.1.2002
  - a. Cases wherein the project sites are situated in CRZ II and on landward side of existing road or authorized structure as on 19.2.1991.
  - b. Cases wherein the project sites are situated in CRZ I, CRZ II (situated on seaward side) and in 50 m mangroves buffer zone.

**Item No. 4:** Resurvey and delineation of agricultural land at village Dhokawade, Tal. Alibag, Dist. Raigad.

The Authority noted that, the Ministry of Environment, Forest and Climate Change (MoEFCC), New Delhi vide letter dated July 3, 2015 sent an Office Memorandum (OM) regarding resurvey and delineation of agricultural land at village Dhokawade, Tal. Alibag, Dist. Raigad to MCZMA.

The MoEFCC, New Delhi has informed that the National Coastal Zone Management Authority (NCZMA) in its 28<sup>th</sup> meeting considered the proposal for reclassification of Agricultural land at village Dhokawade Taluka Alibaug, Raigad District. After consideration of the report of NIO, IRS and Urban Development Department, Town Planning, Konkan, the NCZMA after deliberation recommended the reclassification of area as from CRZ I to CRZ III and outside the purview of CRZ, as applicable, excluding mangroves as marked by NIO in

  
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their report of June, 2010 along with buffer area. MoEFCC vide above said letter also directed MCZMA to make necessary changes/ modifications in CZMP as per IRS and NIO reports and mark these areas in respective coastal regulation zones and outside such zones. The MCZMA will also ensure mangroves and above demarcation are clearly marked in new CZMP.

The MoEFCC, New Delhi has further informed that the Government of India have considered and approved the above recommendation of NCZMA. Further, necessary action for reclassification of the land falling in the Coastal regulation zones and outside coastal regulation zones will be carried out by MCZMA and shall be subjected to the provisions of CRZ Notification, 2011.

The project proponent was present for the meeting and presented the detailed background of the matter.

After discussion, the Authority noted that CRZ demarcation done by the NIO is in the year 2010 i.e. prior to CRZ Notification of 2011. It was also noted that said reclassification of land under reference should be subject to provisions of CRZ Notification, 2011, as stated in the above mentioned OM of the MoEFCC, New Delhi. Therefore, after deliberation the Authority decided to direct the PP to submit the CRZ demarcation map indicating HTL, LTL, CRZ I (A), CRZ I (B), CRZ III with area measurements as per provisions of CRZ Notification, 2011 and in the light of earlier IRS and NIO reports. Further, PP needs to submit the village survey map of the area indicating survey nos. of the land under reference and said village map to be superimposed on the said CRZ demarcation map. Further, this map should clearly indicate areas under mangroves with their density and buffer zone.

The Authority decided to defer the matter for submission of compliance as stated above.

**Item No. 5:** CRZ status and NoC for grant of TDR for the property bearing CTS No. 132, Gut No. 187, village Parsik, Sector 8, Thane by M/s Krishna Developers Pvt Ltd- High Court matter.

  
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The Authority noted the matter of WP No. 8348 of 2014 filed by the M/s Krishna Developers versus Thane Municipal Corporation (TMC) and order dated Dec 8, 2015 passed by the Hon. High Court in the said matter. As per the said order, MCZMA has to consider the representation of the Petitioner (M/s Krishna Developers) regarding plot bearing CTS No. 132, Gut No. 187, Village Parsik, Sector 8, Thane

The project proponent was present for the meeting and presented that plot in question owned by PP does not fall within 100 m CRZ setback from the HTL of the Creek, as per CRZ map in the scale of 1:4000 prepared by IRS, Chennai. The PP is seeking the Transfer Development Rights (TDR) for the land under reference from the TMC. The TDR of the portion of the land falling outside CRZ area (beyond 150 m CRZ setback) has been received by PP. However, TMC has refused the TDR of the portion of the land falling in CRZ area. Now, PP is seeking that entire land in question falls outside CRZ area, so that PP could pursue the grant of TDR for the said land from the TMC.

The Authority observed the CRZ map in the scale of 1:4000 of IRS, Chennai and noted that 100 m CRZ setback line is not demarcated from the approved HTL of the Creek. The PP to submit the same through IRS, Chennai with area measurements.

After deliberation, the Authority decided to defer the matter for compliance of above information.

**Item No. 6:** Regarding clarification on CRZ clearance granted to Mahanagar Gas Ltd at Nariman Point, Mumbai.

The Authority noted that the Urban Development Department (UDD) vide noting dated 21.4.2015 requested a clarification on CRZ clearance granted to Mahanagar Gas Ltd at Nariman Point, Mumbai by the MoEF, New Delhi. As per remarks of the UDD, the plot under reference is reserved for CNG filling station as per sanctioned Development Plan for BBR Block No. 3. However, plot under reference is reserved for No Development Zone (NDZ) as per DP in force as on 19.2.1991. The MCZMA vide OM dated 2.7.2011, Development plan in force as on 19.2.1991 is applicable.

  
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The Authority noted that the Ministry of Environment and Forest, New Delhi vide letter dated 28<sup>th</sup> Jan, 2014 accorded CRZ clearance for development of Compressed Natural Gas (CNG) filling station by Mahanagar Gas Limited on CTS No. 1/1980, plot no. 153(A), BBR5, Block III at Nariman Point, Mumbai under provisions of CRZ Notification, 2011. The MCZMA vide letter dated 13.1.2011 had earlier recommended the said proposal to MoEF as per para 4(ii) of CRZ Notification, 2011.

The Authority noted that the proposal is for development of Compressed Natural Gas (CNG) filling station and as per para 8,II, CRZ II(iv) of CRZ Notification, 2011, the said activity is permissible:

After deliberation, the Authority decided to communicate to UDD, GoM, MMRDA and Mahanagar Gas Ltd that CNG storage activity is permissible as per provisions of CRZ Notification, 2011 on the site under consideration.

**Item No. 7:** Complaint pertaining to SRA scheme on CTS No.4/47 (pt), Worli, Aman Nagar, Mumbai

The Authority noted that MCZMA was in receipt of the complaint dated 7.4.2015 & 1.8.2015 from Mr. Manoj Pandian Nadar alleging violation of CRZ norms in proposed SRA scheme on plot bearing on C.S. No. 4/47(pt) of Lower Parel Division, Aman Nagar CHS SRA at Worli, Mumbai.

The MCZMA vide letter dated 7.7.2015 forwarded the complaint to SRA and District Collector, Mumbai City who is Chairman of DCZMC of Mumbai City for examination and action in the matter, if violation of provision of CRZ Notification, 1991 and 2011 is found in the matter. The Authority noted the reply dated 21.8.2015 received from the SRA in the matter.

SRA officials and complainant Mr. Manoj Pandian Nadar were present for the meeting. Complainant alleged FSI, road setback issue, parking issues in the said SRA scheme. SRA officials informed that the said SRA scheme has CRZ NoC dated 4<sup>th</sup> August, 2008.

  
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The Authority after hearing both complainant and SRA officials noted that SRA scheme has CRZ NoC as per the procedure prevalent at the relevant time. Other issues like road setback, parking areas are within the jurisdiction of SRA since CRZ clearance is a location clearance from CRZ point of view.

After deliberation, considering the above, the Authority decided to set aside the complaint.

**Item No. 8:** Complaint pertaining to SRA scheme (Jamat-E-Jamhoooria) at CTS no. 791(pt), Bandra by M/s Pyramid Developer.

The Authority noted that complaints from Mr. A.N. Giri & Mr. Khan Rehbar Khan were received regarding SRA scheme (Jamat-E-Jamhoooria) at CTS no. 791(pt), Bandra by M/s Pyramid Developer

Complainants Mr. A. N. Giri and Mr. Khan Rehbar Khan, representatives from M/s Pyramid Developers and SRA officials were present for the meeting. Complainants alleged that FSI violation in SRA scheme under reference and it has no CRZ clearance under CRZ Notification, 2011.

SRA officials stated that the construction in the project as on today is in conformity with the CRZ clearance accorded by the MoEE vide letter dated 22.6.2005.

The Authority noted that the earlier MCZMA in its 93<sup>rd</sup> and 97<sup>th</sup> meeting deliberated the complaint matter regarding SRA scheme under reference. During 93<sup>rd</sup> meeting, Complainant Mr. Khan Rehbar Khan, M/s Pyramid Developers and SRA officials were heard. As per the decision taken in said 97<sup>th</sup> meeting, the MCZMA sent a letter dated 31.3.2015 to MoEFCC, New Delhi informing the FSI applicable for the said SRA scheme as per DCR as on 19.2.1991

The Authority noted that as CRZ clearance is location clearance, views of Urban Development Department were also sought by MCZMA on FSI applicable as on 19.2.1991 in the matter. MCZMA noted the view of the UDD on FSI applicable for the said SRA scheme. Subsequently, MCZMA vide letter dated 31.3.2015

  
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sent the view of UDD to MoEFCC, New Delhi. Further, it was noted that other issues related to Development Control Rules are pertaining to SRA.

The Authority noted that extensive hearing was given to both complainants and after considering factual position, the Authority decided to set aside the complaint. However, the complaint is free to approach MoEFCC, New Delhi or other relevant forum, if required.

**Item No. 9:** Proposed construction of Toilet Blocks for public and private use in Malvan Municipal Council under Maharashtra Swachhata Abhiyan

Mr. Arvind Mali, Chief Officer, Malvan Municipal Council was present for the meeting and presented that the proposal of construction of 73 numbers of individual toilet blocks and 2 public toilets within Malvan Municipal Council limit. The proposal is implemented under the "Swatcha Bharat Mission". The aim of the project is to make the city free from open defecation along the sea shore and improve the coastal environment. The PP has submitted the locations of toilet blocks on DP and approved CZMP of the Malvan. As per the approved CZMP, locations of the toilet blocks are situated in CRZ II area.

The Authority noted the para 4(e) of CRZ Notification, 2011 as per which, till such time the Integrated Management Plans for CVCA area are approved and notified, construction of dispensaries, schools, public rain shelters, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants shall be permitted on a case to case basis, by the CZMA with due regards to the views of coastal communities including fisherfolk.

After deliberation, the Authority observed the following:

1. Local Body to ensure that the sewage from the toilet blocks should be treated in Sewage Treatment Plant (STP) and no untreated sewage should be discharge in Coastal water body.
2. Common community toilets in CRZ II areas can be given permission by Local bodies. However, toilet blocks in CRZ I area should be with prior CRZ recommendation from MCZMA only.

  
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3. Toilet Blocks in the household can be allowed by local body provided they are connected to the sewer line of local body after septic tanks. Local Body has to ensure the same while giving permission to such individual toilets in future at their level.

**Item No. 10:** Regarding permission for disposal of MSW in 52.5 Ha area in CRZ area at Kanjur processing site by MCGM.

The Municipal Corporation of Greater Mumbai official was present for the meeting and presented that the Govt of Maharashtra on specific direction of Supreme Court and High Court had allotted the total land admeasuring 141.77 Ha to MCGM Supreme Court and the Mumbai High Court for Kanjur MSW facility. The MoEF, New Delhi vide letter dated 17.3.2009 has accorded the Environment clearance under CRZ Notification, 1991 & EIA Notification, 2006 for the MSW processing and sanitary landfill project in Non CRZ area. The EC was on area admeasuring 65.96 ha only.

Now, the MCGM has proposed to utilize the remaining balance land admeasuring 52.5 Ha for MSW processing facility. As per approved CZMP of Greater Mumbai, the said land area admeasuring 52.6 Ha falls in CRZ III area.

During the presentation, the Authority observed the following:

1. MCGM to submit the Rapid EIA/EMP for the project of MSW treatment proposed on 52.6 Ha
2. MCGM to submit the status of mangroves on 52.6 Ha land, whether project is affected by mangroves & its 50 m Buffer zone.
3. MCGM to give present status of Solid Waste Management in Mumbai.

After deliberation, the Authority decided to defer the matter for compliance of above observation.

**Item No. 11:** Proposed development of 5<sup>th</sup> Oil Berth by Mumbai Port Trust

The Mumbai Port Trust officials were present for the meeting and presented the proposal before the Authority. The proposal is for construction of Fifth Oil Berth in the Mumbai Harbour near Jawahar Dweep at Mumbai Port

  
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Trust as a Joint Venture with oil refineries BPCL and HPCL. Proposed location of 5<sup>th</sup> Oil Berth namely JD5 is down stream of existing JD4 berth at a distance of approximately 600 m south west of JD4 along the main channel. The existing Fourth Oil Berth is in distress condition and requires immediate replacement. Moreover, the existing berth can not cater to the Suez Max Vessels as a result of which the oil refineries are incurring expenditure to the tune of Rs 150 to 170 Cr. per annum which is a loss to the national exchequer. Thus, it is utmost important to take up the project on priority. Since the project is replacement to the existing fourth oil Terminal, there is no change in the Cargo profile.

Proposed development includes Unloading platform, Fourth Berthing Dolphins ( typical size- 20 m \* 16 m - 1280 Sqm), Six Mooring Dolphins ( typical size 15.6 m \* 15.6 m - 1460 Sqm), Boat landing and Helicopter Landing Platform including Control Tower Building ( 100 m \* 25 m- 2500 Sqm), Link Bridge to Existing Pump House, Link Walkways, New Pump House, Approach Bund, Approach Trestle ( Length - 2.4 km and with of road is 4.3 m), Submarine Pipeline, Capital Dredging for berth, Channel and anchorage, Total area of construction for offshore structure is 16810 Sqm ( 1.681 ha). The project also involves laying of 2.4 km new pipeline.

The MbPT has submitted and presented the EIA/ EMP report for the project prepared by L & T Infra Engineering. Further, CWPRS report on Hydrodynamics of water has also been submitted.

During the meeting, the MbPT official presented that the activity of reclamation of Jawahar Dweep reef of 13 Ha for development of tank farm is not under consideration, so it is not included in the project.

The Authority noted that the project is located in CRZ IV area i.e. water area. Mangroves vegetation is observed at Jawahar Dweep as per the CRZ map in the scale of 1:4000 prepared by IRS, Chennai. The proposal also involves submarine pipelines which starts at the existing pipeline and fall point at JawaharDweep and stops at the south end of Pir Pau tank farms. Around 4 to 5 million m<sup>3</sup> material will be dredged for development of 5<sup>th</sup> Oil Berth.

  
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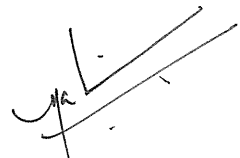
After deliberation, the Authority decided to recommend the project from CRZ point of view to MoEFCC, New Delhi subject to compliance of following conditions:

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 orientation / alignment of the 5<sup>th</sup> Oil Berth from the Hydrodynamics point of view should be as per CWPRS wave tranquillity studies.
3. MbPT to ensure that dredged material should be dumped on approved dumping ground or can be disposed at location DS3 as suggested in EIA report.
4. Mangroves vegetation is observed at Jawahar Dweep. MbPT to ensure that mangroves vegetation is not destroyed / cut for project.
5. MbPT to ensure that no reclamation at Jawahar Dweep for tank farms is carried out.
6. MbPT to ensure that mudflats & mangroves at Sewri end will not be hampered directly or indirectly due to proposed project activities.
7. MbPT to constitute Environmental Monitoring Committee in order to monitor the implementation of EIA and EMP report. The said committee should also address the complaints, if any, filed by people.
8. MbPT to ensure that local fishing activity should not be hampered due to project activities.
9. All other required permissions should be obtained prior to commencement of construction activity.

**Item No. 12:** Proposal for Airoli Bridge to Thane Belapur Road Project by MMRDA

The MMRDA officials were present for the meeting and presented the proposal before the Authority. The MMRDA has proposed construction of Airoli Bridge to Thane Belapur Road. The project consists of elevated corridor from Airoli Bridge to Thane Belapur Road. Proposed road will pass through mangroves on eastern bank of Thane creek followed by densely urbanized area.

  
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The Authority noted that the proposed alignment of elevated road is passing through CRZ I and CRZ II area.

During presentation, the Authority observed the following:

1. Proposed alignment of elevated road is passing through CRZ I and CRZ II area. Rapid EIA / EMP submitted by the PP is generic in nature. PP to submit the revised project specific Rapid EIA/EMP for the project
2. PP to submit the area and nos. of mangroves affected indicating area location & species due to project activities.
3. PP to submit the mangrove Re-plantation plan and monitoring plan.
4. PP to submit the Debris Management Plan.
5. PP to submit information as to whether pillars of the elevated road are affecting the free flow of creek water and saline ingress to mangroves area.
6. PP has proposed service road during construction phase for movement of machinery and labour. PP to submit the restoration plan of the said area once the construction is completed.

After deliberation, the Authority decided to defer the matter for compliance of above information.

**Item No. 13:** Proposal for elevated road connecting NH4 to Katai Road at Kalyan Shil Phata by MMRDA.

The MMRDA officials were present for the meeting and presented the proposal before the Authority. The MMRDA has proposed elevated road connecting NH 4 to Katai Nakla Road at Kalyan - Shil road. It will pass through open areas / agriculture fields etc. Ahead on its way, alignment crosses subsidiary rivulets of Ulhas river, Mumbai - Margaon railway line (Konkan Railway) with a Rail Over Bridge (RoB), avoiding existing and ongoing developments along subsidiary rivulets and railway line. Finally, road will terminate near toll naka in Katai village on Kalyan - Shil road. Construction work includes elevated road and cut and fill portion. Existing road / some temporary structures will be dismantled at some locations,

The Authority noted that the proposed alignment of elevated road is passing through CRZ I and CRZ II area.

  
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During presentation, the Authority observed the following:

1. Proposed alignment of elevated road is passing through CRZ I and CRZ II area. Rapid EIA / EMP submitted by the PP is generic in nature. PP to submit the revised project specific Rapid EIA/EMP for the project
2. PP to submit the area and exact number of mangrove trees affected including area location & specific mangrove species due to project activities.
3. PP to submit the Re-plantation scheme for mangroves in view of maintaining the diversity of mangroves & monitoring plan.
4. PP to submit the Debris Management Plan and disposal plan.
5. PP to submit information as to whether pillars of the elevated road are affecting the free flow of creek water and saline ingress in to the mangroves area.
6. PP has proposed service road during construction phase for movement of machinery and labour. PP to submit the restoration plan of the said area once the construction is completed.

After deliberation, the Authority decided to defer the matter for compliance of above information.

**Item No. 14:** Proposed construction of Ice and cold storage building on land bearing S. No. 146, C.T.S. No. 146, C. S. No. 1274/40, plot No. 48 at Zadgaon, Tal. & Dist. Ratnagiri

The project proponent was present for the meeting and presented that the proposal is for construction of Ice & Cold Storage building on land bearing S.no.146, CTS no.146, CS no. 1274/40, plot no. 48 at Zadgaon, Tal & Dist- Ratnagiri. The plot under reference falls in CRZ-II area & is situated on landward side of existing road. Total plot area under consideration is 502.50 sqm.

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

  
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1. Local Body to ensure that FSI for the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project
2. Local Body to ensure that only cold storage activity will be permitted.
3. Local Body to ensure that no construction should be allowed within 50 m mangroves buffer zone area. .
4. All other required permissions should be obtained prior to commencement of construction activity

**Item No. 15:** Proposed development of Residential/ Commercial Building on plot bearing Gut No. 61/2D at village Kharigaon (Kalwa), Dist-Thane

The project proponent was present for the meeting and presented the matter before the Authority. The PP has submitted CRZ map in the scale of 1:4000 dated 15.10.2015 superimposing the project site bearing Gut no. 61 and Hissa no. 2 at village Kharigaon (Kalwa), Dist-Thane & report prepared by IRS, Chennai. As per the said CRZ map, the Gut No. 61/2D is partly falls within 100 m from the HTL of creek as per approved CZMP. Area falling within 100 m CRZ setback is 418.95 Sqm and area in Non CRZ is 2781.05 Sqm.. The PP further presented that no construction is proposed in CRZ portion of plot under reference.

After deliberation, the Authority decided to confirm that the Gut No. 61/2D is partly falls within 100 m from the HTL of creek as per approved CZMP. Area falling within 100 m CRZ setback is 418.95 Sqm and area in Non CRZ is 2781.05 Sqm. Local Body to ensure that no construction is allowed in CRZ portion of the plot under reference.

**Item No. 16:** Proposed Construction of Residential Building on C. S. No. 457 & 458 at Dahanugaon.

The Project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for construction of residential building comprising of Stilt + 3 floor on land bearing C.S.no.457 & 458 at village Dahanu, Tal -Dahanu & Dist-Palghar. As per approved CZMP, the plot under reference

  
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falls in CRZ-II area and situated on landward side of existing 6.00m DP road. Total plot area under consideration is 320.30 sqm.

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

1. Local Body to ensure that FSI for the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project
2. All other required permissions should be obtained prior to commencement of construction activity
3. PP to submit the current dated site photograph/s.

**Item No. 17:** Proposed residential and High School building in S. No. & CTS no. 163/1/2 & 1 at Village Dahanu , Tal - Dahanu , Dist- Thane

Architct, Mr. Kokanewas present for the meeting and presented the proposal before the Authority. The proposal submitted by PP is for construction of residential and High School building stilt + 2 floor on land bearing S.No.163, CTS no.163/1/2 & 1 at Dahanugaon, Tal -Dahanu & Dist-Thane. As per approved CZMP, the plot under reference falls in CRZ-II area and situated on landward side of existing Dahanu Bordi road. Total plot area under consideration is 811.71 sqm.

The PP presented that the residential component is not involved in the project. The project is only for construction of High school Building comprising of Stilt + 2 upper floors on site under reference by demolishing existing School structure on site under reference.

After deliberation, the Authority decided to recommend the proposal from CRZ point of view to MoEFCC, New Delhi subject to compliance of following conditions:

1. Local Body to ensure that FSI for the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project

  
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2. All other required permissions should be obtained prior to commencement of construction activity

**Item No. 18:** CRZ status of existing Raheja Hospital on plot bearing C. S. No. 2122 of Mahim Division in G/N Ward, Mahim (W), Mumbai

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of existing S.L. Raheja Hospital on plot bearing CTS No. 2122 of Mahim Division in G/N ward, Mahim(W), Mumbai. The PP has submitted CRZ map in the scale of 1:4000 dated 17.06.2015 superimposing project site under reference & report prepared by IRS, Chennai. As per report of IRS, HTL demarcated by IRS correspondsto the HTL shown in the approved CZMP of 1991 subject to the generalized error of variation in the scale of mapping.

The Authority noted that as per the CRZ map of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that the project site bearing plot bearing C. S. No. 2122 of Mahim Division, Mahim (W), Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

**Item No. 19:** Proposed construction of Hotel Resort on S. No. 47/1, 47/2, 49 & 43 of village Borli, Tal. Murud, Dist. Raigad

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is construction of residential hotel comprising of basement + ground + 1<sup>st</sup> upper floor levels for rooms for residential hotel use, administrative building of ground + 1 upper floor structure and three numbers of cottages of ground floor structure for residential hotel on land bearing S.No. 47/1, 47/2, 49 & 43 of village Borli, Tal-Murud, Dist-Raigad. As per Coastal Land use map of SAC, the land under reference falls in CRZ-III area and situated within 200-500m from HTL of Seafront. Total plot

  
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area under consideration is 4030.00 Sqm( more than 0.4 Ha), FSI permissible is 0.25 and Total Proposed BUA is 972.79 sqm.

The PP further presented that there is a provision for Sewage Treatment Plant (STP) in the project. Solid waste generated during operation phase of the project will be processed for compost.


After deliberation the Authority decided to recommend the project from CRZ point of view to MoEFCC, New Delhi subject to compliance of following conditions:

1. The proposed construction of Hotel resort should be in accordance with guidelines mentioned in Annexure III of the CRZ Notification, 2011 (amended from time to time).
2. PP to submit the compliance of conditions stipulated in Annexure III of CRZ Notification, 2011 (amended from time to time) in tabular format, wherever applicable.
3. Local Body to ensure that FSI shall not exceed 0.33 or FSI as on 19.2.1991 whichever is stringent and the open area shall be suitably landscaped with appropriate vegetal cover. The overall height of construction upto highest ridge of the roof, shall not exceed 9 meter and the construction shall not exceed not more than ground + one upper floor.
4. PP to ensure that no construction should be carried out within 200 m from the HTL of the Seafront.
5. PP to ensure that no basement should be constructed in the project.
6. PP to install the compact module of the Sewage Treatment Plant. PP to install organic waste convertor for management of Solid Waste.
7. PP to ensure the public access to the beach.
8. All other required permissions should be obtained prior to commencement of construction activity

**Item No. 20:** Proposed construction of Holiday Resort on plot bearing Gut no. 204, of Mauje Sasvane, Tal - Alibag, Dist - Raigad

The Authority noted that the proposal is for construction of Holiday Home comprises of 4 Nos. of cottages of ground floor, staff quarter ground floor and main block having ground + 1 floor on plot bearing Gut. No. 204, of

  
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MaujeSasvane, Tal.Alibag, Dist. Raigad. As per Coastal Landuse map prepared by SAC, the plot under reference falls within 200m to 500m from HTL of the Seafront. Plot Area under consideration is 4200.00 sqm( more than 0.4 Ha).

During discussion, the Authority observed the following:

1. PP to submit the layout plan for the project. Whether the proposal is for personal farmhouse or for development of resort
2. PP to submit the report regarding necessary arrangement for the treatment of effluents and Solid waste and other environment provisions proposed in the project.
3. PP to submit the compliance of conditions stipulated in Annexure III of CRZ Notification, 2011 (amended from time to time) in tabular format, wherever applicable.

After deliberation, the Authority decided to defer the matter for compliance of above information.

**Item No. 21:** CRZ status of property bearing F P No. 103 & 103/1, TPS II of Mahim Division, Situated at L J Road, Mahim, Mumbai M/s Suraj Estate Developers Pvt. Ltd.

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of property bearing F P No. 103 & 103/1, TPS II of Mahim Division, Mahim, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 25.6.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS correspondsto the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.

  
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After deliberation, the Authority decided to confirm that the property bearing F P No. 103 & 103/1, TPS II of Mahim Division, Mahim, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

**Item No. 22:** CRZ status of property bearing F P No. 846, TPS IV of Mahim Division, S K Bole Road, Dadar, Mumbai

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of property bearing F. P. No. 846, TPS IV of Mahim Division, Dadar, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated June, 2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP of 1991 subject to the generalized error of variation in the scale of mapping.

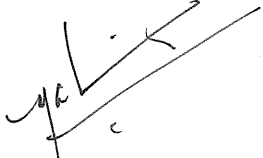
The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that property bearing F. P. No. 846, TPS IV of Mahim Division, Dadar, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

**Item No. 23:** CRZ status of property bearing F P No. 625, TPS IV of Mahim Division, Ranade Road, Dadar, Mumbai by M/s Suraj Estate Developers Pvt. Ltd.

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of property bearing F P No. 625, TPS IV of Mahim Division, Ranade Road, Dadar, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated June, 2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP of 1991 subject to the generalized error of variation in the scale of mapping.

  
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The Authority observed the CRZ map in the scale of 1:4000 of IRS, Chennai and noted that the 100 m CRZ setback line is not demarcated from the HTL of the Mahim Bay. The PP to submit the CRZ map demarcating the said 100 m CRZ setback line through IRS, Chennai.

After deliberation, the Authority decided to defer the matter for compliance of above information.

**Item No. 24:** CRZ status of property bearing F P No. 694, TPS IV of Mahim Divison, Situated at Ranade Road, Dadar (W) Mumbai by M/s Suraj Estate Developers Pvt. Ltd.

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of property bearing F P No. 694, TPS IV of Mahim Divison, Dadar (W) Mumbai. The PP has submitted CRZ map in the scale of 1:4000 dated 25.6.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.

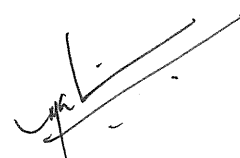
The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that property bearing F P No. 694, TPS IV of Mahim Divison, Situated at Ranade Road, Dadar (W) Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

**Item No. 25:** CRZ status of project site bearing CTS No. 831/14 of Ambivali Village in K/West Ward, Situated at Char Bungalow Raod, Andheri (W) Mumbai

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of project site bearing CTS No. 831/14 of Ambivali village, situated at Char Bungalow Raod,

  
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Andheri (W) Mumbai. The PP has submitted CRZ map in the scale of 1:4000 dated 15.5.2010 superimposing the project site under reference & report prepared by IRS, Chennai.

The Authority observed that the CRZ map in the scale of 1:4000 prepared by IRS, Chennai indicates that the site under reference is fronting to Arabian Sea. Further the CRZ map indicates 500 m CRZ setback line from the approved HTL. The site falls within 500 m from the approved HTL of the Arabian Sea i.e. in CRZ area. However, there are 100 m and 150 m CRZ setback lines demarcated in the said CRZ map.

After deliberation, the Authority decided that this is a case of reclassification of CRZ area and matter should be processed in the light of OM dated 8.8.2011 issued by MoEF, New Delhi.

**Item No. 26:** CRZ status of project site bearing C S No. 10/380 of Malabar Hill Division in D ward situated at Dadisheth Marg, Mumbai

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of project site bearing C S No. 10/380 of Malabar Hill Division, situated at Dadisheth Marg, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 25.6.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of the Back Bay and 500 m setback line from the Arabian Sea, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that project site bearing C S No. 10/380 of Malabar Hill Division in D ward situated at Dadisheth Marg, Mumbai is beyond 100 m CRZ setback line from Back Bay and 500 m CRZ setback from the Arabian Sea.

  
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**Item No. 27:** Proposed construction of residential & commercial building on S no. 93, Hissa No. 7A, 7B, C. S. No. 1760 Mauje Murud, Tal. Murud, Dist. Raigad

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for residential cum commercial building comprising Ground floor + 2 upper floors on plot bearing S. No. 93, Hissa No. 7A, 7B, C. S. No. 1760 Mauje Murud, Tal. Murud, Dist. Raigad. As per approved CZMP of the area, the plot under reference falls in CRZ II and situated on landward side of existing road prior 1991. Total plot area under consideration is 1,399 Sqm and permissible FSI permissible is 1.00.

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

1. Local Body to ensure that FSI for the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project
2. All other required permissions should be obtained prior to commencement of construction activity.

**Item No. 28:** Proposed resort project (residential and commercial building) on plot bearing Gut No. 126/1, Murud, Tal. Dapoli, Dist. Ratnagiri.

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for residential cum commercial building (resort) comprising two cottages, reception & restaurant, lodging facility (29 nos. of rooms), suit rooms above reception & restaurant on plot bearing Gut No. 126/1, Murud, Tal. Dapoli, Dist. Ratnagiri. Plot area under consideration is 6800.00sqm (more than 0.4 Ha). As per submission of PP, the Coastal landuse map of SAC indicates that, the plot under reference falls in CRZ-III area. The plot is situated partly within 200m from HTL of Seafront and partly situated within 200m to 500m line from HTL of seafront.

During the presentation, the Authority observed the following:

  
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1. PP to submit the compliance of conditions stipulated in Annexure III of CRZ Notification, 2011 (amended from time to time) in tabular format, wherever applicable.
2. PP to submit the layout of the project superimposed on approved Coastal Land use map in 1:4000 scale.
3. PP to submit the report regarding necessary arrangement for the treatment of effluents and Solid waste and other environment provisions proposed in the project.

After deliberation, the Authority decided to defer the matter for compliance of above information.

**Item No. 29:** The proposed development of institute, coaching classes & training building on plot bearing plot no. 97, sector no. 15, CBD Belapur, Navi Mumbai

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for revised development of institute, coaching classes & training building with ground floor + upper 5<sup>th</sup> & 6 (pt) floors on plot bearing plot no. 97, sector no. 15, CBD Belapur, Navi Mumbai.

As per submission of the PP, the NMMC has earlier approved the construction of building on non-mangrove buffer area by proposing FSI only of non buffer area. The NMMC vide letter dated 1.8.2013 has granted Commencement Certificate (CC) for 1.00 FSI (excluding area under buffer zone). The construction of the building beyond the buffer zone has already commenced as per plans approved by NMMC. Now, the PP intends to consume FSI of mangrove buffer zone in the project.

The NMMC mentions that, the plot under reference does not falls in CRZ area (not falls within 150m from approved HTL). However, as per MRSAC, Nagpur plans the said land partly falls in 50m mangrove buffer zone. Total area of the plot is 2000.35 sqm, out of which area admeasuring 1083.00 sqm falls beyond buffer zone and 917.35 sqm falls under mangrove buffer zone. No construction is proposed on mangrove buffer zone. FSI of the buffer zone CRZ area as admissible to be used on non CRZ portion of the land.

The PP is seeking to utilize the FSI of 50 m mangroves buffer zone in the project.

  
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After deliberation, the Authority decided that 50 m mangroves buffer zone area is No Development Zone and hence, FSI of the said area could not be allowed to utilize in the said project.

**Item No. 30:** Advertisement Hoarding Proposals.

The Authority noted the proposals of Advertisement Hoardings were received before the MCZMA. Details of proposals along with decision of the Authority, in the light of policy decision of MCZMA is tabulated as below :

Sr No	Application / reply received on	No. and size of Hoarding	Location	Observatio n of the Authority	Decision of the Authority
1	Application received on 05/02/2015 by M/s. AlakhAdvertising & Publicity Pvt. Ltd.	Size - 20'x 20'  1 No.  Existing  Permit No. 761100315	At compound of New Ratna Co.op Hsg Soc Ltd., On the South East Corner of compound wall, Cadel Road at Mahim, facing evening traffic coming from Shivaji Park going toward Mahim Couseway, Mumbai	The site under reference falls in CRZ-II as per DP remarks /sheet dated 25.2.2015 of MCGM for land bearing F.P. No. 190 of TPS Mahim No. II.  Fronting Mahim Bay.  MCGM has granted NoC on 24.8.2001	Recommend ed

  
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2	Application received on 05/02/2015 by M/s. Alakh Advertising & Publicity Pvt. Ltd.	Size - 20'x 20'  1 No.  Existing  Permit No. 761100257	At compound of New Ratna Co.op Hsg Soc Ltd., On the South East Corner of compound wall, Cadel Road at Mahim, facing morning traffic coming from Mahim Couseway going toward Shivaji Park , Mumbai	The site under reference falls in CRZ-II as per DP remarks /sheet dated 25.2.2015 of MCGM for land bearing F.P. No. 190 of TPS Mahim No. II.  Fronting Mahim Bay.  MCGM has granted NoC on 3.4.2001	Recommend ed
3	Application received on 18/02/2015  M/s. Geet Publicity	V-Shaped Size - 30'x20'  1 No.  Existing  Permit No. 95234	At Main entrance gate of the National Sports Club of India , at LalaLajpatrai Marg, Worli, Mumbai	The site under reference falls in CRZ-II as per approved CZMP of Mumbai submitted by PP.  The site under reference falls in CRZ-II as	Recommend ed

  
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				per DP remarks of MCGM dated 8.11.2001 for land bearing C.S. No. 4/47 of Lower Parel Division.	
4	Application received on 18/02/2015  M/s. Fine Touch Outdoor Publicity	Size - 120' x 40'  1 No.  New	In the premises of Marble Arch CHS, C S no. 1/678 at Pedder Road Mumbai	The site under reference falls in CRZ-II as per DP remarks of MCGM dated 16.9.2014 for land bearing C.S. No. 1/678 of Malbar Hill Division.	Recommend ed
5	Application received on 23/02/2015 by M/s. Alakh Advertising & Publicity Pvt. Ltd.	Size - 120' x 40'  1 No.	In Western Railway Premises at Bandra ROB, South West of new Track Line Between Mahim- Bandra South/West of Western Express Highway & Bridge no. 20 Km 14/2B - 3B, Mumbai	As per approved CZMP of Mumbai, the site under reference falls in CRZ-I and as per google image the site under reference	Rejected

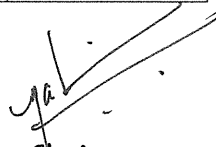
  
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				falls within mangrove 50m buffer zone.  Divisional Railway Manager Office, Mumbai has granted permission on 31.7.2014.	
6	Application received on 25/03/2015  M/s. Symbiosis Advertising	Size - 20' X 10'  Existing	On the Mobile Van stationed on the Govt. Land bearing CTS No. 1470 at Mahim Causeway, RetiBunder Road, Mahim Mumbai	As per CZMP of Mumbai the site u/ r falls in CRZ-II and landward side of existing structures.  Fronting Mahim Bay.  District Collector Mumbai City has granted permission on 21.11.2014	Recommend ed
7	Application received on 1/4/2015 by M/s. Gurukrupa Advertising	Size - 45' X 45'  V Shape  New	At Bandra RoB, Railway Premises, Mumbai	PP to submit CZMP / DP Remarks of the site	Compliance

  
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				under reference	
8	Application received on 13/04/2015  M/s. A Fast Runner Media & Display	Size - 60' X 60' Back to Back  & 50' X 50' Single  New	At Bandra RoB South East, Mumbai	As per approved CZMP of Mumbai, the site under reference falls in CRZ-I and as per google image the site under reference falls within mangrove 50m buffer zone.	Rejected
9	Application received on 22/04/2015 by M/s. San Ads Communication Pvt. Ltd.	Size - 20' X 20'  1 No.  Existing  Permit No. 761100270	In Rohira House Society at 150/150A, Caddle Road, Mahim, Mumbai	As per information submitted by PP, Site u/r falls in CRZ-II.  Fronting Mahim Bay.  MCGM has granted NoC dated 23.10.2000	Recommend ed
10	Application received on 22/04/2015  M/s. Ad Magic Advertising	Size - 20' X 20'  1 No.  Existing	In Dhuru Apartment, 350, S.V.S. Road, Dhuruwadi, Prabhadevi, Dadar(W),	As per information submitted by PP, Site u/r falls in CRZ-II.	Recommend ed

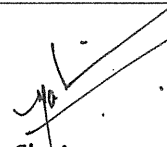
  
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		Permit No. 761100267	Mumbai	Fronting Mahim Bay.  MCGM has granted NoC dated 16.2.2000	
11	Application received on 30/04/2015 by M/s. Ad Asian Displays	Size - 30' X 20',  1 No.  Existing  Permit No. 761101772	In Fatakada Chawl at Dr. Annie Besant Road, Mumbai incoming traffic coming from Worli Naka	As per approved CZMP of Mumbai the site falls in CRZ-II  Fronting Mahim Bay.  MCGM has granted NoC dated 8.6.1992	Recommend ed
		Size - 10' X 20'  1 No.  Existing  Permit No. 761101760	In Fatakada Chawl at Dr. Annie Besant Road, Mumbai incoming traffic coming from Worli Naka	As per approved CZMP of Mumbai the site falls in CRZ-II  Fronting Mahim Bay.  MCGM has granted NoC dated 8.6.1992	Recommend ed
		Size - 10' X 20'  1 No.  Existing	In Fatakada Chawl at Dr. Annie Besant Road, Mumbai incoming traffic	As per approved CZMP of Mumbai the site falls in	Recommend ed

  
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		Permit No. 7708251233	coming from Haji ali Junction	CRZ-II  Fronting Mahim Bay.  MCGM has granted NoC dated 8.6.1992	
		Size - 30' X 20',  1 No.  Existing  Permit No. 761101749	In Fatakada Chawl at Dr. Annie Besant Road, Mumbai incoming traffic coming from Haji Ali Junction	As per approved CZMP of Mumbai the site falls in CRZ-II Fronting Mahim Bay.  MCGM has granted NoC dated 8.6.1992	Recommend ed
12	Application received on 25/05/2015 by M/s. Shree Publicity	Size - 80' X 40'  2 No.  New	Near MMB Jetty, Mahim Bay, Mahim, Mumbai	As per approved CZMP of Mumbai the site falls in CRZ-II and seaward side of existing road.  MMB has granted permission on 29.5.2015	Rejected
13	Application received on 25/5/2015	Size - 40' X 40' Back to Back	In Railway premises near Railway Over	As per approved CZMP of	Rejected

  
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	by M/s. Wallop Advertising	New	Bridge South East at Bandra, Western Express Highway, Mumbai	Mumbai the site falls in CRZ-II and seaward side of existing road.	
14	Application received on 17/06/2015 by M/s. Toto Media Outdoor Solutions	Size - 80' X 80' New	At Bandra ROB, Near Shastri Nagar, Mumbai	PP to submit CZMP / DP Remarks of the site under reference	Compliance
15	Application received on 27/07/2015 by M/s. Sharada Kharat infrastructure Pvt Ltd.	40' X 40' 3 Nos. (Back to Back) New	Mahim Causway towards Sealink, Mumbai	The site under reference falls in CRZ-II as per DP remarks / Sheet of MCGM dated 10.7.2015.  As per google image the sites u/r falls seaward side of existing road / Structure.  MMB has granted permission	Rejected

  
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				on 27.4.2015	
16	Application received on 31/07/2015 by M/s. Sagar Lookouts	1) 40' X 40' V Shape Unipole 2) 50' X 50' Gantry 3) 10' X 10' Backlite Baord 4) 4' X 5' Kiosk B / B 5) 15' X 10' Backlite Baord 6) 12' X 10' Backlite Baord 7) 10' X 5' Revolving Product Display 8) Advert. Display Platform Area 304.435 ft <sup>2</sup> 9) 20' X 20' Unipole  9 Nos. of Illuminated Hoardings  New	At Segment -1 Mahim Interchange, CTS No. A791 & 792 Part, Mumbai	PP to submit CZMP / DP Remarks of the site under reference.	Compliance
17	Reply received on 18.9.2015 by M/s. Aaren	1 No. of size 40' X 20'- Existing	1) On the terrace of D'Souza /	PP submitted reply on	Recommend ed

  
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	Advertising Pvt. Ltd.	Permit No. 761100223	Nilgiri House, Caddle Road, Mahim (W), Mumbai	18.9.2015 and MCGM NOC dated 31.12.1975, 15.11.1989, 22.12.1989  The site u/r falls in 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.	
		1 No. of size 30' X 20'- Existing  Permit No. 761100189	2) On the terrace of Marques Villa, Caddle Rao d, Mahim (W), Mumbai	PP submitted reply on 18.9.2015 and MCGM NOC dated 24.7.1991.  The site u/r falls in CRZ-II as per DP remarks / sheet dated	Recommend ed

  
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				8.7.2013 of MCGM for land bearing F.P. No. 154 of TPS Mahim No. II.  Mahim Bay Fronting.	
18	Reply received on 7/10/2015 by M/s. Reflexions Communications & Publications	1 No. of size 30' X 20'- Existing Permit No. 761101673	In the compound of Sunshine Bldg, 78-B, Dr. A.B. Road, Worli, Mumbai - 18	PP submitted reply on 22.9.2015 received on 7.10.2015 and Copy of MCGM NoC dated 11.2.1992.  The site u/r falls in CRZ-II as per CZMP submitted by PP.	Recommended
19	Reply received on 6/11/2015 by M/s. Kalabharati Advertising	1 No. of size 20'X 20'- Existing Permit No. 76184235	At Anand Darshan CHSL, 13, Dr. Gopalrao Deshmukh Marg, Mumbai - 400 026	PP has submitted that, the plot under reference is partly falls in CRZ-II & the Hoarding site is in non CRZ	Recommended

  
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				<p>area.</p> <p>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.</p> <p>MCGM has granted license on 4.8.2000.</p> <p>PP submitted reply on 6.11.2015 along with MCGM remarks &amp; DP map dated 5.11.2015</p>	
20	Reply received on 9.11.2015 by M/s. Balaji Advertisers	1 No. of size 30'X 20'- Existing	In the compound of Dr. Antony Da Silva Technical High school,	PP Submitted reply on 9.11.2015	Recommend ed

  
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			S.V.S Road, Dadar, Mumbai - 400 028	The site u/r falls in CRZ-II as per remarks of MCGM dated 2.6.2013 for land bearing F.P. No., 744 of TPS MahimNo.I V.  Fronting Mahim Bay.  MCGM has granted NOC on 18.1.2002.	
21	Reply received on 9.11.2015 by M/s. Shree Siddharudh Advertisers	1 No. of size 20'x20'- Existing  Permit No. 761100470	In the compound of Darcy Cottage, 24, S.V.S.Marg, Cadell Road, Mahim, Mumbai- 400016	PP Submitted a reply on 9.11.2015 The PP to submit the DP remarks /CZMP of site under reference.  (site Fronting Mahim Bay)	Compliance

  
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22	Reply received on 9.11.2015 by M/s. Tab Advertisers	1 No. of size 20'x20'- Existing Permit No. 761100324	In the compound of Javed Manzil, S.V.S. Marg, Cadell Road, Mahim, Mumbai- 400016	PP Submitted reply on 9.11.2015.  The site u/r falls in 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.	Recommend ed
23	Reply received on 9.11.2015 by M/s. Highlight Advertising	1 No. of size 40'x20'- Existing Permit No. 761101509	At Sakarbai Chawl, 415, S.V.S. Road, Prabhadevi, Mumbai- 400025	PP Submitted reply on 9.11.2015.  The site u/r falls in CRZ-II as per remarks of MCGM	Recommend ed

  
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				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.	
24	Reply received on 1.12.2015 by M/s. Advance Advertisers.	2 No. one & above other 10'X 20' Existing  Permit No. 54576 & 64577 (761103349 & 761103363)	1) In the compound of Sneh Kutir Apt CHSL., Dr.Gopalr ao Deshmukh Marg, Mumbai	PP Submitted reply on 1.12.2015 along with duly filled Form-I.  The site u/r falls in 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	Recommend ed

  
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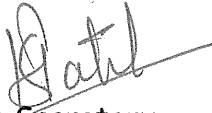
				6.10.2001.	
		1 No. of size 20'X 20'- Existing  Permit No. 761103611	2) In the compound of Wilson College, St. Andrew House, Mumbai.	PP Submitted reply on 1.12.2015 along with duly filled Form-I.  The site u/r falls in CRZ-II as per DP remarks dated 29.6.2013 for land bearing C.S. No. 1527 of Girgaon Divison  MCGM NOC dated 6.10.2001.	Recommend ed
		2 No. of size 40'X 20'- Existing  Permit No. 761104552 &761104561	3) In Wilson Gymkhana Marine Drive, N.S. Road, Mumbai.	PP Submitted reply on 1.12.2015 along with duly filled Form-I and MCGM NoC dated 12.11.1998.  The site u/r falls in	Recommend ed

  
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				CRZ-II as per DP remarks dated 30.12.2013 for land bearing C.S. No. 471 of Bhuleshwar Division	
		1 No. of size 30'X 20'- Existing  Permit no. 761103604	4) In the compound of Wilson College (South - West Compound ), N.A. Purandare Road, Mumbai	PP Submitted reply on 1.12.2015 along with duly filled Form-I.  The site u/r falls in 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.	Recommend ed
25	Reply received	3 Nos. of size	On traffic	PP has	Recommend

  
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on 7.12.2015 by M/s. Clear Channel Outdoor	100'x10', 60'x10' & 40'x10' - Existing  Permit No. 761103968, 761100320 & 761102864	overhead Gantry erected in Gen. A.K. Vaidya Marg (Mahim Couseway), Mahim, Mumbai	submitted reply on 7.12.2015  The site u/r falls in CRZ-II as per remarks of MCGM dated 1.7.2013.  Mahim Bay Fronting	ed
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**Item No. 31:** Proposal of plot bearing S. No. 21/6, 7, 10, 11 at village Juikar Mohalla, Tal. Dapoli, Dist. Ratnagiri

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal was earlier discussed in 87<sup>th</sup> & 101<sup>st</sup> meeting of MCZMA held on 20<sup>th</sup> and 21<sup>st</sup> January 2014 & 13<sup>th</sup> July, 2015 respectively. During 101<sup>st</sup> meeting, the project proponent presented that the site under reference falls beyond 500 m from HTL of Seafront and 100 m from creek, thus, the site u/r falls outside CRZ area. The Authority in its 101<sup>st</sup> meeting decided that project proponent should submit the notarized affidavit mentioning that the site under reference falls beyond 500 m from approved HTL of Seafront as well as 100 m from approved HTL of Creek with supportive CRZ map superimposing the site through ADTP, Ratnagiri and that the distance measured by project proponent is horizontal distance.

The Project proponent submitted reply vide letter dated 26.10.2015 along with affidavit and village map indicating 500m setback line from sea and creek. The Affidavit submitted by PP, stated that they are owners of the land bearing S. No. 21, Hissa No. 6, 7, 10, 11 at village Juikar Mohalla, Tal. Dapoli, Dist. Ratnagiri.

  
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The land is beyond 100 m. CRZ line from Creek HTL and some part of the land is affected in 500 m. CRZ line from HTL of Seafront.

After deliberation the Authority decided to confirm that the land is beyond 100 mtrs CRZ line from HTL of Creek and some part of the land falls within 500 m CRZ line from HTL of seafront. Local Body should ensure that no construction should be allowed in CRZ portion of the land under reference.

**Item No. 32:** Proposed Textile Units (Garmenting activity) on plot offered by the MIDC on Survey No. 197(pt), Additional Kalyan Bhiwandi Area, at Village Kone, Dist. Thane by M/s. Asmeeta Infratech Limited (CRZ status case)

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of plot having Survey No. 197(pt), Additional KalyanBhiwandi Area, at village Kone, Dist. Thane for proposed Textile Unit by M/s. AsmeetaInfratech Limited.

The PP has submitted the CRZ map in the scale of 1:4000 dated 28.9.2015 superimposing the project site under reference & corrigendum report of IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS with GPS survey for Vasai Creek is same as that of HTL in approved HTL in approved CZMP subject to generalization error caused by scale of mapping.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL for Vasai Creek, as per approved CZMP.

After deliberation, the Authority decided to confirm that plot having Survey No. 197(pt), Additional Kalyan Bhiwandi Area, at Village Kone, Dist. Thane for proposed Textile Unit is beyond 100 m CRZ setback line from Vasai Creek.

**Item No. 33:** Constriction of Art Museum and fine Arts Gallery at plot bearing no. 200, Sector. 12, Vashi, Navi Mumbai

  
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The project proponent was present for the meeting and presented the proposal before the Authority. As presented by PP, the CIDCO has allotted the plot bearing no. 200, Sector. 12, Vashi, Navi Mumbai for development of Arts Museum, Fine Art Gallery & Cultural Activities Centre in the year 2002. Permission for construction of the building and Commencement Certificate (CC) was granted by Navi Mumbai Municipal Corporation (NMMC) on 2009. Further, Building plans were amended in the year 2010 by the NMMC. At present, construction of Building is completed and NMMC has refused to grant the part Occupation Certificate to the project stating that the plot under reference falls in CRZ-II area and insisted to obtain CRZ recommendation from the MCZMA. Therefore, the PP is seeking CRZ recommendation for the building on plot under reference.

The PP has submitted the CRZ map in the scale of 1:4000 superimposing the project site & report dated 26.11.2015 prepared by IRS, Chennai. As per the said report of IRS:

- HTL demarcated by IRS, Chennai and the HTL, LTL and setback lines overlaid from approved CZMP is shown in the Map in adjacent plates. The observations and inferences made are summarized below:
- It is observed that when the HTL, LTL and setback lines of approved CZMP are overlaid, the Plot no.200 is not within the CRZ
- It is also observed that, as per HTL demarcated by IRS, Chennai, the Plot no.200, Sector-12, Vashi, Navi Mumbai, is within 100m from setback line from HTL and 50m buffer from mangroves.
- The difference in HTL between approved CZMP and demarcated by IRS, Chennai, is due to the fact, that there is a man made holding pond, adjacent to the Plot no.200, sector-12, Vashi, Navi Mumbai and the presence of mangroves within the Holding Pond. The High Tide Line around the Holding Pond abuts the existing bund Road of the Holding Pond.
- The presence of Mangroves within the Holding Pond is due to malfunctioning of one way gates of Holding Pond. The Holding Ponds were created to hold flood water, but malfunctioning of gates allow sea water created to hold flood water, but malfunctioning of gates allow sea water to enter the holding pond, which provides suitable environment for growth of mangroves.

  
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- The plot no.200, sector-12, Vashi ,Navi Mumbai, is outside CRZ as per approved CZMP. But as per HTL demarcated by IRS, the plot is within the CRZ (partly within CRZ IA and CRZII) and the remaining Part is outside CRZ, for the reasons explained above.

Sr. No	CRZ Category/ Outside CRZ	Area in Sq.Meters (Bases on CAD drawing details given by client)
1	CRZIA	2695.13
2	CRZ II	5662.61
3	Area outside CRZ	401.01

The Authority noted that as per IRS report, the project site is outside CRZ area as per the approved CZMP. However, as per current CRZ demarcation by IRS, Chennai, the project is within 100 m from the HTL of the creek and 50m buffer from mangroves. From the said CRZ map, it is observed that construction is situated within 50 m mangroves buffer zone. As per report of IRS, difference in HTL between approved and current is due to Holding pond and presence of mangroves within the Holding pond.

After deliberation, the Authority decided to recommend the matter to Ministry of Environment, Forest and Climate Change, New Delhi for further appropriate decision in the matter.

**Item No. 34:** Proposed Construction of residential building in S. No. 8/18/1/1 at village Dahanu, Dist. Palghar by M/s. Sceptre Resort Pvt. Ltd.

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for construction of residential building comprising of stilt + 1<sup>st</sup> upper floor on plot bearing S. No. 8/18/1/1 at village Dahanu, Dist. Palghar. As per CZMP of Dahanu Municipal Council area, the plot under reference falls in CRZ-II & fronting Arabian Sea from West Side & fronting Creek on East Side. Plot area under consideration is 1075 Sqm. The DMC vide letter dated 26.11.2015 mentions as follows:

  
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1. The site under reference is vacant & situated on the landward side of the existing Dahanu - Bordi Road(MDR),
2. The site under reference is adjoining the above mention road and existing structure of block Development Office(BDO) is right opposite the site u/r on the opposite side on the existing road
3. The NA permission in the said land was granted by Collector Thane on dt.01.08.1917.

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

1. Local Body to ensure that FSI for the proposed construction is as per DCR existing and inforce as on 19.2.1991 before issuing commencement certificate for the project
2. All other required permissions should be obtained prior to commencement of construction activity.

**Item No. 35:** Proposed redevelopment of property bearing F P No. 726 & 727, TPS III , Mahim Division, Building No. 38/36, Known as "Farhan Manzil" & Inayat Manzil G/N Ward no. 5099/5098, situated at Balamiya lane, Mahim , Mumbai 400016 by M/s Future Associates.

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

**Item No. 36:** Proposed construction of Passenger Boat Jetty at Kanhoji Angre Island Raigad - by Mumbai Port Trust.

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for construction of boat landing jetty at Kanhoji Angre Island to facilitate ferrying of tourists from Gateway of India/ Ferry Wharf, under the tourism development programme at Kanhoji Angre Lighthouse of Ministry of Shipping. Approx area of construction of jetty and berthing head will be 1000 Sqm.

  
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The MbPT has submitted the project site superimposed on CRZ map in the scale of 1:4000 & report dated 8.10.2015 prepared by IRS, Chennai. As per report of IRS, the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping. The ecologically sensitive areas like Mangroves, Sand dune and Turtle breeding sites are not in the vicinity of the proposed site. The entire Fort area is classified as CRZ 1A.

The Mumbai Port Trust has submitted Rapid Environment Impact Assessment (EIA) report prepared by M/s. Chalamandalam MS Risk Services Ltd.

Sr. No.	Chapter	Description
1)	Flora Survey	The vegetation in the island are <i>Cocusnucifera</i> , <i>Tamarindusindica</i> , <i>Ficusbenghalesis</i> , <i>Ficusreligiosa</i> , <i>Ficusrecemosa</i> , <i>Syzigiumcumini</i> , <i>Ziziphusjujuba</i> , <i>Annonasquanmosa</i> , <i>Anacardiumoccidentalis</i> , <i>Artocarpusheterophyllus</i> , <i>Mangiferaindica</i> , <i>Moringaconcanensis</i> , <i>Phoenix</i> <i>sylvestris</i> and <i>Vitexnegundo</i> etc
2)	Impact due to Project Location	<p>The proposed passenger jetty will be constructed in the KanhojiAngre Island for the tourism purpose. The island is located in the offshore of the Thal Fishing village coastline with an aerial distance of about 4.5km south west of Mumbai Harbour region in the Arabian Sea along the West Coast of India. The island is free from human habitation /s settlements and industries except the operation buildings for old lighthouse and existing ferry for boat landing. The island and the proposed jetty do not falls under the existing navigation channel (8km away West) of large ship/ vessels of Mumbai Port and there is no impact on ship navigation activities.</p> <p>The nearby coastline falls under the cyclone prone area under moderate Damage Risk Zone -A, where the velocity of wind speed ranges up to 44km/s during April - May and October- November moths 3. Due to this the storm will surge up to about 4.0 m to 4.2 m from MSK.</p>

  
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		However, the island falls on the cyclonic path and not in the impact zone.
3)	Impact due to Jetty design	The proposed jetty has been designed as a cast - in - situ RCC jetty though pile erection throughout its length and no solid rock fills are considered for the approach trestle. Hence the proposed jetty will allow the sea water to flow freely across the trestle and thus blocking of current and sediments will not envisaged. Hence, there is no impact to the local environment due to the jetty design.
4)	Impact due to construction phase	The impacts on marine ecology during the construction phase are essential due to <ul style="list-style-type: none"> <li>• Change in hydrodynamic scenario</li> <li>• Impact on water and sediment quality</li> <li>• Impact on flora and fauna</li> </ul>
5)	Impact on Air Quality	The possible source of air pollution due to the proposed project is emissions from passenger vessels during its operation. However anchoring time of the vessels is very less which is about 2 mins, the envisaged air emissions due to diesel engines are insignificant. The D. G. sets in the island will be provided w3ith silencers with stack to an adequate height as per CPCB norms. The Kitchen provided in the restaurant will be attached with exhaust fan and stack of adequate height.
6)	Noise Impact Assessment	Noise generation during construction activities will be due to the drilling of piles with negligible amount of sound pressure. Thus, the impact on noise environment is insignificant. Noise generation during operational phase will be from ferry operation. The ferries will be provided with silencers / mufflers to reduce noise level. The diesel generators will be provided with inbuilt acoustic measures and silences with stack.
7)	Impact due to Solid & Hazardous Waste	All the solid waste generated by the tourist and small shops in the island will be segregated at source itself and disposed as per solid waste Management rules 200 and its amendments thereof. The island will be

  
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		maintained plastic free zone and hence no plastic waste envisaged.
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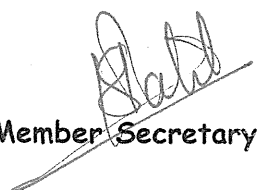
After deliberation, the Authority decided to recommend the project from CRZ point of view to SEIAA subject to compliance of following conditions:

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. Debris generated during the construction should not be disposed in CRZ area.
3. The Environment Management Plan (EMP) & Environment Monitoring Plan should be implemented in letter and spirit and it should be in consonance with the surrounding ecosystem. Specific budget should be allocated for the implementation of EMP.
4. Natural course of sea water and tidal regime should not be hampered due to proposed activities.
5. No destruction of mangroves is allowed.
6. MbPT should strictly follow the policy of No Littering of empty plastic bottles / plastic carry bags in the project area and in vicinity in order to avoid adverse impact on marine ecology and marine environment.
7. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Table Item No. 1:** Hon. NGT order dated 27<sup>th</sup> Nov, 2015 in Application No. 45/2015 (WZ) Vanashakti & Anr Vs State of Maharashtra & Ors.

The Authority noted that the Application No. 45/2015 (WZ) Vanashakti & Anr Vs State of Maharashtra & Ors is filed before the Hon. NGT, Pune. The application pertains to project involving activities dredging at terekhol creek, village Aronda, Dist- Sindhudurg. The NGT passed an order dated 27<sup>th</sup> Nov, 2015 in the said matter. Hon. NGT has directed as follows:

*"MCZMA to file a report after visit to the area along with photographs to show whether there are creeks, whether they are being stagnated/ choked due to*

  
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activities of the Project in question and whether the boats of traditional fishermen are stranded during low tide period.

MCZMA shall also place record the Cargo handling pre and post, the project in question at the disputed site, and further clarify the legal position regarding CRZ clearance in view of the activities of the project including Cargo handling, jetty development, dredging etc.

Matter stand over to 21<sup>st</sup> Dec, 2015"

Further, the Authority noted that Mr. Stalin D, Vanashakti vide letter dated 8.12.2015 sent a complaint regarding illegal destructive activities currently being carried out in the Kiranpani Creek, Aronda, Dist: Sindhudurg.

After deliberation, the Authority decided that members of the MCZMA shall visit the site in the light of Hon. NGT order dated 27<sup>th</sup> Nov, 2015 in Application No. 45/2015 (WZ) in January, 2016 at the earliest.

**Discussion item:**

The Authority noted that sites of 1) Plot No. 81, Charkop Jyotirmay Sahakari Grihnirman Sanstha Maryadit, Kandiwali 2) Plot No. 846, Malvani Radhakrishna Sahakari Grihnirman Sanstha Maryadit, Malad 3) plot bearing 107, 108 and 109, Sector 31 of village Vashi, Navi Mumbai were visited by Expert member of the MCZMA. Respective site visit reports were taken on record for necessary discussion.

-----Meeting ended with vote of thanks-----

**Annexure:- I**

List of members present for the meeting:-

- 1) Mr. V. V. Naik, Jt. Commissioner of Fisheries
- 2) Mr. N. S. Pagare, A.E. (DP), MCGM
- 3) Dr. Mahesh Shindikar, Expert Member, MCZMA
- 4) Dr. B. N. Patil, Member Secretary, MCZMA

  
Member Secretary

  
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