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**Minutes of the 115<sup>th</sup> meeting of Maharashtra Coastal Zone Management  
Authority held on 17<sup>th</sup> & 18<sup>th</sup> January, 2017**

**MINUTES OF THE 115<sup>th</sup> MEETING OF MAHARASHTRA COASTAL ZONE  
MANAGEMENT AUTHORITY HELD ON 17<sup>TH</sup> & 18<sup>TH</sup> JANUARY, 2017**

The 115<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Additional Chief Secretary (Environment), GoM on 17<sup>th</sup> & 18<sup>th</sup> January, 2017 at 10.00 am at Sachivalay Gymkhana, Mumbai. List of the members present during the meeting is enclosed as Annexure I.

**Confirmation of minutes:**

The minutes of the 114<sup>th</sup> meeting of the MCZMA were confirmed with following changes:

1. In Item no. 8, condition no. 2 (at page no. 11), the word 'MSRDC' should be read as 'MMRCL'
2. In item no.8, conditions no.11 & 12 (at page no. 11) should be clubbed and read as follows:  
"In case, mangroves ecosystem is damaged during the construction phase, the PP should restore the mangroves and its surrounding ecosystem after completion of the work."
3. In item no. 9, condition no. 4 (at page no. 13) should be read as follows:  
"MMRCL to ensure that minimum mangroves are cut during construction of underground stations and allied activities at BKC and Dharavi "
4. In confirmation of minutes, following changes are made:
  - i. In confirmation of minutes in para 2 (at page no. 1), in the recommendation, point no. 1 should be read as "the project activities including alignment access to Dahisar, Malvani ( Charkop) and Mandale, Car Sheds, temporary casting yards for construction of present segments, ready mix plants, etc.

  
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**Item No.1:** Site visit to plots in MHADA layouts - Mulund, Malad, Charkop, Andheri, Versova & Malvani, as per Hon. High Court Order dated 29.7.2015 & 3.9.2015.

The Authority noted the Judgment dated 29<sup>th</sup> July, 2015 and 3<sup>rd</sup> September, 2015 in Chamber Summons No. 172/2007 in PIL 87/2006, 169/2015 in PIL 87/2006, Notice of Motion no. 234/2014 In PIL 87/2006, WP No. 176/2015, WP no. 180/2015, WP No. 187/2015, WP No. 190/2015, WP No. 249/2015, WP No. 251/2015. The said Judgment pertains to development of plots falling in 50 m mangroves buffer zone at 5 MHADA layout maps located at 1) Charkop - Kandiwali 2) Gorai - Borivali 3) Malad - Malvani 4) Andheri - Versova and 5) Mulund.

The said High Court Judgment was deliberated in 18<sup>th</sup> March, 2016 meeting of the MCZMA, wherein it was decided to make the site visits along with MHADA officials, in order to comply with directions of the Hon'ble High Court.

Accordingly, Concern MHADA officials and Expert Member of the MCZMA visited the above said MHADA layout. The plots under consideration of the MHADA layout located at Charkop - Kandiwali and Gorai - Borivali were visited on 24<sup>th</sup> and 25<sup>th</sup> October, 2016. Further, the vacant plots of MHADA layout situated within 50 m mangroves buffer zone located at Andheri - Versova, Mulund and Malad - Malvani were visited on 29<sup>th</sup> and 30<sup>th</sup> December, 2016. Observations for all the above said plots in these layouts were recorded with regards to the directions of the Hon. High Court mentioning the plot nos. falling within 50 m mangroves buffer zone and its status with respect to landward/ creekward side of the existing road or existing authorized structure. However during the visit, the MHADA officials were requested to provide the certified MHADA layout plans which are approved by MoEFCC for all the 5 sites indicating 50 m mangroves buffer zone in Yellow Color and plots under consideration in Green Color to ascertain that these plots were accorded clearance by MoEFCC in the Year, 2003 & 2005.

MCZMA noted the above facts and observations of the MCZMA members who was part of the team and surveyed the above plots. The said certified MHADA layout plans are necessary to finalize the site visit report for proper conclusions. On receipt of the said certified MHADA layout plans, site visit

  
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reports will be finalized and signed by the expert member, MCZMA and it will be submitted before the Hon'ble High Court along with above said MHADA layouts. Status as above may be communicated to Hon. High Court

**Item No. 2:**


Application No. 54/2016 filed by Mr. Gaurav Nevatia & Anr versus Madhuli Co-op Housing Ltd & Ors before the Hon'ble National Green Tribunal, Pune.

The Authority noted the background of the matter, which is as follows:

The Application No. 54/2016 was filed by Mr. Gaurav Nevatia & Anr versus Madhuli Co-op Housing Ltd & Ors before the Hon'ble National Green Tribunal, Pune. The application pertains to alleged CRZ violation on property bearing C.S. no. 2 (pt) of Worli Division, Worli, Mumbai. The MCZMA is Respondent No. 4 in the matter. The Hon. NGT vide order dated 28.10.2016 disposed of the matter with following directions:

- a. The Applicants and Respondent No. 1 and 2 shall appear before the Respondent No. 4 - MCZMA at about 11.00 am on 17.11.2016.
- b. The Respondent Nos. 1 and 2 waive service of Show Cause Notice of the complaint dated 5.2.2016. The Applicants and Respondent No. 1 and 2 on the date of their appearance before MCZMA - Respondent No. 4 shall file all the relevant documents / material in support of their respective cases.
- c. Respondent No. 4 - MCZMA shall give hearing to the Applicants and Respondent No. 1 and 2 and shall take decision or pass order in accordance with law within four (4) weeks thereafter.
- d. Compliance Report shall be filed by Respondent No. 4 - MCZMA within a week thereafter.
- e. Copies of the decision taken shall be communicated to the Applicants as well as Respondent Nos. 1 and 2.

The Authority noted that in order to comply with the above said directions of the Hon'ble NGT, Pune, hearing was conducted on 17<sup>th</sup> November, 2016 at 11.00 am in the office of MCZMA, 15<sup>th</sup> Floor, Environment Dept, Mantralaya, Mumbai. Concern Officials from MCGM, SLR office, applicant and representatives from the said Society were present for the hearing:

  
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On hearing the Applicant and Respondents and in the light of provisions of the CRZ Notification, 1991 and 2011, it was decided to direct the Municipal Corporation of Greater Mumbai to carry out the site inspection immediately and ensure that the present construction on land bearing C.S. No. 1C/2 and C.S. No. 996 of Worli Division, Annie Besant Road, Worli, Mumbai, is as per plans sanctioned by the MCGM prior to 4.1.2002. Construction, if any, carried out after 4.1.2002 without prior recommendation from MCZMA should be removed by the MCGM. District Collector office to ensure the action for removal of construction, as directed by Collector office to Deputy Collector, (Encroachment/Eviction, Colaba), so that Government foreshore land be kept open and un-built upon and maintain the said land as 'Garden' permanently or as per the conditions stipulated in the Order of Government while leasing the land to M/s. Crest Hotel Ltd. The MCGM to constitute a team incorporating representative of Collector, Mumbai City to inspect the site of both building campus and foreshore land, to ascertain the statement given by the Respondents and applicants within a week of receipt of this Order. On the basis of report of committee / team, MCGM to undertake appropriate legal action under MRTP Act to remove the structures / temporary construction, if any, which was not part of approved building plans/ permissions in view of the Hon'ble NGT Order. District Collector to ensure the compliance of Order dated 26.10.2016.

During the hearing, it was decided to request MCGM and District Collector office to submit the action taken report to MCZMA within 2 weeks from receipt of the this order, in order to submit it before the Hon'ble NGT, Pune. On receipt of action taken report as above, MCZMA to submit report to Hon'ble NGT within given stipulated time frame. Accordingly, MCZMA vide letter dated 3.12.2016 communicated the Order to Applicants, Respondents, MCGM & Collector Office.

The Authority after deliberation decided to file an affidavit in the matter stating the current status of the matter. Further, MCGM and District Collector Office, Mumbai City are requested to submit the action taken report in the matter at the earliest, so that the said compliance report can be submitted before the Hon'ble NGT, Pune, as per directions.

  
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**Item No. 3:**

Writ Petition No. 1470 of 2003 in M/s. Usha Madhu Development CHS & Ors V/S Union of India & Ors in the matter of Development on plot bearing CTS No. 1 (S. No. 161) in Pahadi Goregaon, Mumbai

&

CRZ remarks of land bearing CTS No. 1(pt) at Pahadi Goregaon, Mumbai by MMRDA

The Authority noted the details in the matter and decided to defer the matter for want of more information from the Municipal Corporation of Greater Mumbai (MCGM), District Collector, Mangroves Cell and Urban Development Department (UDD).

**Item No. 4:**

PIL No. 102 of 2014 Surendra Vaman Dhawale V/s State of Maharashtra & Ors before the Hon. Bombay High Court

The Authority noted that Shri. Surendra Vaman Dhavale filed PIL no. 102 of 2014 versus State of Maharashtra. The PIL pertains to alleged CRZ violation at M/s JSW plant, Dolvi, Dist. Raigad. The Authority noted that the MCZMA has earlier filed an affidavit in the matter before the Hon'ble High Court of Mumbai.

The Authority noted that Adv Deshmukh has sent an email to MCZMA informed that the matter was heard on 6<sup>th</sup> January, 2016. The Hon. Court observed that there is dispute about the CRZ status of the plot. The Court has directed MCZMA to put on affidavit the CRZ status of the JSW plant at Dolvi. It has been in two aspects: 1) Regarding earlier plant and b) expansion from 3 MTPA to 5 MTPA and further expansion from 5 MTPA to 10 MTPA. The affidavit has to be filed within 2 weeks. The Advocate Sharmila Deshmukh has requested MCZMA to consider the matter in MCZMA meeting and give instructions for preparation of affidavit.

During the meeting, representatives from the M/s JSW stated that the establishment of the industry is prior to 1991. Further, the Ministry of Environment and Forest, New Delhi vide letter dated 21<sup>st</sup> November, 2012 and 25<sup>th</sup> August, 2015 granted EC for the expansion of the industry. The representative further stated that the MoEF while granting the EC has put a

  
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condition that the expansion should be beyond 100 m from the creek. The representatives further submitted that the CRZ survey of the land under reference has been done by the IRS, Chennai and NCSCM, Chennai. However, CRZ survey map is nearing completion. Representative further submitted that the expansion of industrial unit is beyond the CRZ setback from the Creek. The CRZ map of IRS and NCSCM will be submitted within 2 to 3 days to the Authority.

The Authority directed representatives of the M/s JSW Steel Pvt Ltd to submit the layout of the expansion of the industrial unit superimposed on CRZ map in 1:4000 scale prepared by one of the MoEF authorized agency. It was further directed that the said layout should also be superimposed on approved CZMP as well. The Authority observed the approved Coastal land use map of SAC of 1:25000 scale, and prima facie noted that the site of M/s JSW Ltd is situated partly in CRZ I, partly in CRZ III and partly in non CRZ area. Authority after deliberation decided to file an affidavit before the Hon'ble High Court stating the CRZ status of the expansion of the JSW steel Ltd as per the approved CZMP and as per the CRZ survey carried out by the IRS and NCSCM.

**Item No. 5:** Discussion on notice under section 17 of EP Act, received before MCZMA.

The Authority noted that Shri. Santosh Doundkar has filed a Notice under Section 17 of the Environment (Protection) Act, 1986 dated 5.10.2016 against the Chairman, MCZMA & Secretary, Environment Department, GoM. The Authority noted the allegations made in the said notice pertaining to redevelopment of property bearing CS no. 830, 830A, 830B of Worli Division, Plot no. 96A, 96B & 96C of Worli Estate Scheme no.52 on Khan Abdul Gafar Khan Road, Worli Mumbai.

The Authority noted the detail chronological background of the matter, which is as follows:

1. Initially, the MCGM vide letter dated 3.6.2013 had submitted the proposal to MCZMA. The PP presented the proposal for 3 level Basement + Stilt and 3 wings comprising each of 1<sup>st</sup> level to 4<sup>th</sup> level for residential purpose. The said proposal was deliberated in 85<sup>th</sup> meeting of MCZMA held on 12<sup>th</sup> & 13<sup>th</sup> September 2013.

  
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2. In the said meeting, the complaint dated 7<sup>th</sup> August, 2013 of the Y.P. Singh was also deliberated about the use of existing building as 'training institute'. The Authority also noted the reply dated 10.9.2013 of the MCGM on the said complaint, as sought by the MCZMA.
3. Considering the proposal details, complaint received in the matter and report of the MCGM on complaint, the Authority in its 85<sup>th</sup> meeting decided to recommend the proposal subject to certain conditions.
4. Subsequently, the MCZMA received a complaint representation dated 16<sup>th</sup> November, 2013 alleging CRZ violation in the matter. The said complaint was also taken on record by the MCZMA during 86<sup>th</sup> meeting on 27<sup>th</sup> November, 2013, while confirmation of the minutes of 85<sup>th</sup> meeting.
5. MCZMA considered the allegations made in the above said complaint regarding use of existing building. MCZMA thereafter vide letter dated 13.12.2013 recommended the proposal from CRZ point of view subject to certain conditions. One of the condition is *"Reconstruction of authorized building to be permitted subject with the existing FSI or FAR norms and without change in present use."*
6. Accordingly, building plans in the proposal were approved by MCGM for "part training centre and part residential user". Since, the existing use of the structure was residential cum training centre, as per the report of MCGM.
7. Further, the PP sent a representation dated 30.11.2015 to MCZMA. The said presentation mentioned that MCGM has sanctioned the building plans with entire Residential user. PP further mentioned the amended CRZ Notification dated 16.6.2015 and sought a clarification whether revised clearance is required for revised building plans for Residential user.
8. On the said representation, the MCZMA had sought the legal opinion from the Advocate Sharmila Deshmukh. The PP also submitted the legal opinion of the Sr. Advocate Darium Khambata and Wadi Gandhi legal firm.
9. MCZMA vide letter dated 30.4.2016 forwarded the representation of the PP, legal opinion of the Sr. Advocate Darium Khambata, Wadia Gandhi legal firm and Advocate Sharmila Deshmukh for clarification in the matter to MoEF.
10. In the meantime, the MCZMA was in receipt of complaints which alleged about the construction of basements and drawl of ground water in the matter. Complaint was discussed in 98<sup>th</sup> meeting of the MCZMA held on 31.1.2015 and as per decision taken in the said meeting, the MCZMA vide letter dated 4<sup>th</sup> April, 2015 issued notice to M/s Nival Developers Pvt Ltd

  
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as to why suitable action under CRZ Notification, 2011 shall not be initiated against the PP. Reply on the issue was sought from PP. M/s Wadia Ghandy & Co. on behalf of Project proponent (M/s Nival Developers Pvt Ltd & ors) vide letter dated 17<sup>th</sup> April, 2015 sent a reply to MCZMA's notice dated 4<sup>th</sup> April, 2015.

11. Meanwhile MCZMA received reply dated 10.6.2016 from MoEF in the matter. The MoEF informed that in the instant case, when the said property is in residential zone as per DCR 1967 which is valid T & CP as on 19.2.1991, the permissible construction / reconstruction / redevelopment in the said plot will be for residential purpose solely, and not for any other category as specified in DCR 1967.
12. The said matter was placed before the Authority entirely in 113<sup>th</sup> meeting of the MCZMA held on 8<sup>th</sup> to 11<sup>th</sup> August, 2016, wherein all facts of the case including detail agenda, file, complaint, etc. available was placed before the MCZMA. Representation of the PP, reply of the MoEF, complaint of the Santosh Dandkar as mentioned in 98<sup>th</sup> meeting, reply of the PP against the notice issued by MCZMA, reply of the ground water board was mentioned in the agenda of the meeting and was deliberated in detail by the Authority in the said meeting. After presentation by the PP in the said meeting, the Authority after detail discussion decided to recommend the proposal on the basis clarification issued by the MoEF vide letter dated 10<sup>th</sup> June, 2016 with regards change of user in the matter with a condition that MCGM to ensure that proposed redevelopment is as per the DCR as existing as on 19.02.1991. Further, MCGM was also requested to examine the complaint filed in the matter independently.
13. As per the decision taken in the 113<sup>th</sup> meeting, the MCZMA vide letter dated 3.10.2016 recommend the proposal from CRZ point of view to concerned planning authority in view of the letter of MoEF, New Delhi dated 10.6.2016 with regards change of use to the Local body with a condition to ensure that FSI for the proposed redevelopment is as per DCR existing as on 19.2.1991.

The Authority noted that all the facts of the case available with MCZMA were placed before the Authority time to time by way of detail agenda. Details of matter along with the complaints received in the matter were placed before the Authority for deliberations. The Authority noted that the all the complaints of the Mr. Santosh Daundkar received were deliberated before the Authority.

  
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The Authority also took note of the communication received from the MoEF in the matter. It was noted that MCZMA considered all facts of the matter including complaint, show cause notice, MoEF clarification, etc. before granting the CRZ recommendation to the project.

However, in view of the allegations made in the notice of the Mr. Daundkar especially regarding noncompliance of provision of DCR as existing as on 19.02.1991 in the matter under consideration by MCGM while issuing Commencement Certificate (CC) to the said project, the Authority after deliberation decided to request MCGM to examine the matter afresh to ascertain whether the construction on the site is as per the town and country planning regulations existing as on 19.2.1991. Further, in case of any violations of the provisions of the CRZ Notification, 2011 as well as MCZMA recommendations, the MCGM, if required, may stop the work and initiate appropriate action in the matter and submit action taken report to MCZMA.

**Item No. 6:** Complaint pertaining alleged CRZ violation in development on plot bearing C.S. No. 741 of Worli Division at Khan Abdul Gafar Khan Road, Worli, Mumbai before Hon. Lokayukt.

The Authority noted that Mr. Pratap Lal Teli, has filed a complaint before the Lokayukta and upa-lokayukt regarding the alleged violations of CRZ norms in construction on plot no. 17, CTS No. 741, Worli Sea Face, Mumbai which was forwarded by Lokayukt Office, Mumbai vide letter dated 18.06.2016. The complaint has alleged the FSI violation in the construction on plot under reference. The Ministry of Environment and Forest, New Delhi vide letter dated No. 11-132/209-IA-IIiihI dated 11<sup>th</sup> May, 2010 granted the CRZ clearance to the project under CRZ Notification, 1991 wherein the FSI for the project should be as per DCR 1967. Complaint has alleged the FSI violation in the matter.

Earlier, the MCZMA vide letter dated 31<sup>st</sup> May, 2013, 28<sup>th</sup> February, 2014, 28<sup>th</sup> July, 2014 and 12<sup>th</sup> July, 2016 had sent the earlier complaint by Mr. Pratap Lal Teli for examination and action. Action taken report was sought from the MCGM.

  
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The MCGM vide letter dated 14.10.2016 has sent a reply to MCZMA, which was forwarded to Lokayukt office on 24<sup>th</sup> November, 2016. It was informed to Lokayukt office that the matter will be placed before the MCZMA.

The Authority noted that the MoEF vide letter dated 11<sup>th</sup> May, 2010 granted the CRZ clearance to the project under CRZ Notification, 1991, wherein the FSI for the project should be as per DCR 1967. As per the MoEF clearance, proposed structure will comprise of basement+ stilt + 23 upper floors. Further, in response to PP's representation, the MCZMA issued a clarification letter dated 24.1.2013 stating that, if there is no change in project profile, building plans, built up area, FSI, total construction area (FSI + Non FSI component), height involved in the proposal to which the MoEF has issued the CRZ clearance dated 11<sup>th</sup> May, 2010, then the revised CRZ NoC under the CRZ Notification, 2011 is not required. The clarification was case specific.

The Authority noted the report of the MCGM received in the matter. The MCGM report mentions about the CRZ clearance of MoEF, clarification letter by MCZMA and ongoing policy of redevelopment of cessed and dilapidated buildings of the MCZMA. The said MCGM report further states that the various concessions are approved by the competent authority as per the provisions of D.C. Rule 51 (vi) and then rules and regulations & practice in vogue & also in consonance with CRZ Notification dated 19.02.1991 & subsequently Notification dated 06.01.2011.

The Authority noted that as per CRZ clearance dated 11<sup>th</sup> May, 2010 granted by the MoEF, DCR 1967 was applicable in the project.

In the light of above, the Authority after deliberation decided to issue proposed directions to project proponent under Environment (Protection) Act, 1986 calling upon the information / details of the matter.

**Item No. 7:** Proposed construction of star category resort at S. No. 327 of Mauje Mithbav, Tal. Devgad, Dist. Sindhudurg by MTDC

The officials of the MTDC presented the proposal before the Authority. The proposal is for construction of star category resort at S. No. 327 of mauje Mithbav, Tal. Devgad, Dist. Sindhudurg. The proposal was earlier deliberated in

  
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the 113<sup>th</sup> meeting of MCZMA held on 8<sup>th</sup> to 11<sup>th</sup> August, 2016, wherein the Authority directed MTDC to submit the design of the resort in sync with the local environment. MTDC officials submitted the revised design of the resort.

The Authority noted that the project involves construction of resort complex for tourist contains youth hostel Bldg (Ground floor), Staff quarter (G+1), Reception and recreational Bldg (G+1), Delux Hotel Bldg (G+2), The land under reference is situated in exclusive Tourism Zone T-5 (coastal area excluding T-1 and T-2).

The site is located in CRZ III area. It is situated between 200 m to 500 m from the HTL of the seafront, as per approved CZMP.

As per the revised plans submitted by the MTDC, area of plot is 48561.9 sqm and total proposed built up area is 6356.89 sqm. Built up area for each structure is as follow:

Building	BUA (in Sqm)
Youth Hostel (3 no.s)	90.4
Staff Quarter (1 no.s)	472.72
Reception cum Recreational Building	1081.85 (G floor) & 1128.49 (1 <sup>st</sup> Floor)
Deluxe Hotel (2 no.s)	666.36 each
Executive Room (5 nos)	80.45

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. Local Body to ensure that FSI shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover. The overall

  
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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.

3. PP to ensure that no construction should be carried out within 200 m from the HTL of the Seafront.
4. PP to ensure that no basement should be constructed in the project.
5. PP to install the compact module of the Sewage Treatment Plant. PP to install organic waste convertor for management of Solid Waste.
6. PP to ensure the zero liquid discharge in the project.
7. MTDC should declare the premises as 'No plastic zone' and pet bottles, plastic bags, thermacol utensils, plastic cups etc. should not be allowed in the premises. MTDC will be responsible for implementing the same.
8. PP to install the Solar water heating system.
9. PP to ensure the public access to the beach.
10. All other required permissions should be obtained prior to commencement of construction activity.

**Item No. 8:** Proposed up gradation and refurbishment of Swiss Type Cottages in Konkani Huts area at Ganapatipule, Tal. & Dist. Ratnagiri by MTDC

Officials from MTDC presented the proposal before the Authority. The proposed activity involves gradation and refurbishment of Swiss Type Cottages in Konkani Huts area at Ganapatipule, Tal. & Dist. Ratnagiri. There are existing 40 nos. of cottages, which are in dilapidated condition causing danger, unfit for habitation and hence the facility is closed now. Proposed up gradation / refurbishment on existing plinths are for safety purpose. Also refurbishment of pathway and illuminations proposed. The MTDC officials further presented that 25 nos. of Swiss type bamboo cottages with build-up area 25.42 sqm each and 2 nos. of Gazebo with build-up area 9 sqm each proposed. No solid construction is proposed on the site.

The MTDC officials submitted the letter dated 4<sup>th</sup> July, 1989 pertaining to construction of toilet blocks in the Holiday resorts at Ganapatipule. The said letters indicates that there were existing resorts at the site. As per the approved CZMP, the site is located in CRZ I area.

  
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The Authority after deliberation decided to recommend the proposal to concern planning authority subject to compliance of following conditions:

1. The proposed gradation and refurbishment of Cottages should be in accordance with provisions of CRZ Notification, 2011.
2. MTDC should strictly ensure that the proposed refurbishment of existing cottages is on existing plinth only and is should be of temporary nature only.
3. No solid construction is allowed on the site.
4. MTDC should strictly ensure that that solid waste should not be dumped in the CRZ area.
5. MTDC to ensure the zero liquid discharge in the project.
6. MTDC should declare the premises as 'No plastic zone' and pet bottles, plastic bags, thermacol utensils, plastic cups etc. should not be allowed in the premises. MTDC will be responsible for implementing the same.
7. Rain water harvesting and solar street lights should be installed.
8. All other required permissions from different statutory authorities should be obtained.

**Item No. 9:**      Proposed beautification of Andheri Beach, Mumbai by MTDC.

The MD, MTDC presented the proposal before the Authority. The proposal is for jetty and beautification of Varsova Beach, Andheri, Mumbai. The proposed construction is includes recreation of fish market and fish drying shack module, amphitheater, watch tower, board walk, jetty for local boats, shacks and toilets. Project size is 1,12,825 sqm in length. As per the approved CZMP of Mumbai, the site under reference falls in CRZ I, II and IV area.

The Authority deliberated the proposal and felt that public facilities such as recreation of fish market, fish drying shack module, toilets can be permitted. The Authority noted that there is a requirement of beach nourishment at Versova Beach. The MTDC to explore the other options for beach beautification other than board walk, amphitheater, jetty, etc.

The Authority after deliberation decided to recommend the proposal for recreation of fish market, fish drying shack module, toilets only from CRZ point

  
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of view to concern planning authority subject to compliance of following conditions:

1. The proposed activities should be in accordance with provisions of the CRZ Notification, 2011 (amended from time to time).
2. There should not be reclamation of beach.
3. No permanent construction is allowed in the CRZ I area.
4. MTDC should declare the premises as 'No plastic zone' and pet bottles, plastic bags, thermacol utensils, plastic cups etc. should not be allowed in the premises. MTDC will be responsible for implementing the same.
5. Waste generated from Fish market should be handle scientifically and appropriate methodology should be adopted for the same.
6. Effluent from the toilets should not be discharged into the sea. Plinth of the toilet block should be above maximum High Tide level. MTDC to install modular STP and discharge of which should be connected to sewer line.
7. All other required permissions from different statutory authorities should be obtained.

**Item No. 10:** Proposed installation of Subsea Cable for electrification of Gharapuri Island, Mumbai by Mahvitaran.

The officials from Maharashtra State Electricity Distribution Co. Ltd presented the proposal before the Authority. The proposal is for installation of subsea cable for electrification of Gharapuri Island by Maharashtra State Electricity Distribution Co. Ltd. The Authority observed that the PP need to submit the Rapid EIA/ EMP for the proposal in order to determine the impact of the proposal on coastal environment and mitigation measures proposed.

The Mahvitaran vide letter dated 22.12.2016 submitted compliance along with EIA report prepared by M/s. Naik Environment Research Institute Ltd. The cable will laid over a distance approx. 7 km. The cable will enter the sea near the boat jetty of TS Rehman, travel over intertidal mudflats for a distance of about half a kilometre pass along the existing ONGC pipeline and then reach the island near the village of Mora Bunder. The cable laying operations will be carried out as per international norms. The cable laying operations in the intertidal area will be carried out with as excavator, which will bury the cable to depth of 3 m. on the seabed, in order to minimize

  
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the disturbance to the benthos, a cable laying plough will be employed to a depth of 0.6m to 1.2m.

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

1. The proposed activity 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 Environment Management Plan (EMP) & Environment Monitoring Plan should be implemented in letter and spirit and it should be in consonance with the surrounding ecosystem.
3. Natural course of sea water and tidal regime should not be hampered due to proposed activities.
4. No destruction of mangroves is allowed.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 11:** Proposed convention centre for Maharashtra University of Health Sciences, Nashik on plot no. 18, sector no. 10 A, Airoli, Navi Mumbai by PWD, Mumbai

The Authority noted that proposal details. The proposal is for Convention Centre for Maharashtra University of Health Sciences, Nashik on plot bearing Sector no. 10 A, plot no. 18 at Airoli, Navi Mumbai. The Authority observed that there should be remarks of NMMC on the proposal regarding permissibility of the proposal from planning point of view. The Authority after discussion decided to defer the proposal.

**Item No. 12:** Proposed construction of Anti Sea Erosion bund from Sagar Kutir to Hindu Smashanbhumi at Versova in Mumbai Suburban by PWD, Mumbai

The officials from the PWD presented the proposal before the Authority. The proposal is for construction of Anti Sea Erosion bund from Sagar Kutir to Hindu Smashanbhumi at Versova in Mumbai Suburban. The PWD officials presented that the Sea side portion of the premises in this region is

  
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threatened by the wave action. To safeguard premises along the coastline from further damages caused by the tidal action, it is necessary to protect the shore by constructing anti sea erosion bund. Total area of project is 48000sqm and approx. length is 1200 m. As per the approved CZMP of the Mumbai, the site falls in CRZ I (B) and CRZ II area.

The Authority deliberated the proposal and observed that there should be combination of hard and soft solutions for arresting the sea erosion at Versova beach stretch. Combination of Sea wall along with Plantation, creepers etc. along the Versova beach would be more ecologically friendly solution in the matter. Considering this, the PWD need to revise the proposal incorporating soft engineering solution and revert. The Authority after discussion decided to defer the proposal.

**Item No. 13:** Proposed reconstruction of bridge at lagoon road over Mahakali Nalla and Malvani Nalla, Malad (W) in P/N ward, Mumbai by MCGM

The Chief Engineer, MCGM presented the proposal before the Authority. The proposal is for reconstruction of bridge at Lagoon Road over Mahakali Nalla, & Malvani Nalla, Malad (W), in P/N ward, Mumbai.

The existing bridge at Mahakali Nalla is having width of 13.02 m. approx at across Malvani Nalla in P/North ward. The lagoon road is widened to its width of 36.60 m. Existing bridge is in dilapidated condition which will be demolished & New vehicular bridge will be constructed.

The existing bridge over Malvani Nalla, Malad (W) in P/N ward, Mumbai. The bridge is in dilapidated condition which will be demolished. The new bridge is proposed for 25m length & 36.60m width. The CE, MCGM presented that both the sites are in CRZ II area as per the approved CZMP of Mumbai.

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 activity 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. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
3. No destruction of mangroves is allowed.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 14:** Proposed demolition & reconstruction of Carnac Rail Over Bridge in between Masjid Station & CST Station, Mumbai by MCGM

The project proponent presented the case before the Authority. The proposal is for demolition and reconstruction of Carnac Rail Over Bridge in between Masjid Station and CST Station as the bridge under reference is declared unsafe by Central railway.

The new bridge is proposed for length of 450m & width is 12.700m for 225m length, 26.500m for 70m length and 17.700m for 155m length. The proposed bridge is partially falls in CRZ II area, as per approved CZMP.

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 activity 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. Project proponent to submit traffic management plan during construction of the bridge.
3. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
4. No destruction of mangroves is allowed.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 15:** Proposed widening, deepening and training of Gazdharbandh Storm Water Pumping Station Outlet Channel in RCC upto Arabian Sea in H/W ward, Mumbai by MCGM

  
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The Chief Engineer, MCGM was absent for the meeting to present the proposal. Hence, the proposal is deferred.

**Item No. 16:**      Proposed construction of Storm Water Pumping Station at Worli, Mumbai by MCGM

Officials from MCGM presented the proposal before the Authority. The proposal is for construction of new Miter gates for Storm water pumping station including supply, delivery, erection, commissioning of mechanical, electrical, instrumentation at Cleveland Bunder at existing SWP station, Worli, Mumbai. The Storm Water Pumping Station at Cleveland is constructed and made operational from June, 215 in order to mitigate the flooding areas in Mumbai. It is observed that the existing mitre gates are very old and not functioning properly and require replacement. Hence it is proposed to construct the new mitre gates on upstream side of the existing bridge along with the silt pit. Total proposed area is 625sqm (265sqm - Silt Pit + 360sqm - Mitre Gate). The site under reference falls in CRZ II area, as per approved CZMP.

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 activity 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. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
3. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 17:**      Proposed work of providing decorative lighting at Gorai Beach, Borivali (W), R/C ward, Mumbai by MCGM

The Chief Engineer, M& E, MCGM presented the proposal before the Authority. The proposal is for work of providing decorative lighting at Gorai Beach, Borivali (W), Mumbai. This lighting is for safety of tourists visiting Gorai beach and for safety of local public. It is also useful to local fisher folks for their day to day fishing works and it also helps to carry out repairs works of

  
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their Trawlers, small boats, fishing related works and other traditional related activities in night time also. Length of total stretch is 1 Km. The site under reference falls in CRZ I area.

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

1. The proposed activity 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. No Mangroves shall be cut during the construction phase.

**Item No. 18:** Proposed development of PNG Gas crematorium and reconstruction of compound wall at Versova Hindu Cemetery on plot bearing CTS No. 1050 & 1051 of village Versova, K/W ward, Andheri (W), Mumbai by MCGM

The Chief Engineer, MCGM presented the proposal before the Authority. The proposal is for development of PNG Gas crematorium and reconstruction of compound wall at Versova Hindu Cemetery on plot bearing CTS No. 1050 & 1051 of village Versova, K/W ward, Andheri (W), Mumbai. There is existing various structures for wood pier, a waiting hall, shed for wood storage and DRK Chowky. As per the approved CZMP of Mumbai, the plot under reference falls in CRZ II area.

The Authority after deliberation decided to recommend the proposal from CRZ point of view subject to compliance of following conditions:

1. The proposed activity 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. MCGM to ensure that adequate measures are taken for prevention of air pollution due to exhaust of crematorium.
3. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

  
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**Item No. 19:** Proposed construction of RCC Box drain along M.G. Road and Sant Rohidas Marg from Dhobi Ghat upto New Outfall at Piwala Bunglow along with improvement of M.G. Road in Asphalt Macadam and Sant Rohidas Marg in CC Road in Dharavi, G/North Ward, Mumbai by MCGM

The project proponent presented the proposal before the Authority. The proposal for construction of RCC Box drain along M.G. Road and Sant Rohidas Marg from Dhobi Ghat upto New Outfall at Piwala Bunglow along with improvement of M.G. Road in Asphalt Macadam and Sant Rohidas Marg in CC Road in Dharavi, G/North Ward, Mumbai.


The said proposal will abate the water logging which occurs between Sion and Matunga Railway station and adjoining area near Mukhyadyapak Nalla and Dhobi Ghat, during monsoon period. The site falls in CRZ I area. The area affected by CRZ is 50 m.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. The proposed activity 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. Prior permission from Hon' High Court is mandatory, if mangroves needs to be cut.
3. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 20:** Regarding issue of demarcation and area certificate for land affected by CRZ / Non CRZ areas for property bearing F. P. No. 1163 TPS IV, Mahim Division, Mahim, Mumbai by M/s National Textile Corporation Limited

Authority noted that M/s National Textile Corporation Limited has submitted letter regarding issue of demarcation and area certificate for land affected by CRZ / Non CRZ areas for property bearing F. P. No. 1163 TPS IV, Mahim Division, Mahim, Mumbai. Wherein, PP has requested to kindly issue

  
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demarcation and certificate about the area falling outside CRZ, as the same is required to be submitted to the Urban Development Department, GoM, as per letter dated 09.03.2016.

The MCZMA vide letter dated 04.11.2016 requested MCGM to send area statement of the plot under reference falling in CRZ area and Non CRZ area as per draft CRZ map of CRZ Notification, 2011 at the earliest.

The MCGM vide letter dated 02.12.2016 informed that, the above land falls under CRZ II category. The area of the plot u/r as per record is 48414.62 sqm however, as regards to area falling in CRZ /Non CRZ of the plot under reference, the same can be arrived at after finalizing HTL by the competent authority.

The Authority after deliberation decided that the PP need to submit the CRZ survey map in 1:4000 scale prepared by one of the MoEF authorized agency indicating the plot boundary, area, CRZ setback line, etc. The said CRZ map should also indicate the HTL as per the approved HTL and CRZ setback area as per the provisions of CRZ Notification, 2011.

**Item No. 21:** Proposed beautification and approach at Kalamb, Tal. Vasai, Dist. Palghar, MMB

The MMB officials presented the proposal before the Authority. The proposal is for beautification and approach at Kalamb, Tal. Vasai, Dist. Palghar. The Authority noted that the application submitted by the PP is incomplete. The MMB need to submit the complete proposal to MCZMA along with the approved CZMP showing the site, detail EIA, Environmental management plan, cost benefit analysis etc. The Authority after deliberation decided to defer the proposal.

**Item No. 22:** Proposed beautification and approach on existing bund at Rajodi, Tal. Vasai, Dist. Palghar by MMB

Officials from MMB presented the proposal before the Authority. The for beautification and approach on existing bund at Rajodi, Tal. Vasai, Dist. Palghar.

  
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The authority noted that, the proposal is for beautification and approach on existing bund at Rajodi, Tal. Vasai, Dist. Palghar. Length of the bund is 700 m. and falls in CRZ II area. The authority after deliberation and discussion decided to defer the matter as the proposal submitted by PP is incomplete. PP to submit detail impact assessment analysis of the proposed activities along with ecosystem based remedial measures.

**Item No. 23:** Proposed beautification of Aksa Beach at Madh, Mumbai by MMB

Officials from Maharashtra Maritime Board presented the proposal of beautification of Aksa Beach at Madh, Mumbai Suburban. The proposal involves construction of Gabion wall at Aksa Beach. The Authority instructed MMB to explore other options such as ecosystem based solutions for beautification of Aksa Beach, instead of solid construction on beach. The Authority felt that beach may be eroded due to solid construction on beach. Further solid construction on beach is not permissible as per the CRZ Notification, 2011.

The Authority after deliberation decided to reject the proposal from CRZ point of view.

**Item No. 24:** Proposed beautification of Gorai Beach Promenade at Gorai, Mumbai by MMB

Officials from Maharashtra Maritime Board presented the proposal before the Authority. The proposal is for beautification of Gorai Beach Promenade at Gorai, Mumbai Suburban.

The Authority felt that instead of proposing the solid structures on Gorai beach, which is a CRZ I area, the MMB need to explore other options for beautification of Gorai Beach, Promenade on beach along with cost benefit analysis & revert. The Authority after deliberation decided to defer the proposal.

  
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**Item No. 25:** Proposed beautification & protection of promenade near Kadeshwari Mandir at Bandra Band Stand, Bandra (W), Mumbai Suburban by MMB

Officials from Maharashtra Maritime Board presented the proposal before the Authority. The proposal is for beautification & protection of promenade near Kadeshwari Mandir at Bandra Band Stand, Mumbai.

The Authority instructed MMB to explore other options i.e. soft engineering solution or ecosystem based beautification plan. Hence, the Authority after deliberation decided to defer the proposal for the compliance as above.

**Item No. 26:** Proposed extension and repairs of existing Jetty at Divagaon, Tal. Airoli, Dist. Thane by MMB

Officials from Maharashtra Maritime Board presented the proposal before the Authority. There is existing solid jetty of 80 m. on the site. The present jetty is solid jetty and proposed will be on piles. Extension of jetty to 150 m is proposed. The MMB has submitted Rapid EIA/EMP.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. The proposed activity 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. No mangroves should be cut for the extension of the jetty
3. Extension of the jetty should be on pile, so that natural flow of coastal water body will not be hampered.
4. Hon. High Court permission should be obtained, if the proposed activity is situated within 50 m mangroves buffer zone area.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

  
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**Item No. 27:** Proposed construction of Ro Ro Jetty ( Vasai- Bhayander)  
Dist. Palghar by MMB.

Officials from Maharashtra Maritime Board presented the proposal of construction of Vasai - Bhayander Ro-Ro Jetty and port building, Dist. Thane. The MMB is proposing the start the Ro-Ro service connecting the Vasai and Bhayander. The MMB officials further presented that for the said Ro-Ro service between Vasai and Bhayander, extensions of the existing jetties at Vasai and Bhayander are proposed. The size jetty at Vasai is 130 m x 10.5 m and size of the Bhayander jetty is 120 m x 10.5 m.

The project site falls in CRZ I A & IVB area. The MMB presented the Rapid EIA/ EMP for the project. Details of the proposed project with CRZ categorization is as follows:

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. The proposed activity 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. No mangroves should be cut for the project.
3. Prior permission from Hon High Court should be obtained, since proposed activity falls within 50 m buffer zone area.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 28:** Proposed construction of Ghodbunder Jetty, Thane by MMB

Officials from Maharashtra Maritime Board presented the proposal of construction of Ghodbunder jetty, Thane. The proposal is for construction of Ghodbunder jetty, bund wall and slope at Ghodbunder road, Thane. The size of the jetty is 50 m x 10 m horizontally and 40 m x 10 m vertically. The land under reference falls in CRZ IA, CRZ-III & CRZ IVB area.

It is observed that no land is available on the opposite side of the creek for the jetty.

  
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PP to revert with area and project specific rapid EIA for the proposed jetty. Considering the above, Authority decided to defer the matter

**Item No. 29:** Proposed reconstruction of Regional Port Office and beautification of office area at Vengurla Port, Tal. Vengurla, Dist. Sindhudurg by MMB.

Officials from Maharashtra Maritime Board presented the proposal of reconstruction of regional port office and beautification of office area at Vengurla Port, Tal. Vengurla, Dist. Sindhudurg.

The Authority noted that, the proposal is for reconstruction of regional port office and beautification of office area comprises of ground + first floor at Vengurla Port, Tal. Vengurla, Dist. Sindhudurg. The plot under reference falls in CRZ-II area & is situated on seaward side of existing road prior 1991. Total plot area is 347.36sqm

The Authority after deliberation decided to recommend the proposal from CRZ point of view to Concerned planning Authority subject to compliance of following conditions:

1. The proposed activity 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. MMB / concern planning authority to ensure that existing building is authorized and existing prior to 19.2.1991 before commencement of the work.
3. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item no. 30:** Proposed construction of passenger jetty at Rewas by MMB

Officials from Maharashtra Maritime Board presented the proposal of passenger jetty at Rewas, Dist. Raigad.

The Authority noted that, the proposal is for passenger jetty at Rewas, Dist. Raigad. Proposed length of jetty is about 140m and 5.4m wide. Jetty is

  
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supported case insitu bored piles of diameter 900mm with 6 mm thick MS liner. Depth of pile is around 20m. Jetty is paved with 80mm thick cement concrete wearing coat. A sloping berthing jetty of length about 44m and 5.4 m wide is proposed. The project is proposed in CRZ IB, CRZ IV area.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. The proposed activity 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 to submit Rapid EIA for the project.
3. No construction in Mangroves or 50m Mangroves buffer zone is allowed.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 31:**      Proposed passenger jetty at Malvan by MMB

Officials from Maharashtra Maritime Board presented the proposal of passenger jetty at Malvan, Dist. Sindhudurg. The proposal is for extension of existing jetty and civil work to develop a passenger jetty at Malvan, Dist. Sindhudurg. Proposed piled jetty is having length 58m and width 7.55 m width along with other associated facilities such as terminal building consists of ticket counter, kitchen, waiting/refreshment area and toilet etc. The project is proposed in CRZ IB and CRZ IV area.

The Authority observed that the Rapid EIA report submitted by the PP is inadequate and general in nature. The Authority directed PP to submit the revised Rapid EIA report which is specific to the project and clearly identifying the impacts of jetty on the Coastal environment along with mitigation measures & Environment Management Plan. Hence, the Authority after deliberation decided to defer for submission of revised EIA/EMP report as mentioned above.

  
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**Item No. 32:** Proposed elevated road and grade improvement on existing Thane - Ghodbundar Road by MSRDC

Mr. Ghadgil, Chief Engineer, Maharashtra State Road Development Corporation Ltd. (MSRDCL) presented the proposal of elevated road & grade improvement on existing Thane - Ghodbundar Road.


The Authority noted that, the proposal is for elevated road & grade improvement on existing Thane - Ghodbundar Road. Due to heavy traffic on this existing road there are frequent traffic jams in this stretch of the road.

The project proponent presented that, the existing Thane Ghodbundar road passes through the CRZ I areas on which the elevated road is proposed. The Thane Ghodbundar Road from chainage 0/000 to 0/405 and 4/500 to 14/900 is with minimum 3 + 3 lanes, except in length from Ghodbunder 0/405 to Gaimukh (4/400) which is Ghat road and 2 + 2 lanes wide. The proposed Stage I at grade 3 + 3 lane is to widening of existing Thane Ghodbundar road from chainage 0/000 to chainage 4/890 and Stage II is proposed elevated 4 lane road on existing Thane Ghodbundar road from chainage 0/740 to chainage 4/890. For the proposed project land will be acquired from private land is 2.40 Ha and from Forest land is 4.94 Ha. Length of project alignment passing through CRZ I which is around 2.4 km approx. and CRZ II is 1.70 km approx. The Length of the Solid approach road from Thane side is 188m, from Ghodbundar side is 250m. The bridge is 3712m and the total length of the structure is 4150 m.

The Authority further noted that, the project attracts EC. 110 stems of mangroves are present on 8721.50 sqm area will be affected. Site in Karave village has been identified for mangroves replantation.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. The proposed activity 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. All other required permissions from different statutory authorities should be obtained prior to commencement of work.
3. Extension portion of the proposed jetty should be on stilt.

  
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4. Prior permissions of IBWL needs to be obtain.
5. Prior permission from Hon High Court should be obtained, if the proposed activity falls in mangroves or its 50 m buffer zone area.
6. Proper management of debris to be carried out and no debris to be dumped in CRZ area.

**Item No.33:** Proposed construction of major Bridge over Desai Creek under the project for strengthening and widening of Shilphata to Bhiwandi section from 4 lane to 6 lane road & construction of elevated road by MSRDCL

Mr. Ghadgil, Chief Engineer, Maharashtra State Road Development Corporation Ltd. (MSRDCL) presented the proposal before the Authority. The proposal is for construction of major Bridge over Desai Creek under the project for strengthening and widening of Shilphata to Bhiwandi section from 4 lane to 6 lane road & construction of elevated road.

The proposed elevated road on Bhiwandi - Kalyan-Shilphata Highway from chainage 4/500 to 18/500 and construction of six lane road in between 0/000 to 4/500 and 18/500 to 21/000. The proposed road will cross Desai Creek at chainage 3.45-3.52km. The plot under reference falls in CRZ I (ii) & CRZ III area and there is no mangroves on site under reference.

The Authority further noted that, the total length of the proposed road is 21.058 km with construction of 2 major bridge at Desai Creek either side for service road, 6 minor bridges (4 widening + 2 retained), Flyover, 2 Road Over Bridges, 19 culverts and 2 toll plazas & elevated road from Ch. 4 + 750 to 13+120 including approaches. Total land requirement is 63.352 Ha and approx. 1835 trees along the road will be affected due to the project. The proposed project is to be carried out in three phases. Phase IA is from Ch. 0+000 to Ch. 5+200 . Phase IB is from Ch. 5+200 to Ch. 21+058. Phase II is elevated road construction from Ch. 4 + 750 to 13+120 including Shil phata side and Bhiwandi side approaches.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

  
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1. The proposed activity 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. All other required permissions from different statutory authorities should be obtained prior to commencement of work.
3. Compensatory for the 1835 trees proposed to be cut should be submitted. MSDCL to ensure that at list three the trees cut during construction should be planted again during operation phase.

**Item No. 34:** Proposed construction of new product storage tanks and associated facilities for storage and handling of Ethanol and Bio-diesel at BPCL Sewree Installations, Mumbai by M/s BPCL

Officials from Bharat Petroleum Corporation Limited (BPCL) presented the proposal for construction of new product storage tanks (2 x 3415 KL biodiesel tanks and 1 x 858 KL ethanol tank) & associated facilities for storage & handling of ethanol & bio-diesel at BPCL Sewree Installations, Mumbai.

The Authority noted that, the proposal is for construction of new product storage tanks & associated facilities for storage & handling of ethanol & bio-diesel at BPCL Sewree Installations, Mumbai. The proposed construction is located within existing BPCL Khau Creek and Benzene installations. Proposed 2 nos. of tanks are 3415 KL biodiesel tanks (excluded petroleum product) and 1 tank is 858 KL ethanol tank (Class - A product). The new 3 product storage tanks & associated facilities will be installing by demolishing 5 existing tanks. BPCL Benzene and Khau Creek Installations falls in CRZ II area. However, proposed modernization of tanks is located outside CRZ area. MPCB has granted consent to operate to existing unit on 16<sup>th</sup> January, 2014 to the project. The proposed project will have 1 TLF pump house of the size of 35 x 10m at Khau Creek Installation and 1 TLF pump house of the size of 15 x 20m at Benzene Installation. The plot under reference falls in CRZ II area.

The Authority further noted that, as per CRZ map prepared by IRS, Chennai as per CRZ Notification, 1991 the plot falls outside CRZ area. However, PP is requested to submit CRZ map as per CRZ Notification, 2011.

  
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The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. The proposed activity 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. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 35:** Proposed Coastal Road from Aamra Marg to JNPT at Ulwe, Navi Mumbai by M/s CIDCO

Mr. Varkhadekar, Chief Engineer, CIDCO present the proposal for construction of Coastal Road from Aamra Marg to JNPT at Ulwe, Navi Mumbai. The proposal is for construction of coastal road starting from Panvel Creek with interchanges with Aamra Marg to C.F.S. Road of port area traversing along the coast of Ulwe, Navi Mumbai by providing access to the proposed off-shore Banking Centre of SEZ on foot hill of Jasai. This has interchange at Shivaji Nagar with proposed trans-harbour link then terminating at CFC road of port area.

The Coastal road is divided into 2 phases. The phase 1 starts from Amara Marg to MTHL (from Ch-0 to 5766 m) which includes Airport link of 575 m separately. The Phase-2 from MTHL to JNPT (from Ch 5766 to 10107 m).

The CIDCO further presented that total length of proposed coastal road is 10106 m with ROW 60 m in Ulwe Node, Navi Mumbai. Total area required for development of coastal road is 64.09 Ha. Total area of road in CRZ area is 25.70 ha. The alignment of the road is passing through CRZ I area & CRZ III area.

The Authority examined the EIA/EMP report and observed that the report is not specific to the project and data listed in the report is vague. The Authority directed PP to revise the Rapid EIA report with details specific to the project. The report needs to provide details of the flora and fauna present on the site and impact of the coastal road on the present flora and fauna. Waste management plan need to be clearly reported. Hence, the Authority

  
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after deliberation decided to defer the proposal for submission of revised EIA/EMP report as mentioned above by PP.

**Item No. 36:** Proposed construction of 3 toilet blocks at Uttar Pada, Motha pada and Madhala Pada at Nhava Khadi in Ulwe Node by CIDCO

Mr. Varkhadekar, Chief Engineer, CIDCO presented the proposal before the Authority. The proposal is for construction of 3 toilet blocks at Uttar Pada, Motha Pada and Madhala Pada at Nhava Khadi in Ulwe Node.

The CIDCO officials presented that the toilet block in Mothapada is in CRZ III area and toilet blocks at Uttar Pada and Madhlapada is in CRZ I area. Total plot area is 336.00 sqm and proposed BUA per toilet blocks is 112.00 sqm.

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

1. The proposed activity 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. Waste water from the Toilet blocks should be treated.
3. Construction debris of toilet blocks should not be disposed in CRZ area.
4. No construction is allowed in Mangroves and its 50 m mangroves buffer zone area.
5. Effluent from the toilets should not be discharged into the sea. Plinth of the toilet block should be above maximum High Tide level. CIDCO to install modular STP and discharge of which should be connected to sewer line.
6. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 37:** Proposed construction of Compound Wall for Customs Office plot no. 2160 at Madh Jetty, Versova, Mumbai by Commissioner of Customs (Preventive)

  
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Officials from Customs Office (Preventive) presented the proposal for construction of compound wall for Customs office plot no. 2160 at Madh Jetty, Versova, Mumbai. The department under Ministry of Finance, Govt. of India is engaged in continuous day & night patrolling of sea coast area (sea patrolling) as well as road patrolling to act as a deterrent for any illegal influx into the country.

Officials presented that the proposal is for construction of compound wall for Customs office plot at Madh Jetty, Versova, Mumbai. Length of the boundary wall is approx. 80 m in length with 5 ft. height pucca wall structure. There will be 2 ft. spiral barbed wire pm pucca wall structure. Officials further presented that mangroves will not be destroyed for the compound wall.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. The proposed activity 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. No mangroves should be cut for the compound wall. Hon'ble High Court permission should be obtained, if the compound wall is proposed in 50 m mangroves buffer zone area.
3. Debris should not be dumped in CRZ area.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 38:** Proposed construction of Transfer Room in Naval Dockyard, Mumbai by Naval Dockyard

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

**Item No. 39:** Proposed Brake Test Track at S. No. 83 / CTS No. 3/1/1 of Versova, Andheri (W), Mumbai by RTO

  
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Mr. Govind Saindane, Official from Regional Transport Office (RTO), Andheri, Mumbai presented the proposal before the Authority. The proposal is for construction of Break Test Track 250 m x 6 m on plot bearing S. No. 83, CTS No. 3/1/1 of Versova, Andheri (W), Mumbai. Break test track will be used for checking / testing transport vehicles to give Certificate of fitness.

Officials from RTO informed that Hon. High Court has directed RTO office to construct the Break Test Track. There is no reservation on plot under reference. However, as per the draft DP of Mumbai, the plot under reference is reserve for Natural Area (NA).

The Authority noted that the said land is CRZ I area, as per approved CZMP of the Mumbai. There are sparse mangroves on the site. The Authority noted that the construction is not allowed in CRZ I Mangroves area. However, the RTO office may explore the possibility of constructing break test track on stilt or explore other sites and revert. Considering the above the Authority after deliberation decided to defer the matter for compliance of the above.

**Item No. 40:** Proposed construction of Mumbai Metro Line - 4 (Wadala-Ghatkopar-Mulund-Thane-Kasarwadavali) by MMRDA

Officials from Mumbai Metro Region Development Authority (MMRDA) presented the proposal before the Authority. The proposal is for construction of Mumbai Metro Line - 4 (Wadala-Ghatkoper-Mulund-Thane-Kasar Wadavali). Total length of proposed Metro line 4 corridor is 32.32 Km and it is entirely elevated. Rapid EIA and EMP were presented and taken on record during the meeting.

Metro alignment will be crossing water bodies at Bhakti Park, Wadala which falls in CRZ-II area. MMRDA officials further presented that two car sheds are proposed, one at Owala village in Thane District having an area of 30 ha and second at Vikhroli covering an area of 15.40 ha. Two casting yards are proposed one in each car shed area.

Approx. 1.2 km elevated alignment is passing through CRZ II area at Bhakti Park, Wadala. Total 48 nos. of piers are proposed to be constructed in CRZ II area.

  
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Location-wise proposed activities falling in CRZ areas are as follows:

Area	Activity	Area in CRZ area
Bhakti Park	Metro Station and Alignment	2.28 km in CRZ II area  48 Nos. of piers falls in CRZ II area.
Vikroli Car Shed	Metro facility	1.38 Ha in CRZ II area

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. The proposed activity 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. Prior permission from Hon High Court should be obtained, if the proposed activity falls in mangroves or its 50 m buffer zone area.
3. MMRDA to implement the Environment Management Plan during construction and operation phase of the project.
4. MMRDA to ensure that noise levels are within the prescribed limits and on construction should be undertaken during night hours. Noise mufflers and noise silencers on machines should be installed.
5. PP to ensure that construction debris are not disposed in CRZ area.
6. MMRDA to ensure that Muck transport should be done within 74 hours from the site.
7. PP to ensure that proper disaster management plans is in place for the proposed activities.
8. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

  
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**Item No. 41:** Proposed laying of Pipeline of Surya Integrated Water Supply Scheme for Bulk Water Supply to Western Sub region of MMR - crossing of Kaman River on NH 8 near Juchandra village, Thane by MMRDA

Officials from MMRDA presented the proposal for laying of Pipeline of Surya Integrated Water Supply Scheme for Bulk Water Supply to Western Sub region of MMR - crossing of Kaman River on NH 8 near Juchandra village, Thane.

The Authority noted that, the proposal is for laying of Pipeline of Surya Integrated Water Supply Scheme for Bulk Water Supply to Western Sub region of MMR - crossing of Kaman River on NH 8 near Juchandra village, Thane. 50sqm each for shaft of tunnel on both sides of Kaman River with pipeline of 2.6 m diameter going under the water bed of length 268m. The length of pipeline in CRZ III area is 268m. Rapid EIA and EMP were presented and taken on record during the meeting.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to MoEF&CC subject to compliance of following conditions:

1. The proposed activity 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 to ensure the site is restored after the laying of the pipeline.
3. No mangroves should be destroyed for the proposed activity.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 42:** Proposed Kharland Scheme at. Vengurla, Tal. Vengurla, Dist. Sindhudurg by Kharland Development Scheme

Project proponent was absent for the meeting to present the proposal. Hence, the proposal is deferred.

  
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**Item No. 43:** Proposed Deepening and Widening of Existing Mumbai Harbour Channel and JN Port Channel (Phase II) by JNPT

Dy. Chairman, Jawaharlal Nehru Port Trust (JNPT) presented the proposal for Deepening and Widening of Existing Mumbai Harbour Channel and JN Port Channel (Phase II) at Uran, Dist. Raigad.

The Authority noted that, the proposal is for deepening and widening of existing Mumbai Harbour Channel and JN Port Channel for accommodating vessels upto a draught of 15m (i.e. upto 12,500 TEU) by using tidal window. This project is to increase the ports capability to handle large container vessels. The project site falls in CRZ IV.

The Authority further noted that, the proposed activities includes existing channel of length 33490m to be increased to 35490m, existing width of the channel 370m to 800m to be increased to 450 m to 800m, existing depths of the channel 13.1 m to 14.2 m below CD to be increased to 14.7 m to 15.9 m below CD. □ Provision of turning circles, anchorages and navigational aids to the channel.

The project proponent informed that dredged material to be dumped to designated dumping site of DS3 located in the offshore since fine marine clay cannot be used for reclamation purpose. The quantity to be dredged is 35.03 million cum. (33.3 million cum in soil and 1.73 million cum in rock). Under water dredging for rock and soil will be by drilling and controlled blasting. The site under reference falls in CRZ IV area.

The PP has presented the Rapid EIA/ EMP report. Brief of the said report is as follows:

**Impact on Water Quality**

During dredging the main environment effect is the increase in the suspended sediments and thereby turbidity in the water column. All methods of excavation release suspended sediments in the water column during the excavation itself and during the flow of sediments through barges.

  
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**Mitigation Measures**

It is observed that background suspended solid and turbidity levels in the marine environment are highly variable depending on the site condition. The use of grabs shall also limit the impact.

**Oil Spill**


The movement of the barges involved in dredging activity may cause oil spills in the water.

**Mitigation Measures**

Oil spill contingency plan shall be in place to deal with the eventualities of the oil spill. Mopping system shall be deployed for cleaning of the oil from the surface waters.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to MoEF & CC subject to following conditions. Since, SEIAA for Maharashtra State has been dissolved.

1. The proposed activity should be undertaken 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. JNPT to carry out Bathymetric studies for pre and post dredging activity.
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. The JNPT should monitor the disposal of mud and sludge
5. No labour camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities/ machineries should not be released into the coastal water body.
6. No destruction of mangroves is allowed.
7. No reclamation of water body is allowed.
8. JNPT to ensure that Non sand/ coarse material should not be disposed off in CRZ area.
9. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

  
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**Item No. 44:** Proposed construction of Coastal Berth and Port Craft Berth at Jawaharlal Nehru Port Trust by JNPT

Dy. Chairman, Mr. Bansal from Jawaharlal Nehru Port Trust (JNPT) presented the proposal before the Authority. The proposal is for construction of Coastal Berth and Port Craft Berth between Terminal IV and extending landing jetty at JNPT. Proposed construction of 270m long and 30m wide coastal berth with open type piled wharf structure and two approach bridges of 15m width and 75m length each with arrangement for laying pipeline and movement of tractor trailers/trucks. Area of the project site includes, berth area is 8100sqm, approach bridge is 2250sqm and area to be reclaimed is 456000sqm. The project is proposed in CRZ I area.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to following conditions.

1. The proposed activity 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. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
3. Prior High Court permission should be obtained, if the project involves clearing of mangroves.
4. 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.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be disposed scientifically at a designated place.
6. Sewage and effluent should not be discharged into the coastal water body.
7. Extra care to be taken to avoid oil/wastes and leakages or spillages and its discharge should not be into coastal water body.
8. Project manager should ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment

  
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9. During the construction & operational phase, all efforts should be made to maintain ecology of the area.
10. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

**Item No. 45:** Proposed installation of poles and trenching work for Wifi services at Girgaon Chowpati (Beach), Mumbai by MTNL

The project proponent presented the proposal of installation of Poles and Trenching work for Wifi services at Girgaon Chowpati (Beach), Mumbai. The proposed installation of two Poles and 180 m trenching for cabling work near BMC owned tower T1 & T3 for Wifi services at Girgaon Chowpati (Beach), Mumbai. The site falls in CRZ-I area, as per approved CZMP.


The Authority after deliberation decided to recommend the proposal to Concern Planning Authority compliance of following conditions:

1. The proposed activity 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. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 46:** Proposed advertisement hoardings by-

- 1) Mumbai Port Trust (MbPT)
- 2) M/s. Wallop Advertising
- 3) M/s. De Zens Products

The Authority noted that the policy matter regarding Advertisement Hoarding in CRZ area was considered in the 96<sup>th</sup> meeting of MCZMA held on 17<sup>th</sup> January, 2015. The Authority considered all earlier policy decisions and provisions of CRZ Notification, 2011 and felt necessary to revise the policy for hoardings/advertisement structures in view of various orders of Hon'ble High Court. Henceforth, following is decided:

  
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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 following proposals received before MCZMA:

**1) Advertisement Hoardings by MbPT**

The Authority noted Mumbai Port Trust vide letter dated 8.11.2016 (received on 11.11.2016) forwarded the proposal for advertisement hoardings in MbPT Estate, Mumbai. Proposed 12 Nos. of advertisement hoardings having size 40' X 40' in MbPT Estate, Mumbai. MbPT mentions that, out of several locations feasible for erecting hoardings in Mumbai Port Trust estates, 28 exact locations have been identified for erecting hoardings along the sides of Eastern Freeway on MbPT land. Out of these 28 locations, only 12 hoardings fall in CRZ-II area and landward side of existing road and development.

The Authority after deliberation decided to recommend the proposal of 12 Nos. of advertisement hoardings which are located in CRZ II area and landward side of road or authorized structure from CRZ point of view to concern planning authority.

**2) Advertisement Hoardings by M/s. Wallop Advertising**

The Authority noted that the proposal of advertisement hoarding of size 40' X 40' Back to Back in Railway premises near Railway Over Bridge South East at

  
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Bandra, Western Express Highway, Mumbai was deliberated in 109<sup>th</sup> meeting of MCZMA. As per approved CZMP of Mumbai submitted the site falls in CRZ-II and seaward side of existing road. In the 109<sup>th</sup> meeting, rejected the proposal since the site indicated seaward side of existing road.

M/s. Wallop Advertising mentions that the site is next to the existing advertisement hoarding of M/s. Gurukrupa Advertisement, which got permission from MCZMA.

However Authority noted that no DP remarks from MCGM indicating exact location of the proposed hoarding has been submitted by applicant. Therefore, Authority decided the defer the matter and directed PP to submit exact location of proposed hoarding on approved CZMP along with DP remarks through MCGM.

**3) Advertisement Hoardings by M/s. De Zens Products**

The Authority noted that the proposal of proposed 3 Nos. of advertisement hoardings of size 40' X 40' at plot bearing CTS No. A 792, Bandra Reclamation, Mumbai was deliberated in 111<sup>th</sup> & 113<sup>th</sup> meeting of MCZMA. In the 113<sup>th</sup> meeting, the Authority after deliberation decided that the PP need to submit the location of the 3 hoarding sites on approved CZMP through MCGM. MCGM to provide information whether the hoarding sites are situated in CRZ II area and situated on landward side of existing road. The matter is deferred for compliance of information as above.

M/s. De Zens Products has submitted reply vide letter dated 15.11.2016 along with approved CZMP of Mumbai. However Authority noted that PP has not submitted DP remarks of the MCGM along with CZMP.

Therefore, Authority decided the defer the matter and directed PP to submit exact location of proposed hoarding on approved CZMP along with DP remarks through MCGM.

**Item No: 47:** Proposed development of multipurpose terminal with jetty for cargo handling, ship repair and ship breaking facility at Guhagar, Dist. Ratnagiri by M/s. Marine Syndicate Pvt. Ltd.

  
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The project proponent presented the proposal before the Authority. The proposal is for development of multipurpose terminal with jetty for cargo handling, ship repair and ship breaking facility. As per the CRZ map prepared by IRS, Chennai, as per CRZ Notification, 2011 showing site under reference, the project site falls in CRZ IB, CRZ III, CRZ IVB and non CRZ area.

**Infrastructure proposed:**

1. Cargo Shipments: One cargo loading ramp for loading bulk Bauxite cargo into barges. One small base platform (pile cap) of size 7000mm x 2400mm. installed on total 6 no.s RCC piles each of 600mm dia.
2. Ship repair work: Total 2 nos. mooring buoys will be placed in the bay. One steel floating dry dock will be used. Total 4 nos. anchors/ sinkers will be placed.
3. Ship Breaking Facility: Total 4 no.s shore bollards will be installed. Two mooring buoys, one winch and one weigh bridge will be installed.

As per the CRZ map prepared by IRS, Chennai, as per CRZ Notification, 1991 showing site under reference, the project site falls in partly within 100m line from HTL and partly outside 100m line from HTL of creek. The proposal was earlier deliberated in 113<sup>th</sup> meeting of the MCZMA held on 8<sup>th</sup> to 11<sup>th</sup> August, 2016, wherein the Authority sought certain information along with specific EIA report.

The PP submitted the EIA report for development of multipurpose terminal with jetty for cargo handling, ship repair and ship breaking facility. Salient features of EIA is as follows:

- The proposed port is planned to be developed completely on the land of the port. Part of the land cover of the landside area of the port is covered with trees.
- There will be construction of 13x25 m unloading ramp and backup areas on the existing land. Due to undulating topography, there will be cutting and filling required. Land reclamation and change in land use pattern will be limited to the proposed port limits and will be carried out in such a way that to ensure the proper drainage by providing surface drainage systems including storm water networks etc.
- Contamination of soils is anticipated due to poor storage and management of solid and liquid wastes. All these impacts might be permanent if not remediated. Furthermore, Contamination of soils may occur as a result of

  
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spillage of fuels, lubricant chemicals, sanitary wastewater, etc. as well as from leakage from inadequately protected solid waste storage facilities and sites.

- Sewage/ solid waste / construction wastes should be treated and disposed or sold to authorized recyclers as per the MoEF guidelines.
- Hazardous materials should be handled, stored and transported so as to avoid leaks, spills or other types of accidental releases into soils, surface water and groundwater resources.
- There is possibility of pollution of creek water caused by improper handling and disposal of construction waste. A creek water monitoring program should be implemented during the construction phase.
- Project water management plan should be developed in order to secure the project sustainable water balance and in the project region in the construction phase.
- All ship related waste with a potential to cause pollution to the marine environment should be disposed of according to the guidelines stipulated by the MARPOL convention.
- Fuel and oil stores must be located away from the site drainage system and the shoreline. If this is not possible, ensure adequate measures are identified to prevent or contain any spillage.
- Port operator should be required to develop system for holding and collecting storm water runoff and surface runoff produce by site activities and its treatment before discharge.
- Waste water should be treated up to the standards for discharge (prevention and control pollution) At, 1974, if required.
- Land area for the proposed port does not have any mangroves however has natural vegetation on the hill slopes. Hence, proposed port development will not have any impacts on mangroves.
- During the operation phase, there will not be impact on fishing activity/ fisheries in the project region. Because no fishing activity / fisheries is done nearer to the project site.
- A well planned implementation programme is proposed.
- Sewage coming out from port premises and surrounding areas and joining shall be treated water will be reused for gardening and flushing\
- During the operation phase there will be movement of trucks round the clock. There is a possibility of aqueous discharges from the cargo vessels such as dumping of ship wastes (sullage), sewage, bilge water, solid

  
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wastes, et if not regulated. It will effect on marine life and production due to mixing of oil and grease, heavy metal, pesticide, nutrients in creek.

- Spill contingency plan as a part of Disaster Management plan will be prepared in accordance to the cargo to be handled spill recovery /immediate response measures will be displayed at cargo handling areas, Material safety data sheet of cargo (if applicable) being handled will be displayed. Mock drills will be conducted at periodic intervals.
- Dust suppression measures such as water sprays, etc will be used.
- Similarly movement of cargo during high wind will be halted to avoid any movement of dust particles.
- Acoustic fencing might be installed along the edge of the access road should the traffic generated noise level be significant to warrant mitigation measures.

The Authority after deliberation decided to recommend the proposal of jetty 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. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
3. Prior High Court permission should be obtained, if the project involves clearing of mangroves or activities falls within the 50m Mangroves Buffer Zone.
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.

  
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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.

**Item No. 48:** Proposed residential construction on plot bearing S .No. 165, Hissa No. 10, CTS No. 10B Mouje Zadgaon, Tal. & Dist. Ratnagiri by Shri. Vijay More

The Project proponent presented the proposal before the Authority. The proposal is for reconstruction on plot bearing S. No. 165, Hissa No. 10, CTS No. 10B village Zadgaon, Ratnagiri. Proposed reconstruction comprises of Ground + 1 upper floor on plot under reference. The land under reference is located in CRZ II and the plot under reference is situated on landward side of existing road. The land under reference is situated in residential zone. The total area of plot as per Property card is 2690.47 Sqm. and as per 7/12 is 3470.00 Sqm. Total BUA is 249.72 sqm.

The Authority after deliberation and discussion 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. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. Local body to ensure the exact plot area before the commencement of construction.
3. All other required permission from different statutory authorities should be obtained.

**Item No. 49:** Proposed residential bungalows on plot bearing S. No. 124, H. No. 15 of mauje Malgund, Tal. & Dist. Ratnagiri by Mr. Milind P Kulkarni

The Project proponent presented the proposal before the Authority. The proposal is for proposed residential bungalows on plot bearing S. No. 124, H. No. 15 of mauje Malgund, Tal & Dist Ratnagiri. Proposed construction comprises of 8 nos. of ground floored residential bungalows. Grampanchayat Malgud village vide letter dated 21.10.2016 mentioned that proponents are resident of the village.

As per approved CZMP, the plot under reference situated within 200 m to 500m from HTL of Arabian Sea i.e. in CRZ-III area and landward side of existing road. The plot under reference falls in Residential Zone. Total plot area is 24290.00 sqm and total BUA proposed is 870.00 sqm.

The Authority after deliberation and discussion decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

1. The Local Body to ensure that construction for residential building construction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor);
2. Local body to ensure that the PP is local inhabitant.
3. All other required permission from different statutory authorities should be obtained.

  
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**Item No. 50:** Proposed construction of residential buildings on S. No. 29A1, H. No. 11C & 11D, CTS No. 1040 A7 & 1045C, Tal. & Dist. Ratnagiri by Shri. Abhay M Jain

The Project Proponent (PP) presented the proposal before the Authority. The proposal is for construction of residential buildings on plot bearing S. No. 29A1, H. No. 11C & 11D, CTS No. 1040 A7 & 1045C, Tal. & Dist. Ratnagiri at mauje Rahatagar, Tal. & Dist. Ratnagiri.

Proposed construction of residential buildings comprising four bungalow with G+1 floor each. As per approved CZMP, the plot falls in CRZ II area and situated on landward side of existing road prior to 1991. The plot under reference falls in residential zone. The total plot area is 778.00 sqm and total BUA on plot is 399.566 sqm.

The Authority after deliberation and discussion decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of the following conditions:

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

**Item No. 51:** Proposed reconstruction of plot bearing S. No. 312A, 312A2 & 312B, H. No. 2/2, C. S. No. 1952/5, 1953/5, 1952/6 & 1953/6 at mauje Zadgaon, Tal. & Dist. Ratnagiri by Smt. Kalpana Bhaskar Lanjekar & others

The project proponent presented the proposal before the Authority. The proposal is for reconstruction on plot comprising Ground + 2 floor bearing S. No. 312A, 312A2 & 312B, H. No. 2/2, C. S. No. 1952/5, 1953/5, 1952/6 & 1953/6 at mauje Zadgaon, Tal. & Dist. Ratnagiri. There exists structure prior to 1950 on the plot under reference.

As per approved CZMP, the plot falls in CRZ II area and situated on landward side of existing road prior to 1991. The plot under reference falls in

  
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residential zone. The total plot area is 1073.90 sqm and total BUA in plot is 388.57 sqm.

The Authority after deliberation and discussion decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

**Item No. 52:** Proposed residential cum commercial building on plot bearing C.S. No. 1530 A, S. No. 216 A at mouje Khed, Tal. Khed, Dist Ratnagiri by Mr. Shamsuddin Shaikh Ali Juikar

The Authority noted that the proposal is for construction of residential cum commercial comprising of ground floor + 4<sup>th</sup> floor building on plot bearing C.S. No. 1530 A, S. No. 216 A at mouje Khed, Tal. Khed, Dist Ratnagiri. Total plot area is 1057.50 sqm

As per development Plan of Khed Municipal Council, the plot under reference falls in gaathan. The Authority noted the approved CZMP submitted by Khed Municipal Council indicates the plot under reference partly falls within 100m CRZ setback line from the HTL of River i.e. partly in no development zone (NDZ).

The Authority after deliberation and discussion decided to seek following information from the Khed Municipal Council

1. Distance from the plot under reference from the HTL of the River as per approved CZMP.
2. Whether PP is local inhabitant.

**Item No. 53:** Proposed construction of residential building on CTS No. 3182A/3, S. No. 277, H. No. 3B, 3/2B/3, Khed, Tal Khed, Dist. Ratnagiri by Shri. Rajesh M. Devalekar

  
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The project proponent presented the proposal before the Authority. The proposal is for construction of residential building comprising Ground + 1<sup>st</sup> floor on plot bearing CTS No. 3182A/3, S. No. 277, H. No. 3B, 3/2B/3, Khed, Tal Khed, Dist. Ratnagiri. As per DP plan, the plot under reference falls in residential zone.

As per the approved CZMP, the plot falls in CRZ III area and situated on landward side of existing road prior to 1991. As per map prepared by MRSAC, the plot under reference falls within 100m and 500m line from HTL of creek. Total plot area is 400.00 sqm and total BUA in plot is 194.27 sqm.

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

1. The Local Body to ensure that construction for residential building construction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor);
2. Local body to ensure that the PP is local inhabitant.
3. All other required permission from different statutory authorities should be obtained.

**Item No. 54:** Proposed Ilmenite mining in CRZ area in Undi, Reel, Kalbadevi, Pethpurnagard, Gaonkhadi & Warvale, Tal. & Dist. Ratnagiri by M/s Indian Garnet Sand Co. Pvt. Ltd

The project proponent presented the proposal before the Authority. The proposal is for ilmenite mining in CRZ area in Undi, Reel, Kalbadevi, Pethpurnagard, Gaonkhadi & Warvale, Tal. & Dist. Ratnagiri.

The PP presented that the proposal pertains to manual open cast mining, manual screening and sorting of Ilmenite within applied lease area in CRZ of village Kalbadevi, Undi, Reel, Warvade, Pethpurnagad and Gaonkhadi transportation of sand to Mineral Processing Factory to be located at MIDC, Ratnagiri. The project involves scraping of sand from the lease, manual

  
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screening and sorting (pre-concentration) of black component from scrapped sand and backfilling of remaining sand in to the void generated in lease area.

**PART I- KALBADEVI  
Size & Magnitude of Project**

Sr. No.	Head	Kalbadevi
<b>General</b>		
	Lease Area	54 Ha
	Production	52,650 T per Annum
	Depth of Mineral Deposits	2.5m
	Depth of Proposed Mining	1m
	Bulk Density of the Sand	3.0
<b>In-situ Reserve at 2.5 m Depth</b>		
	Total Reserve (Raw Sand)	40,50,000 T
	Ilmenite	12,15,000 T
	Other Minerals	7,77,195 T
	Waste Quartz	20,57,805 T
<b>Minalable Reserves @ 1 m Depth (after leaving reserves blocked in safe zone of 7.5 m along periphery)</b>		
	Total Reserve (Raw Sand)	15,54,552 T
	Ilmenite	4,66,366 T
	Other Heavy Minerals	2,98,318 T
	Waste Quartz	7,89,868 T

**PART II- REEL, UNDI & WARVADE  
Size & Magnitude of Project**

Sr. No.	Head	Undi	Reel	Warvade	Total (Group I)
<b>General</b>					
1.	Lease Area	21 Ha	15.6 Ha	90 Ha	126.6 Ha
2.	Production	20,654 TPA	8,641 TPA	41,471 TPA	70,766 TPA
3.	Depth of Mineral Deposits	2.5 m	2.5 m	2.5 m	--
4.	Depth of Proposed Mining	1.0 m	1.0 m	1.0 m	--

  
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5.	Bulk Density of the Sand	2.99	3.04	2.95	2.99 (Avg.)
<b>Minal Reserves @ 1 m Depth (after leaving reserves blocked in safe zone of 7.5 m along periphery)</b>					
6.	Total Reserve (Raw Sand)	586785 T	4,38,976 T	25,73,450 T	35,99,211 T
7.	Ilmenite	192465 T (@ 32.8 %)	1,49,252 T (@ 34 %)	7,30,860 T (@ 28.4 %)	10,72,577 T
8.	Other Heavy Minerals	97406 T (@ 16.6 %)	53994 T (@ 12.3 %)	5,40,425 T (@ 21 %)	6,91,825 T
9.	Waste Quartz	296913 T (@ 50.6 %)	235730 T (@ 53.7 %)	13,02,165 T (@ 50.6 %)	18,34,808 T

**PART III- PETHPURNAGAD AND GAONKHADI  
Size & Magnitude of Project**

Sr. No.	Head	Pethpurngad	Gaonkhadi	Total (Group III)
<b>General</b>				
1.	Lease Area	45	67.5	112.5
2.	Production	20,107	59,443	79,550
3.	Depth of Mineral Deposits	2.5m	2.5m	-
4.	Depth of Proposed Mining	1m	1m	-
5.	Bulk Density of the Sand	2.9	3.0	2.95 (Avg.)
<b>In-situ Reserve at 2.5 m Depth</b>				
6.	Total Reserve (Raw Sand)	32,62,500 T	49,27,500 T	81,90,000 T
7.	Ilmenite	8,80,875 T	15,76,800 T	24,57,675 T
8.	Other Minerals	6,29,663 T	8,57,873 T	14,87,536 T
9.	Waste Quartz	17,51,962 T	24,92,822 T	42,44,784 T
<b>Minal Reserves @ 1 m Depth (after leaving reserves blocked in safe zone of 7.5 m along periphery)</b>				
10.	Total Reserve (Raw	12,47,974 T	19,01,647 T	31,49,621 T

  
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	Sand)			
11.	Ilmenite	3,36,953 T	6,08,527 T	9,45,480 T
12.	Other Heavy Minerals	2,40,859 T	3,31,077 T	5,71,936 T
13.	Waste Quartz	6,70,162 T	9,62,043 T	16,32,205 T

The Authority deliberated the proposal and noted that the mining for rare mineral is proposed on beach area i.e. CRZ I area, which is sensitive area from coastal ecological point of view. The beach area is where the wave action of the sea happens thereby depositing the sediments and creating the unique coastal biodiversity on the beach area and protect the coastal erosion as well as provide protection to the Habitation. Sand deposition on the beach area helps in stopping the sea water entering into the land mass. The mining of sand for rare minerals from the beach may result in loss of natural beach and coastal ecosystem. The coastal services provided by the beach would be hindered. There is likely possibility that the mining of the sand will cause the coastal stretch at Ratnagiri to erode and sea water may enter into the human settlement present behind the beach on landward side. Tourism potential of the Ratnagiri district may also be hampered, due to sand mining on beach. The mining on beach area will hamper the public access to the beach.

The Authority took note of the example of the sand mining on beach at Tamil Nadu and noted the destruction of the beaches due to sand mining is eroding the coastline, thereby destructing the coastal ecology. Further, apparently cost benefit analysis would definitely indicate conservation of beach resources with regards to its ecological services to local inhabitants, tourism services, ecological benefits in the food chain, marine biodiversity and livelihood of the people. It was also noticed by the Authority all these aspects and analysis has not been covered in the Impact Analysis of the proposed activity. It was also not clear whether revenue from proposed activity will be more beneficial than the services provided by these beaches as on today. Further, consent of the local inhabitants was also not available with the application.

In the light of above, the Authority after deliberation decided to reject the proposals.

  
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**Item No. 55:** Proposed mining of Magnetite, Garnet, Ilmenite on SF No. 144, 141 & West of 345 at village Pawas, Tal. & Dist. Ratnagiri by M/s Rare Minerals

The project proponent presented the proposal before the Authority. The proposal for mining of the rare minerals at total area 4.75 ha for production of 215 tons/annum Magnetite, 52 tons/annum Garnet and 187 tons/ annum of ilmenite at SF no. 144 & west of 345 village pawas, Tal & Dist: Ratnagiri. Mining will be carried out by open case manual method by using hand shovels and bucket for excavation of sand. No drilling and blasting is required. The loading of sand will be done by manual labours and transported to the processing plant by trucks /lorries/ The mining depth is restricted to 0.5 m during the present mining plan and all precaution will be taken while mining, loading and transportation of HM sand to avoid collapse of side as mining is done in loose sand. No bench formation is possible.

The PP further presented that collection of heavy mineral /bearing sand from the mining lease area will be heaped in the lease area itself for easy transportation to the factory for mineral processing. The PP has submitted Rapid EIA/EMP for the project

The Authority deliberated the proposal and noted that the mining for rare mineral is proposed on beach area i.e. CRZ I area, which is sensitive area from coastal ecological point of view. The beach area is where the wave action of the sea happens thereby depositing the sediments and creating the unique coastal biodiversity on the beach area and protect the coastal erosion as well as provide protection to the Habitation. Sand deposition on the beach area helps in stopping the sea water entering into the land mass. The mining of sand for rare minerals from the beach may result in loss of natural beach and coastal ecosystem. The coastal services provided by the beach would be hindered. There is likely possibility that the mining of the sand will cause the coastal stretch at Ratnagiri to erode and sea water may enter into the human settlement present behind the beach on landward side. Tourism potential of the Ratnagiri district may also be hampered, due to sand mining on beach. The mining on beach area will hamper the public access to the beach.

The Authority took note of the example of the sand mining on beach at Tamil Nadu and noted the destruction of the beaches due to sand mining is

  
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eroding the coastline, thereby destructing the coastal ecology. Further, apparently cost benefit analysis would definitely indicate conservation of beach resources with regards to its ecological services to local inhabitants, tourism services, ecological benefits in the food chain, marine biodiversity and livelihood of the people. It was also noticed by the Authority all these aspects and analysis has not been covered in the Impact Analysis of the proposed activity. It was also not clear whether revenue from proposed activity will be more beneficial than the services provided by these beaches as on today. Further, consent of the local inhabitants was also not available with the application.

In the light of above, the Authority after deliberation decided to reject the proposals.

**Item No. 56:** Proposed mining of Magnetite, Garnaet, Ilmenite on S. No. 22 to 27, 34, 37 & 6 at village Randpar, Tal. & Dist. Ratnagiri by M/s Rare Minerals

The project proponent presented the proposal before the Authority. The proposal is for mining of rare minerals at total area 4.0ha for production of 224 tons/annum Magnetite, 22 tons/annum Garent and 168 tons/ annum of ilmenite at Survey no. 22,23,24,25,26,27,34,37 and 6 of village Randpar, Tal & Dist: Ratnagiri. Mining will be carried out by open case manual method by using hand shovels and bucket for excavation of sand. No drilling and blasting is required. The loading of sand will be done by manual labours and transporated to the processing plant by trucks /lorries/ The mining depth is restricted to 0.5 m during the present mining plan and all precaution will be taken while mining, loading and transportation of HM sand to avoid collapse of side as mining is done in loose sand. No bench formation is possible. As and when a particular portion of the HM sand bearing area is mined out, the same will be back filled with the waste material brought from the minerals separation plant. Hence. Maintaining width and slope of benches for a long time is not necessary and not possible in loose sand. The collection of heavy mineral /bearing sand from the mining lease area will be heaped in the lease area itself for easy transportation to the factory for mineral processing. The PP has submitted Rapid EIA/EMP for the project

  
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The Authority deliberated the proposal and noted that the mining for rare mineral is proposed on beach area i.e. CRZ I area, which is sensitive area from coastal ecological point of view. The beach area is where the wave action of the sea happens thereby depositing the sediments and creating the unique coastal biodiversity on the beach area and protect the coastal erosion as well as provide protection to the Habitation. Sand deposition on the beach area helps in stopping the sea water entering into the land mass. The mining of sand for rare minerals from the beach may result in loss of natural beach and coastal ecosystem. The coastal services provided by the beach would be hindered. There is likely possibility that the mining of the sand will cause the coastal stretch at Ratnagiri to erode and sea water may enter into the human settlement present behind the beach on landward side. Tourism potential of the Ratnagiri district may also be hampered, due to sand mining on beach. The mining on beach area will hamper the public access to the beach.

The Authority took note of the example of the sand mining on beach at Tamil Nadu and noted the destruction of the beaches due to sand mining is eroding the coastline, thereby destructing the coastal ecology. Further, apparently cost benefit analysis would definitely indicate conservation of beach resources with regards to its ecological services to local inhabitants, tourism services, ecological benefits in the food chain, marine biodiversity and livelihood of the people. It was also noticed by the Authority all these aspects and analysis has not been covered in the Impact Analysis of the proposed activity. It was also not clear whether revenue from proposed activity will be more beneficial than the services provided by these beaches as on today. Further, consent of the local inhabitants was also not available with the application.

In the light of above, the Authority after deliberation decided to reject the proposals.

**Item No. 57:** Proposed mining of Magnetite, Garnet and Ilmenite on S. No. 16, 17, 18, 22, 24 of village Dandewadi, Tal. Rajapur, Dist. Ratnagiri by M/s Rare Minerals

The project proponent presented the proposal before the Authority. The proposal is for mining of rare minerals at total area 14.00ha for production of 1050 tons/annum Magnetite, 105 tons/annum Garent and 789 tons/ annum of

  
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ilmenite at Survey no. 16,17,18,22 and 14 of village Dandewadi, Tal: Rajapur & Dist: Ratnagiri. Mining will be carried out by open case manual method by using hand shovels and bucket for excavation of sand. No drilling and blasting is required. The loading of sand will be done by manual labours and transported to the processing plant by trucks /lorries/ The mining depth is restricted to 0.5 m during the present mining plan and all precaution will be taken while mining, loading and transportation of HM sand to avoid collapse of side as mining is done in loose sand. No bench formation is possible. As and when a particular portion of the HM sand bearing area is mined out, the same will be back filled with the waste material brought from the minerals separation plant. Hence. Maintaining width and slope of benches for a long time is not necessary and not possible in loose sand.

The PP further presented that the collection of heavy mineral /bearing sand from the mining lease area will be heaped in the lease area itself for easy transportation to the factory, for mineral processing. The PP has submitted Rapid EIA/EMP for the project

The Authority deliberated the proposal and noted that the mining for rare mineral is proposed on beach area i.e. CRZ I area, which is sensitive area from coastal ecological point of view. The beach area is where the wave action of the sea happens thereby depositing the sediments and creating the unique coastal biodiversity on the beach area and protect the coastal erosion as well as provide protection to the Habitation. Sand deposition on the beach area helps in stopping the sea water entering into the land mass. The mining of sand for rare minerals from the beach may result in loss of natural beach and coastal ecosystem. The coastal services provided by the beach would be hindered. There is likely possibility that the mining of the sand will cause the coastal stretch at Ratnagiri to erode and sea water may enter into the human settlement present behind the beach on landward side. Tourism potential of the Ratnagiri district may also be hampered, due to sand mining on beach. The mining on beach area will hamper the public access to the beach.

The Authority took note of the example of the sand mining on beach at Tamil Nadu and noted the destruction of the beaches due to sand mining is eroding the coastline, thereby destructing the coastal ecology. Further, apparently cost benefit analysis would definitely indicate conservation of beach resources with regards to its ecological services to local inhabitants, tourism

  
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services, ecological benefits in the food chain, marine biodiversity and livelihood of the people. It was also noticed by the Authority all these aspects and analysis has not been covered in the Impact Analysis of the proposed activity. It was also not clear whether revenue from proposed activity will be more beneficial than the services provided by these beaches as on today. Further, consent of the local inhabitants was also not available with the application.

In the light of above, the Authority after deliberation decided to reject the proposals.

**Item No. 58:** Proposed mining of Magnetite, Garnet and Ilmenite on S. No. 74, 75, 76, 8A, 9, 10, 11, 12 & 13 of village Kolthare, Tal. Dapoli, Dist. Ratnagiri by M/s Rare Minerals

The project proponent presented the proposal before the Authority. The proposal is for mining rare minerals at total area 17.00 ha for production of 1480 tons/annum Magnetite, 147 tons/annum Garnet and 1480 tons/ annum of ilmenite at Survey no. 74,75,76,8A,9,10,11,12 and 13 of village Kolthare, Tal: Dapoli & Dist: Ratnagiri. Mining will be carried out by open case manual method by using hand shovels and bucket for excavation of sand. No drilling and blasting is required. The loading of sand will be done by manual labours and transported to the processing plant by trucks /lorries/ The mining depth is restricted to 0.5 m during the present mining plan and all precaution will be taken while mining, loading and transportation of HM sand to avoid collapse of side as mining is done in loose sand. No bench formation is possible. As and when a particular portion of the HM sand bearing area is mined out, the same will be back filled with the waste material brought from the minerals separation plant. Hence. Maintaining width and slope of benches for a long time is not necessary and not possible in loose sand.

The PP further presented that the collection of heavy mineral /bearing sand from the mining lease area will be heaped in the lease area itself for easy transportation to the factory, for mineral processing. The PP has submitted Rapid EIA/EMP for the project

The Authority deliberated the proposal and noted that the mining for rare mineral is proposed on beach area i.e. CRZ I area, which is sensitive area

  
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from coastal ecological point of view. The beach area is where the wave action of the sea happens thereby depositing the sediments and creating the unique coastal biodiversity on the beach area and protect the coastal erosion as well as provide protection to the Habitation. Sand deposition on the beach area helps in stopping the sea water entering into the land mass. The mining of sand for rare minerals from the beach may result in loss of natural beach and coastal ecosystem. The coastal services provided by the beach would be hindered. There is likely possibility that the mining of the sand will cause the coastal stretch at Ratnagiri to erode and sea water may enter into the human settlement present behind the beach on landward side. Tourism potential of the Ratnagiri district may also be hampered, due to sand mining on beach. The mining on beach area will hamper the public access to the beach.

The Authority took note of the example of the sand mining on beach at Tamil Nadu and noted the destruction of the beaches due to sand mining is eroding the coastline, thereby destructing the coastal ecology. Further, apparently cost benefit analysis would definitely indicate conservation of beach resources with regards to its ecological services to local inhabitants, tourism services, ecological benefits in the food chain, marine biodiversity and livelihood of the people. It was also noticed by the Authority all these aspects and analysis has not been covered in the Impact Analysis of the proposed activity. It was also not clear whether revenue from proposed activity will be more beneficial than the services provided by these beaches as on today. Further, consent of the local inhabitants was also not available with the application.

In the light of above, the Authority after deliberation decided to reject the proposals.

**Item No. 59:** Proposed mining of Magnetite, Garnet and Ilmenite on S. No. 181B, 181A, 182A & 224 of village Dabhol, Tal. Dapoli, Dist. Ratnagiri by M/s Rare Minerals

The project proponent presented the proposal before the Authority. The proposal is for mining of rare minerals at total area 10.75 ha for production of 1294 tons/annum Magnetite, 194 tons/annum Garent and 1942 tons/ annum of ilmenite at Survey no. 181B, 181A, 182A and 224 of village Dabhol, Dist: Ratnagiri.

  
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The PP further presented that the mining will be carried out by open case manual method by using hand shovels and bucket for excavation of sand. No drilling and blasting is required. The loading of sand will be done by manual labours and transported to the processing plant by trucks /lorries/ the mining depth is restricted to 0.5 m during the present mining plan and all precaution will be taken while mining, loading and transportation of HM sand to avoid collapse of side as mining is done in loose sand. No bench formation is possible. As and when a particular portion of the HM sand bearing area is mined out, the same will be back filled with the waste material brought from the minerals separation plant. Hence, Maintaining width and slope of benches for a long time is not necessary and not possible in loose sand.

The collection of heavy mineral /bearing sand from the mining lease area will be heaped in the lease area itself for easy transportation to the factory, where mineral processing will be carried out. The PP has submitted Rapid EIA/EMP for the project.

The Authority deliberated the proposal and noted that the mining for rare mineral is proposed on beach area i.e. CRZ I area, which is sensitive area from coastal ecological point of view. The beach area is where the wave action of the sea happens thereby depositing the sediments and creating the unique coastal biodiversity on the beach area and protect the coastal erosion as well as provide protection to the Habitation. Sand deposition on the beach area helps in stopping the sea water entering into the land mass. The mining of sand for rare minerals from the beach may result in loss of natural beach and coastal ecosystem. The coastal services provided by the beach would be hindered. There is likely possibility that the mining of the sand will cause the coastal stretch at Ratnagiri to erode and sea water may enter into the human settlement present behind the beach on landward side. Tourism potential of the Ratnagiri district may also be hampered, due to sand mining on beach. The mining on beach area will hamper the public access to the beach.

The Authority took note of the example of the sand mining on beach at Tamil Nadu and noted the destruction of the beaches due to sand mining is eroding the coastline, thereby destructing the coastal ecology. Further, apparently cost benefit analysis would definitely indicate conservation of beach resources with regards to its ecological services to local inhabitants, tourism services, ecological benefits in the food chain, marine biodiversity and livelihood

  
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of the people. It was also noticed by the Authority all these aspects and analysis has not been covered in the Impact Analysis of the proposed activity. It was also not clear whether revenue from proposed activity will be more beneficial than the services provided by these beaches as on today. Further, consent of the local inhabitants was also not available with the application.

In the light of above, the Authority after deliberation decided to reject the proposals.

**Item No. 60:** Proposed construction of Resort on plot bearing S. No. 2, H. No. 1/27, 1/31 at Village Sagartirth, Tal. Vengurla, Dist. Sindhudurg by Shri. Francis Juje D'souza

The project proponent presented the proposal before the Authority. The proposal is for construction of resort at plot bearing S. No. 2, H. No. 1/27, 1/31 of mauje Sagartirth, Tal. Vengurla, Dist. Sindhudurg. Proposed resort comprises of ground + one floor building (10 nos.) on plot under reference.

The Authority noted that the site under reference is situated within 200 m to 500 m from HTL of Seafront i.e. CRZ III area. Total area of the plot is 4100.00 sqm and total proposed BUA is 1327.92 sqm. The plot under reference is falls in Tourism Zone (T2). The PP need to submit the Rapid EIA/EMP for the project.

After deliberation, the Authority decided to recommend the project from CRZ point of view to MoEF&CC subject to compliance of following conditions:

1. The proposed activity 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&CC from time to time.
2. PP to submit the Rapid EIA/ EMP for the project.
3. Local Body to ensure that FSI shall not exceed 0.33 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.

  
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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 zero liquid discharge in the project.
8. PP to install the Solar water heating system.
9. All other required permissions should be obtained prior to commencement of construction activity

**Item No. 61:** Proposed reconstruction of building on plot bearing CTS No. 1556, House No. 528 (1) at Somwarpeth, Tal. Malvan, Dist. Sindhudurg by Shri. Parshwnath Dattaram Gargate

The Authority noted that the proposal is for reconstruction of building on plot bearing CTS No. 1556, House No. 528 (1) at Somwarpeth, Tal. Malvan, Dist. Sindhudurg. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. Total plot area is 60.2 sqm and proposed BUA is 69.76 sqm

The Authority noted that as per Para 8 (V) (4) of CRZ Notification, 2011, Malvan area is declared as Critical Vulnerable Coastal Areas (CVCA). The Authority noted that the guidance from the Law & Judiciary department has been requested regarding the CVCA status of the matter. The said guidance from the Law & Judiciary department is awaited.

The Authority after deliberation decided to keep the matter in abeyance till the reply from Law & Judiciary department is received regarding CVCA status of the Malvan area.

**Item No.62:** Proposed construction of residential building on plot bearing Gaothan No. 4, Hissa No. 8 & 10 at Shrivardhan, Tal. Shrivardhan, Dist. Raigad by Shri. Likayat Ali Ahmed Karbhari.

The PP was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential building comprising of Building A & B wings comprises of Ground floor

  
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+ 1<sup>st</sup> floor on plot bearing Gaathan No. 4, Hissa No. 8 & 10 at Shrivardhan Tal. Shrivardhan, Dist. Raigad. As per approved CZMP, the plot under reference falls in CRZ-II area and landward side of existing road. The plot under reference falls in Gaonthan Zone. Total plot area is 450.00 sqm.

The matter was earlier deliberated in 103<sup>rd</sup> meeting of the MCZMA held on 20.08.2015, wherein the Authority directed Municipal Council to send detail report in the matter whether construction has started on site in violation of CRZ norms. If yes, action taken report needs to be submitted by the Municipal Council. It was decided to defer the matter.

Accordingly, the Shrivardhan Municipal Council vide letter dated 20.10.2016 submitted reply to MCZMA, which mentions as follows:

- a) Shri. Likayat Ali Ahmed Karbhari is permanently resident of Shrivardhan. He started residential construction on plot under reference without obtaining permission from Shrivardhan Municipal Council. Therefore, Stop Work Notice has been issued by SMC and accordingly, he has stopped the construction work. Now, the construction is incomplete.
- b) Photographs are submitted.
- c) The land under reference is situated on landward side of the existing & proposed 12.00 m road and bund road.

The Shrivardhan Municipal Council further mentioned that, there was existing old structure on plot under reference prior to 1991 and requested permission as per Para 6.(d) of CRZ Notification, 2011.

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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. Local body to ensure the PP is local inhabitant and fulfils the criteria mentioned in para 6(d) of the CRZ Notification, 2011.
3. All other required permission from different statutory authorities should be obtained.

  
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**Item No. 63:** Proposed new construction of commercial cum residential building on plot bearing S. No. 108 A, H. No. 14 A & S. No. 108 B of Shrivardhan, Tal. Shrivardhan, Dist. Raigad by Shri. Deepa Vasant Joshi

The Project proponent was present for the meeting and presented the matter before the Authority. The proposal is for construction of new residential & commercial building on plot bearing 108A, Hissa no. 14A & Sr. no. 108B of Chaukar Pakhadi, Shrivardhan, Dist. Raigad. As per approved CZMP, the project site is fronting to sea and creek and falls in CRZ II area. The plot is situated on landward side of existing 12 m road. The project site falls in Residential Zone. Net plot area is 696.91 sqm and total proposed BUA= 733.885 sqm.

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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. All other required permission from different statutory authorities should be obtained.

**Item No. 64:** Proposed repair of house on plot bearing S. No. 135, H. No. 6 + 7A at village Danda Taribandar, Tal. Shrivardhan, Dist. Raigad by Shri. Yogesh Krushna Manjarekar

The Project proponent was present for the meeting and presented the matter before the Authority. The proposal is for repair of house on plot bearing S. No. 135, H. No. 6 + 7 A, village Danda Taribandar, Tal. Shrivardhan, Dist. Raigad. The plot under reference falls in CRZ-II area and situated on landward side of existing road prior 1991. As per the DP of Shrivardhan, the plot under reference falls in wadi zone. Total plot area is 80.00sqm.

The Authority after deliberation 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. The Local Body to ensure that FSI for the proposed construction in wadi zone is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. All other required permission from different statutory authorities should be obtained.

**Item No.65:** Proposed reconstruction of residential building on plot bearing S. No. 110, Hissa no. 6, C S No. 813 of Mauje Murud, Tal. Murud, Dist. Raigad by Smt. Saida M. Peshmam

Officials from Murud Janjira Municipal Council (MJMC) were for the meeting and presented the matter before the Authority. The proposal is for residential building comprising ground floor + 1<sup>st</sup> floor on plot bearing S. No. 110, Hissa No. 6, C. S. No. 813 of 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. The remarks of MJMC states that, there is an old existing house which is prior to 1979-80. As per the approved and revised DP of Murud Janjira, the plot under reference is in residential zone. Total plot area is 1521.00 sqm.

The PP has submitted compliance along with site photographs. It is mentioned that existing old construction is present on plot under reference which is prior to 1988-89.

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 reconstruction 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 reconstruction of the authorized structure is allowed without change in present use.
3. All other required permissions should be obtained prior to commencement of construction activity.

  
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**Item No.66:** Proposed construction of residential cum commercial building on plot bearing S. No. 112/8, C. S. No. 892 of village Murud, Tal. Murud, Dist. Raigad by Shri. Nazir Fahim

Officials from the Murud Janjira Municipal Council (MJMC) were present for the meeting and presented the matter before the Authority. The proposal is for residential cum commercial building on plot bearing S. No. 112/8, C. S. No. 892 at mauje Murud, Tal. Murud, Dist. Raigad. As per approved CZMP, the plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the DP of Murud, the plot under reference is falls in residential zone. Total plot area is 830.00sqm.

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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. The MJMC should strictly ensure that the construction has not already started on site.
3. All other required permission from different statutory authorities should be obtained.

**Item No.67:** Proposed reconstruction of Hospital building on plot bearing S. No. 81/6/B, C. S. No. 1783 at village Murud, Tal. Murud, Dist. Raigad by Smt. Anjali Mangesh Patil

Officials from the Murud Janjira Municipal Council (MJMC) were present for the meeting and presented the matter before the Authority. The proposal is for commercial building (Hospital) on plot bearing S. No. 81/6/B, C. S. No. 1783 at mauje Murud, Tal. Murud, Dist. Raigad. The plot under reference falls in CRZ-II area and situated on landward side of existing road prior 1991. The DP of the Murud indicates, the plot under reference is falls in residential zone. The present use of the land under reference is for Hospital and residential. Total plot area is 380.00sqm

  
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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 reconstruction 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 reconstruction of the authorized structure is allowed without change in present use.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.68:** Proposed construction of residential bungalow on plot bearing S. No. 29 A/1, MHADA plot no. 98 at Shreebag No.2, Alibag, Dist. Raigad by Smt. Shruti P. Sarnaik and Smt. Meena S. Mahadik

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential building comprising Stilt + 2 floors on plot bearing 29A/1, Mahada plot no. 98 of Shribag no. 2, Mauje Alibag, Tal. Alibag, Dist. Raigad. As per CZMP of Alibag, the project site falls in CRZ II area and situated on landward side of existing road and existing structure. The AMC remarks states that the project site falls in Residential Zone outside congested area. Area of total plot is 90.00 sqm

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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. All other required permission from different statutory authorities should be obtained.

**Item No.69:** Proposed reconstruction of existing building on plot bearing C. S. No. 1202 C/2 at mauje Alibag, Tal. Alibag, Dist. Raigad by Smt. Sharmila Arun Gulati.

  
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The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction of existing residential cum commercial building on plot bearing C. S. No. 1202 C/2 at mauje Alibag, Tal. Alibag, Dist. Raigad.

- Existing & proposed construction on plot under reference are as follows-

Sr. No.	Particulars	Existing	Proposed	Total
1	Floors	G + 2 Floor	Third Floor	G + 3
2	Residential units	11	3	15
3	Shops	5	-	5
4	Offices	8	-	8

As per approved CZMP of Alibag Municipal Council area, the plot under reference situated within CRZ-II area and landward side of existing road. The Alibag Municipal Council remarks states that the plot under reference falls in Residential Zone & out of congested area. Total plot area is 600.00 sqm.

The Authority noted that the Alibag Municipal Council has granted permission dated 5.5.2008 for construction of residential cum commercial building comprised of Gr+ 2 floors on plot under reference.

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 reconstruction 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 reconstruction of the authorized structure is allowed without change in present use.
3. Local body to ensure that the existing structure on site under reference should be demolished.
4. Local body to ensure there is no violation of provisions of the CRZ Notification, 2011
5. All other required permissions should be obtained prior to commencement of construction activity.

  
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**Item No.70:** Proposed reconstruction on CTS No. 1/3, 1/4, 1/5, 1/6 of mauje Alibag, Tal. Alibag, Dist Raigad by Shri. Bhawanji W. Shaha & Mrs. Kalawati B Shaha

Officials from Alibag Municipal Council (AMC) were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction on CTS No. 1/3, 1/4, 1/5, 1/6 of mauje Alibag, Tal. Alibag, Dist. Raigad. Existing dilapidated house to be demolished. As per approved CZMP, the plot under reference falls in CRZ-II area and situated on landward side of existing road

The remarks of AMC states that the plot CTS No. 1/3, 1/4, 1/5 falls in Residential Council Zone and out of congested area. However, the plot CTS No. 1/6 falls in Wadi Zone.

The Authority noted that proposed residential bungalow (Type A) comprising G + 1 and Proposed residential bungalow (Type B1 to B4) comprising G + 2 in residential zone. Proposed residential cottages (Type -C1 to C4) in Wadi Zone. The Authority noted the FSI details from the layout plan of the PP is as follows:

- Total plot area - 4134.01 sqm
- Area under Residential Zone- 960.00 sqm
- Area under Wadi Zone- 3174.01 sqm
- Permissible FSI (Residential Zone)- 1.00
- Permissible FSI (Wadi Zone)- 0.5
- Proposed BUA (Residential Zone)- 879.24 sqm
- Proposed BUA (Wadi Zone)- 815.08 sqm

After deliberation, the Authority decided to direct Alibag Municipal Council (AMC) to ensure that FSI for the proposed construction in Wadi Zone should be as per the DCR existing as on 19.2.1991 in the instant case. Therefore, AMC to submit details of FSI and applicable DCR etc. to wadi zone on the plot under reference.

Authority decided to defer the matter for compliance of the above said observations.

  
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**Item No.71:** Proposed residential building on S. No. 29A/1, Plot No. 159, Shreebag No. 2 of mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Tukaram K Gurav & Prasad T Gurav

Officials from Alibag Municipal Council (AMC) were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for residential building comprises of Stilt + 2 floors on plot bearing S. No. 29A/1, Plot No. 159, Shreebag No. 2 of mauje Alibag, Tal. Alibag, Dist. Raigad.

The remarks of the AMC states that, the plot under reference falls in CRZ-II area and landward side of existing 12.0 m wide road. The plot under reference falls in Residential Zone and out of congested area.

The Authority noted from the approved CZMP of Alibag Municipal Council area that, the plot under reference situated within 50 m mangrove buffer zone area. The residential construction within 50 m mangroves buffer zone is not permissible as per the provisions of the CRZ Notification, 2011 and as per the High Court Orders 06.10.2005 & 27.01.2010. Therefore, the Authority after deliberation decided to reject the proposal from CRZ point of view.

**Item No.72:** Proposed residential building on CTS No. 943 & 944 of mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Shamprat D Mhatre & Shashank D Mhatre

Officials from Alibag Municipal Council (AMC) were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for residential building comprising of Stilt + 4<sup>th</sup> floor on CTS No. 943 & 944 of mauje Alibag, Tal. Alibag, Dist. Raigad. As per approved CZMP, the plot under reference situated within CRZ-II area and landward side of existing structure & road. The remarks of AMC states that, the plot under reference falls in congested area of Residential Zone. Total plot area is 520.88 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 strictly ensure the applicable FSI for the proposed construction as per town and country planning regulations existing as on 19.2.1991.
2. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.73:** Proposed reconstruction on S. No. 170/1A/2, CTS 380A, K 380B, 380C, 380/1, 380/2, 380/3 of mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Pravin T Gharat & Other 2

Officials from Alibag Municipal Council (AMC) were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction on plot bearing S. No. 170/1A/2, CTS 380A, K 380B, 380C, 380/1, 380/2, 380/3 of mauje Alibag, Tal. Alibag, Dist. Raigad. As per approved CZMP, the plot under reference situated within CRZ-II area and landward side of existing structure & road. Total plot area is 694.95sqm. The remarks of the AMC states that the plot bearing S. No. 170/1A/2 (Area 137.93 sqm out of total area of plot 293.62 sqm) is reserved for Children Park. Remaining area (155.69 sqm + 539.26 sqm) of the plot under reference falls in congested area of Residential Zone.

The Authority noted that proposed residential cum commercial building comprising of Stilt + 3<sup>rd</sup> Floor on plot under reference.

The Authority noted that since, the present use of the structure is residential, only residential use will be permissible for the reconstruction of existing structure on site under reference.

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 reconstruction 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 reconstruction of the authorized structure is allowed without change in present use.

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

**Item No.74:** Proposed reconstruction on CTS No. 646/1 of mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Shailesh Shaha

Officials from Alibag Municipal Council (AMC) were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction on plot bearing CTS No. 646/1 of mauje Alibag, Tal. Alibag, Dist. Raigad by demolishing existing structure. As per approved CZMP, the plot under reference is situated in CRZ-II area and landward side of existing structures. Total plot area is 174.00 sqm.

The Authority noted that proposed residential cum commercial building comprises of Stilt (pt) & Ground Floor (pt) + 1<sup>st</sup> floor on plot under reference. The remarks of the AMC states that there is existing house No. 1162 with commercial use present on plot under reference. As per DP of the Alibag, the plot under reference falls in Residential Zone & out of congested area.

The Authority noted that PP has not submitted the building layout plan with FSI details as applicable on 19.02.1991 and current status of land under reference. The PP need to submit the same.

The Authority decided to defer the matter for compliance of the above said observations.

**Item No.75:** Proposed Petrol Pump on plot bearing CTS No. 308A/2 & 308B (part) of mauje Alibag, Tal Alibag, Dist. Raigad by Shri. Ramkrushn L. Patil

Officials from Alibag Municipal Council (AMC) were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for petrol pump comprising of ground floor on plot bearing CTS No. 308A/2 & 308B (part) of mauje Alibag, Tal Alibag, Dist. Raigad. As per approved CZMP of Alibag Municipal Council area, the plot under reference

  
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situated within CRZ-II area and landward side of existing structures. Total plot area is 1263.506 sqm.

The remarks of the AMC states that as per DP of Alibag, the plot under reference falls in Residential Zone & out of congested area and petrol pump on plot under reference is permissible activity in residential zone as per DCR as on 19.2.1991. Plot under reference is vacant.

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

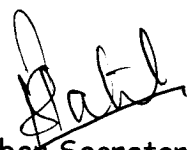
1. PP to ensure that construction of petrol pump is as per provisions of CRZ Notification, 2011 ( amended from time to time)
2. Local Body to ensure that construction of petrol pump should be as per the local town and country planning norms.
3. PP to ensure all the safety precaution is taken during operation of the petrol pump.
4. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.76:** Proposed construction of three nos. of bridges at Gut No. 93 of village Kharkaravi and Gut No. 94 of village Kharmachela, Tal. Pen, Dist. Raigad By M/s JSW Steel Plant Ltd.

The project proponent was absent for the meeting. The PP has sent a representation requesting to defer the proposal. The Authority decided to defer the matter.

**Item No.77:** Proposed construction of pipe culverts and approach road at Gut No. 93 of village Kharkaravi, Tal. Pen, Dist. Raigad by M/s. JSW Steel Ltd.

The project proponent was absent for the meeting. The PP has sent a representation requesting to defer the proposal. The Authority decided to defer the matter.

  
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**Item No.78:** Proposed expansion of container freight & warehouse building on plot bearing plot no. 7(3), 7(5A), 7(5B), 7(6), 8(1A), 8(1B), 8(1C), 8 (1D), 8(1E), etc... at village Kachrepada (Khopta), Tal. Uran, Dist. Raigad by M/s Universal Container Freight Station Pvt. Ltd

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for expansion of container freight & warehouse building on plot bearing plot no. 7(3), 7(5A), 7(5B), 7(6), 8(1A), 8(1B), 8(1C), 8 (1D), 8(1E), 8(2A), 8(2B), 8(3), 9(3) 9(4), 13/6A(1), 14(1B), 14(3), 15(1), 15(2), 15(3), 15(4A), 15(4B), (15(5), 15(6), 16(1), 16(2A), 16(2B), 16(2C), 17(1), 17(2), 17(3A), 17/3B(1), 17/3B(2), 17(4A), 17(4B), 17(5B+6A), 17(5A+6B), 18(1A), 18(1B), 18(1C), 18(1D), 18(2), 18(3), 18(4), 18(5), 18(8), 18(9), 18(10A), 55(2), 56(1), 56(2), 57(0), 58/(1+2+3/1), 58/(1+2+3/2), 58/(1+2+3/3), 58/(1+2+3/4), 58/(1+2+3/5), 58/(1+2+3/6), 58/(1+2+3/7), 58/(1+2+3/8), 58/(1+2+3/9), 58/(1+2+3/10), 58/(1+2+3/11), 59(1), 59(2), 59(3), 59(5), Sector at village Kachrepada (Khopta), Tal. Uran, Dist. Raigad. Total plot area is 1,69,420.00 sqm

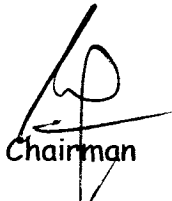
The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated 2.9.2016 prepared by IRS, Chennai.

CRZ map	CRZ-IA	CRZ-III	Non CRZ	Total Area
As per approved CZMP 1991	0.00	1,122.00	1,68,298.00	1,69,420.00
As per CRZ Notification, 2011	2,629.00	28,981.00	1,377.810.00	1,69,420.00

The Authority noted the CRZ map in 1:4000 scale & report submitted by the PP observed that the plot is fronting to creek. The said map shows the HTL as per the approved CZMP & as per current position along with applicable CRZ setback area for the creek, as per provisions of the CRZ Notification, 2011.

The Authority noted that the PP need to propose the expansion of container freight & warehouse building in Non CRZ area, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011. During the meeting, the PP agreed for the same.

  
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After details discussion and deliberation, the Authority decided to grant NoC for the proposed expansion of container freight & warehouse building on plot under reference in non CRZ area i.e. beyond applicable CRZ setback area from the creek, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011 subject to compliance of following conditions:

1. PP to ensure that no construction will be proposed in CRZ area as per approved CZMP and CRZ Notification, 2011
2. No construction should be undertaken on Surveys numbers in CRZ III admeasuring area of 28981 sqm and surveys numbers in CRZ I with area of 2629 sqm.
3. Construction is allowed only on Non-CRZ area of 1377.810sqm.

**Item No.79:** Proposed shipyard at Ulwe, Belapur Creek by M/s Rock & Reef Dredging Pvt. Ltd.

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of shipyard at Ulwe, Belapur Creek. Total plot area is 25200 sqm. The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai as per CRZ Notification, 2011.

The Authority observed that the application submitted by the PP is incomplete. The PP has not submitted detailed project report and Rapid EIA/EMP, the project layout superimposed on approved CZMP and details of the proposed activities.

Therefore, after discussion, the Authority decided to delist the proposal from the records of MCZMA.

**Item No. 80:** Proposed development of Orange Smart City (OSC) / Integrated Industrial Township Project at Tal. Pen, Dist Raigad by M/s. Navi Mumbai Smart City Infrastructure Ltd.

The PP was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for development of Orange

  
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Smart City (OSC) / Integrated Industrial Township Project at Tal. Pen, Dist. Raigad.

The Proposed Integrated Industrial Township is being developed on 1072 acres of land in Pen Taluka, Raigad district, 60% industrial area and balanced 40% area with residential, commercial, educational and supporting uses.

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai indicating the plot under reference.

The Authority observed the CRZ map in 1:4000 scale & report submitted by the PP and noted that the land under reference is fronting to creek. The said CRZ map shows the HTL as per the approved CZMP and as per current position in accordance with CRZ Notification, 2011. The said map demarcates the applicable CRZ setback area from the current position of HTL in accordance with CRZ Notification, 2011. However, the applicable CRZ setback area from the approved HTL i.e. 100 m or width of the creek whichever is less, is not demarcated on the said CRZ map.

The Authority instructed the PP to get the applicable CRZ setback area demarcated from the approved HTL of the creek through IRS, Chennai and submit to the Authority.

The Authority noted that the PP needs to propose development of Orange Smart City (OSC) / Integrated Industrial Township in Non CRZ area, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011. During the meeting, the PP agreed for the same.

After details discussion and deliberation, the Authority decided to grant NoC for the proposed development of Orange Smart City (OSC) / Integrated Industrial Township on plot under reference in non CRZ area, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011, subject to submission of the above mentioned CRZ map demarcating the applicable CRZ setback area from the approved HTL i.e. 100 m or width of the creek whichever is less.

  
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**Item No.81:** Proposed construction of residential building on plot bearing S. No. 85/4, 85/2/6, 79/2, 79/1/1 & 79/1 at village Kurgaon, Tal. & Palghar by M/s Prathmesh Developers L.L.P

Officials from Town Planning & Valuation Dept., Palghar were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for development of township on land bearing Survey no. 79/1, 79/2, 85/4 and 85/2/6 at village Kurgaon, Tal. & Dist. Palghar. The total plot area is 23110.00sqm.

The Authority noted that the PP intends to undertake construction of residential buildings with shop line. The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai.

The Authority noted the CRZ map in 1:4000 scale & report submitted by the PP observed that the plot is fronting to creek. The said map shows the HTL as per the approved CZMP & as per current position along with applicable CRZ setback area for the creek, as per provisions of the CRZ Notification, 2011. As per the said map, the plot is partly falls within the applicable CRZ setback area from the creek i.e. CRZ III area.

The Authority noted that the PP needs to propose construction of residential building in Non CRZ area, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011. During the meeting, the PP agreed for the same.

After details discussion and deliberation, the Authority decided to grant NOC for the proposed residential building on plot under reference in non CRZ area i.e. beyond applicable CRZ setback area from the creek, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011.

**Item No.82:** Proposed construction of industrial building on plot bearing S. No. 62/1, 62/2, 68/2, 140/1 & 140/2 at village Khaniwade, Tal. & Dist. Palghar by Shri. Mahesh Gujar

  
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Officials from Town Planning & Valuation Dept., Palghar were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of industrial building on S. No. 62, H. No. 1 and 2, S. No. 68, H. No. 2, S. No. 140, H. No. 1 and 2, village Khanivade, Tal. Vasai, Dist. Palghar. Total Plot Area is 72905.00 Sqm.

During the presentation, the Authority observed the following:

- The proposal submitted by PP is incomplete. Layout of the project superimposed on approved CZMP need to be submitted by the PP, in order to know the location of the project from CRZ point of view.
- Superimposition of the layout of the industrial unit on CRZ map in 1:4000 scale with report prepared by one of the MoEF authorized agency, as per approved CZMP as well as, as per provisions of CRZ Notification, 2011.

After deliberation, the Authority decided to defer the proposal for submission of compliance of above required information.

**Item No. 83:** Proposed construction of residential cum commercial building on plot bearing S. No. 76/1 + 76/2+ 76/3+ 77/1+ 77/2+ 78 at mauje Kurgaon, Tal. & Dist. Palghar by M/s Prathmesh Developers L.L.P

Officials from Town Planning & Valuation Dept., Palghar were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for residential buildings with shipline at land bearing S. No. 76/1/2/3, 77/1/2, 78 at village Kurgoon, Tal. & Dist. Palghar. The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai.

The Authority noted the CRZ map in 1:4000 scale & report submitted by the PP observed that the plot is fronting to creek. The said map shows the HTL as per the approved CZMP & as per current position along with applicable CRZ setback area for the creek, as per provisions of the CRZ Notification, 2011. As per the said map, the plot is partly falls within the applicable CRZ setback area from the creek i.e. CRZ III area.

The Authority noted that the PP needs to propose construction of residential building cum commercial building in Non CRZ area, as per the

  
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approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011. During the meeting, the PP agreed for the same.

After details discussion and deliberation, the Authority decided to grant NOC for the proposed residential cum commercial building on plot under reference in non CRZ area i.e. beyond applicable CRZ setback area from the creek, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011.

**Item No.84:** Proposed construction of residential cum commercial building on plot bearing S. No. 20/2/1/1, 20/2/1, 17/1/1, 17/1/2 at mauje Umberpada -Nandade, Tal. & Dist. Palghar by Shri. Aarti Anandkumar Patkar & Others

Officials from Town Planning & Valuation Dept., Palghar were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for township development project on land bearing S. No. 17/1/1,17/1/2, 20/1/2, 20/2/1,20/2/1/1 and 20/2/2 at Umberpada-Nandade, Taluka- Palghar, Dist: Palghar. The PP ha submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai.

The Authority noted the CRZ map in 1:4000 scale & report submitted by the PP observed that the plot is fronting to creek. The said map shows the HTL as per the approved CZMP & as per current position along with applicable CRZ setback area for the creek, as per provisions of the CRZ Notification, 2011. As per the said map, the plot is partly falls within the applicable CRZ setback area from the creek i.e. CRZ III area.

The Authority noted that the PP needs to propose construction of residential cum commercial building in Non CRZ area, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011. During the meeting, the PP agreed for the same.

After details discussion and deliberation, the Authority decided to grant NoC for the proposed residential cum commercial building on plot under reference in non CRZ area i.e beyond applicable CRZ setback area from the

  
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creek, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011.

**Item No.85:** Proposed construction of residential building on plot bearing S. No. 85, H. No. 1 to 8, S. No. 86, H. No. 5,6,7, S. No. 90 of village Achole & S. no. 74, H. No. 2, 3 & S. No. 117B, H. No. 1 to 4 of village Nilemore, Tal. Vasai, Dist. Palghar by M/s Vivia & Patil Construction.

The PP was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for residential buildings at S. No. 85/1 to 8, 86/5, 86/6, 86/7, S. No. 90 of village Achole and H. No. 2, 3 & S. No. 117B, H. No. 1 to 4 of village Nilemore, Tal. Vasai, Dist. Palghar. The Plot area is 38870.23 Sqm. The PP ha submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai.

The Authority noted the CRZ map in 1:4000 scale & report submitted by the PP observed that the plot is fronting to creek. The said map shows the HTL as per the approved CZMP & as per current position along with applicable CRZ setback area for the creek, as per provisions of the CRZ Notification, 2011. As per the said map, the plot is partly falls within the applicable CRZ setback area from the creek i.e. CRZ III area.

The Authority noted that the PP needs to propose construction of residential building in Non CRZ area, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011. During the meeting, the PP agreed for the same.

After details discussion and deliberation, the Authority decided to grant NOC for the proposed residential building on plot under reference in non CRZ area i.e. beyond applicable CRZ setback area from the creek, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011.

  
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**Item No.86:** Proposed reconstruction of residential building on land bearing CTS No. 1814, Pardi No. 155, 156 of village Dhovali, Tal. Vasai, Dist. Palghar by Mr. Emerold Felix Sequeira

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for redevelopment residential building comprises of ground + 3<sup>rd</sup> floors for residential use on land bearing CTS No. 1814, Pardi No. 155, 156 of village Dhovali, Tal. Vasai, Dist. Palghar. As per approved CZMP, the plot under reference situated in CRZ-II area and landward side of existing road. Total plot area is 965.70 sqm.

The remarks of the VVMC states that, as per property card submitted by PP, existing residential structure prior to 1941. Presently old existing structure is in dilapidated condition. Existing structure is not demolished yet. As per DP of VVMC, the land under reference falls in residential zone.

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 reconstruction 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 reconstruction of the authorized structure is allowed without change in present use.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.87:** Proposed residential building on plot bearing S. No. 21/1 (pt) at village Pasthal, Tal. & Dist. Palghar by Shri. Paresh Gharat

Officials from Town Planning & Valuation Dept., Palghar were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential building on plot bearing S. No. 21/1 (pt), mauje Pasthal, Tal. & Dist. Palghar. The remarks of the town planning office mentions that as per the CRZ map prepared by SAC, Ahmedabad in 1: 25000 scales, the plot under reference falls partly within 100m

  
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and partly within 100 m to 500m from HTL of the Creek. Total plot area is 2023.00 sqm.

After details discussion and deliberation, the Authority decided to grant NoC for the proposed residential building on plot under reference in non CRZ area i.e. beyond applicable CRZ setback area from the creek, as per the approved CZMP.

**Item No.88:** CRZ clearance for existing ship building facility of small FRP boats along 100m water front of Ulhas River at plot no. 53-A, Sasunavghar, Tal. Vasai, Dist. Palghar by M/s Craftway Engineers Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. As presented by the PP, details are as follows:

1. There is existing ship building facility of small FRP boats at plot no. 53-A, Sasunavghar, Tal. Vasai, Dist. Palghar. Govt. of Maharashtra has granted permission vide letter dated 11.11.1992 for boat yard on land 300' X 300' for construction & storage purpose.
2. The company is already using the area for manufacturing of FRP boats and launching of these boats. The shipyard has placed a floating jetty of approx. size 80 X 2 m with pontoon.
3. Currently the company is using an area of 100 m X 50 m for the shipyard and has created the following infrastructures-
  - Shed of 31 X 38 X 15 m
  - Permanent Shed for monsoon of 23 X 28 X 4 m
  - An office of 15 X 9 m
  - A security guard cabin of 3 X 3 X 3 m
  - The company is using a waterfront of around 100m
4. The MPCB has granted the Consent to operate dated 8.5.2013 for the project.
5. The PP has submitted the CRZ map & report dated 27.10.2016 prepared by IRS, Chennai. As per the IRS report,
  - HTL demarcated by IRS matches with HTL as per approved CZMP subject to generalised error due to variation in difference in scale of mapping and also geomorphological variation.

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- The project site as 53 A Ulhas River, Sasunavghar falls within 100 m buffer from HTL (River) and is in CRZ III as per CRZ Notification, 2011.
- It is also observed that mangroves are present in the vicinity and the plot is situated within 50 m mangrove buffer zone (CRZ - IA) as per CRZ Notification, 2011.
- It is also stated that the above said site falls within 100 m as per approved CZMP.

During the meeting, the PP informed that existing facility has the Government approval in the year 1991. However, the MMB has insisted to obtain the CRZ recommendation from the MCZMA. The PP further claimed that no new construction is proposed on site under reference.

The PP presented that the existing shipyard is established prior to 4.1.2002 and now, the PP has not proposed any new construction.

The Authority after deliberation decided to recommend the proposal to concern planning authority subject to compliance of following conditions:

1. Prior High Court permission should be obtained by PP, since mangroves buffer zone will be affected due to project.
2. No mangroves should be cut during the operation phase of the project
3. PP to ensure that No reclamation is undertaken.
4. All other required permissions from different statutory authorities should be obtained.

**Item No.89:** Proposed development of Hotel building on plot bearing S. No. 35, 37/1A, 2, 38/1, 41/2, 42 at village Versave, Mira Bhayandar, Dist. Thane by M/s. Shelar Property Pvt. Ltd.

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for development of Hotel building comparing of Gr / St. + 4 on plot bearing S. No. 35, 37/1A, 2, 38/1, 41/2, 42 at village Versave, Mira Bhayandar, Dist. Thane. As per Development Plan existing & enforce as on 19.2.1991, the plot under reference falls in Residential Zone / part I - 2.

  
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After deliberation, the Authority decided to direct PP to submit CRZ map in 1:4000 scale prepared by MoEF authorized agency indicating HTL as per approved CZMP, 1991 and as per CRZ Notification, 2011.

The Authority decided to defer the matter for compliance of the above said observations.

**Item No.90:** Proposed maintenance dredging in navigational channel leading to MMB jetty at village kumbhavai in Satpati creek, Tal. Palghar, Dist. Thane by M/s Aroawana Ports & Infra. Pvt. Ltd

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for maintenance dredging in navigational channel leading to MMB jetty at village Kumbhavai, Satpati Creek, Tal. & Dist. Palghar. Dredging will be carried out by the dredging vessels. Then, dredged material will be transported to MMB jetty through barges. Maharashtra Maritime Board vide letter dated 30<sup>th</sup> November, 2016 granted permission for the dredging work. As per the approved CRZ map of the SAC, Ahmadabad, the dredging is proposed in water area of Satpati creek i.e. CRZ IV (B) area.

After deliberation, the Authority decided to direct PP to submit complete proposal with detailed project report, rapid EIA /EMP, approved CZMP showing the site under consideration. Details of the disposal of the dredge material.

The Authority decided to defer the matter for compliance of the above said observations.

**Item No.91:** Proposed resort building on land bearing S. No. 147/1 at village Zai, Tal. Talasari, Dist. Palghar by Shri. Shivkumar P Raval & Smt Jashoda S Raval

Officials were present for the meeting and presented the matter before the Authority. The proposal is for development of resort on land bearing S. No.

  
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147/1 at village Zai, Tal. Talasari, Dist. Palghar. The proposed building comprises of (Ground +4 or Stilt + 4) floors for resort purpose. As per the approved CZMP, the land under reference is situated within 200 m from the HTL of the seafront i.e. CRZ III (NDZ area) and as per the CRZ map in 1:4000 scale prepared by IRS, the plot is partly situated within 100 m CRZ area limit from the HTL of the creek. Total Plot area is 12370.00 Sqm.

After details discussion and deliberation, the Authority decided to grant NOC for the proposed resort on plot under reference in non CRZ area i.e. beyond applicable CRZ setback area from the creek, as per the approved CZMP subject to submission of project layout superimposed of CRZ map in the scale of 1:4000.

**Item No. 92:** Proposed educational building on plot bearing G. No. 514/40 of mauje Bordi, Tal. Dahanu, Dist. Palghar by M/s. Gokhale Education Society.

The PP was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for development of Educational Building comprises of (Ground + 1 and Stilt + 2) floors on land bearing S. No. 514/A/1/1/1B at village Bordi, Tal. Dahanu, Dist. Palghar. As per the approved CZMP, the land under reference is situated within 200 m from the HTL of the seafront i.e. CRZ III (NDZ area).

As per the remarks of the town planning office, the plot is situated within 200 m from the HTL of the seafront and is situated in outside goathan area. Total Plot area is 5000.00 Sqm and total built up area is 2575.04 Sqm.

The Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concern planning Authority 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 Local Body to ensure that construction of the education building on plot under reference should be as per applicable local town and country

  
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planning regulation before issuing commencement certificate to the project.

3. The local body to ensure that the proposed use is only for education purpose.
4. Debris generated during construction activity should not be dumped into CRZ area and it should be disposed off scientifically at a notified place.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No.93:** Proposal of development on plot bearing Plot No. R-3-A, Sector 14, Nerul, Navi Mumbai by M/s. Regency Inc

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted the proposal for construction of residential & commercial building on plot bearing Plot No. R-3-A, Sector 14, Nerul, Navi Mumbai. The plot under reference is situated in residential zone.

As per approved CZMP of Navi Mumbai, the plot under reference falls in CRZ II and landward side existing road. The total area of plot is 16,776.90 sqm.

The Authority noted that the background of the matter. Earlier, the NMMC vide letter dated 14.5.2010 had granted commencement certificate to construction on plot under reference. Work was started according to the approved plans. In the year 2012, the PP through NMMC had forwarded the proposal of amended plans to MCZMA. The proposal was considered in the 79<sup>th</sup> meeting of MCZMA held on 5.1.2013 wherein it was decided that the case is a violation of CRZ Notification, 2011 and decided to apply OM dated 12.12.2012 to the project. The NMMC vide letter dated 22.1.2014 issued stop work notice and work was put on hold.

Further, the PP submitted the representation along with CRZ map in 1:4000 scale prepared by the IRS, Chennai. PP claimed that the plot is partly beyond the 100 m CRZ setback line from the HTL of the creek.

The matter was again was deliberated in the 113<sup>th</sup> & 114<sup>th</sup> meeting of MCZMA held on 8<sup>th</sup> to 11<sup>th</sup> August, 2016 and 2<sup>nd</sup> & 3<sup>rd</sup> November, 2016, wherein

  
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it was discussed that as per submission of PP, the Authority noted that the Project Proponent i.e. M/s. Regency Inc. intends to demolish the constructed structure on plot under reference and seek a prior CRZ recommendation from MCZMA for new construction on plot under reference. Accordingly, the PP has submitted the revised proposal of construction on plot under reference to MCZMA. In the 113<sup>th</sup> meetings, the Authority decided that since, the PP has intended to demolish the structure on plot under reference, the revised proposal could be discussed after demolition of said structure on site. The NMMC to submit the report about the demolition of the constructed structure on plot under reference with current dated site photographs. The matter was deferred.

In the 114<sup>th</sup> meeting, the Municipal Commissioner, NMMC was present in the meeting and informed that building is yet to be completely demolished on site. Therefore in the meeting Authority after deliberation directed Project Proponent to submit report of demolition of the existing structure on plot under reference falling in CRZ-II area as per the approved CZMP and revert. Authority decided to consider the proposal submitted by NMMC will be considered after receipt of demolition report.

The Authority noted that the Navi Mumbai Municipal Corporation vide letter dated 13.12.2016 submitted its site report as per which,

- The Architect submitted letter dated 3.10.2016 attached the CRZ map prepared by IRS, Chennai showing 100m CRZ line in scale 1:4000.
- The Architect also submitted the drawing showing the part of structure demolished by PP i.e. M/s. Regency Inc .
- As per site visit on dated 13.10.2016 the part of building falling within Coastal Regulation Zone as per CRZ map prepared by IRS, Chennai showing 100m CRZ line in scale 1:4000 has been demolished.
- As per architect letter the debris of demolished structure is to be utilised in back filling within site during further course of construction.
- Photographs dated 30.11.2016 are submitted.

Further PP presented that existing building falling beyond CRZ area will also going to be demolished.

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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Local body to ensure that existing structure in CRZ area is demolished.
3. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No.94:** Proposed Golf Course and Country Club with Real Estate Development at Sector 60, Nerul, Navi Mumbai by M/s Mistry Construction Pvt. Ltd.

The PP was present for the meeting and presented the matter before the Authority. The Authority noted the proposal is for Golf Course and Country Club with Real Estate Development at Sector 60, Nerul, Navi Mumbai.

The PP presented that the CIDCO allotted plot No. A, B, C, D & E for development & Management of Golf Course and Country Club with Real Estate Development in Sector 60 at Nerul, Navi Mumbai through allotment letter dated 12.3.2009.

The PP further presented that activities proposed in pocket B is Golf Corse and country club. Activities proposed in pocket A is Golf Corse and real estate development. The construction of residential building comprises of 17 residential buildings 2 basements + 1 stilts + 16 floors and country club having ground + 2 upper floors. The PP is submitted the approved CZMP of the Navi Mumbai showing the proposed layout.

After deliberation, the Authority observed the following:

1. PP to submit the clarification from the CIDCO whether the land under reference is wetland.
2. PP to submit the layout of the proposed development on CRZ map in 1:4000 scale prepared by one of the MoEF authorized agency. The said CRZ should also indicate the HTL & CRZ area as per the approved CZMP.

  
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3. PP to submit the DP remarks of the land under reference. CIDCO to provide the zoning/ land use as per the DP/ DCR existing as on 19.2.1991 as well as current DP/ DCR and permissibility respectively.
4. Clear report from Bombay Natural History Society (BNHS) regarding status of the land under consideration for the proposed project.

Authority decided to defer the matter for compliance of the above said clarification.

**Item No.95:** Proposed construction of building on plot bearing plot no. 3-A, Sector No. 30-A, Vashi, Navi Mumbai by M/s Bharatiya Vidya Bhavan

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of social facility building comprises of basement + ground + stilt + four upper floors on plot bearing plot no. 3-A, Sector No. 30-A, Vashi, Navi Mumbai. As per approved CZMP of Navi Mumbai, the plot under reference situated in CRZ-II and landward side of existing road. As per DP, the land under reference falls in residential zone. The plot under reference is vacant. Total plot area is 3000 sqm

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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

**Item No.96:** Amendment in CRZ remarks of property bearing C.S. Nos. 478, 1/478 to 4/478, 479, 1/479, 480, 3/482, 18/482, 481, 2/481 of Bhuleshwar Div and bearing ward no. C-3997 (3), etc. situated at 15B, Burrow's Lane, Chira Bazaar, Mumbai by M/s. HBS Sea View Pvt. Ltd.,

  
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The project proponent (PP) was present for the meeting and presented the matter before the Authority.

The PP presented that earlier the matter was deliberated in the 97<sup>th</sup> & 98<sup>th</sup> meeting of MCZMA held on 23.1.2015 & 31.1.2016 respectively, wherein the Authority noted the CRZ map in 1:4000 scale dated 6.1.2014 & corrigendum dated 19.5.2014 of MoEF authorized agency (IRS, Chennai) submitted by PP. Project site bearing containing CS Nos. 478, 1/478 to 4/478, 479, 480, 3/482, 7/482, 18/482, 481, 2/481 of Bhuleshwar Division, Mumbai falls outside 100 m CRZ area from approved HTL of Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011. MCZMA vide letter dated 17.4.2015 communicated the decision taken in the meetings to MCGM & PP.

The Authority noted that M/s. HBS Sea View Pvt Ltd vide letter dated 7.9.2016 requested to mention 'Back Bay' instead of Mahim Bay as the site under reference is situated fronting to 'Back Bay' in of Bhuleshwar Division, Mumbai. Further, it is also requested to mention CS No. 1/479 as the plot no. was also mentioned while submitting application.

The Authority noted the CRZ map in 1:4000 scale dated 6.1.2014 & corrigendum dated 19.5.2014 of Institute of Remote Sensing Chennai.

In the light of above, the Authority decided to confirm that site bearing CS Nos. 478, 1/478 to 4/478, 479, 1/479, 480, 3/482, 7/482, 18/482, 481, 2/481 of Bhuleshwar Division, Mumbai is beyond 100 m CRZ setback line from the Back Bay.

**Item No.97:** Proposed installation of Package type substation (PSS) at Ambojwadi, village Malvani, Mumbai by M/s. Tata Power

The project proponent (PP) was present for the meeting and presented the matter before the Authority.

The Authority noted that the proposal is for installation of Package type Sub Station (PSS) at Ambojwadi, Village Malvani, Mumbai. Existing 22 kv overhead transmission lines are connected to 11kv Package type Sub Station

  
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(PSS), feeding Malad BMC pumping station & Raheja Exotica Residential Complex. The proposal was earlier deliberated in the 102<sup>nd</sup> meeting of MCZMA held on 31<sup>st</sup> July & 1<sup>st</sup> August, 2016, wherein the Authority noted the proposal details. In the said meeting, the Authority observed that as per the approved CZMP, which is in force, the site under reference falls in CRZ I (ii) area. PP stated that the collector has allotted the land and transmission line is already present near the site. The proposal is to install the packaged substation of area around 6 m x 6 m. The Authority observed that the activity is not covered in Para 8.I. (ii) b of CRZ Notification, 2011. However, considering the fact that this activity is an essential for local inhabitants, the Authority after deliberation decided to refer the proposal to Ministry of Environment, Forest and Climate Change, New Delhi. Accordingly, MCZMA vide letter dated 7.1.2016 referred the proposal to MoEFCC considering that the activity is an essential for local inhabitants of the area.

The PP presented that after MCZMA referred the matter to MoEF, the proposal was submitted to MoEFCC New Delhi for obtaining final CRZ clearance. The MoEF observed that the recommendation from the MCZMA is required in the matter.

As the project is important requirement of the local inhabitants, PP requested the Authority to reconsider the proposal for recommendation to MoEF. Authority noted that proposed activity is permissible as per CRZ Notification, 2011 and therefore decided to recommend the proposal to MoEFCC, New Delhi from CRZ point of view.

**Item No.98:** Construction on plot bearing CTS No. 605, 606, 607 (pt), 608, 609, 610, 611 of village Eksar at Borivali (W), Mumbai  
M/s Navkar Infra Projects.

The project proponent was present for the meeting and presented the proposal before the Authority. The project details are as follows:

1. As per MCGM letter dated 30.12.2014, the proposal is for proposed development of Building No. 1 on plot bearing CTS No.; 605, 606, 607 (pt), 608, 609, 610 and 611 of village Eksar, Link Road, Borivali (West), Mumbai.

  
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2. In this case the proposal has received IOD for residential building No. 1 comprising Stilt + 1<sup>st</sup> to 5<sup>th</sup> upper floors for residential use dated 31.1.2009 & CC building No. 1 was granted for stilt slab level. The architect has submitted amended plans for basement for parking + ground / stilt part for parking and part for shops + 1<sup>st</sup> for community hall + 2<sup>nd</sup> to 4<sup>th</sup> for upper level parking + 5<sup>th</sup> to 8<sup>th</sup> + 9<sup>th</sup> part for residential use.
3. Municipal Commissioner, MCGM has approved various concessions for the proposed building on 17.6.2014.
4. As per DP remarks of MCGM dated 30.12.2014, as per DP remarks the plot under reference is partly falls in residential zone and partly in No development zone and is partly affected by 36.60 mtrs wide DP road for public purpose. The plot is not reserved for any public purpose as per 1967 DP in force as on 19.2.1991. Plot is partly reserved for HD as per revised DP 1993. Very small portion of the plot on west side of link road is placed in No Development Zone admeasuring about 260.40 sqm and is not considered for FSI purpose, being naturally subdivided. The user of Residential was permissible as per land use and zoning as on 19.2.1991.
5. MCGM letter dated 30.12.2014 mentions that, as per approved CZMP of Mumbai the land under reference falls within 150m of HTL of Manori creek and is situated in CRZ II. The plot under reference is on landward side of existing link road /36.60 m wide DP road (inexistence prior to 19.2.1991).
6. As per said CZMP the plot under reference falls in CRZ-II and landward side of existing road.
7. The CRZ clearance was granted by Urban Development Department vide letter dated 21.8.2006.
8. The project / layout is on entire plot & civil construction work of building No. 2 is fully completed and final finishing work is going on & upon fulfilment of all terms and conditions the builder of Building No. 2 will apply for Occupation Certificate to MCGM. Hence the present proposal is for Building No. 1.
9. Current Status of the buildings is as follows-  
Building No. 1: The work upto plinth has been completed.  
Building No. 2: Civil construction work of building No. 2 is fully completed and final finishing work is going on & upon fulfilment of all terms and conditions the builder of Building No. 2 will apply for Occupation Certificate to MCGM. Site Photographs submitted.

  
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The proposal was earlier deliberated in 102<sup>nd</sup> meeting of MCZMA held on 31<sup>st</sup> July - 1<sup>st</sup> August, 2015, wherein it was noted that the CRZ clearance was earlier granted vide letter dated 21.8.2006. Construction work of building No. 2 is fully completed. Present proposal is for Building No. 1. In the said meeting, the Authority observed that the MCZMA recommendation was required in the matter. The Authority further observed that this is a case of violation of CRZ Notification, 1991 and decided to initiate action under Environment (Protection) Act, 1986 read with CRZ Notification, 2011 through Environment Department. Accordingly, matter was referred to Environment Department.

Further, the PP vide letter dated 1.9.2016 submitted a representation along with the CRZ map in 1:4000 scale prepared by the IRS, Chennai. The PP has also submitted corrigendum & CRZ map in 1:4000 scale dated 23.9.2016 prepared by IRS, Chennai, which is as follows:

- The HTL demarcated by the IRS based on 2011 conditions varies from that of HTL shown in approved CZMP subject to the generalized error of variation in the scale of mapping.
- As per the approved CZMP 96 % of the property falls inside the CRZ-II and 4 % of the project area falls outside CRZ-II.
- As per 2011 CRZ provisions, the CRZ -II is up to 500 m from Arabian sea and 100m from the Creek. According to the to this the property falls outside CRZ-II area. The property is at about 310 m from the nearest HTL.
- The provisions of 2011 and the features of approved CZMP are shown in the map from which it may be concluded that the property falls outside the CRZ-II area as per 2011 CRZ provisions and 96% area falls inside CRZ-II as per the approved CZMP.
- The property does not fall inside the buffer of 50m.

During the meeting, the PP presented that the earlier NoC was granted after obtaining the remarks of the Environment Department, as per the practice prevalent at the relevant time. The PP further informed that the proposed construction is in accordance with the CRZ NoC granted by the competent authority. No new construction is proposed on the plot. Further, it was also stated that under CRZ Notification, 1991 setback line for the creek was also reduced from 150m to 100m and thereby plot was not in CRZ area.

  
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After deliberation, the Authority decided to withdraw the violation matter and allow the development on plot under reference in accordance with the CRZ NOC granted vide letter dated 21.8.2006 by the then competent authority.

**Item No.99:** Proposed development on land bearing CTS No. 2841 (pt) of Village Malvani Malad (W) Mumbai under SRA scheme for "New Mahakali CHS (prop)" at Marve Road, Malad, Mumbai by M/s Vidhi Realtors

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for development on land bearing CTS no. 2841 (pt) of village Malvani Malad (W) Mumbai under SRA scheme for 'New Mahakali CHS (prop)' at Marve Road, Malad, Mumbai. SRA scheme was approved on Non CRZ portion of the land under reference.

Earlier the proposal was deliberated in the 108<sup>th</sup> meeting of MCZMA held on 26.11.2015, wherein the Authority sought certain information from the PP. Accordingly M/s. Vidhi Realtors vide letter dated 8.11.2016 submitted reply to MCZMA.

During the meeting, the PP presented that the only RG is proposed in CRZ portion of the plot as per approved CZMP.

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

1. This CRZ recommendation is only for RG in CRZ portion of the plot. All other activities including STP should be strictly in Non CRZ area, as per approved CZMP.
2. All other required permission from different statutory authorities should be obtained prior to commencement of work.

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**Item No.100:** Proposed redevelopment of residential building on plot bearing C. S. No. 8/492 of Malbar Cumbala Hill Division, building no. 11 situated at Labournum road, Mumbai by M/s Everest Goods Pvt. Ltd.

The project proponent presented the proposal before the Authority. The Authority noted the proposal details which is as follows:

- The proposal involves the development of CESS and a small NON CESS structure, by availing 1.70 FSI.
- Architect has proposed redevelopment of one CESS structure category 'A' on the plot under reference. The land use of the existing plot is residential as per the list of tenants as certified by MHADA, vide their NOC dated 01/04/2013.
- The proposal has received the MHADA NOC, dated 01/04/2013, for FSI 2.50 or the FSI required for rehabilitation of existing occupier plus 50% incentive FSI, whichever is higher, in accordance with modified DC Regulations 33(7), as amended till dated.
- The plot under reference is in residential zone and not reserved for any public purpose. The plot falls in Residential zone as per old 1967 DP as well as revised sanctioned DP (1993) and is not under any reservation as per both of these development plans.
- The plot falls in CRZ - II are and situated on landward side of existing Netaji Subhash Chandra Road, in existence prior to 19/02/1991.
- Total area of plot is 336.96 sqm.
- The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai. As per the said map, the plot under reference falls outside 100m line of HTL of Back Bay (as per 1991) and outside 100m line from HTL of Back Bay & outside 500m buffer from HTL (as per 2011).
- The proposal has received the IOD under NO. CHE/CTY/1422/D/337 (NEW) dated 10/06/2016. The proposal has received the MHCC NOC vide No. CHE/2890/DPC dated 19/05/2016.
- Proposed building comprises of two basements for parking + ground floor + 1<sup>st</sup> to 3<sup>rd</sup> upper floors for residential use. FSI details are as follows:

Sr.no	Area Statement	Sqmts
1	Area of plot as per Property card	336.96
2	FSI permissible	1.33 & 2.50
3	Permissible FSI	826.79

  
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4	Total BUA proposed	587.58
5.	Balance FSI	1.74

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. MCGM to ensure that FSI for redevelopment of CESS structure is as per prevailing DCR before issuing commencement certificate for the project.
2. PP to ensure that debris generated from the construction should be disposed in CRZ area.
3. PP to ensure that packaged STP is installed and put in operation before occupancy.
4. All other required permissions should be obtained prior to commencement of construction activity

**Item No.101:** Proposed development on plot bearing CTS No. 16, 16 (pt), 16/7, 16/10 & 16/20 of village Aakse at Malad (W), Mumbai by M/s Static Sales Agency Pvt. Ltd.

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for development on plot bearing CTS No. 16, 16 (pt), 16/7, 16/10 & 16/20 of village Aakse at Malad (W), Mumbai. Proposed residential building comprising stilt for stack parking + 1<sup>st</sup> to 2<sup>nd</sup> podium for parking + 1<sup>st</sup> to 7<sup>th</sup> upper floors for residential use in lieu of plot potential by claiming staircase + lift + lift wells area of free of FSI. MCGM has granted various concessions as per DCR 1967 and IOD dated 2.6.2016 has been granted.

After deliberation, the Authority decided to direct PP to submit CRZ map in 1:4000 scale prepared by MoEF authorized agency indicating HTL as per approved CZMP, 1991 and as per CRZ Notification, 2011.

Authority decided to defer the matter for compliance of the above said observation.

  
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**Item No.102:** Proposed redevelopment on plot bearing C. S. No. 10/593 of Malbar Hill & Cumbala Hill Division, Darabsha Lane off Napean Sea Road, Mumbai by M/s J & K Specialty Chemicals LLP

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for redevelopment of cessed 'A' (R) and 'A' (R / NR) category structure 'Razak Heaven' under DCR 33 (7) on plot bearing C. S. No. 10/593 of Malbar Hill & Cumbala Hill Division, Darabsha Lane, off Napean Sea Road, Mumbai. Proposed residential building comprising 3 level Basement for Parking & Services + Stilt + 2 Podium for Car Parking + 14<sup>th</sup> upper floors for residential rehab & sale + 15<sup>th</sup> floor (pt) swimming pool & fitness centre. MCGM has granted IOD dated 21.6.2016 has been granted. MHADA has issued NOC dated 18.11.2015 for 3 FSI as admissible as per DCRs in force as on today.

As per approved CZMP of Mumbai, the plot under reference situated CRZ - II area. As per CRZ map prepared by IRS, Chennai submitted by PP, the plot under reference situated within 500m from HTL and falls in CRZ-II. MCGM mentioned that, the plot under reference is situated on seaward side of existing Darabasha road and however proposed building is on the landward side of the existing authorized building. Total plot area is 973.25 sqm and total proposed BUA is 3927.69sqm.

As per MCGM remarks, there exists one cessed A category building of Ground + 4 upper floors with existing BUA of 1941.25 sqm. The existing user of the old building is residential. As per MCGM letter dated 10.11.2015 the property bearing Ward No. D-3326(6/1) falls under cessed category 'A' (R) and property bearing Ward No. D-3326(6) falls under cessed category 'A' (R/NR). As per MCGM remarks, the plot 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 DP. The user of Residential was permissible as per land use and zoning existed as on 19.2.1991, as well as on today. Public consultation of eligible tenant is carried out on 12.8.2016 as per procedure laid down in EIA Notification, 2006.



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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. MCGM to ensure that FSI for redevelopment of CESS structure is as per prevailing DCR before issuing commencement certificate for the project.
2. PP to ensure that debris generated from the construction should be disposed in CRZ area.
3. PP to ensure that packaged STP is installed and put in operation before occupancy.
4. All other required permissions should be obtained prior to commencement of construction activity

**Item No.103:** Proposed Change of activity from existing ice factory (part portion) to Restaurant and internal addition/ alterations on plot bearing C. S. No. 1095, Fort Division, Mumbai by Shri. Homi Phiroze Gandhi

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for change of activity from existing ice factory (part portion) to restaurant at ground floor of existing structure of area 400.62 sqm and internal addition/ alterations on plot bearing C. S. No. 1095, Fort Division, Mumbai. The MCGM has granted IOD vide letter dated 19.9.2016 for proposed activity.

As per MCGM remarks, the existing structure under reference consist of ground floor with Loft and exists for more than 50 years as can be seen from lease deed. Area of the existing factory is 2271.07 sqm.

As per Development Plan of 1967, the land under reference is in Commercial Zone and not reserved for any public purpose except widening, if any of the existing roads & their junctions.

As per approved CZMP of Mumbai, the plot under reference falls in CRZ-II area. The area of the plot under reference is 2398.56 sqm. The area of existing Ice Factory Building is 2271.07 sqm. As per DP of 1991, the land under reference is in Local commercial zone (C-1 Zone) and not reserved for any public purpose and falls in Ballard Pier Heritage Precinct. The both activities i.e. Ice

  
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Factory and Restaurant are confirming to the zones as per DP, 1967, 1991 & 2034.

The Authority noted the repair/ alteration policy of the MCZMA. After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning for change of activity from existing ice factory (pt portion) to Restaurant and internal addition/ alterations on plot under reference. However, local body to ensure that proposed use is as per the T & CP as applicable in the area.

**Item No.104:** Proposed construction of paved / concrete access road along nalla for de-silting / maintenance of nalla at plot bearing CTS No. 657 (pt) of village Kanjur, Kanjur Marg, Mumbai by M/s. Jolly Brothers Pvt. Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of paved / concrete access road along nalla for de-silting / maintenance of nalla at plot bearing CTS No. 657 (pt) of village Kanjur, Kanjur Marg, Mumbai. As per the remarks from PP, length of the existing road falls partly in CRZ I and CRZ II and partly in non CRZ area.

The PP presented that, at present the plot where road is proposed, is vacant and no vegetation is present on site. Hence, proposed road will not result in clearing vegetation.

The PP further presented that, road will facilitate the desilting and maintenance of the nalla, thereby reducing risk of flood situation. MCGM has informed vide letter dated 24.9.2014 to PP that realignment of the untrained nalla has been considered favourably subject to certain conditions. One of the conditions for providing 5.00 m wide paved / asphalted access to facilitate desilting and maintenance operations. Total length of the road is 235 m and width is 12 m. Out of total length, only 115m falls in CRZ area (CRZ I is 55 m and CRZ II is 60 m).

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

  
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1. Proposed approach road should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Prior High permission should be obtained, if activity is proposed in 50 m mangroves buffer zone.
3. No cutting of the mangroves is allowed.
4. PP to ensure that debris should not be disposed in CRZ area.
5. All other required permissions from different statutory authorities should be obtained.

**Item No.105:** Proposed 100% repair amounting to reconstruction to building no. 100-104 at Punarnirmit Siddhivinayak CHS Ltd., Borabazar Street, on plot bearing C. S. No. 952 of Fort Division, 'A' ward, Mumbai by M/s Punarnirmit Siddhivinayak CHS Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for 100% repair amounting to reconstruction to building no. 100-104 at Punarnirmit Siddhivinayak CHS Ltd., Borabazar Street, on plot bearing C. S. No. 952 of Fort Division, 'A' ward, Mumbai comprising G + 4<sup>th</sup> floor. As per approved CZMP, the plot under reference falls in CRZ II area and situated on landward side of Bora Bazar Street. The plot under reference falls in residential zone.

The MCGM remarks mentions that the existing building is a Cess building of category "A" which is prior to 1940. Existing BUA is 781.01 Sqm and plot area is 170.57sqm.

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 reconstruction 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 reconstruction of the authorized structure is allowed without change in present use.
3. All other required permissions should be obtained prior to commencement of construction activity.

  
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**Item No.106:** Proposed building on plot no. 170 bearing CTS No. 1042 of village Pahadi Goregaon (W) at Bangur Nagar, Goregaon (W), Mumbai by Mr. Manish Karnik

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential and commercial building comprising of Basement+ Ground+ 3 floor on plot no. 170 bearing CTS No. 1042 of village Pahadi Goregaon (W) at Bangur Nagar, Goregaon (W), Mumbai. The plot under reference falls in CRZ II area and landward side of proposed CZMP road (West side), existing road on North side. As per DP 1967, the plot under reference falls in residential zone. Plot area is 688.90 sqm and proposed total BUA is 567.54 sqm.

The PP presented that the Urban Development Department, GoM had granted NOC from CRZ point of view on 4.9.2009 for proposed commercial building on the plot. However, the MCGM has insisted the CRZ recommendation from the MCZMA. Further, the validity of the said CRZ NOC of the UDD has lapsed.

The Authority noted that as per the approved CZMP, the plot under reference falls in within 50m buffer zone of mangroves. The PP presented that as per the CZMP approval letter dated 19.1.2000 of MoEF, if there is an existing road prior to 1991 abutting the mangroves, then 50 m mangroves buffer zone will not be applicable.

The Authority deliberated the issue and opined that in the light of Hon'ble High Court order dated 6.10.2005 and 27.1.2010 in WP no. 3246/2004 and PIL 87/2006 plot under reference falls in mangroves buffer zone and further from the West side, plot is in the Seaward side of the CRZ II area.

Considering the above, after deliberation the Authority decided to reject the proposal.

**Item No.107:** Proposed Natural gas transmission pipeline crossing Khadi Bridge, Bhakti Park, Wadala, Mumbai by M/s. Mahanagar Gas Ltd.



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Officials from M/s. Mahanagar Gas Ltd. was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for Natural gas transmission pipeline crossing Khadi Bridge, Bhakti Park, Wadala, Mumbai. The Company has an existing pipeline at Sewari - Chembur Link road. The proposed pipeline is to be linked with the already existing natural gas pipeline at Sewari Chembur link road and pipeline toward Bhakti park area. Proposed pipeline of approx. 170 mt (6"NB & 4"NB pipeline) will pass through CRZ area. Pipeline will lay at a depth 2.5 m from the water bed and executed by Horizontal Directional Drilling (HDD) without disturbing the waterbed. PP has submitted EIA Report prepared by M/s. Eco Chem.

The Authority noted that the PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai. As per CRZ map, proposed alignment passes through mangrove buffer zone, CRZ -II & CRZ-IV area.

The Authority after detailed discussion and deliberated decided to recommend the proposal for the portion of pipeline falling in CRZ area to MoEF 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. Site preparation, installing pipeline and site restoration in CRZ area should be undertaken without damaging the coastal-geomorphological features, mangroves vegetation present in CRZ area.
3. Natural course of creek/ river water and tidal regime should not be hampered due to proposed activities. Proper measures should be undertaken in order to avoid contamination of creek water.
4. Debris generated during the construction period should not be dumped in CRZ area. It should be ensured that it should be that debris are disposed in scientific manner at a designated site.
5. Proper measures should be adopted for prevention and control of leakage of pipeline so as to avoid environmental hazard in the area.
6. Prior High Court permission should be obtained for the proposed activity, since it is proposed in 50 m mangroves buffer zone
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

  
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**Item No.108:** Proposed redevelopment on plot bearing C. S. No. 4/441 of Malabar Hill Division situated at off. Little Gibbs Road, Malabar Hill, Mumbai by M/s Talati & Panthaky Associated Designers LLP

The project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for redevelopment on plot bearing C. S. No. 4/441 of Malabar Hill Division situated at off. Little Gibbs Road, Malabar Hill, Mumbai. As per approved CZMP, the plot under reference falls in CRZ II, Plot under reference falls on landward side of existing Little Gibbs Road.

The Authority noted that proposed building comprising of 2 Basement + Ground +6 floors for residential purpose. The MCGM granted the IOD dated 16.03.2016 to the project.

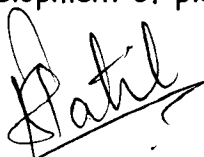
The remarks of the MCGM mentions that as per Development Plan, 1967, the plot under reference falls in residential zone. Plot area is 1593.29 sqm and proposed total BUA is 2108.22 sqm.

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 reconstruction 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 reconstruction of the authorized structure is allowed without change in present use.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.109:** Proposed redevelopment of plot bearing CTS No. B/690 of village Bandra at Rebello Road, Bandra (W), Mumbai by M/s. Pushkar Consultants

The Project proponent (PP) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for redevelopment of plot bearing CTS No. B/690 of village Bandra at Rebello Road,

  
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Bandra (W), Mumbai as per DCR 1967. As per approved CZMP of Mumbai, the plot under reference situated within 500m from HTL of Arabian Sea and falls in CRZ-II and landward side of existing roads.

The Authority noted that proposed residential building comprising of ground floor for stilt stacked car parking + 1<sup>st</sup> to 5<sup>th</sup> (pt) upper floors by demolishing existing structure. As per the remarks of the MCGM, there exists old one ground + 1 floor residential structure in existence prior to 1961 - 62.

The remarks of the MCGM mentions that as per DP of 1967 & 1991, the land under reference falls in Residential zone & not reserved for any public purpose. The user of Residential was permissible as per land use and zoning existed as on 19.2.1991. Total plot area is 542.00 sqm and proposed BUA is 526.33 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 reconstruction 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 reconstruction of the authorized structure is allowed without change in present use.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.110:** Notification No. 4162(E) dated 23.12.2016 issued by MoEF & CC, New Delhi

The Authority noted that the Ministry of Environment, Forests & Climate Change, New Delhi has published Amendment Notification No. 4162(E) dated 23.12.2016 in the CRZ Notification, 2011. The said amendment is as follows:

In the said Coastal Regulation Zone, Notification, 2011, in paragraph 8, in sub-paragraph "V. Areas requiring special consideration,-", under the heading "1. CRZ areas falling within municipal limits of the Greater Mumbai.", under the

  
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sub-heading "(iii) In CRZ-II areas-", after item (h), the following item shall be inserted, namely:-

"(i) Construction of Memorial in the honour of Bharat Ratna Dr. Babasaheb Ambedkar in Mumbai on Indu 6 Mills land shall be allowed with change in land use from industrial to construction of Memorial in accordance with the applicable Town and Country Planning Regulations".

The Authority took on record the above said amended Notification No. 4162(E) dated 23.12.2016 in the CRZ Notification, 2011 published by MoEFCC.


**Item No.111:** Applicability of CRZ Regulation for the plot bearing S. No. 263 (pt), CTS No. 2 of village Malvani, Mumbai by Shri. Vijay K. Sawant, Ex. MLC.

The Authority noted that the MCZMA is in receipt of representation from Shri. Vijay K. Sawant, Ex-MLC seeking clarification about applicability of CRZ regulations 1991 for the plot bearing S. No. 263 (pt), CTS No. 2 of village Malvani, P/North Ward, Mumbai.

The Authority noted the above said representation and decided to communicate that the provisions of CRZ Notification, 1991 are applicable in the State from 19.2.1991 i.e. the date of publication of CRZ Notification by MoEF. Further as per the Notification of 1991, areas under Mangroves cover are designated as CRZ I areas where no development can be undertaken. Further, the CRZ Notification, 2011 has superseded the CRZ Notification of 1991 and as per CRZ Notification, 2011 areas under mangroves are also designated as CRZ I(A).

**Table Item 1:** Proposed construction of Family Court Building on plot bearing S. No. 341 (pt), CTS no. 629, Bandra (E), Mumbai by PWD, Mumbai by PWD.

As per the approved CZMP of the Greater Mumbai, the plot bearing S. No. 341 (pt), CTS no. 629 situated at Bandra Kurla Complex, Mumbai is situated beyond the CRZ setback area from the creek. The PP has submitted the CRZ



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map in 1:4000 scale prepared by the IRS, Chennai, which also confirms that the plot is situated in Non CRZ area, as per approved CZMP.

The Authority decided to grant the NoC from CRZ point of view for the development of family court building on plot bearing S. No. 341 (pt), CTS no. 629 at Bandra Kurla Complex, Mumbai. The Authority further noted that the new CZMP under CRZ Notification, 2011 is under preparation. Therefore, this NOC from CRZ point of view will be valid till the time new CZMP under CRZ Notification, 2011 is published or for the one year whichever is earlier.

**Discussion item 1: MCZMA online application web portal**

The representative from M/s Silver Touch Technologies Limited, empanelled NICSI vendor made detail presentation before the Authority about the overview of the web portal for making the process of application and functioning of MCZMA online. Representatives further informed that the said work will be completed within two months.

The Authority instructed the M/s Silver Touch Technologies Limited, empanelled NICSI vendor to start the work immediately to enable online submission of files at the earliest. The Authority further decided to release the necessary payment of Rs. 37,24,797.13 /- ( Rupees thirty seven lakh twenty four thousand seven hundred ninety seven and paise thirteen only ) as approved by NICSI for M/s Silver Touch Technologies Limited.

----- The meeting ended with vote of thanks to Chairman -----

**Annexure - I: List of the members present during the meeting -**

- 1) Mr. Chavan, Dy. Che. Eng. (DP), MCGM,
- 2) Mr. Avinash Patil, Joint Secretary, UDD
- 3) Mr. V V Naik, Dy. Commissioner, Fisheries
- 4) Dr. Sunil Deshpande, Regional Dy. Commissioner Fisheries
- 5) Dr. Baban Ingole, Scientist G, NIO, Goa
- 6) Dr. Mahesh Shindikar, CoEP, Pune
- 7) Dr. B. N. Patil, Director , Environment & Member Secretary, MCZMA

  
Member Secretary

  
Chairman