

Minutes of the 118th meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 21st April, 2017

Minutes of the 118th meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Additional Chief Secretary, Environment on 21st April, 2017 in Conference Hall, 4th Floor, Maharashtra Pollution Control Board, Kalpataru Point, Opp. Cine Max, Sion (E), Mumbai. List of the member present in the meeting is enclosed as Annexure-I.

Confirmation of 117th minutes:

The minutes of the 117th meeting of the MCZMA held on 22nd and 23rd March, 2017 were confirmed with changes in the item no. 31 which is reviewed & corrected as discussion / review item no. 1 of these minutes.

Item No. 1: CRZ status for site bearing S. No. 371B/1, 371B/2, 371B/3, 371B/4 & 371B/5 of village Juchandra, Tal. Vasai, Dist. Palghar by M/s Reliable Homemaker & Infrastructure Pvt. Ltd.

The PP is seeking CRZ status for site bearing S. No. 371B/1, 371B/2, 371B/3, 371B/4 & 371B/5 of village Juchandra, Tal. Vasai, Dist. Palghar. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 15.02.2016 of IRS, Chennai. As per the report of IRS, Chennai:

- Based on the request from client the CESS approved HTL with 100m CRZ belt in one plate and draft HTL as per field survey based on CRZ Notification, 2011 latest showing the 100m CRZ belt in another plots are shown in the map.
- The HTL demarcated by IRS corresponds to the HTL shown in the CESS approved CZMP subject to generalized error of variation in the scale of mapping. There are mangroves present in the vicinity.
- The details about the CRZ affected area based on HTL as per approved CZMP of CESS map with 100m buffer and HTL demarcated based on 2011 CRZ guidelines, is tabulated as below:

Sr. No	Survey No.	Area affected by CRZ IA	Area affected by CRZ II	Area not affected by CRZ area	Area affected by Mangroves Buffer Zone	Area affected by 100 m buffer line	Area not affected by CRZ area	Total Area
As per 2011 HTL/ CRZ & CRZ					As per CESS approved HTL with			


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		guidelines						2011 CRZ guidelines						
		By %	In Sqm	By %	In Sqm	By %	In Sqm	By %	In Sqm	By %	In Sqm	By %	In Sqm	
1.	371B/1	47.4	1981.5	46.2	1930.9	6.4	265.8	41.3	1723.9	50.4	2106.6	8.3	347.7	4178.27
2.	371B/2	-	-	51.3	2717.2	48.7	2580	-	-	50.7	2688.3	49.3	2609	5297.32
3.	371B/3	-	-	-	-	100	1827.7	-	-	-	-	100	1827.7	1827.66
4.	371B/4	-	-	-	-	100	799.08	-	-	-	-	100	799.08	799.08
5.	371B/5	-	-	-	-	100	8057.7	-	-	-	-	100	8057.7	8057.67

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the HTL demarcation by IRS, Chennai is stringent.

In the light of above, the Authority decided to confirm the CRZ status as follows:

Sr. No	Survey No.	Area affected by CRZ IA		Area affected by CRZ II		Area not affected by CRZ area	
		As per 2011 HTL/ CRZ & CRZ guidelines					
		By %	In Sqm	By %	In Sqm	By %	In Sqm
1.	371B/1	47.4	1981.5	46.2	1930.9	6.4	265.8
2.	371B/2	-	-	51.3	2717.2	48.7	2580
3.	371B/3	-	-	-	-	100	1827.7
4.	371B/4	-	-	-	-	100	799.08
5.	371B/5	-	-	-	-	100	8057.7


Member Secretary


Chairman

Item No. 2: CRZ status for plot bearing S. No. 86/1, 86/3, 87/3 B at mauje Chendhare, Tal. Alibag, Dist. Raigad by Shri. Prashant Madhukar Patil & Others

The PP is seeking CRZ status for plot bearing S. No. 86/1, 86/3, 87/3 B at mauje Chendhare, Tal. Alibag, Dist. Raigad. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 20.04.2016 as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP, 1991, subject to the generalization error caused by the variation in the scale of mapping.
- The above said project site is free from CRZ for both approved CZMP, 1991 and CRZ Notification, 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that the plot bearing S. No. 86/1, 86/3, 87/3 B at mauje Chendhare, Tal. Alibag, Dist. Raigad does not fall within the CRZ setback from the creek, as per approved CZMP & as per CRZ Notification, 2011

Item No. 3: CRZ status for plot bearing C. T. S. No. 194 (pt) Kamraj Nagar, Ghatkoper village, Tal. Kurla, N ward, Mumbai by M/s Aryamaan Developers Pvt. Ltd.

The PP is seeking CRZ status for plot bearing C. T. S. No. 194 (pt) Kamraj Nagar, Ghatkoper village, Tal. Kurla, N ward, Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated August, 2015 as per which:

- The HTL demarcated by the IRS, Chennai for Tidal influenced Water body does not corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalization error caused by the variation in scale of mapping.
- CRZ shall be applied for the land/site within the 100m/width of creek buffer zone from HTL for Creek/Tidal influenced water body as per Para (ii) of CRZ Notification, 2011. In this case, the project site in CTS No. 194 (pt), Kamaraj Nagar, Ghatkoper village, Tal. Kurla, N ward, Mumbai falls outside the 100 m buffer from HTL for creek/tidal influenced water body.


Member Secretary


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- The project site falls outside the 50m buffer from Mangroves as per GPS survey conducted by IRS.
- The project site is also falls partly inside CRZ of creek/tidal influenced water body indicated in DP remarks of MCGM subject to generalization and scale error.

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the CRZ status as per DP remarks is stringent.

After deliberation, the Authority decided to confirm that the project site bearing CTS No. 194 (pt), Kamaraj Nagar, Ghatkoper village, Tal. Kurla, N ward, Mumbai falls partly inside CRZ of creek/tidal influenced water body as indicated in DP remarks of MCGM.

Item No 4: CRZ status for plot bearing S. No. 46(pt) and 47 at Achole village, Tal. Vasai, Dist. Palghar by M/s Hard Rock construction Co. Pvt. Ltd.

The PP is seeking CRZ status for plot bearing S. No. 46(pt) and 47 at Achole village, Tal. Vasai, Dist. Palghar. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated March, 2016 as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP, 1991 subject to the generalization error caused by the variation in the scale of mapping, for major portion of the HTL. However for some portion of the HTL, there is a change occurred in CRZ Notification, 2011.
- CRZ shall be applied for the land/site within the width/100m buffer zone from HTL for Bay/Creek as per Para (ii) of CRZ Notification, 2011. In this case, the project site is affected by CRZ. It is also observed that the project site is affected by CRZ based on 100m buffer from HTL (Creek) is as per approved CZMP.
- The details about the area not affected by CRZ (Non CRZ areas) and affected by CRZ - IB and CRZ II as per approved CZMP and CRZ Notification, 2011 by considering CRZ buffer of 100m or width of the creek whichever is less criteria.


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- There are no mangroves in the vicinity of the project site.
- Area statement:

S. No.	Based on 100m width or width of the Creek whichever is less criteria						Total area as per city survey record/property card (sqm)
	Area as per CRZ Notification, 1991 (sqm)			Area as per CRZ Notification, 2011 (sqm)			
	Not Affected	CRZ Landward of HTL	Intertidal Zone	Not affected	CRZ IB	CRZ II	
46 (pt)	330786.50	216514.80	54128.70	579057.10	2.85	22370.05	601430.00
47	1615.71	6754.29	Nil	8370.00	Nil	Nil	8370.00

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, approved CZMP is stringent.

After deliberation, the Authority decided to confirm that the CRZ Status of project site bearing S. No. 46(pt) and 47 at Achole village, Tal. Vasai, Dist. Palghar as follows:

S. No.	Area as per CRZ Notification, 1991 (sqm)		
	Not Affected	CRZ Landward of HTL	Intertidal Zone
46 (pt)	330786.50	216514.80	54128.70
47	1615.71	6754.29	Nil

Item No 5: CRZ status of plot bearing C S No. 1561 of Fort Division, plot no. 116 of Back Bay reclamation scheme, Churchgate, A ward, Mumbai for Ritz Hotel by M/s Ritz Private Limited

The PP is seeking CRZ status for plot bearing C S No. 1561 of Fort Division, plot no. 116 of Back Bay reclamation scheme, Churchgate, A ward, Mumbai. The


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Chairman

Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 07.04.2016 as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP subject to the generalized error of variation in the scale of mapping and Geomorphological Change in the project site.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay/Creek as per Para (ii) and 500m buffer zone from HTL for Sea as per Para (i) of CRZ Notification, 2011. In this case, the project site bearing C. S. No. 1561 of Fort Division, plot no. 116 of Back Reclamation Scheme, Churchgate in 'A' ward, Mumbai is situated at approximately 427.9 m from HTL of Back Bay and 865.8m from HTL of Arabian Sea and conclusively the project site is out of both 100 and 500m, therefore the above said site is out of CRZ as per the Notification, 2011. It is also stated that the above said site is out of CRZ from both HTL of Back Bay and Arabian Sea respectively as per approved CZMP.

The Authority noted that as per the CRZ map in the scale of 1:4000 of NCSCM, Chennai, the plot is situated at approximately 427.9 m from HTL of Back Bay and 865.8m from HTL of Arabian Sea and conclusively the project site is out of both 100m and 500m from HTL of Back Bay and Arabian Sea.

After deliberation, the Authority decided to confirm that site bearing C. S. No. 1561 of Fort Division, plot no. 116 of Back Bay reclamation scheme, Churchgate, A ward, Mumbai is beyond 100 m CRZ setback line from Back Bay & 500 m CRZ setback line from Arabian Sea as per approved CZMP of Mumbai.

Item No 6: CRZ status of plot bearing CTS No. 1418/C and 1419/C of village Dahisar at Cha Shiwagi Complex at Dahisar (E), Mumbai by M/s Neocon Services

The PP is seeking CRZ status for plot bearing CTS No. 1418/C and 1419/C of village Dahisar at Cha Shiwagi Complex at Dahisar (E), Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated November, 2015 as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP, 1991 subject to the generalized error of variation/resolution issued in the scale of mapping.


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- The CRZ II is 100m from the HTL for bay areas, as per the CRZ guidelines, 2011, as against 500m from HTL according to approved CZMP, 1991. Therefore the plot on landward side falls outside the CRZ area as per CRZ guidelines, 2011.
- The plot falls outside the 100m line from the HTL of Gorai Creek and is not affected by CRZ II as per approved CZMP. The project site boundary falls along the 100m buffer from HTL line and is not affected as per CRZ Notification, 2011. There are Mangroves present in the vicinity. The project site falls outside the 50m Mangroves Buffer.

After deliberation, the Authority decided to confirm that site bearing CTS No. 1418/C and 1419/C of village Dahisar at Cha Shiwagi Complex at Dahisar (E), Mumbai is beyond 100 m CRZ setback line from Gorai Creek and also falls outside the 50m Mangroves Buffer.

Item No 7: CRZ status of plot bearing F. P No. 1144, TPS IV, Mahim Division in G/N Ward, V. S. Marg, Mahim, Mumbai by M/s Pearl Concept Constructions

The PP is seeking CRZ status for plot bearing F. P No. 1144, TPS IV, Mahim Division in G/N Ward, V. S. Marg, Mahim, Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 12.04.2016 as per which:

- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay/Creek as per Para (ii) of CRZ Notification, 2011. The proposed project site in FP No. 1144 of TPS IV, Mahim Division, G/N ward, Mumbai does not fall within 100m from the High Tide Line of Mahim Bay demarcated using GPS Survey. The HTL indicated in approved CZMP differs from HTL demarcated using GPS survey in the vicinity of the foresaid site due to development of Ambedkar Smarak Chaitya Bhoomi. However, the site also does not fall within 100m from High Tide Line indicated in approved CZMP.
- As per approved CZMP and as per CRZ Notification, 2011, the distance of project site under reference from HTL of Mahim Bay is 161m and 142m respectively.


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After deliberation, the Authority decided to confirm that site bearing F. P. No. 1144, TPS IV, Mahim Division in G/N Ward, V. S. Marg, Mahim, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

Item No 8: CRZ status of plot bearing CTS No. 272/A, 273/A, 274/A, 275/A, 276/A, 277/A, 278/A, 279/A and 280/A of Bandra village, Mumbai by Shri. Tejas Mehta

The PP is seeking CRZ status for plot bearing CTS No. 272/A, 273/A, 274/A, 275/A, 276/A, 277/A, 278/A, 279/A and 280/A of Bandra village, Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 06.06.2016 as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP subject to the generalization error caused by the variation in the scale of mapping. There is a change in the HTL while comparing the CRZ Notification, 2011 with approved CZMP and it is mainly due to geomorphological changes occurred between 1991 & 2011.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay/Creek as per para (ii) of CRZ Notification, 2011. In this case, the project site bearing CTS No. 272/A, 273/A, 274/A, 275/A, 276/A, 277/A, 278/A, 279/A and 280/A of Bandra village in H/W ward, Mumbai does not fall within the 100m buffer from HTL for Mahim Bay. It is also stated that the above said site does not fall within the 100m as per approved CZMP. The distance from HTL for Mahim Bay to the nearest corner of the project site under reference, as per CRZ Notification, 2011 is 424m and the same as per approved CZMP is 215m.

After deliberation, the Authority decided to confirm that site bearing CTS No. 272/A, 273/A, 274/A, 275/A, 276/A, 277/A, 278/A, 279/A and 280/A of Bandra village in H/W ward, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

Item No 9: CRZ status for plot bearing F. P No. 140 & 141 of TPS II, Sitla Devi Temple Road (W), Mahim Division, G/N Ward, Mumbai by M/s Reliable Investment and Developers.


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The PP is seeking CRZ status for plot bearing F. P No. 140 & 141 of TPS II, Sitla Devi Temple Road (W), Mahim Division, G/N Ward, Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 31.05.2016 as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP is subject to the generalization error caused by the variation in the scale of mapping. It is observed that there is a change in the HTL while comparing the CRZ Notification, 2011 with approved CZMP and it is mainly due to geomorphological changes occurred between 1991 & 2011.
- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for Bay/Creek as per para (ii) of CRZ Notification, 2011. In this case, the project site containing F. P No. 140 and 141 of TPS II of Mahim Division, Mumbai does not fall within the 100m buffer from HTL for Mahim Bay. It is also stated that the above said site does not fall within the 100m as per approved CZMP. The distance from HTL for Mahim Bay to the nearest corner to the project site as per CRZ Notification, 2011 is 225m and the same as per approved CZMP is 263m.

After deliberation, the Authority decided to confirm that site bearing F. P No. 140 & 141 of TPS II, Sitla Devi Temple Road (W), Mahim Division, G/N Ward, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

Item No. 10: CRZ status of plot bearing CTS No. 307/1/B/1 and 307/1/B/2 of village Valanai at Malad (W), P/ N ward, Mumbai by M/s Wescon Housing (India) Pvt. Ltd.

The PP is seeking CRZ status for plot bearing CTS No. 307/1/B/1 and 307/1/B/2 of village Valanai at Malad (W), P/ N ward, Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 25.05.2016 as per which:

- The HTL demarcated by the IRS, Chennai for Creek does not corresponds to the HTL as per approved CZMP at 1:25000 scale in the vicinity of project site due to various development activities.
- CRZ shall be applied for the land/site within the 100m / width of Creek buffer zone from HTL for Creek as per Para (ii) of CRZ Notification, 2011. In this case, the project site located in CTS No. 307/1/B/1 and 307/1B/2


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of village Valnai at Malad (W), P/ N ward, Mumbai falls partly inside the 100m/width of Creek Buffer form HTL for Creek. Part of project site also falls within 50m buffer from Mangroves.

- An area admeasuring 4903.6sqm falls inside the 50m buffer from Mangroves (CRZ-IA) where as an area admeasuring 6813.5sqm falls with 100m form HTL for Creek (CRZ - II). An area admeasuring 5165.1sqm falls outside the 100m buffer from HTL for Creek (Non CRZ) as per CRZ Notification, 2011.
- The project site falls partly between HTL and CRZ boundary as per approved CZMP.
- Area statement:

Area statement in Sqm				
S. No.	CRZ IA	CRZ II	Non CRZ	Total area
307/1B/2	2898.42	5023.591	5165.09	13087.10
307/AB/1	2005.16	1789.94	-	3795.10
Total				16882.20

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the CRZ Notification, 2011 is stringent.

After deliberation, the Authority decided to confirm that CRZ status of plot bearing CTS No. 307/1/B/1 and 307/1/B/2 of village Valanai at Malad (W), P/ N ward, Mumbai is as follows:

• Area statement in Sqm as per CRZ Notification, 2011.				
S. No.	CRZ IA	CRZ II	Non CRZ	Total area
307/1B/2	2898.42	5023.591	5165.09	13087.10
307/AB/1	2005.16	1789.94	-	3795.10
Total				16882.20

Item No 11: CRZ status of plot bearing C. S. No. 1707, 1708 and 2/1233 of Girgaum Division, Harishchandra Goregaonkar Marg, Gamdevi, Mumbai by M/s Shree Sai-Datta Developers


Member Secretary


Chairman

The PP is seeking CRZ status of plot bearing C. S. No. 1707, 1708 and 2/1233 of Girgaum Division, Gamdevi, Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 30.06.2016 as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP subject to generalization error caused by the variation in the scale of mapping. There is a change in the HTL while comparing the CRZ Notification, 2011 with approved CZMP and it is mainly due to geomorphological changes occurred between 1991 & 2011.
- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for Bay/Creek as per para (ii) of CRZ Notification, 2011. In this case, the project site containing C. S. No. 1707, 1708 and 2/1233, Girgaum Division, Mumbai does not fall within the 100m buffer from HTL for Back Bay. It is also stated that the above said site does not fall within the 100m as per approved CZMP, 1991. The distance from HTL for Back Bay to the nearest corner to the project site under reference as per CRZ Notification, 2011 is 440m and the same as per approved CZMP is 478m

After deliberation, the Authority decided to confirm that site bearing C. S. No. 1707, 1708 and 2/1233 of Girgaum Division, Harishchandra Goregaonkar Marg, Gamdevi, Mumbai is beyond 100 m CRZ setback line from Back Bay.

Item No 12: CRZ status for plot bearing Tikka No. 2, CTS No. 13A/1 situated at Khartan Plot, Chedni, Thane (W), Thane by M/s Kamran Live Stock & Real Estate Pvt. Ltd.

The PP is seeking CRZ status of plot bearing Tikka No. 2, CTS No. 13A/1 situated at Khartan Plot, Chedni, Thane (W), Thane. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & letter dated 25.06.2016 as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the CESS CZMP 2001 subject to the generalized error of variation in the scale of mapping.
- The CRZ II is upto 100m from HTL of Creek areas for HTL demarcated by IRS based on 2011 condition and also for HTL of CESS CZMP, 2001.


Member Secretary


Chairman

Therefore the site on landward side of Thane Creek falls completely outside the CRZ area according to both scenarios.

- There are Mangroves present in the vicinity, but the project site is not affected by the Mangroves buffer. There is a road on Creek ward side.

After deliberation, the Authority decided to confirm that site bearing Tikka No. 2, CTS No. 13A/1 situated at Khartan Plot, Chedni, Thane (W), Thane is beyond 100 m CRZ setback line from Thane Creek and also falls outside the 50m Mangroves Buffer.

Item No 13: CRZ Status of project site bearing C.S. No. 1312, Fort Division, at Bora Bazar Street, Mumbai by M/s. Sanhotra B I & Associates

The PP is seeking for the CRZ Status of project site bearing C.S. No. 1312, Fort Division, at Bora Bazar Street, Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated August, 2015 as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP subject to the generalized error of variation in the scale of mapping.
- CRZ shall be applied for the land / site within the 500m buffer zone from HTL for the sea as per para (i) of the CRZ Notification, 2011.
- As per the approved CZMP the site is out of 500 m buffer.
- In this case, the CRZ details of the project site containing C.S. No. 1312, Fort Division, Mumbai, Maharashtra has given in the table below-

Description	As per CRZ Notification, 2011 (In Percentage)
CRZ-II	58.613
Non CRZ	41.386

The Authority observed that CRZ status of the land as per approved CZMP differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the new draft HTL demarcated by IRS as per CRZ Notification, 2011 is stringent.


Member Secretary


Chairman

After deliberation, the Authority decided to confirm that the CRZ Status of project site bearing C.S. No. 1312, Fort Division, at Bora Bazar Street, Mumbai as follows:

Description	As per CRZ Notification, 2011 (In Percentage)
CRZ-II	58.613
Non CRZ	41.386

Item No 14: CRZ status for SR Scheme of Andheri Kamgar Nagar CHS Ltd. on plot bearing CTS No. 1319 (pt) of Versova Village in K/W ward, Andheri, Mumbai by M/s K Hemani Futuredy.

The PP is seeking for the CRZ status for SR Scheme of Andheri Kamgar Nagar CHS Ltd. on plot bearing CTS No. 1319 (pt) of Versova Village in K/W ward, Andheri, Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & letter dated April, 2013 as per which:

- Project site details of the land at C. S. 1319 (pt) of Versova village in K/W ward, Mumbai has been superimposed onto CZMP and also the HTL as per CRZ Notification, 2011. It is observed that the project site is not affected by CRZ I and CRZ II.

After deliberation, the Authority decided to confirm that site for SR Scheme of Andheri Kamgar Nagar CHS Ltd. on plot bearing CTS No. 1319 (pt) of Versova Village in K/W ward, Andheri, Mumbai is situated beyond 100 m CRZ setback line from Creek and also falls outside the 50m Mangroves Buffer.

Item No. 15: CRZ status for plot bearing C. S. No. 499 of Malabar Hill Division 'D' Ward, situated at Laburnum Road, Mumbai by M/s Kunal Munshaw.

The PP is seeking for the CRZ status for plot bearing C. S. No. 499 of Malabar Hill Division 'D' Ward, situated at Laburnum Road, Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & letter dated 25.06.2016 as per which:


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- The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP subject to the generalized error of variation in the scale of mapping.
- The CRZ II is 100m from the HTL for Bay areas, as per the CRZ Guidelines, 2011, as against 500m from HTL according to approved CZMP. The CRZ II area is upto 100m from the HTL of Back Bay from the HTL of CZMP 2000 and also from the HTL of 2011 demarcation. The CRZ II from the sea from (Arabian Sea) 500m from the HTL of CZMP 2000 and also from the HTL of 2011 demarcation.
- Based on the survey, the site is about 455m from the back bay HTL and 587m from the seafront HTL. Therefore, the site falls completely outside the CRZ II of both creek and sea, according to both scenarios (2000 CZMP of Greater Mumbai and 2011 guidelines)
- There is no Mangrove vegetation seen in the vicinity. Roads are existing on the seaward side of the project site as per 1991 conditions.

After deliberation, the Authority decided to confirm that site bearing C. S. No. 499 of Malabar Hill Division 'D' Ward, situated at Laburnum Road, Mumbai is beyond 100 m CRZ setback line from Mahim Bay & 500 m CRZ setback line from Arabian Sea as per approved CZMP of Mumbai as well as CRZ Notification, 2011.

Item No. 16: CRZ status for plot bearing CTS No. A/444, Bandra (A) village, H/W ward, Bandra (W), Mumbai by M/s Amanah Builders & Developers.

The PP is seeking for the CRZ status for plot bearing CTS No. A/444, Bandra (A) village, H/W ward, Bandra (W), Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & letter dated 21.06.2016 superimposing as per which:

- HTL demarcated by IRS, Chennai with GPS survey conducted during 2014 for Arabian Sea corresponds to HTL indicated in approved CZMP for Mumbai subject to the generalization error caused by the variation in scale of mapping.
- However, the HTL demarcated by IRS with GPS survey for Mahim Bay and Mahim Creek is not same as that of HTL in approved CZMP because of Reclamation in Bandra Area.


Member Secretary


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- CRZ shall be applied for the land/site within the 100m buffer zone form HTL for Bay/Creek as per Para (ii) of CRZ Notification, 2011. In this case, the project site containing CTS No. A/444, Bandra (A) village, H/W ward, Bandra (W), Mumbai does not fall within the 100m buffer from HTL for Mahim Bay as per GPS survey conducted by IRS in 2014. The project site falls away from HTL for Mahim Bay as per GPS Survey conducted by IRS by a distance of 428m. The site does not also fall within 500m buffer from HTL for Arabian Sea.
- The project site containing CTS No. A/444, Bandra (A) village, H/W ward, Bandra (W), Mumbai does not also fall within 100m from HTL indicated in approved CZMP for Mumbai subject to generalization error caused by the variation in scale of mapping. However, the project site entirely falls within CRZ as per approved CZMP. The project site falls away from HTL for Mahim Bay as per approved CZMP by a distance of 400m.

After deliberation, the Authority decided to confirm that site bearing CTS No. A/444, Bandra (A) village, H/W ward, Bandra (W), Mumbai is beyond 100 m CRZ setback line from Mahim Bay & 500 m CRZ setback line from Arabian Sea as per approved CZMP of Mumbai as well as CRZ Notification, 2011.

Item No. 17: CRZ status for plot bearing CTS No. A/370 & A/371, Bandra (A) village, H/W Ward, Bandra (W), Mumbai by M/s Sheela John Merchant & Leslie John Merchant.

The PP is seeking for the CRZ status for plot bearing CTS No. A/370 & A/371, Bandra (A) village, H/W Ward, Bandra (W), Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & letter dated 21.06.2016 as per which:

- HTL demarcated by IRS, Chennai with GPS survey conducted during 2014 for Arabian Sea corresponds to HTL indicated in approved CZMP for Mumbai subject to the generalization error caused by the variation in scale of mapping.
- However, the HTL demarcated by IRS with GPS survey for Mahim Bay and Mahim Creek is not same as that of HTL in approved CZMP because of Reclamation in Bandra Area.
- CRZ shall be applied for the land/site within the 100m buffer zone form HTL for Bay/Creek as per Para (ii) of CRZ Notification, 2011. In this case,


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the project site containing CTS No. A/370 & A/371 of H/W ward, Bandra-A village, Mumbai does not fall within the 100m buffer from HTL for Mahim Bay as per GPS survey conducted by IRS in 2014. The project site falls away from HTL for Mahim Bay as per GPS Survey conducted by IRS by a distance of 491.77m. Also the site does not fall within 500m buffer from HTL for Arabian Sea.

- The project site containing CTS No. A/370 & A/371 of H/W ward, Bandra-A village does not also fall within 100m from HTL indicated in approved CZMP for Mumbai subject to generalization error caused by the variation in scale of mapping. The project site falls entirely within CRZ as per approved CZMP. The project site falls away from HTL for Mahim Bay as per approved CZMP by a distance of 322.48m.

After deliberation, the Authority decided to confirm that site bearing CTS No. A/370 & A/371, Bandra (A) village, H/W Ward, Bandra (W), Mumbai is beyond 100 m CRZ setback line from Mahim Bay & 500 m CRZ setback line from Arabian Sea as per approved CZMP of Mumbai as well as CRZ Notification, 2011.

Item No. 18: CRZ status for plot bearing CTS No. A/396, Bandra (A) Village, H/W Ward, Bandra (W), Mumbai by Shri. Abdul Sattar Khan.

The PP is seeking for the CRZ status for plot bearing CTS No. A/396, Bandra (A) Village, H/W Ward, Bandra (W), Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & letter dated 21.06.2016 as per which:

- HTL demarcated by IRS, Chennai with GPS survey conducted during 2014 for Arabian Sea corresponds to HTL indicated in approved CZMP for Mumbai subject to the generalization error caused by the variation in scale of mapping.
- However, the HTL demarcated by IRS with GPS survey for Mahim Bay and Mahim Creek is not same as that of HTL in approved CZMP because of Reclamation in Bandra Area.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay/Creek as per Para (ii) of CRZ Notification, 2011. In this case, the project site containing CTS No. A/396, Bandra (A) Village, H/W Ward, Bandra (W), Mumbai does not fall within the 100m buffer from HTL for


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Mahim Bay as per GPS survey conducted by IRS in 2014. The project site falls away from HTL for Mahim Bay as per GPS Survey conducted by IRS by a distance of 457m. Also the site does not fall within 500m buffer from HTL for Arabian Sea.

- The project site containing CTS No. A/396, Bandra (A) Village does not also fall within 100m from HTL indicated in approved CZMP for Mumbai subject to generalization error caused by the variation in scale of mapping. The project site falls entirely within CRZ as per approved CZMP. The project site falls away from HTL for Mahim Bay as per approved CZMP by a distance of 312m.

After deliberation, the Authority decided to confirm that site bearing CTS No. A/396, Bandra (A) Village, H/W Ward, Bandra (W), Mumbai is beyond 100 m CRZ setback line from Mahim Bay & 500 m CRZ setback line from Arabian Sea as per approved CZMP of Mumbai as well as CRZ Notification, 2011.

Item No.19: CRZ status for project site bearing SF-7 & SF-9B of G Block, Bandra Kurla Complex of H/E Ward, Mumbai by M/s. Jamnaben Hirachand Ambani Foundation

The PP is seeking for the CRZ status for project site bearing SF-7 & SF-9B of G Block, Bandra Kurla Complex of H/E Ward, Mumbai. The PP has submitted CRZ map in 1:4000 scale & report dated 30.6.2016 prepared by IRS, Chennai. As per report of IRS,

- i. The HTL demarcated by the IRS, Chennai for channel, a tidal influenced water body does not corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalisation error caused by the variation in the scale of mapping.
- ii. CRZ shall be applied for the land / site within the 100 m buffer zone from HTL for Tidal influenced inland water body as per para (ii) of CRZ Notification, 2011.
- iii. In this case project site in plot SF-7 & SF-9B of G Block, Bandra Kurla Complex of H/E Ward, Mumbai falls away from the 100 m buffer to HTL of channel, a tidal influenced water body.
- iv. However, the project site in Plot No. SF-7 & SF-9B of G Block, Bandra Kurla Complex of H/E Ward, Mumbai is falls partly inside 100m buffer from HTL of Channel indicated in approved CZMP.


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The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm that project site in Plot No. SF-7 & SF-9B of G Block, Bandra Kurla Complex of H/E Ward, Mumbai is falls partly inside 100m buffer from HTL of Channel indicated in approved CZMP.

Item No. 20: CRZ status of plot bearing S. No. 218, 219, 216 (pt), 217 (pt), 222 (pt), 3 (pt) of village Paye, Tal. Biwandi, Dist. Thane by M/s Manish Karnik & Associates

The PP is seeking for the CRZ status for site bearing S. No. 218, 219, 216 (pt), 217 (pt), 222 (pt), 3 (pt) of village Paye, Tal. Biwandi, Dist. Thane. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated June, 2016 of IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping.
- CRZ shall be applied for the land area from High Tide Line (HTL) to 100m on the landward side along the Bay / Creek as per (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011.
- In this case, the project site at Paye village, Bhawandi Taluka, District Thane, Maharashtra does not fall within the 100m buffer from HTL as per 1991 approved CZMP.

After deliberation, the Authority decided to confirm that site bearing S. No. 218, 219, 216 (pt), 217 (pt), 222 (pt), 3 (pt) of village Paye, Tal. Biwandi, Dist. Thane is beyond 100 m CRZ setback line from Creek as per approved CZMP.

Item No.21: CRZ status of Plot No. R-3/B, Sector-14, Nerul, Navi Mumbai by M/s. Mikonic Structures

The PP is seeking for the CRZ status for Plot No. R-3/B, Sector-14, Nerul, Navi Mumbai. The Authority observed that the application is incomplete and decided to delist from the records from the MCZMA.


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Item No.22: CRZ status of plot bearing CTS No. A/617/8 of village Bandra, Santosh Nagar, Bandra (W), Mumbai by M/s. Arch Dimensions

The PP is seeking CRZ status of plot bearing CTS No. A/617/8 of village Bandra, Santosh Nagar, Bandra (W), Mumbai. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated Nov, 2013 prepared by IRS, Chennai. The Authority noted that the IRS need to demarcate the HTL as indicated in approved CZMP and CRZ setback as per the CRZ Notification, 2011.

After deliberation, the Authority decided to defer the matter, for submission of compliance as stated above.

Item No.23: CRZ status of plot bearing CTS No. 195 (pt), Gurukrupa CHSL, Building no. 40 at D N Nagar, Andheri (W), Mumbai by M/s Icon Architect & Engineers

The Authority noted the background of the matter and WP filed by the PP before the Hon. High Court and further observed that the PP has not submitted the CRZ map in 1:4000 scale prepared by one of the MoEF authorized agency. The said CRZ map needs to indicate the HTL as per the approved CZMP and CRZ setback as per CRZ Notification, 2011.

After deliberation, the Authority decided to defer the matter, for submission of compliance as stated above.

Item No 24: CRZ status of project site bearing S. No. 83/2 of village Chendhare, Tal. Alibag, Dist. Raigad by Shri. Abhijit Mohite

The PP is seeking CRZ status of plot bearing S. No. 83/2 of village Chendhare, Tal. Alibag, Dist. Raigad. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated April, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping.


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- The above said project site is free from CRZ for both 1991 approved CZMP and 2011 regulation of MoEF.

After deliberation, the Authority decided to confirm that site bearing S. No. 83/2 of village Chendhare, Tal. Alibag, Dist. Raigad is beyond 100 m CRZ setback line from Creek as per approved CZMP as well as CRZ Notification, 2011.

Item No 25: CRZ status of project site bearing CTS No. 471, Plot No. 1 situated at Kandivali, R Ward, Mumbai by M/s Kandivali Hemavathy CHS

The PP is seeking CRZ status of plot bearing CTS No. 471, Plot No. 1 situated at Kandivali, R Ward, Mumbai. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated April, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping.
- In this case, the project site bearing CTS No. 471, Plot No. 1 situated at Knadivali, R Ward, Mumbai does not fall within the 100m buffer from HTL as per 1991 approved CZMP and from HTL of 2011. Hence the plot under reference CTS No. 471, Plot No. 1 situated at Knadivali, R Ward, Mumbai is free from CRZ for both 1991 approved CZMP and 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that site bearing CTS No. 471, Plot No. 1 situated at Knadivali, R Ward, Mumbai is beyond 100 m CRZ setback line from Creek as per approved CZMP as well as CRZ Notification, 2011.

Item No.26: CRZ status of the SR Scheme on plot bearing CTS No. 629 (pt) of village Bandra (E) at Khervadi, Bandra, Mumbai for Maharashtra Nagar CHSL by Shree Gajraj Housing Nirman Private Ltd and Kanakia Paris

The PP is seeking CRZ status of the SR Scheme on plot bearing CTS No. 629 (pt) of village Bandra (E) at Khervadi, Bandra, Mumbai. The Authority noted the


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background of the matter and the PP has submitted CRZ map in the 1:4000 scale & report dated August, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai for Channel does not corresponds to the HTL as per approved CZMP in the vicinity of project site due to widening and training of channel during 2010 - 2011 and generalization errors.
- CRZ shall be applied for the land/ site within 100m / width of creek buffer zone from HTL for creek / channel as per (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011.
- In this case, the project site in at CTS No. 629 (part) of village Bandra East at Maharashtra Nagar, Bandra (E), H/E, Ward, Mumbai falls outside the width of creek buffer from HTL of channel, a tidal influence water body.
- The project site in at CTS No. 629 (part) of village Bandra East at Maharashtra Nagar, Bandra (E), H/E, Ward, Mumbai falls outside CRZ boundary as per approved CZMP

After deliberation, the Authority decided to confirm that plot bearing CTS No. 629 (pt) of village Bandra (E) at Khervadi, Bandra, Mumbai falls outside CRZ boundary as per approved CZMP.

Item No.27: CRZ status of plot bearing CTS No. 234, village Anik and CTS No. 482 of village Mahul in Chembur in M/W ward, Mumbai by BPCL

The PP is seeking CRZ status of plot bearing CTS No. 234, village Anik and CTS No. 482 of village Mahul in Chembur in M/W ward, Mumbai. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated April, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai for Creek corresponds to the HTL shown in the approved CZMP in the vicinity of project site subject to the generalization error caused by the variation in map scale.
- CRZ shall be applied for the land area from High Tide Line (HTL) to 100m on the landward side along the Bay / Creek as per (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011.


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- In this case, proposed structures in CTS No. 234 of village Anik and CTS No. 482 of village Mahul, Chembur Mumbai falls outside the 100m buffer from HTL for Creek.
- The proposed project structures in CTS No. 234 of village Anik and CTS No. 482 of village Mahul, Chembur Mumbai falls outside the 100m buffer from HTL for Creek indicated in approved CZMP.

The Authority observed the CRZ map of IRS and noted that IRS, Chennai need to indicate the HTL as per approved HTL and new draft HTL as well as their respective CRZ setback lines. Accordingly, the IRS, Chennai need to mention the conclusion of the report.

After deliberation, the Authority decided to defer the matter, for submission of compliance as stated above.

Item No 28: CRZ status of plot bearing CTS No. 471, plot no. 5 situated at Kandivali, R Ward, Mumbai by M/s Kandivali Aaditya CHS

The PP is seeking CRZ status of the plot bearing CTS No. 471, plot no. 5 situated at Kandivali, R Ward, Mumbai. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated April, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping.
- In this case, the project site bearing CTS No. 471, plot no. 5 situated at Kandivali, R Ward, Mumbai does not fall within the 100m buffer from HTL as per 1991 approved CZMP and from HTL of 2011. Hence the plot under reference CTS No. 471, plot no. 5 situated at Kandivali, R Ward, Mumbai is free from CRZ for both 1991 approved CZMP and 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that site bearing CTS No. 471, plot no. 5 situated at Kandivali, R Ward, Mumbai is beyond 100 m CRZ setback line from Creek as per approved CZMP as well as CRZ Notification, 2011.


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Item No 29: CRZ status of plot bearing Gut No. 372, 373 & 374 at mauje Saral, Tal. Alibag, Dist. Raigad by Shri. Aditya H. Mangaldas

The PP is seeking CRZ status of plot bearing Gut No. 372, 373 & 374 at mauje Saral, Tal. Alibag, Dist. Raigad. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated June, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping.
- The above said project site is free from CRZ for 1991 approved CZMP and 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that site bearing Gut No. 372, 373 & 374 at mauje Saral, Tal. Alibag, Dist. Raigad is situated outside CRZ area as per approved CZMP as well as CRZ Notification, 2011

Item No 30: CRZ status of plot bearing Gut No. 134 at mauje Dhokavade, Tal. Alibag, Dist. Raigad by Smt. Smita A. Dev & Shri. Abhinav R. Dev

The PP is seeking CRZ status of plot bearing Gut No. 134 at mauje Dhokavade, Tal. Alibag, Dist. Raigad. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated June, 2016 prepared by IRS, Chennai. As per report of IRS Chennai,

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping.
- The above said project site is free from CRZ for 1991 approved CZMP and 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that plot bearing Gut No. 134 at mauje Dhokavade, Tal. Alibag, Dist. Raigad is situated outside CRZ area as per approved CZMP as well as CRZ Notification, 2011

Item No 31: CRZ status of project bearing Gut no. 212, village Agarsure, Tal. Alibag, Dist. Raigad by Mrs. Nanda H. Vaswani


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The PP is seeking CRZ status of plot bearing Gut no. 212, village Agarsure, Tal. Alibag, Dist. Raigad. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated April, 2016 prepared by IRS, Chennai. As per report of IRS Chennai,

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping.
- The above said project site is free from CRZ for 1991 approved CZMP and 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that plot bearing Gut no. 212, village Agarsure, Tal. Alibag, Dist. Raigad is situated outside CRZ area as per approved CZMP as well as CRZ Notification, 2011.

Item No.32: CRZ status of project site bearing Gut no. 171, village Taikali, Tal. Alibag, Dist. Raigad by Shri. Imtiyaz A Sattar Palkar & Others

The PP is seeking CRZ status of project site bearing Gut no. 171, village Taikali, Tal. Alibag, Dist. Raigad. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated April, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping.
- The above said project site is free from CRZ for 1991 approved CZMP and 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that plot bearing Gut no. 171, village Taikali, Tal. Alibag, Dist. Raigad is situated outside CRZ area as per approved CZMP as well as CRZ Notification, 2011.

Item No.33: CRZ status for redevelopment on plot bearing CTS No. 581, 582, 583 & 584 of village Bandra A, NA Random Dayabhai Marg, Old Bazar Road, Bandra (W), H/W ward, Dist. Mumbai by M/s Gajjar & Associates


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The PP is seeking CRZ status of project site bearing CTS No. 581, 582, 583 & 584 of village Bandra A, NA Random Dayabhai Marg, Old Bazar Road, Bandra (W), H/W ward, Dist. Mumbai. The Authority noted that the PP has submitted CRZ map in 1:4000 scale dated June, 2015 prepared by IRS, Chennai, as per which, plot bearing CTS No. 581, 582, 583 & 584 of village Bandra, Mumbai situated beyond 100m from HTL of Mahim Bay indicated in approved CZMP and as per provisions of CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that plot bearing CTS No. 581, 582, 583 & 584 of village Bandra A, NA Random Dayabhai Marg, Old Bazar Road, Bandra (W), H/W ward, Dist. Mumbai is situated beyond 100m from HTL of Mahim Bay indicated in approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.34: CRZ status of plot bearing Gut no. 1, 2, 329, 330, 332, 334 at Village Bamansure, Tal. Alibag, Dist. Raigad by M/s Preetam Sagane/Sailesh Goyal/Emron Samuel.

The PP is seeking for the CRZ status for plot bearing Gut no. 1, 2, 329, 330, 332, 334 at Village Bamansure, Tal. Alibag, Dist. Raigad. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 25.07.2016 superimposing the Gut no. 1, 2, 329, 330, 332, 334 at Village Bamansure, Tal. Alibag, Dist. Raigad prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP, 1991, subject to the generalization error caused by the variation in the scale of mapping.
- The above said project site is free from CRZ for both approved CZMP & and 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that plot bearing Gut no. 1, 2, 329, 330, 332, 334 at Village Bamansure, Tal. Alibag, Dist. Raigad is situated outside CRZ area as per approved CZMP as well as CRZ Notification, 2011.


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Item No.35: CRZ status for plot bearing CTS No. 403, 404, 405, 409 of village Pahadi Goregaon (W), Mumbai by M/s Manish Karnik & Associates.

The PP is seeking CRZ status for plot bearing CTS No. 403, 404, 405, 409 of village Pahadi Goregaon (W), Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 14.01.2015 as per which:

- The HTL demarcated by IRS through ground survey using GPs and subsequent reference to satellite imagery of the year 2011 has slight variation with reference to the HTL shown in approved CZMP. The slight change is subject to generalization error caused by the variation in the scale of mapping i.e. 1:25000 to 1:4000.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay/Creek as per Para (ii) of CRZ Notification, 2011.
- In this case, the project site containing CTS. No. 402, 403, 404 & 405 are partially inside CRZ II area, where as CTS No. 406, 407, 408, 409, 412 & 413 fall outside CRZ II as per approved CZMP.
- As per CRZ study based on CRZ Notification, 2011, CTS. No. 402 to 409, 412 and 413 of Pahadi, Goregaon-West are not affected and free from CRZ. This may be due to variation in natural cause of HTL and salinity of the Creek.

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm that the CRZ status of the plots as follows:

- The project site containing CTS. No. 402, 403, 404 & 405 are partially inside CRZ II area, where as CTS No. 406, 407, 408, 409, 412 & 413 fall outside CRZ II as per approved CZMP.


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Item No.36: CRZ status for plot bearing C. S. No. 8/492 and C. S. No. 7A/492 of Malabar Cumbala Hill Division situated at Laburnam Road, Mumbai by M/s Everest Goods Pvt. Ltd.

The PP is seeking for the CRZ status for plot bearing C. S. No. 8/492 and C. S. No. 7A/492 of Malabar Cumbala Hill Division situated at Laburnam Road, Mumbai. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 20.09.2016 as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP subject to the generalized error of variation in the scale of mapping.
- The CRZ II is 100m from the HTL for bay areas, as per the CRZ guidelines, 2011 as against 500m from HTL according to approved CZMP. The CRZ II area is upto 100m from the HTL of Back bay from the HTL of CZMP 2000 and also from the HTL of 2011 demarcation.
- Based on the survey, the site is about 497m from the back bay HTL and 506m from the seafront HTL. Therefore, the site falls completely outside the CRZ II of both Creek and Sea, according to both scenarios (2000 CZMP of Greater Mumbai and 2011 guidelines)
- There is no mangroves vegetation seen in the vicinity. Roads are existing on the seaward side of the project site as per 1991 conditions.

After deliberation, the Authority decided to confirm that C. S. No. 8/492 and C. S. No. 7A/492 of Malabar Cumbala Hill Division situated at Laburnam Road, Mumbai is situated beyond 100m from HTL of Back Bay indicated in approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.37: CRZ Status of residential project on S. No. 741/6 and 741/17 of village Shirgaon, Tal. & Dist. Palghar by M/s. Manshi Infra Projects

The PP is seeking CRZ status of residential project on S. No. 741/6 and 741/17 of village Shirgaon, Tal. & Dist. Palghar. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated September, 2016 prepared by IRS, Chennai as per which:


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- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping, for major portion of HTL. However for some portion of the HTL, there is a change occurred in CRZ 2011 map and the same can be seen from CRZ map
- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for bay / Creek as per para (ii) of CRZ Notification, 2011.
- In this case, the project site containing Survey No. 741/6 and 741/17 of Shirgaon village of Palghar Taluka and District does not fall within the 100 m buffer from HTL of creek. It is also stated that the above site does not fall within the 100m as per approved CZMP 1991.
- The distance from HTL for creek to the nearest Northern corner to the project site (Survey No. 741/6 and 741/17 of Shirgaon village) as per CRZ 2011 is 447m and the same as per approved CZMP is 398m and also the distance from HTL for creek to the nearest Southern corner to the project site (Survey No. 741/6 and 741/17 of Shirgaon village) as per CRZ 2011 is 306m.
- The project site (Survey No. 741/6 and 741/17 of Shirgaon village) does not fall within the 50m buffer from Mangroves.

After deliberation, the Authority decided to confirm that land bearing S. No. 741/6 and 741/17 of village Shirgaon, Tal. & Dist. Palghar is situated beyond 100m from creek as approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.38: CRZ Status of Gut No. 117/A & 117/B, Opp. Annasaheb Vartak Hospital, village Kelwe, Tal & Dist. Palghar by Mr. Sandeep C. Mahale

The PP is seeking CRZ Status of Gut No. 117/A & 117/B, Opp. Annasaheb Vartak Hospital, village Kelwe, Tal & Dist. Palghar. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated September, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping and there is change in the HTL while


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comparing the CRZ 2011 and approved CZMP and it is mainly due to geomorphological changes occurred between 1991 and 2011.

- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for bay / Creek as per para (ii) of CRZ Notification, 2011.
- In this case, the project site containing Gut No. 117/A and 117/B of Kelve Road village of Palghar Taluka and District is not affected by 50m buffer from mangroves / width from HTL (creek) as per CRZ 2011 and also approved CZMP.
- The shortest distance to the nearest corner to the project site from HTL for creek 556m and 357 m respectively as per CRZ 2011 and approved CZMP.
- As there is a creek with mangrove at the western side of the project site, hence width from HTL creek and 50m buffer from mangroves are also shown and the project site is not affected by CRZ-IA.

After deliberation, the Authority decided to confirm that the land bearing Gut No. 117/A & 117/B, Opp. Annasaheb Vartak Hospital, village Kelwe, Tal & Dist. Palghar is situated beyond 100m from creek as approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.39: CRZ Status of property bearing Survey No. 263, C. S. No. 7C at Chunnilal Girdharilal Marg Malad (W), Malvani village, Tal. Borivali, Mumbai by M/s. Viztech Consultants

The PP is seeking CRZ Status of property bearing Survey No. 263, C. S. No. 7C at Chunnilal Girdharilal Marg Malad (W), Malvani village, Tal. Borivali, Mumbai.

The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated September, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping.
- The CRZ-II is 100m from HTL for bay areas, as per 2011 CRZ Guidelines as against 500m from HTL according to 1991 CZMP. Therefore, the site on landward side near Malad Creek falls outside the CRZ area as per 2011 CRZ guidelines.


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- The project site falls inside the 100m line from HTL and affected by CRZ-II as per 1991 CZMP and falls completely outside of CRZ area as per 2011 CRZ Guidelines. There is mangrove vegetation present in the vicinity of the project site.

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm that the land bearing Survey No. 263, C. S. No. 7C at Chunnilal Girdharilal Marg Malad (W), Malvani village, Tal. Borivali, Mumbai site falls inside the 100m line from HTL and situated in CRZ-II area as per approved CZMP. No construction is allowed in the 50 m Mangroves Buffer Zone.

Item No. 40: CRZ status of plot bearing CS No. 2146 of Bhuleshwar Division in C ward, situated at J. S. S Road, Mumbai by M/s Suvidha Lifespaces

The PP is seeking CRZ status of plot bearing CS No. 2146 of Bhuleshwar Division in C ward, situated at J. S. S Road, Mumbai. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated September, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping. There is change in the HTL while comparing the CRZ 2011 and approved CZMP and it is mainly due to geomorphological changes occurred between 1991 and 2011.
- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for bay / Creek as per para (ii) of CRZ Notification, 2011.
- In this case, the project site containing CS No. 2146 of Bhuleshwar Division, Mumbai does not fall within the 100m buffer from HTL for Back bay. It is also stated that the above said site does not fall within the 100m as per approved CZMP 1991.


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- The distance from HTL for Back Bay to the nearest corner to the project site (CS No. 2146 of Bhuleshwar Division) as per CRZ 2011 is 302m and same as per approved CZMP is 328m.

After deliberation, the Authority decided to confirm that land bearing CS No. 2146 of Bhuleshwar Division in C ward, situated at J. S. S Road, Mumbai is situated beyond 100m from HTL of Back Bay indicated in approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.41: CRZ status of project site bearing plot no. 1914, H. No. 66 situated at mauje Kopri, Dist. Thane by M/s Amogh Associates

The Authority decided to delist the proposal from the records of the MCZMA.

Item No.42: CRZ status of project site bearing Gut No. 91, 95, 96, 99 & 111 of village Karade khurd, Tal. Panvel, Dist. Raigad by M/s Kumaran Nair & Mr. Ajay Nair

The PP is seeking CRZ status of project site bearing Gut No. 91, 95, 96, 99 & 111 of village Karade khurd, Tal. Panvel, Dist. Raigad. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated October, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP, 1991, subject to the generalization error caused by the variation in the scale of mapping.
- The above said project site is free from CRZ for both approved CZMP, 1991 and CRZ 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that site bearing Gut No. 91, 95, 96, 99 & 111 of village Karade khurd, Tal. Panvel is situated outside CRZ area as per approved CZMP and provisions of CRZ Notification, 2011.

Item No.43: CRZ status of plot bearing Gut No. 140, Hissa No. A 7 of mauje Veshvi, Tal. Alibag, Dist. Raigad by Shri. Ghanshyam Keru Bate


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The PP is seeking CRZ status of plot bearing Gut No. 140, Hissa No. A 7 of mauje Veshvi, Tal. Alibag, Dist. Raigad. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated June, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP, 1991, subject to the generalization error caused by the variation in the scale of mapping.
- The above said project site is free from CRZ for both approved CZMP, 1991 and CRZ 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that plot bearing Gut No. 140, Hissa No. A 7 of mauje Veshvi, Tal. Alibag, Dist. Raigad is situated outside CRZ area as per approved CZMP and provisions of CRZ Notification, 2011.

Item No.44: CRZ status for project site bearing Gut No. 30/4 of village Veshvi, Tal. Alibag, Dist. Raigad by Shri. Jayant P. Patil

The PP is seeking the CRZ status for project site bearing Gut No. 30/4 of village Veshvi, Tal. Alibag, Dist. Raigad. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated October, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP, 1991, subject to the generalization error caused by the variation in the scale of mapping.
- The above said project site is free from CRZ for both approved CZMP, 1991 and CRZ 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that site bearing Gut No. 30/4 of village Veshvi, Tal. Alibag, Dist. Raigad is situated outside CRZ area as per approved CZMP and provisions of CRZ Notification, 2011.

Item No.45: CRZ status of land bearing S. No. 92 of village Shiravli, Tal. Vasai, Dist. Palghar by Mr. Faiyaz Gharade

The PP is seeking CRZ status of land bearing S. No. 92 of village Shiravli, Tal. Vasai, Dist. Palghar. The Authority noted that the PP has submitted CRZ map in


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1:4000 scale & report dated October, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL as per approved CZMP in the vicinity of project site, subject to the generalization error caused by the variation in the scale of mapping.
- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for bay / Creek as per para (ii) of CRZ Notification, 2011.
- In this case, the proposed project site containing S. No. 92 of village Shiravli, Dist. Palghar falls fully outside the 100m / width of creek buffer from HTL of Kanasa River as per GPS survey.
- The project site partly inside the 100m buffer and fully within 500m buffer as indicated in approved CZMP.

After deliberation, the Authority decided to confirm that land bearing S. No. 92 of village Shiravli, Tal. Vasai, Dist. Palghar is situated beyond 100 m CRZ setback area from the creek as per approved CZMP and provisions of CRZ Notification, 2011.

Item No.46: CRZ status for land bearing Gut No. 180 of village Tareghar, Post. Khargaon, Tal. Roha, Dist. Raigad by Shri. Uday Dattatreya Bandari

The PP is seeking CRZ status for land bearing Gut No. 180 of village Tareghar, Post. Khargaon, Tal. Roha, Dist. Raigad. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated October, 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP, 1991, subject to the generalization error caused by the variation in the scale of mapping.
- The above said project site is free from CRZ for both approved CZMP, 1991 and CRZ 2011 regulations of MoEF.

After deliberation, the Authority decided to confirm that Gut No. 180 of village Tareghar, Post. Khargaon, Tal. Roha, Dist. Raigad is situated outside CRZ area as approved CZMP and as per provisions of CRZ Notification, 2011.


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Item No.47: CRZ Status of plot bearing CTS No. A/98 (pt), A/102, A/103 (pt), A/108(pt), A/109, A/110(pt), A/115, A/116 and A/117 (pt) of village Bandra (W), H/ W Ward, Mumbai by M/s. Grace Property India Pvt Ltd

The PP is seeking CRZ Status of plot bearing CTS No. A/98 (pt), A/102, A/103 (pt), A/108(pt), A/109, A/110(pt), A/115, A/116 and A/117 (pt) of village Bandra (W), H/ W Ward, Mumbai. The Authority noted that the PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai, as per which:

- The project site bearing CTS No. A/98 (pt), A/102 (pt), A/103 (pt), A/108(pt), A/109, A/110(pt), A/115 (pt), A/116 (pt) and A/117 (pt) of village Bandra (W), H/ W Ward, Mumbai falls beyond 100m CRZ line of HTL of Mahim Bay / Creek as per CRZ 2011 and approved CZMP

After deliberation, the Authority decided to confirm that plot bearing CTS No. A/98 (pt), A/102, A/103 (pt), A/108(pt), A/109, A/110(pt), A/115, A/116 and A/117 (pt) of village Bandra (W), H/ W Ward, Mumbai is situated beyond 100m from HTL of Mahim Bay indicated in approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.48: CRZ Status of plot bearing Old S. No. 11/1, 11/2B, 11/4B...of village Balkum, Thane West by M/s. Agile Real Estate Pvt. Ltd.

The PP is seeking CRZ Status of plot bearing Old S. No. 11/1, 11/2B, 11/4B...of village Balkum, Thane. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report prepared by IRS, Chennai, as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the CESS CZMP 2001 & CESS CZMP 2012-2013 subject to the generalized error of variation in the scale of mapping.
- Based on the request from client the 2001 CESS HTL with 100m CRZ belt in one plate, superimposition of CESS CZMP 2012-13 and 2011 HTL demarcated by IRS showing the 100m CRZ belt are shown in map.
- A small portion on northern side of the proposed project site is falls under CRZ as per CESS 2001 HTL is about 2196.78 sqm (0.52%)
- HTL as per CZMP of CESS 2011 CRZ guidelines was demarcated based on field visit and draft CZMP of CESS (2015). The salinity level in creek at


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various point were also tested to finalise HTL as per this proposed site is not affected by CRZ.

After deliberation, the Authority decided to confirm that plot bearing Old S. No. 11/1, 11/2B, 11/4B...of village Balkum, Thane is situated partly (i.e. area admeasuring 2196.78 sqm (0.52%)) within 100 m from the HTL of the creek as per the approved CZMP.

Item No.49: CRZ Status of plot bearing F P No. 381, Mahim TPS III, Narayan Pathare Marg, Opp. Bhagoji Keer Marg, Mahim (W), Mumbai by M/s. Zen Consultants

The PP is seeking CRZ Status of plot bearing F P No. 381, Mahim TPS III, Narayan Pathare Marg, Opp. Bhagoji Keer Marg, Mahim (W), Mumbai.

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

- The plot bearing F P No. 381, Mahim TPS III, Narayan Pathare Marg, Opp. Bhagoji Keer Marg, Mahim (W), Mumbai is falls beyond 100m CRZ line from HTL of Mahim bay as per CRZ 2011.

After deliberation, the Authority decided to confirm that plot bearing F P No. 381, Mahim TPS III, Narayan Pathare Marg, Opp. Bhagoji Keer Marg, Mahim (W), Mumbai is situated beyond 100m from HTL of Mahim Bay indicated in approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.50: CRZ status on plot bearing CTS No. 1015 of village Pahadi Goregaon, Link Road, Goregaon (W), Mumbai by M/s Zen Consultants

The PP is seeking CRZ status on plot bearing CTS No. 1015 of village Pahadi Goregaon, Link Road, Goregaon (W), Mumbai. The PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai, as per which:

- The plot bearing CTS No. 1015 P/S Ward, Mumbai is falls beyond 100m CRZ line from HTL of creek as per CRZ 2011.


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After deliberation, the Authority decided to PP to submit the CRZ map of IRS, Chennai in 1:4000 scale indicating the HTL as per the approved CZMP and applicable CRZ setback area as per the provisions of the CRZ Notification, 2011.

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

Item No.51: CRZ Status of project site bearing CTS No. 1/190A to G and CTS No. 1/D of village Oshiwara in K/West Ward at Yamuna Nagar Layout, Andheri (W), Mumbai by M/s. Poonam Builders

The PP is seeking for CRZ Status of project site bearing CTS No. 1/190A to G and CTS No. 1/D of village Oshiwara in K/West Ward at Yamuna Nagar Layout, Andheri (W), Mumbai. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated October 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping. It is also observed that, there is change in the HTL while comparing the CRZ 2011 and approved CZMP and it is mainly due to geomorphological changes occurred between 1991 and 2011.
- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for bay / Creek as per para (ii) of CRZ Notification, 2011.
- In this case, the details about land not affected by CRZ (Con CRZ areas) and affected by CRZ-IA and II (CRZ areas) as per approved CZMP and CRZ 2011 Notification are as follows.


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SURVEY NO.	AREA (Sq.m)BASED ON 100m WIDTH OR WIDTH OF THE CREEK WHICHEVER IS LESS CRITERIA						TOTAL AREA AS PER CITY SURVEY RECORD/ PROPERTY CARD (Sq.m)
	AS PER APPROVED CZMP			AS PER CRZ 2011			
	NOT AFFECTED	INTER TIDAL	CRZ LAND WARD	NOT AFFECTED	CRZ IA	CRZ II	
1/190A	59890.09	786.11	24744.40	69181.82	12233.46	4005.32	85420.6
1/190B	2036.73	-	138.87	1755.64	-	419.96	2175.6
1/190C	150.40	-	1982.60	232.91	-	1900.09	2133.0
1/190D	-	-	657.00	4.71	652.29	-	657.0
1/190E	-	8554.58	2369.72	-	9971.02	953.28	10924.3
1/190F	7055.05	-	1946.95	8618.72	383.28	-	9002.0
1/190G	-	4520.32	3898.88	-	8419.20	-	8419.2
1/D	-	1294.72	1012.38	-	2307.1	-	2307.1

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which the approved CZMP is stringent.

After deliberation, the Authority decided to confirm the CRZ status of the plots as per approved CZMP as indicated in above table.

Item No.52: CRZ Status of plot bearing S. No. 386 (pt), CTS No. 1320, Mulund, Mumbai by Maharashtra Police Cooperative Housing Federation Ltd

The PP is seeking CRZ Status of plot bearing S. No. 386 (pt), CTS No. 1320, Mulund, Mumbai. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated Nov, 2005 prepared by NIO, Goa.

The After deliberation, the Authority decided to PP to submit the CRZ map of IRS, Chennai in 1:4000 scale indicating the HTL as per the approved CZMP & draft new HTL as per CRZ Notification, 2011 and their respective applicable CRZ setback area as per the provisions of the CRZ Notification, 2011.

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


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Item No.53: CRZ status for project site bearing F. P. No. 15 of TPS II of Mahim Division, situated at Gopi Tank Road, Mumbai by M/s Moraj AHN Developers LLP

The PP is seeking CRZ status for project site bearing F. P. No. 15 of TPS II of Mahim Division, situated at Gopi Tank Road, Mumbai. The PP has submitted CRZ map in 1:4000 scale & report dated October 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS corresponds to the HTL shown in the approved CZMP 1991, subject to the generalized error of variation in the scale of mapping.
- The CRZ-II is 100m from HTL for bay areas, as per 2011 CRZ Guidelines, as against 500m from HTL according to 1991 CZMP. The CRZ-II area is up to 100m from the HTL of Mahim bay from HTL of CZMP 2000 and also from HTL of 2011 demarcation.
- Based on survey, the site is about 386 m from Mahim Bay HTL. Therefore, the site falls completely outside CRZ-II of both bay and sea, according to both scenarios (2000 CZMP of Greater Mumbai and 2011 guidelines).
- There is no mangrove vegetation in the vicinity. Roads are existing on the seaward side of the project site as per 1991 conditions.

After deliberation, the Authority decided to confirm that site bearing F. P. No. 15 of TPS II of Mahim Division, situated at Gopi Tank Road, Mumbai is situated beyond 100m from HTL of Mahim Bay indicated in approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.54: CRZ Status for proposed expansion of Indian Oil Corporation Ltd, Lube Complex, Near Tata Thermal Power Plant, Corridor Road, Trombay, Mumbai by M/s. Indian Oil Corp. Ltd.

The PP is seeking CRZ Status for proposed modernization/expansion of Indian Oil Corporation Ltd, Lube Complex, Near Tata Thermal Power Plant, Corridor Road, Trombay, Mumbai. The PP stated that proposed modernization is within the existing boundary of the company. The PP has submitted DP remarks of MCGM which does not mentions that plant is falling in CRZ and states that the location comes under Special Industrial Zone (I3). Further, the PP has submitted the draft CZMP of the Mumbai, as per which, the site is situated outside CRZ area.


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The After deliberation, the Authority decided to confirm that proposed expansion of Indian Oil Corporation Ltd., Lube Complex, Near Tata Thermal Power Plant, Corridor Road, Trombay, Mumbai is situated beyond applicable CRZ area, as per approved CZMP.

Item No.55: CRZ Status of Gut No. 177 (pt) at village Alyali, Tal. Palghar, Dist. Palghar by Mrs. Rupa V Raut

The PP is seeking CRZ Status of Gut No. 177 (pt) at village Alyali, Tal. Palghar, Dist. Palghar. The Authority noted that the PP has submitted remarks of Town Planning and Valuation dept. Palghar dated 24.2.2015 for Gut No. 177 (pt) at village Alyali, Tal. Palghar, Dist. Palghar. As per the said remarks,

- The plot under reference is falls beyond 150m and situated within 150m to 500m of HTL of Creek.

After deliberation, the Authority decided to confirm that land bearing Gut No. 177 (pt) at village Alyali, Tal. Palghar, Dist. Palghar is situated beyond 100m from HTL of creek indicated in approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.56: CRZ Status of project site bearing old CS No. 1506 (New C.S. No. 1505/3 & 4) at G/ North Ward at Fisherman Colony, Mahim, Mumbai by M/s. Kohinoor Planet Constructions Pvt. Ltd.

The PP is seeking CRZ Status of project site bearing old CS No. 1506 (New C.S. No. 1505/3 & 4) at G/ North Ward at Fisherman Colony, Mahim, Mumbai. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated October 2016 prepared by IRS, Chennai, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991, subject to the generalization error caused by the variation in the scale of mapping.
- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for bay as per para (ii) of CRZ Notification, 2011.


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- The project site is located north of Mahim Creek and east of Mahim Bay. The distance from HTL of Mahim Bay is more than 100m and the project site is partly affected by 100m buffer line from HTL of Mahim creek.
- The project boundary bearing old CS No. 1506 (New C.S. No. 3+4/1505) is not affected by CRZ-II as per approved CZMP considering HTL of approved CZMP and 100m buffer considering from Mahim bay as per 2011 CRZ guidelines, but 10.99 % area (4114.67 sqm) falls in CRZ-II as per approved CZMP considering HTL of approved CZMP and 100m buffer from Mahim creek.
- As per CRZ guidelines 5.23 % area (2005.71 sqm) falls in CRZ-II and 1.93 area (740 sqm falls in CRZ-III due to the reservation of playground.

CRZ and NON CRZ are details as per HTL survey based on 2011 Notification and approved CZMP

Area Affected by		Area Affected by		Area Not Affected by CRZ Area		Area Affected by 100M Buffer Zone		Area Not Affected by CRZ Area		Total Area
CRZ II		CRZ III		As per 2011 HTL/LTL and CRZ guidelines		As per approved CZMP		As per approved CZMP		
As per 2011 HTL/LTL and CRZ guidelines		As per 2011 HTL/LTL and CRZ guidelines								
By %	In Sq. Mtrs.	By %	In Sq. Mtrs.	By %	In Sq. Mtrs.	By %	In Sq. Mtrs.	By %	In Sq. Mtrs.	In Sq. Mtrs.
5.23	2005.71	1.93	740.16	92.84	35604.14	10.99	4214.67	89.01	34135.34	38350.00

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which the approved CZMP, 1991 is stringent.

After deliberation, the Authority decided to confirm the CRZ status of the plots as per approved CZMP as indicated in the above table.

Item No.57: CRZ status for project site bearing CTS No. 319 of Juhu village, in K/W ward, Mumbai by M/s Technocraft Architects and Planners

The PP is seeking CRZ status for project site bearing CTS No. 319 of Juhu village, in K/W ward, Mumbai. The Authority noted the background of the matter


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and noted the decision taken in 102nd meeting of the MCZMA held on 31st July and 1st August, 2015. The PP has submitted the CRZ map in 1:4000 scale and corrigendum dated 23.12.2016, as per which:

- HTL demarcated by IRS, Chennai with GPS survey for Arabian Sea corresponds to HTL in approved CZMP prepared by NHO, Deharadun subject to generalized error
- The project site containing CTS No. 319 falls outside 500 m from the HTL indicated in approved CZMP prepared by NHO, Deharadun, However, the project site containing CTS No. 319, Juhu partly inside CRZ II as per DP remarks of MCGM.
- CRZ shall be applied for the land/ site within 500 m buffer zone from HTL for sea as per para (i) of CRZ Notification of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the project site containing CTS No. 319 of Juhu village Mumbai does not fall within the 500 m buffer from HTL for Arabian Sea as per GPS survey conducted by IRS in 2013.
- CRS boundary from the DP remarks MCGM were indicated in the report submitted during April, 2013. The CRZ boundary from approved CZMP prepared by NHO, Deharadun is also indicated in the map enclosed with this corrigendum.

After deliberation, the Authority decided to confirm that project site bearing CTS No. 319 of Juhu village, in K/W ward, Mumbai is situated beyond 500 m from HTL of Seafront as per approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.58: CRZ status for project site bearing S. No. 160/3, 160/35 of mauje Pam Tembhi situated in Gram Panchayat of Navapur village and 52/pt of Pam Tembhi Village, Tal. & Dist. Palghar by M/s Future Reality and Developers.

The PP is seeking CRZ status for project site bearing S. No. 160/3, 160/35 of mauje Pam Tembhi situated in Gram Panchayat of Navapur village and 52/pt of Pam Tembhi Village, Tal. & Dist. Palghar. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report dated April, 2015, as per which:


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- HTL demarcated by IRS, Chennai corresponds to HTL in approved CZMP 1991 subject to generalized error caused by the variation in the scale of mapping
- CRZ shall be applied for the land/ site within the Width/100 m buffer zone from HTL for Bay/ creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the project site is not affected by CRZ.
- It is also observed that the project site is not affected by CRZ as per approved 1991 CZMP as enclosed herewith

After deliberation, the Authority decided to confirm that site bearing S. No. 160/3, 160/35 of mauje Pam Tembhi situated in Gram Panchayat of Navapur village and 52/pt of Pam Tembhi Village, Tal. & Dist. Palghar is situated outside CRZ area as per approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.59: CRZ status for project site bearing F. P. No. 766 of TPS IV, Mahim Division, G/N ward, Dadar, Mumbai by M/s Anil Patil

The PP is seeking CRZ status for project site bearing F. P. No. 766 of TPS IV, Mahim Division, G/N ward, Dadar, Mumbai. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report dated July, 2014, as per which:

- HTL demarcated by IRS, Chennai corresponds to HTL in approved CZMP 1991 subject to generalized error caused by the variation in the scale of mapping.
- The CRZ II/III (as the case may be) is 100 m from the HTL for bay areas, as per the 2011 CRZ guidelines, as against 500 m from HTL according to 1991 CZMP. Therefore, the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines. The road on seaward side of the project site that is shown in the map existed in 1991. There is no mangroves present in the vicinity (The project site falls outside the 50 m mangroves buffer)

After deliberation, the Authority decided to confirm that site bearing F. P. No. 766 of TPS IV, Mahim Division, G/N ward, Dadar, Mumbai is situated beyond 100 m CRZ setback from the HTL of Mahim Bay.


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Item No.60: CRZ status for project site bearing F. P. No. 6 of TPS II of Mahim Division, situated at Gopi Tank Road, Mahim, Mumbai by M/s Shree Gajraj Grah Nirman Pvt. Ltd.

The PP is seeking CRZ status for project site bearing F. P. No. 6 of TPS II of Mahim Division, situated at Gopi Tank Road, Mahim, Mumbai. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report dated Oct, 2016, as per which:

- HTL demarcated by IRS, Chennai corresponds to HTL in approved CZMP 1991 subject to generalized error caused by the variation in the scale of mapping.
- The CRZ II is 100 m from the HTL for bay areas, as per the 2011 CRZ guidelines, as against 500 m from HTL according to 1991 CZMP. The CRZ II area is upto 100 m from the HTL of Mahim Bay from the HTL of CZMP 2000 and also from the HTL of 2011 demarcation. Based on the survey, the site is about 429.50 m from the Mahim Bay HTL. Therefore, the site falls completely outside the CRZ II of both bay and sea, according to both scenarios (2000 CZMP of Greater Mumbai and 2011 guidelines)
- There is no mangroves vegetation seen in the vicinity. Roads are existing on the seaward side of the project site as per 1991 conditions.

After deliberation, the Authority decided to confirm that site bearing F. P. No. 6 of TPS II of Mahim Division, situated at Gopi Tank Road, Mahim, Mumbai is situated beyond 100 m CRZ setback from the HTL of Mahim Bay.

Item No.61: CRZ status for project site bearing S. No. 7, H. No. 1/1 and 2 at village Dhovali, Tal. Vasai, Dist. Palghar by M/s Reliable Homes

The PP is seeking CRZ status for project site bearing S. No. 7, H. No. 1/1 and 2 at village Dhovali, Tal. Vasai, Dist. Palghar. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report dated March, 2016 prepared by the IRS, Chennai, as per which:

- HTL demarcated by IRS, Chennai corresponds to HTL in approved CZMP 1991 subject to generalized error caused by the variation in the scale of mapping, for major portion of the HTL. However, for some portion of the


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Chairman

HTL, there is change occurred in CRZ 2011 map and the same can be seen from the plates enclosed.

- CRZ shall be applied for the land/ site within the Width/100 m buffer zone from HTL for Bay/ creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the project site is not affected by CRZ. It is also observed that the project site is affected by CRZ based on 100 m buffer from HTL (creek) is drawn as per approved CZMP as enclosed herewith
- The details about the area not affected by CRZ (Non CRZ areas) and affected by CRZ II as per 1991 and 2011 CRZ Notifications are given in table I by considering CRZ buffer of 100 m or width of the creek whichever is less criteria
- The project site falls outside the 50 m buffer from mangroves and the distance to the nearest corner of the project site from HTL (creek) is 43 m and 127 m respectively with respect to approved CZMP and CRZ 2011

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm that site bearing S. No. 7, H. No. 1/1 and 2 at village Dhovali, Tal. Vasai, Dist. Palghar is partly within 100 m from the HTL of the creek as per the approved CZMP.

Item No.62: CRZ Status of land bearing S. No. 21/1/2 & 20/2/2 at Umberpada - Nandade, Tal. & Dist. Palghar by M/s. Vastu Shilp

The PP is seeking CRZ Status of land bearing S. No. 21/1/2 & 20/2/2 at Umberpada - Nandade, Tal. & Dist. Palghar. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale 3.8.2016, as per which:

- The HTL demarcated by the IRS, Chennai for creek let does not corresponds to the HTL as per approved CZMP in the vicinity of project site subject to generalization error caused by the variation in scale of mapping due to changes in topography and morphology in the vicinity of project sit


Member Secretary


Chairman

- CRZ shall be applied for the land/ site within the 100 m / width of creek buffer zone from HTL for creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the proposed project site in S.No. 20/2/1, 20/2/1/1, 17/1/1,17/1/2,20/2/2 and 21/1/2 of village Umberpada Nandale, Saphale, Palghar district, Maharashtra falls outside the width of creek buffer from HTL for creeklet as per GPS survey.
- The project site falls outside the 100 m buffer from HTL for Creeklet as indicated in approved CZMP.

During the meeting, the Authority observed the followings:

- PP to submit the complete report of the IRS, Chennai
- Application submitted by PP is for the plot bearing S. No. 21/1/2 and 20/2/2. However, the PP has submitted the CRZ map and report about the 20/2/1, 20/2/1/1, 17/1/1, 17/1/2, 20/2/2 and 21/1/2.PP to clarify this.

After deliberation, the Authority decided to defer the matter for submission of compliance as stated above.

Item No.63: CRZ status of project site bearing CTS No. 1A (pt), S. No. 161 (pt), Plot No. D/7, D/7/1 and D/22A of village Pahadi Goregaon at Link Road, Goregaon (W), Mumbai by M/s Nirman Panchvati Developers Pvt. Ltd

The PP is seeking CRZ status of project site bearing CTS No. 1A (pt), S. No. 161 (pt), Plot No. D/7, D/7/1 and D/22A of village Pahadi Goregaon at Link Road, Goregaon (W), Mumbai. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report dated January 2017 of the IRS, Chennai, as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved 2000 subject to the generalized error of variation in the scale of mapping'
- Based on request from client the 2000 approved HTL with and 100 m CRZ buffer in one plate and HTL as per 2011 showing 100 m CRZ buffer in another plate are shown in the map.
- The CRZ II is 100 m from the HTL for creek areas, as per the 2011 CRZ guidelines, as against 150 m from HTL according to approved CZMP.


Member Secretary


Chairman

Accordingly to this, the project site falls completely outside the CRZ as per both scenarios (Approved HTL of 2011 and CRZ 2011 guidelines)


- Based on the survey, the distance of the site is about 102 m from approved HTL of 2000. The project site falls outside 100 m buffer of approved HTL of 2000. The buffer of only 100 m is considered from old approved HTL, as the latest 2011 notification supersedes the 2000 CRZ Notification, restricting the width of CRZ buffer to only 100 m in case of creeks. Also the site falls outside the 100 m buffer CRZ II area as per 2011 notification. The distance of the site is about 365 m from the HTL as per 2011 conditions
- Thus, the site falls outside 100 m buffer of HTL (creek) as per approved 2000 CZMP as well as 2011 CRZ. The 100 m buffer for creek prescribed by CRZ 2011 notification for creeks (CRZ Notification 2011 S.O. 19E)
- There are mangroves present in the vicinity. The project site falls outside the 50 m mangroves buffer. Roads are existing on the seaward side of the project site as per 1991 conditions.

After deliberation, the Authority decided to confirm that site bearing CTS No. 1A (pt), S. No. 161 (pt), Plot No. D/7, D/7/1 and D/22A of village Pahadi Goregaon at Link Road, Goregaon (W), Mumbai is situated beyond 100 m from the HTL of the creek as per the approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.64: CRZ status of project site bearing CTS No. 1426/3A of village Dahisar in R/N ward, Dahisar East, Mumbai by M/s Jaynil Realtors Pvt. Ltd.

The PP is seeking CRZ status of project site bearing CTS No. 1426/3A of village Dahisar in R/N ward, Dahisar East, Mumbai. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report dated January, 2017 of the IRS, Chennai, as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved HTL 1998 subject to generalized error of variation in the scale of mapping
- Based on the request from client the approved HTL, NHO 1998 with and 100 m CRZ buffer /width of the creek whichever is less, in one plate and


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HTL as per CRZ 2011 showing 100 m CRZ buffer /width of the creek whichever is less in another plate are shown in the map

- The CRZ buffer is 100 m / width of the creek whichever is less from the HTL of creek is, is as per the 2011 CRZ guidelines, as against 150 m from HTL according to approved CZMP. According to this, the project site falls completely outside the CRZ as per both scenarios (approved HTL, NHO in 1998 and CRZ demarcated as per 2011 guidelines)
- The project site falls outside 100 m /width of the creek buffer of approved HTL, NHO 1998. Also the site falls outside the 100 m buffer CRZ II area as per 2011 Notification. The distance of the site is about 155 m from the HTL as per CRZ 2011 conditions
- Thus, the site falls outside 100 m buffer /width of the creek whichever is less of HTL (creek) as per approved NHO 1998 CZMP as well as 2011 CRZ field survey. The 100 m maximum buffer for creek is prescribed by CRZ 2011 notification for creeks (CRZ Notification 2011 S.O. 19(E)
- There are mangroves present in the vicinity. The project site falls outside the 50 m mangroves buffer. Hence, it can be concluded that the site is not affected by CRZ provisions as per 2011 Notification.

After deliberation, the Authority decided to confirm that the site bearing CTS No. 1426/3A of village Dahisar in R/N ward, Dahisar East, Mumbai is situated beyond 100 m from the HTL of the creek as per the approved CZMP and as per provisions of CRZ Notification, 2011.

Item No.65: CRZ status of project site bearing CTS No. 1A/1B/6A and 1A/1B/6B of village Goregaon situated at Link Raod, Goregaon (W) in P/S ward, Mumbai by M/s Silver Moon Construction Pvt. Ltd.

The PP is seeking CRZ status of project site bearing CTS No. 1A/1B/6A and 1A/1B/6B of village Goregaon situated at Link Raod, Goregaon (W) in P/S ward, Mumbai. The PP has submitted the CRZ map in 1:4000 scale and report dated September, 2016, as per which:

- There is change in HTL as demarcated by IRS as per 2011 CRZ Notification, (because of the reduced salinity level) than in HTL as shown in approved CZMP 1991


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- Based on the request from client, the HTL demarcated by Chief Hydrographer and approved by MoEF in the year 1999 with width of the creek belt in one plate and 2011 draft HTL in another plate are shown in the map
- The site falls partially inside CRZ area, as per approved CZMP which is width of the creek from HTL demarcated by Chief Hydrographer and approved by MoEF in the year 1999. The site falls outside the CRZ buffer (i.e. CRZ II) as per 2011 CRZ Notification guidelines. This is because the reduced salinity levels in the creek let close to the project site. The site affected by the CRZ as per 1999 CRZ map by Chief Hydrographer and approved by MoEF is 12726.56 sqm (The detailed area break up of survey numbers affected by CRZ is provided in the key map). This is calculated based on the percentage area affected by CRZ from the GIS using p-line method and converted to square meters using the area found in the property card. There are mangroves present in the vicinity. The project site falls outside the 50 m mangroves buffer.

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm that the project site bearing CTS No. 1A/1B/6A and 1A/1B/6B of village Goregaon situated at Link Road, Goregaon (W) in P/S ward, Mumbai partially inside CRZ area, as per approved CZMP.

Item No.66: CRZ status of project site bearing CTS No. 327 of village Juhu situated at North South Road No. 12, Mumbai by Mrs. Shobha Ramesh Tainwala

The PP is seeking CRZ status of project site bearing CTS No. 327 of village Juhu situated at North South Road No. 12, Mumbai. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report dated February, 2017, as per which:


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- The HTL demarcated by IRS corresponds to the HTL shown in the approved NHO 1998 subject to the generalized error of variation in the scale of mapping
- Based on the survey, the distance of the site is about 499 m from approved NHO 1998 HTL. As per approved NHO 1998 HTL, the area affected by CRZ II for the property bearing CTS No. 327 of village Juhu situated at North south road no. 12, Mumbai is about 11.64% (97.58 Sqm) and Non CRZ area is about 88.36% (740.52 Sqm) of the total project area amounting to 838.10 Sqm
- Based on the survey, the distance of the project site is about 496 m HTL (Sea) as per CRZ 2011 conditions. As per 2011 guidelines and survey carried out, the area affected by CRZ II for the property bearing CTS No. 327 of village Juhu situated at North South road no. 12, Mumbai is about 22.22 % (186.25 Sqm) and area Non CRZ is about 77.78% (651.85 Sqm) of the total project area amounting to 838.10 Sqm.

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the new draft HTL of IRS is stringent.

After deliberation, the Authority decided to confirm that site bearing CTS No. 327 of village Juhu situated at North South Road No. 12, Mumbai partially inside CRZ area. As per the demarcation done by the IRS, Chennai, Non CRZ area is 651.85 Sqm.

Item No.67: CRZ status of project site bearing CTS No. 1426/1 of village Dahisar in R/N ward, Dahisar East, Mumbai by M/s Jaynil Realtors. Pvt. Ltd.

The PP is seeking CRZ status of project site bearing CTS No. 1426/1 of village Dahisar in R/N ward, Dahisar East, Mumbai. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report dated January, 2017 of the IRS, Chennai, as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved NHO HTL 1998 subject to generalized error of variation in the scale of mapping


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- Based on the request from client the approved HTL, NHO 1998 with and 100 m CRZ buffer /width of the creek whichever is less, in one plate and HTL as per CRZ 2011 showing 100 m CRZ buffer /width of the creek whichever is less in another plate are shown in the map
- The CRZ buffer is 100 m / width of the creek whichever is less from the HTL of creek, is as per the 2011 CRZ guidelines, as against 150 m from HTL according to approved CZMP. According to this, part of the project site is falling inside the CRZ III 2% (40.81 Sqm) and the Non CRZ area is about 98% (2100.80 Sqm) of the total project area amounting to 2141.60 Sqm i.e. are upto 100 m buffer from HTL along the creek. A part of the project of the project site is falling inside CRZ II area is about 51.09% (1094.21 Sqm) and area not affected by CRZ is about 48.91 % (1047.45sqm) of the total project area amounting to 2141.60 Sqm i.e. the area upto 100 m buffer from NHO 1998 approved HTL along the creek.
- This is calculated based on the percentage area affected by CRZ from GIS using p-line method and converted to square meter using the area found in the property card. The percentage (%) of the plot affected by CRZ based on both scenarios is given in the table on the maps
- Based on the survey, the distance of the site is about 96 m from the HTL as per CRZ 2011 conditions. Therefore, the site falls partly inside the CRZ III (being RG reservation as per DP of Mumbai) from the 2011 HTL and CRZ II from the 1998 HTL, according to both scenarios (1998 NHO of Greater Mumbai and 2011 guidelines)
- There are mangroves present in the vicinity. The project site falls outside the 50 m mangroves buffer. Hence, it can be concluded that the site is not affected by CRZ provisions as per 2011 Notification.

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm that a part of the project of the project site is falling inside CRZ II area is about 51.09% (1094.21 Sqm) and area not affected by CRZ is about 48.91 % (1047.45sqm) of the total project area amounting to 2141.60 Sqm i.e. the area upto 100 m buffer from NHO 1998 approved HTL along the creek.


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Item No.68: CRZ status of project site bearing CTS No. 1470 of village Dahisar in R/ North Ward, Dahisar East, Mumbai by M/s Anant Dwellers Private Limited.

The PP is seeking CRZ status of project site bearing CTS No. 1470 of village Dahisar in R/ North Ward, Dahisar East, Mumbai. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report dated January, 2017 of the IRS, Chennai, as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved NHO HTL 1998 subject to generalized error of variation in the scale of mapping
- Based on the request from client the approved HTL, NHO 1998 with and 100 m CRZ buffer /width of the creek whichever is less, in one plate and HTL as per CRZ 2011 showing 100 m CRZ buffer /width of the creek whichever is less in another plate are shown in the map
- The CRZ buffer is 100 m / width of the creek whichever is less from the HTL of creek, is as per the 2011 CRZ guidelines, as against 150 m from HTL according to approved CZMP. According to this, part of the project site is falling inside the CRZ IA is about 2.99% (345.59 Sqm), CRZ IB is about 4.41% (508.61 Sqm), CRZ II is about 43.66% (5039.04 Sqm) and CRZ III is about 2.11 % (243.87 Sqm) and the Non CRZ area is about 46.82% (5403.59 Sqm) of total project area amounting to 11540.70 Sqm i.e. the area upto 100 m buffer from HTL along the creek. A part of the project site is falling inside the CRZ II area is about 67.11% (7745.51 Sqm) and area not affected by CRZ is about 32.89% (3795.19 Sqm) of total project area amounting to 11540.70 Sqm i.e. the area upto 100 m buffer from NHO 1998 approved HTL along the creek.
- This is calculated based on the percentage area affected by CRZ from GIS using p-line method and converted to square meter using the area found in the property card. The percentage (%) of the plot affected by CRZ based on both scenarios is given in the table on the maps
- Based on the survey, the distance of the site is about 23 m from the HTL as per CRZ 2011 conditions. Therefore, the site falls partly inside the CRZ III (being RG reservation as per DP of Mumbai) from the 2011 HTL and CRZ II from the 1998 HTL, according to both scenarios (1998 NHO of Greater Mumbai and 2011 guidelines)


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- There are mangroves present in the vicinity. The project site falls outside the 50 m mangroves buffer. The project site falls partly inside the 50 m mangroves buffer of about 2.99% which is clearly shown as table in the map. Roads are existing on the creek side area of the project site as per 1991 conditions.
- Area statement:

CRZ Area Certification (As per 2011)			
CTS Nos.	CRZ Zone	Area (sqm)	In %
1470	CRZ IA	345.59	2.99
	CRZ IB	508.61	4.41
	CRZ II	5039.04	43.66
	CRZ III	243.87	2.11
	Non CRZ	5403.59	46.82
	Total area		11540.70
CRZ Area Certification (As per approved CZMP 1991)			
1470	CRZ III	7745.51	67.11
	Non CRZ	3795.19	32.89
			11540.70

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm that CRZ status as per approved CZMP and is stringent as given in the above table.

Item No.69: CRZ status for the Integrated Steel Plant at Dolvi, Tal. Pen, Dist. Raigad by M/s JSW Steel Limited.

The PP is seeking CRZ status for the Integrated Steel Plant at Dolvi, Tal. Pen, Dist. Raigad. The Authority noted that the PP has submitted the CRZ map in


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1:4000 scale and report dated January 2017 of the NCSCM, Chennai. As per the report of the NCSCM, Chennai:

- The HTL, LTL and CRZ categories are presented in 1:4000 scale cadastral maps with survey of plot information whereas the base map is of 1:5000 scale
- The HTL and LTL are demarcated from aerial photographs / satellite images by taking into consideration different signatures such as boundaries of embankments, vegetation and bunds as existed at the aerial photo/ satellite image.
- Mangroves which are CRZ IA are present within the study area and along the banks of Amba river and its tributaries
- Part of the proposed project site / expansion site is located within the CRZ categories such as CRZ I and CRZ III
- Layout plan of the proposed development within proposed area for development is incorporated in the CRZ map
- Existing infrastructure in the established area and proposed new development within established area is incorporated in the CRZ map
- CRZ categories of the project site and adjoining areas has CRZ I, CRZ III and CRZ IV B

During the meeting, the Authority observed the followings:

- The PP has submitted the CRZ map in 1:4000 scale of NCSCM which has demarcated the HTL as per the provisions of CRZ Notification, 2011 as approved by MoEFCC. Set back areas are demarcated as per the criteria of CRZ Notification, 2011.
- It was noted that as per this CZMP delineated by MoEF authorized agency, plot falls in CRZ I, 50m buffer zone, CRZ IB, CRZ III and CRZ IVB. Further, draft CZMP of the Raigad district, prepared under CRZ Notification, 2011 has been published in public domain for inviting suggestions and objections.
- Authority noted from the approved CZMP of SAC, Ahmedabad, the site is partly in CRZ I, partly in CRZ III area.
- The Authority noted that MoEF vide letter dated 25th August, 2015 has accorded the Environment Clearance for Expansion project with a condition that "No development should be done on the creek ward side of the land. Land area between HTL to 100 mtrs or width of the creek whichever is


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less on the landward side should be kept free from any type of development"

- The Authority noted about the PIL No. 102/2014 filed before the Hon. High Court of Mumbai regarding JSW steel plant. The MoEF in its affidavit has stated the above said condition in EC dated 25th August, 2015.

The Authority noted the above facts and decided that concern planning Authority to take note of above mentioned facts while taking further action in the matter.

Item No.70: CRZ status of project site bearing CTS No. 1914/6, Gut No. 66, mauje Kopari, Thane by M/s Amogh Associates

The PP is seeking the CRZ status for project site bearing CTS No. 1914/6, Gut No. 66, mauje Kopari, Thane. The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated June, 2016 prepared by IRS, Chennai as per which:

- The proposed project site at Plot No. 1914/6 at mauje Kopari, Thane (E) comes away from 100m CRZ line as per 2011 and 1991 CRZ notifications. There are some minor changes of HTL (creek) as per CRZ 2011 and approved 1991 CZMP due to the geomorphological changes occurred from 1991 to 2011. However, the CRZ zonation is subjected to change as per approval of MoEF.

After deliberation, the Authority decided to confirm that site bearing CTS No. 1914/6, Gut No. 66, mauje Kopari, Thane is situated beyond 100 m CRZ setback from the creek, as per the approved CZMP.

Item No.71: CRZ status of project site bearing CTS No. 789 of Juhu Village, JVPD Scheme, K/W ward, Bandra (W), Mumbai by Shri. Narendra D. Goenka

The PP is seeking CRZ status of project site bearing CTS No. 789 of Juhu Village, JVPD Scheme, K/W ward, Bandra (W), Mumbai. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report of the IRS, Chennai. As per the report dated 11.2.2017 of the IRS, Chennai:


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- The HTL demarcated by IRS, Chennai for Arabian Sea corresponds to the HTL as per approved CZMP in the vicinity of the project site subjected to the generalization error caused by the variation in scale of mapping
- CRZ shall be applied for the land/ site within the 500 m buffer zone from HTL for Arabian Sea as per para (i) of CRZ Notification 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the project site in CTS No. 789 of Juhu village, K/west, Mumbai falls partly inside the 500 m buffer from HTL for Arabian Sea.
- The project site is also partly falls inside CRZ II boundary as indicated in approved CZM
- An area of 6.2 Sqm of 838 Sqm falls within CRZ II as per GPS survey carried out by IRS. An area of 149.73 Sqm of 838.1 Sqm falls within CRZ II as per approved CZMP subject to generalization and superimposition error caused due to variation in scale of mapping.

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria, as per which, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm that site bearing CTS No. 789 of Juhu Village, JVPD Scheme, K/W ward, Bandra (W), Mumbai is situated partly falls inside CRZ II area as per approved CZMP. An area of 149.73 Sqm of 838.1 Sqm falls within CRZ II as per approved CZMP.

Item No.72: CRZ status of project site bearing C. S. No. 1589, (Dhuru Building) D ward of Girgaon Division, V. P. Road, Mumbai by M/s Sharda Lifespace Pvt. Ltd.

The PP is seeking CRZ status of project site bearing C. S. No. 1589, (Dhuru Building) D ward of Girgaon Division, V. P. Road, Mumbai by M/s Sharda Lifespace. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report of the IRS, Chennai, as per which:

- CRZ shall be applied for the land/site within the 100 m buffer zone from the HTL for Bay/Creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the project site in CTS No.

1589 of Girgaon Division, D-ward, Mumbai does not fall within 100 m buffer from HTL for Back Bay.

After deliberation, the Authority decided to confirm that site bearing C.S. No. 1589, (Dhuru Building) D ward of Girgaon Division, V. P. Road, Mumbai is situated beyond 100 m CRZ setback from the HTL of Back Bay.

Item No.73: CRZ status of project site bearing S. No. 33/3A, 33/3B, 34/2, 37, 38, 39 of village Kolshet, Tal. & Dist. Thane by M/s. My Home Foundation Group

The PP is seeking CRZ status of project site bearing S. No. 33/3A, 33/3B, 34/2, 37, 38, 39 of village Kolshet, Tal. & Dist. Thane. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale and report of the IRS, Chennai, as per which:

- HTL demarcated by IRS, Chennai corresponds to HTL in approved CZMP 1991 subject to generalized error caused by the variation in the scale of mapping
- CRZ shall be applied for the land/site within the 100 m buffer zone from the HTL for Bay/Creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the project site in some parts of project site area affected by CRZ. It is also observed that the project site is affected by CRZ due to 100 m buffer from HTL (creek) and 50 m buffer from Mangroves is drawn as per approved CZMP 1991 as enclosed herewith and there is a change in HTL (creek) as per CRZ 2011 and approved 1991 CZMP due to the geomorphological changes occurred from 1991 to 2011.
- As per CRZ 2011 notification, some portions of the proposed project site fall under CRZ IA, IB and III and Non CRZ area as tabulated in the map.
- Some parts of the project site surrounded by Mangroves.
- As per the CRZ map:

Survey no.	CRZ IA	CRZ IB	CRZ III	Non CRZ	Total
33/3A	719.00				719.00
33/3B			350.00	150.00	500.00
34/2	888.9		12.1		901.0
37	4123.8	2.1	4972.6	266.5	9365.0

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38	2458.3		2596.0	5132.7	10187.0
39			3490.9	5609.1	9100.0

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria in the matter, as per which, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm that CRZ status as per approved CZMP, 1991.

Item No.74: CRZ remarks pertaining to Proposed Slum Redevelopment Scheme of Sant Dnyaneshwar Nagar CHS on plot No. 629(pt) at F- Block of BKC, Bandra (E), Mumbai by M/s. Akshay Sthapatya

The PP is seeking CRZ remarks pertaining to Proposed Slum Redevelopment Scheme of Sant Dnyaneshwar Nagar CHS on plot No. 629(pt) at F- Block of BKC, Bandra (E), Mumbai.

The Authority noted that the file on the subjected matter was forwarded to MCZMA from Urban Development Department with a request to provide remarks from CRZ point of view on the proposal. The matter was deliberated in 81st meeting of the MCZMA held on 26.4.2013, wherein the Authority noted that as per CRZ map & report prepared by NIO, Goa, the plot under reference out of land bearing CTS No. 629(pt) of village Bandra (E), Mumbai, Maharashtra state does not fall within the CRZ boundary from Vakola Nalla originated from the Mahim River. Thus the property does not fall within the ambit of CRZ legislative boundary. After detailed discussion and deliberations, the project proponent was directed to submit the demarcation of SRA scheme from the collector office and revert.

Accordingly, M/s. Akshay Sthapatya forwarded the reply vide letter dated 13.5.2013 along with the following-

1. Order of Additional Collector along with plan duly certified by the Dy. Collector showing size, shape and the plot of S.R. scheme under reference.


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Chairman

2. As per CRZ map & report prepared by NIO, Goa, the plot under reference out of land bearing CTS No. 629(pt) of village Bandra (E), Mumbai, Maharashtra state does not fall within the CRZ boundary from Vakola Nalla originated from the Mahim River. Thus, the property does not fall within the ambience of CRZ legislative boundary.
3. Remarks of the Project Director and Member Secretary of Mithi River Development & protection Authority mentions, as per the approved Mithi river development plan, Vakola Nalla has to be widened up to 60 mtr and buffer zone of 20 mtr width has to be provided. 20 mtr wide buffer zone is to be provided along Vakola Nalla it may not be necessary to keep 15 mtr wide wooded bund towards west ward side of Vakola nalla, and the land beyond the 20 mtr buffer zone and beyond the CRZ limits may be utilized subject to the approval of competent statute.

The Authority observed the CRZ map in 1:4000 scale of NIO, Goa and noted that the project site of Sant Dnyaneshwar Nagar CHS on plot No. 629(pt) at F- Block of BKC, Bandra (E), Mumbai is situated beyond applicable CRZ Setback from the creek.

After deliberation, the Authority decided to confirm that the project site of Sant Dnyaneshwar Nagar CHS on plot No. 629(pt) at F- Block of BKC, Bandra (E), Mumbai is situated outside CRZ area.

Item No.75: CRZ status of CTS No. 1/A(pt), S. No. 161(pt), Plot No. D/7 to D/10, and D/15 to D/22, D/22A, D/25, D/26,D/27 of village Pahadi Goregaon, at Link Road, Goregaon, West, Mumbai by M/s. Wellcity Real Estate Pvt. Ltd.

The PP is seeking the CRZ status of CTS No. 1/A(pt), S. No. 161(pt), Plot No. D/7 to D/10, and D/15 to D/22, D/22A, D/25, D/26,D/27 of village Pahadi Goregaon, at Link Road, Goregaon, West, Mumbai.

The Authority noted the earlier decision of MCZMA taken in its 102nd meeting held on 31st July & 1st August, 2015.


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The Project proponent has submitted the CRZ map in 1:4000 scale dated 29.7.2015 and report, prepared by IRS, Chennai. As per the said report of IRS, Chennai:

1. The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subject to the generalization error caused by the variation in the scale of mapping
2. CRZ shall be applied for the land /site within the 100 m buffer zone from HTL for Bay/creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E), dated 6.1.2011. In this case, it is observed that the project are is not affected by CRZ II and also not affected by CRZ I A (50 m from mangroves) However, the details about the land not affected, partly affected, fully affected by 100 m from HTL (creek), and within the HTL are given below as per 1991 CZMP also.
 - The land not affected by 100 m from HTL: Plot No. D/6 to D/10, D/12 and part of plot no. D/15 to D/21, D/22A.
 - Partly affected by 100 m from HTL: Part of plot no. D/15 to D/21, D/22A, D/25 to D/27.
 - Fully affected by 100 m from HTL: Plot no. D/22.
 - Within the HTL: Part of plot no. D/25 to D/27.
3. While comparing approved CZMP 1991 with CRZ map as per 2011, it is also observed that there is a change in HTL due to geomorphological changes occurred between 1991 and 2011.

The PP further stated that there exists slum on site under reference and construction is not yet started on site.

The Authority noted that the as per Para (ii) of CRZ Notification, 2011, the CRZ area limit with regard to creek (tidally influenced water body) is 100 m or width of the creek whichever is less.

After deliberation, the Authority decided to confirm the CRZ status as follows:

- Project site bearing Plot No. D/15 to D/21, D/22A, D/25 to D/27 partly falls within 100 m CRZ buffer area from approved HTL of creek.
- Project site bearing Plot No. D/22 falls within 100 m CRZ buffer area from approved HTL of creek. Hence, the plot under reference falls within the ambit of CRZ Notification, 2011.


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- Project site bearing Plot No. D/25 to D/27 falls substantially within the approved HTL of creek.
- Project site bearing Plot No. D/6 to D/10, D/12 and part of plot no. D/15 to D/21, D/22A does not fall within the 100 m CRZ buffer area from approved HTL of creek. Hence, the said plot under reference does not fall under the ambit of CRZ Notification, 2011.

Item No.76: CRZ Status of the Project Site in S. No. 89, 94 & 95 at village Nate, Tal. Rajapur, Dist. Ratnagiri by P.K. Tendulkar

The PP is seeking CRZ Status of the Project Site in S. No. 89, 94 & 95 at village Nate, Tal. Rajapur, Dist. Ratnagiri. The Authority noted the earlier decision of the MCZMA taken in its 97th, 98th & 102nd meeting held on 23rd January, 2015, 31st January, 2015 and 31st July & 1st August, 2015 respectively.

The PP has submitted the CRZ map in 1:4000 scale & corrigendum dated 16.4.2015 prepared by IRS, Chennai is submitted, as per which:

1. The HTL in approved CZMP was demarcated by NHO at 1: 25,000 Scale in 1997-98, using the instrumentation/technology available then. However, the HTL demarcated by Institute of Remote Sensing with GPS survey for Arabian Sea is at 1:4000 scale using current instrumentation/technology. With due consideration to the above facts, the following inferences are made:
 - a. The Project site HTL for Open Arabian Sea is the same as that of HTL in approved CZMP.
 - b. The HTL for creek/water body is not the same as that of HTL in approved CZMP, because of presence of mangroves on the landward side of HTL in approved CZMP and the existence of more than 5 PPT condition.
2. The project site boundary consisting of Survey No. 89(Part), fall partly within 100m from High Tide Line indicated in approved CZMP of 1991, while Survey No. 94(Part) and 95(Part), are outside. The superimposition of HTL is subjected to generalization error caused by the scale of mapping.
3. CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Ambolgadh Bay in Arabian Sea, as per CRZ Notification 2011 of MOEF vide S. O. 19(E), dated 06.01.2011. In this case, the project site


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boundary consisting of Survey No. 89(Part) of Nate Village, Rajapur taluk, Ratnagiri District, Maharashtra, fall partly within 100m buffer from HTL for Ambolgadh Bay in Arabian Sea as per GPS survey conducted by IRS in 2014. While Project boundary in Survey No. 94(Part) and 95(Part) of Nate Village, Rajapur taluk, Ratnagiri District, Maharashtra, is outside CRZ. The details are summarized below in the Table:

Sr. No.	Project Site Boundary Survey No.	Survey No. wise Project area (Source: Client)	Survey No. wise area within CRZ	CRZ Category/Zone
1	89(Part)	12.561 hectares	3851 Sqm	CRZ-1B
			88 Sqm	CRZ-4A
			45757 Sqm	CRZ-III
2	94(Part)	4.277 hectares	NIL	Not Applicable
3	95(Part)	0.885 hectares	NIL	Not Applicable

A map indicating the HTL as per GPS Survey, 100m from HTL as per GPS Survey, HTL as per approved CZMP of 1997-78 along with 100m buffer for HTL as per approved CZMP of 1997-98 is submitted. The PP further presented that the National Hydrographic Office, Dehradun vide letter dated 18.6.2014 addressed to Ms. Pratima K Tendulkar mentions that, the Ambolgarh bay on Chart 2038 'Rajapur bay and Vijaydurg Harbour' of 2013 edition is a 'Bay' and has been correctly depicted on chart in accordance with UNCLOS part II, Section 2, Article 10. The Authority observed that the CRZ map (1:4000 scale) prepared by IRS, Chennai shows two (2) coastal water bodies. The said CRZ map indicates following:

The Authority further noted that the PP vide letter dated 18.4.2016 submitted Corrigendum dated 8.4.2016 along with CRZ map in 1:4000 scale of IRS, Chennai. As per the said corrigendum following information is provided as an addendum to the technical report submitted by IRS. As per the approved HTL /LTL (approved CZMP 1997- 98) in possession of IRS, the approved HTL does not extend into


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creek (i.e. the HTL is closed at the mouth of creek). The same is shown in the CRZ map.

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria in the matter, as per which, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm the CRZ status as follows:

- Project site bearing Survey No. 89 (pt), 94 (pt) falls within 100 m CRZ buffer area from approved HTL of Sea. Hence, the some part of the plot under reference falls within the ambit of CRZ Notification, 2011.
- Project site bearing Survey No. 89 (pt) falls partially within the approved HTL of Sea.
- Project site bearing Survey No. 89 (pt), 94 (pt) & 95 (pt) does not fall within the 100 m CRZ buffer area from approved HTL of Sea. Hence, the said some part of the plot under reference does not fall under the ambit of CRZ Notification, 2011.

Item No.77:

CRZ Status for plot bearing gut no. 3 to 17, 18A, 18B, 18C, 19,20 , 22 to 27, 29 to 34,35 part,36, 37,40, 41 A, 41B, 46, 197, 240, 249 to 253, 254/1, 262, 263/1, 264 & 270 of Mauje Bagmala, Survey no. 51/1, 51/2, 55 (pt), 56/0, 57/0, 58/1 of Mauje Mandwe, S.no. 632/1,632/2,632/3 pt, 644 pt,645/0 of Mauje Chaule, S. No. 192/1, 192/2, 192/3,192/4, 193/0, 194/1, 194/2, 203/9B, 203/17 and 204/5 of Mauje Revdanda by M/s Dynamix Vacation Resort Pvt Ltd.

The PP is seeking the CRZ Status for plot bearing gut no. 3 to 17, 18A, 18B, 18C, 19,20 , 22 to 27, 29 to 34,35 part,36, 37,40, 41 A, 41B, 46, 197, 240, 249 to 253, 254/1, 262, 263/1, 264 & 270 of Mauje Bagmala, Survey no. 51/1, 51/2, 55 (pt), 56/0, 57/0, 58/1 of Mauje Mandwe, S.no. 632/1,632/2,632/3 pt , 644 pt,645/0 of Mauje Chaule, S.no. 192/1, 192/2, 192/3,192/4, 193/0, 194/1, 194/2, 203/9B, 203/17 and 204/5 of Mauje Revdanda.

The Authority noted the decision taken by the MCZMA in its 108th meeting of held on 26.11.2015.


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The PP has submitted the CRZ map in the scale of 1:4000 scale superimposed the site under reference prepared by IRS, Chennai. The Authority observed that the PP need to submit the CRZ map in the 1:4000 scale superimposing all the survey nos. of the PP on report prepared by IRS, Chennai. The said CRZ map should indicate the distance of the survey nos. from the approved HTL of Arabian Sea and creek. After deliberation, the Authority decided to defer the proposal for compliance of above required information.

The Authority further noted that the PP has submitted the CRZ map in the scale of 1:4000 and addendum dated 25.01.2016 prepared by IRS, Chennai. As per the addendum,

- The HTL demarcated by IRS based on 2011 conditions corresponds to the HTL shown in the approved CZMP subject to the generalized error of variation in the scale of mapping.
- The project area is partially affected by the approved CZMP of Raigad as well as by HGTL/ CRZ Notification, 2011 demarcated by IRS.
- The project boundary has been superimposed on the approved CZMP of Raigad with 2011 guidelines (100m buffer) and the village wise area affected by CRZ III as per both approved CZMP and CRZ Notification, 2011 guidelines is mentioned below:

Table showing the area affected by CRZ I and III of the project area with captioned plots at Revdanda, Chaul, Bagmala & Mandve villages in Tal. Alibag, Dist. Raigad, of M/s Dynamic Vacations Resorts Pvt. Ltd, Mumbai

Sr. No.	Village Name	Area affected by CRZ III		Area Not affected by CRZ III		Area affected by CRZ III		Area affected by CRZ I		Area Not affected by CRZ I & III	
		As per approved CZMP with CRZ Notification, 2011	As per approved CZMP with CRZ Notification, 2011	As per approved CZMP with CRZ Notification, 2011	As per approved CZMP with CRZ Notification, 2011	As per CRZ Notification, 2011/ HTL and CRZ guidelines	As per CRZ Notification, 2011/ HTL and CRZ guidelines	As per CRZ Notification, 2011/ HTL and CRZ guidelines	As per CRZ Notification, 2011/ HTL and CRZ guidelines	As per 2011 HTL/ CRZ and CRZ guidelines	As per 2011 HTL/ CRZ and CRZ guidelines
		By %	In Sqm	By %	In Sqm	By %	In Sqm	By %	In Sqm	By %	In Sqm
1	Chaul	4.22	20841.371	95.78	472568.629	2.32	11433.027	5.89	29063.890	91.79	452913.084

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2	Mandve	-	-	100	7975.045	-	-	-	-	100	7975.045
3	Bagmala	-	-	100	291998.402	-	-	-	-	100	291998.402
4	Revdanda	2.84	13997.027	97.16	479412.973	2.69	13250.305	2.81	13876.224	94.50	466283.471

The Authority observed that CRZ status of the land as per approved HTL differs from CRZ status of the plot as per the HTL demarcated by the IRS, Chennai. The Authority decided to adopt the stringent criteria in the matter. As per which, the CRZ Notification, 2011 is stringent.

After deliberation, the Authority decided to confirm that CRZ status as per CRZ Notification, 2011 and is stringent as given in the below table.

Village Name	Area affected by CRZ III		Area affected by CRZ I		Area Not affected by CRZ I & III	
	As per CRZ Notification, 2011/ HTL and CRZ guidelines		As per CRZ Notification, 2011/ HTL and CRZ guidelines		As per 2011 HTL/ CRZ and CRZ guidelines	
	By %	In Sqm	By %	In Sqm	By %	In Sqm
Chaul	2.32	11433.027	5.89	29063.890	91.79	452913.084
Mandve	-	-	-	-	100	7975.045
Bagmala	-	-	-	-	100	291998.402
Revdanda	2.69	13250.305	2.81	13876.224	94.50	466283.471

Item No.78: Proposed temporary project office as emergency Management Plan for development of Chhatrapati Shivaji Maharaj Memorial in Arabian Sea near Cuffe Parade, Mumbai.

The official from the Public Works Department presented the matter of temporary project office as Emergency Management Plan for development of Chatrapati Shivaji Memorial in Arabian Sea near Mumbai. The MMRDA has granted approval for the said proposal of temporary site office on plot no. 120, Block no. V of BBR Scheme for development of Chatrapati Shivaji Memorial in Arabian Sea near Mumbai. As per the approved CZMP, the plot is situated in CRZ

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II area. In the draft DP for BBRS published by MMRDA on 10.5.1990, the plot under reference is reserved for residential/ Government housing and in the sanctioned MCGM's DP of 'A' ward, the plot under reference is reserved for housing for fishermen.

The PWD is seeking the CRZ recommendation for the said temporary office. The Authority noted the Environment Clearance dated 23rd February, 2015 granted by the Ministry of Environment, Forest and Climate Change, New Delhi for development of Chhatrapati Shivaji Maharaj Memorial in Arabian Sea. The Specific condition no. (xx) of the said EC is as follows:

"Detailed on-site and off-site Emergency Management Plan shall be put in place under the supervision of District Collector. Periodical review and mock drill shall be conducted under the supervision of District Collector"

After deliberation, the Authority decided to inform PWD to refer the above said condition of the Environment Clearance granted by the MoEF, New Delhi and PWD may proceed further accordingly, as per the condition stipulated, as above, in the EC dated 23.2.2015.


Discussion / Review item:

Item No. 1: Corrections in the minutes of Item no. 31 of 117th meeting of MCZMA - Proposed Golf Course at Sector 60, Nerul, Navi Mumbai by M/s Mistry Construction Pvt Ltd.

The Authority noted that the PP vide his representation dated 6.6.2017 has suggested some corrections/amendments in minutes of Item no. 31 of 117th meeting of MCZMA held on 5th and 6th April, 2017. Accordingly, the said minutes were corrected /amended appropriately as follows:

The project Proponent presented the proposal before the Authority, which is as follows:

- The proposal is for Golf Course and Country Club with Real Estate Development at Sector 60, Nerul, Navi Mumbai by M/s Mistry Construction Pvt. Ltd.


Member Secretary


Chairman

- CIDCO leased 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 modified agreement to lease dated 4.11.2016.
- Development of the said project was subject to prolonged litigation which was decided by Judgment of Hon. Supreme Court vide the Judgment dated 25.2.2014 in SLP No. 5187-5188 i.e. 9454-9455 of 2010 directing CIDCO to provide necessary assistance to appellant to complete the project without unnecessary delay. Pursuant to said order CIDCO filed review and curative petition against said orders, which were dismissed by Hon. Court.
- Golf Course and country club are proposed in pocket A1, A3 and B2.
- Golf Course and real estate development are proposed in pocket A and B i.e. construction of residential building comprises of 17 residential buildings 2 basements + 1 stilts + 16 floors and country club having ground + 2 upper floors.
- Total area falls in CRZ-II is 18.50 Ha, Pocket A1, A3 & B2 which forms the part of pocket A & part of pocket B, the activities proposed within CRZ-II are golf course, landscape areas, country club development, internal roads and pathways.
- The residential & commercial development in pocket A2 is beyond CRZ-II.

The PP has submitted the EIA report.

The Authority noted that CIDCO letter dated 19.1.2017 mentions that pocket A, B, C, D and E of Sector 60, Nerul, Navi Mumbai which are proposed to be developed for the project under consideration are part of land acquired by CIDCO for development of Navi Mumbai and is not the wet land.

The Authority further noted CIDCO letter dated 14.3.2017 indicating that only playfield within golf course is permitted on land A1 and A3 admeasuring 1.04 Ha, 4.18 Ha respectively as per prevailing DCR.

During the meeting, the PP presented that only golf course is proposed in CRZ area and rest of the development is proposed in Non CRZ area.

The Authority noted that PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai, as per which, the land parcels are partly within 100 m from the HTL of the creek and partly outside 100 m from the HTL of the creek.

The CIDCO mentions that, as per approved CZMP, the pockets A & B (among A, B, C, D, E pockets in plot under reference situated partly within CRZ-II area and landward side of existing road constructed prior to 19.2.1991. As per EIA report of PP, total area of Pocket-A is 12 Ha of which 5.22 (A1 & A3) falls in CRZ-II. Total area of Pocket -B is 20 Ha of which 13.28 (B2) falls in CRZ-II area.

The Authority also noted that PP has submitted the report of BNHS of year 2013 about *"Baseline survey of birds at proposed Navi Mumbai International Airport area"*

During the meeting, the Authority observed that the PP to submit the affidavit stating the followings:


1. Only Golf course activities would be proposed in CRZ area and rest of the development is proposed in Non CRZ area.
2. Native species of Plants would be used for plantation purpose.
3. Golf Course design should be as per environmental and ecological point of view.
4. There is no chemical pesticide used during the construction and operation of golf course.
5. Water management would be implemented properly.
6. There would be adequate access for local fisherman

The Authority also noted the orders passed by the Hon'ble High Court in PIL No. 218/2013 Navi Mumbai Environment Preservation Society & Anr V/s MoEF. It was further noted that an amendment dated 16th June, 2016 in original CRZ Notification, 2011 states that, in CRZ II area, buildings permitted on the landward side of the existing and proposed roads or existing authorised structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level.

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

1. Proposed golf course should be as per provisions of CRZ Notification, 2011.
2. Local body to ensure that only Golf course is allowed in CRZ area and rest of the development is proposed in Non CRZ area i.e. beyond 100 m CRZ setback line from the HTL of the Coastal water body, as per provisions of CRZ Notification, 2011.
3. Local body to ensure that proposed activity in CRZ area is in accordance with local town and country planning regulations.
4. PP to ensure that indigenous species of Plants would be used for plantation purpose.
5. Golf Course design should be as per environmental and ecological settings of surrounding area.
6. PP to ensure that no chemical pesticide/ chemical fertilizers are used during the construction and operation of golf course.
7. PP to ensure the water management plan implemented properly.
8. PP to ensure that adequate access for local fisherman is provided.
9. PP, if applicable should obtain prior Environment clearance for the proposed activities in CRZ and Non CRZ area, if construction area exceeds 20,000 Sqm and above.
10. PP to note that if information furnished by the PP before the Authority found incorrect and false, the CRZ recommendation would be revoked.
11. PP to ensure no activity is allowed in mangrove or its 50 m buffer zone, if any.
12. This CRZ recommendation is subject to outcome of the order/judgement passed by the Hon'ble High Court of Mumbai in PIL 218/2014.
13. All other required permission from different statutory authorities should be obtained.

Item No. 2: Corrections in 115th minutes of MCZMA- Proposal of Elevated Metro Line 4 corridor (Wadala- Ghatkopar- Mulund- Thane- Kasarwadavali).


Member Secretary


Chairman

Considering the representation of the MMRDA, the following corrections were made in minutes of Item no. 40 of 115th meeting of the MCZMA pertaining to Metro Line 4 project.

1. In Para No. 1. "Mumbai Metro Region Development Authority" should be replaced as "Mumbai Metropolitan Region Development Authority"
2. In Para no. 2, the word "Owala" should be replaced as "OWALE"
3. In column no. 3 of table- Location wise proposed activities falling in CRZ areas instead of "2.28 km" in CRZ II area, it should be read as "1.2 km" in CRZ II area.

Item no.3: Site Visit Report in MHADA layout matter as per directions of the Hon'ble High Court of Mumbai.

The Authority noted that, as per the directions of the Hon'ble High Court order dated 29th July, 2015 and 3rd September, 2015 in MHADA layout matter, the site visit report of the MHADA layout at Charkop, Sector 7, 8 and 9, Kandivali, Mumbai has been finalized and handed over to Advocate Sharmila Deshmukh for submission before Hon'ble High Court. The said report was taken on record by the Authority.


Further, finalization of site visit reports of other MHADA layouts at Gorai, Malvani, Versova and Mulund is under progress, wherein discussion with concern MHADA officials on certain issues is required.

-----Meeting ended with vote of thanks to Chairman-----

Annexure I

List of the members present during the meeting -

- 1) Mr. V. V. Naik, Jt. Commissioner, Fisheries
- 2) Dr. Mahesh Shindikar, CoEP, Pune
- 3) Dr. B. N. Patil, Director , Environment & Member Secretary, MCZMA


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