

Minutes of 121st meeting of the Maharashtra Coastal Zone Management
Authority held on 15th and 16th September, 2017

Minutes of the 121st meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Additional Chief Secretary, Environment on 15th and 16th September, 2017 in Conference Hall, 4th Floor, Maharashtra Pollution Control Board, Kalpataru Point, Opp. Cinemax, Sion (E), Mumbai. List of the member present in the meeting is enclosed as Annexure-I.

Confirmation of 120th minutes:

The minutes of the 120th meeting of the MCZMA held on 28th July, 2017 were confirmed without any changes.


Item No.1: Discussion on Application No. 81/2016 (WZ) Jagdeep Waman Ambukar & Anr Vs Gopal Laxman Davate & Ors

The Authority noted that Application no. 81/2016 Jagdeep Waman Ambukar V/s Gopal Laxman Davate and ors. has been filed before the NGT, Pune. The matter pertains to land bearing Survey no. 67/2 admeasuring 0.-35-40 Hectares at Murud village, Tal: Murud Janjira, Raigad district.

The Authority further noted that the applicant Mr. Amburkar has stated that Applicant's land is situated adjacent to land belongs to Respondents no. 2- Gopal Laxma Davate and Respondent no. 3- Mahendra Champala Gandhi. The Applicant has alleged that Respondent no.1 in association with Respondent no.2 who is a businessman was involved in the activity of dumping of excess soil/sand onto the land of the Respondent no. 2. Illegal dumping and reclamation of the land was carried out. The applicants states that massive dumping on the applicants' adjacent plot is causing blockage of natural pathways for rainwater and seawater to drain of the land. It is further alleged that the salinity of the applicant's land has increased which is further harmful to crops.

The Authority further noted that the MCZMA is respondent no. 5 in the matter. Advocate on behalf of MCZMA in NGT has informed that the Hon'ble NGT is seeking the CRZ status of the land under reference. As per the Adv. Gupte, hearing took place on 8th August, 2017 and MCZMA need to file reply.


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The Authority deliberated the matter and observed that the exact location of the Applicant's land in Murud is difficult to locate in approved CZMP, in order to ascertain its CRZ status & its eco sensitive status.

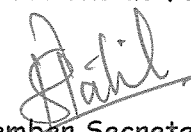
After deliberation, the Authority decided to seek a report from the District Collector, Raigad and Chief Officer, Murud Janjira Municipal Council in the matter. Report shall be submitted mentioning the CRZ status of land, whether mangroves are present on site as factual position. District Collector is requested to examine the matter and if required, order the site visit and send the fact finding report to the Authority as early as possible. On receipt of the report from the District Collector, Raigad, the Authority shall file an affidavit in the matter before the Hon'ble National Green Tribunal, Pune. Copy of the NGT order and application before the NGT to be sent to District Collector and CO, Murud Janjira Municipal Council for ascertaining the factual position and action on violation, if any.


Item no. 2: WP (L) No. 1872 of 2017 (Yogi Build Corporation and Anr Vs Union of India & Ors) in the matter of CRZ status of land bearing plot no. A 3, CTS No. 195 pt of village Andheri, MHADA layout at D N Nagar, Andheri (W), Mumbai by M/s Sai Project Consultants.

The project proponent presented the matter before the Authority. The matter pertains to CRZ status of land bearing plot no. A 3, CTS No. 195 pt of village Andheri, MHADA layout at D N Nagar, Andheri (W), Mumbai.

The Authority noted that the matter was earlier deliberated in 117th meeting of MCZMA held on 5th & 6th April, 2017, wherein the Authority observed the CRZ map in 1:4000 scale of the IRS, and confirm that land bearing plot no. A-3, CTS No. 195 (pt) of village Andheri, MHADA layout at D N Nagar, Andheri (W), Mumbai is situated in CRZ II area, as per approved CZMP.

The Authority noted that the PP filed WP No(L) No. 1872/2017 (Yogi Build Corporation V/s Union of India & Ors) before the Hon. High Court Mumbai, wherein the Hon. High Court has passed an Order dated 06.09.2017, which directions as follows:


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"Having regard to the aforesaid, without commenting upon the merits of the matter and the Petitioners' entitlement for treating the land in question as Non CRZ, we are disposing this Petition by directing the Competent Authority of Respondent No. 4 to examine the Petitioners' matter keeping in view the law laid down by the Division Bench of this Court in the cases Andheri Housing Society (supra), in Rustomjee Realty (supra) and in the case of Murlidhar Panvelkar (supra).

Considering the above order of the Hon'ble High Court, the PP submitted a representation requesting the MCZMA to reconsider the matter. The PP during the meeting presented that the plot under consideration is adjacent to plot of Rustomjee matter. The plots are part of the MHADA layout at D N Nagar, Andheri (W).

The Authority discussed the matter at length and took note of the Hon'ble High Court order dated 25th March, 2013 in WP No. 647/2012 (Rustomjee Realty Pvt Ltd V/s Union of India & ors) matter, wherein the Hon'ble High Court cleared the plot of D.N. Nagar CHS at Andheri from the CRZ purview considering the status of the coaster body fronting the plot as 'creek'.

Taking into consideration, the Hon'ble High Court order dated 25th March, 2013 in Rustomjee Realty Pvt Ltd matter and Hon'ble High Court order dated 6.9.2017 in present matter, the Authority after deliberation decided to confirm that the land bearing plot no. A 3, CTS No. 195 pt of village Andheri, MHADA layout at D N Nagar, Andheri (W), Mumbai is situated beyond CRZ area, as per the provisions of CRZ Notification, 2011.

Item no.3: Regarding SRA Scheme on plot bearing CS No.1980(pt), Fort, Plot No.153A(pt) & 150A(pt), Back Bay reclamation Scheme III, Nariman Point, Mumbai

The Authority noted the background of the matter and decision of MCZMA in its 97th meeting held on 23.1.2015, which is as follows:

- The SRA is directed to put pillars to indicate imaginary line for the project under reference as per the plan/ CRZ map prepared by Centre


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for Earth Science and Studies, Kerala, which is one of the agency authorized by MoEF. SRA will intimate the compliance to MCZMA.

- The stop work order issued to the project was revoked by the MCZMA vide letter dated 1.10.2012. This revocation order of MCZMA is for SRA scheme on plot no. 153A (pt), BBR Scheme III, Nariman Point, Mumbai.

SRA official and Project proponent were present for the meeting. SRA officials presented that the SRA has taken the assistance of IRS, Chennai in the matter of demarcation of the imaginary line. The report dated 22.5.2017 of the IRS, Chennai is submitted. The pillars are already erected at site to indicate the imaginary line. SRA further states that from the report it is seen that the sale building construction is beyond imaginary line. SRA has requested to acknowledge the said report of the IRS and permit the sale building. The Authority took note of the report dated 6th August, 2017 of SRA in the matter.

The Authority after deliberation decided that attention of SRA is drawn to the decision taken by the MCZMA in its 97th meeting held on 23.1.2015. Accordingly, the report of the SRA dated 6th August, 2017 is taken on record by the Authority. SRA to strictly ensure that work on of the SRA scheme on plot no. 153A (pt), BBR Scheme III, Nariman Point, Mumbai is on the landward side of imaginary line and as per the CRZ clearance dated 17.11.2006 granted by the MoEF, New Delhi. SRA to ensure that no construction is allowed in plot bearing 150A (pt) i.e. garden plot.

Item no. 4: Complaint pertains to construction on CTS No. 620, 621, Andheri, Mumbai carried out by M/s. Runwal Developers.

Shri. Santosh Daundkar has submitted complaint pertaining to construction on CTS No. 620, 621, Andheri, Mumbai carried out by M/s. Runwal Developers.

The Authority after deliberation decided to send the said complaint to Divisional Commissioner, Konkan, District Collector, Mumbai Suburban and Mangrove Cell for examination and report to the Authority. It was also decided that say of the project proponent should also be sought in the matter. Copy of the complaint should be sent to PP for the same.

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Item no.5: Representation on condition of MCZMA for the Mumbai Metro Line
-3 Project

Officials from the MMRCL presented the matter before the Authority. The MMRCL requested for deletion / exempting from condition of prohibiting construction activities during night time, as imposed by MCZMA / SEIAA in respect to Vidhan Bhavan, Dharavi, BKC, Worli and Siddhivinayak Stations proposals and also alignment proposal, in its 113th and 114th meetings.

MMRCL officials further presented the followings:

- There is restriction on movement of transit mixers carrying concrete during peak hours of day time, hence, concreting needs to be done during night.
- Due to restriction by traffic police during day time, it is unavoidable to transport tunnel segments and muck during night.
- Material supply from outside city such as cement, steel, sand, aggregate etc. can substantially be done during night only.
- Transportation of cranes, dumpers other heavy equipment etc. need to be done in night time due, to traffic restrictions and due to limitation of space at work sites.
- Activity such as lowering or retrieval of Tunnel Boring Machines, heavy equipment, rails for track work etc. would require large ground area resulting in blockage of road space and blocking traffic for placement of heavy duty cranes and trailers. This can only be done during night.
- Any activity involving use of heavy equipment or lifting of material close to public areas has to be done during night for safety of people.
- Tunneling operation by Tunnel Boring Machines cannot be stopped at any point of time but for extreme reasons.
- Concreting operation once commenced has to be done continuously till logical completion of such activity as construction joints cannot be provided at critical locations for technical reasons
- The machines which get broken down during a crucial activity need immediate repairs and the process may extend into night.

Representative of the MMRCL presented that because of condition stipulated by the SEIAA in its final clearance as per the recommendation from

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CRZ point of view, Hon'ble High Court ordered to comply with that condition. The MMRCL officials requested to amend the condition and replace it with to follow the rules stipulated in the Noise pollution Rules, 2000, which they submitted it would be complied with during the work of Metro line 3.

In view of above, the Authority decided to replace the conditions mentioned in Metro projects discussed in 113th and 114th meeting regarding nights hour construction. The said conditions are replaced as follows:

"MMRCL to follow the stipulations and provisions of the Noise Rules, 2000 (amended from time to time) while implementing the work of the Metro line 3 under reference"

However, in view of directions of the Hon'ble High Court, the MMRCL may approach Hon'ble High Court to modify the order dated 11st August, 2017 in WP No. (L) 2107/2017 which is in force to avoid the contempt of the Hon'ble Court. Further, the MMRCL to get amendment in Environment Clearance appropriately, in view of above from competent Authority.

Item No.6: Complainant regarding construction of Shopping Malls, office complex and hotel on plot bearing S. No. 341 (pt) of Bandra & S. No. 4 (pt) of Parighkhar, Bandra Kurla Complex, Mumbai

The Authority noted that the MCZMA was in receipt of complaint alleging CRZ violations regarding construction on plot bearing S. No. 341 (pt) of Bandra & S. No. 4 (pt) of Parighkhar, Bandra Kurla Complex, Mumbai.

The matter was discussed in 119th meeting of the MCZMA held on 28th to 30th June, 2017 and accordingly, as per the decision taken in the meeting, the MCZMA vide letter dated 11.8.2017 issued directions under section 5 to stop the work on site. Further, the MCZMA vide letter dated 22.8.2017 sought certain information from the PP. The PP has submitted its reply to MCZMA.

The Authority further noted that hearing was conducted on 6th September, 2017 under the chairmanship of the ACS, Environment and Chairman, MCZMA wherein project proponent, complainant and MMRDA were called to present their say. During the hearing PP and complainant presented their say. Complainant alleged that revised CRZ clearance from the MCZMA was

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necessary as work was started in the year 2010 and hence, CRZ clearance of the UDD is invalid. It was further alleged that mangroves are present on the site. During the hearing, Complainant and MMRDA were directed to submit the written submission in the matter. The complainant has not submitted its written submission to the Authority, till the date of meeting. The MMRDA submitted their reply vide letter dated 07.09.2017. The reply of the MMRDA is as follows:

1. The permission for the ongoing construction i.e. the first CC for the layout was issued on 05.12.2001. The copy of the Work Start Notice dt. 04.07.2003 submitted by M/s The Indian Film Combine Pvt. Ltd. is available with MMRDA by which applicant has informed that the work has been commenced on 27.06.2003
2. The construction on site under reference is as per the CRZ NoC granted by Govt. in UDD on 06.08.1999.
3. The list of approvals issued till date by MMRDA for the redevelopment on land under reference is submitted.
4. As regards the Appeal filed by M/s The Indian Film Combine Pvt. Ltd., The competent authority, Govt. of Maharashtra has passed an order under section 47 of MR & TP Act on 15.01.2007 in which it is stated that the entire project has been approved under CRZ provision and it is accordingly excluded from the scope of EIA Notification 1994 as amended by Notification 2004.
5. Yes, construction is on the landward side of the 15m wide road (which is between the site u/r and the creek) as per Govt. Notification 2000 and it is also on landward side of imaginary line parallel to HTL drawn from the existing authorised structure on plot under reference.
6. MMRDA has issued the initial approval for the layout on 05.12.2001 based on the CZMP 2000 and within the existing compound wall approved by MCGM in 1977 and it is on landward side of the imaginary line parallel to HTL drawn from the existing authorised structure on plot under reference.

During the meeting, the Project proponent and MMRDA were presented the matter. Complainant was absent during the meeting and informed that he would be late as he is busy with other important work. Therefore, the matter was considered at the end of the meeting, however, the complainant could not remain present during the meeting, when the matter was discussed.

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The MMRDA official and PP submitted that the project is ongoing and construction in CRZ area is in accordance with the CRZ approval granted by the UDD, GoM in the year 1991. It was further presented that there are no significant changes in the proposed plans in CRZ area and plans remained same as approved in the year 2001. In fact, the construction area is reduced in the CRZ area and there is no increase in FSI. The MMRDA officials further submitted that the mangroves are not present on the plot under reference, however, at present, the plot boundary may be situated between 50 m mangroves buffer zone, which is subject to verification as it is dynamic matter.

During the meeting, the Authority observed the followings:

1. The Urban Development Department, GoM vide letter dated 06.08.1999 granted the CRZ clearance.
2. As per the submission of the MMRDA and project proponent, the plans were approved in accordance with CRZ NoC granted by the UDD, GoM. MMRDA further submits that there are no significant changes in the proposed plans in CRZ area after 5.12.2001 i.e. the year of approval of plans. Further, there is reduction in FSI due to minor changes. Further, the MMRDA states that it is ongoing project since 5.12.2001.
3. The PP to strictly follow the conditions mentioned in the CRZ Noc granted by the UDD, GoM and no construction is allowed in Mangrove area.

The Authority also noted the opinion of the Law and Judiciary Department Opinion received in the matter, which states that it is for the concern Authority to examine those factual aspect and see no condition of clearance is violated and take appropriate decision. It was further stated that the condition of each initial clearance and subsequent clearance have to be kept in mind and scrupulously followed by the project proponent while executing the project.

Considering the above, including opinion of Law and Judiciary Department, and information furnished by the MMRDA and PP, the Authority after deliberation decided to withdraw the stop work order dated 11.8.2017 of the MCZMA subject to compliance of following:


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1. MMRDA to ensure that it was ongoing project as mentioned in its reply and approved on 5.12.2001 to which commencement certificate was issued in the year 2003.
2. MMRDA to ensure that there are no subsequent changes in the original approved plans for the project undertaken in CRZ area.
3. MMRDA to ensure that ongoing work is as per the provisions of the CRZ Notification and beyond mangroves buffer zone as applicable.
4. As per the opinion of the Law and Judiciary department, the MMRDA and PP to ensure that no condition of the clearances including CRZ NoC is violated. And, no construction should be undertaken in mangroves or its mangroves 50 buffer zone.
5. In the event, conditions no. 1 to 4 as above, are not complied with, the MMRDA shall stop the work and report the violation of the CRZ Notification to the Authority at the earliest.

Item no. 7: Proposed construction of Model Rural Health Research Institute Unit (MRHRU) for cottage hospital on land bearing S. No. 167 at village Dahanu, Tal. Dahanu, Dist. Palghar by NIRRH.

The Authority presented the proposal before the Authority. The Authority noted that the proposal is for construction of Model Rural Health Research Institute Unit (MRHRU) for cottage hospital on land bearing S. No. 167 at village Dahanu, Tal. Dahanu, Dist. Palghar

The Authority noted that the proposal was earlier discussed in 116th meeting, wherein the proposal was rejected, since, the construction is proposed on seaward side.

The Authority noted that the National Institute for Research in Reproductive Health vide letter dated 27.7.2017 submitted that, they have the shifted the location of proposed Model Rural Health Research Institute Unit (MRHRU) for cottage hospital which is landward side the of existing quarters. Revised layout plan is submitted as per which, area of plot is 33000.00 sqm. Existing BUA is 5799.66 sqm. Proposed BUA (MRHRU of Gr. + 1 floor) is 558.88 sqm. Total BUA is 6358.54 sqm.

The PP presented that proposed construction is relocated on landward side of the existing structure.

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

1. Local body to ensure that the proposed construction is situated on landward side of existing authorized structure.
2. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
3. Bio medical waste generated should be disposed as per the Bio-medical (M&H) Rules in a scientific manner.
4. All other required permission from different statutory authorities should be obtained.

Item no. 8: Proposed construction of Anti-Sea Erosion Bund behind Raigad Collector Bungalow to DSP Bungalow at Alibag, Dist. Raigad by Harbour Sub-division, Alibag

Officials from the Harbour Sub-division, Alibag presented the proposal before the Authority. The proposal is for providing facilities for construction of Anti-Sea Erosion Bund behind Raigad Collector Bungalow to DSP Bungalow at Alibag, Dist. Raigad.

The construction of anti-sea erosion bund will be developed on existing / damaged bund at Alibag beach. No resettlement & rehabilitation of people is needed for its construction. Total area of project is 11250sqm and total length of ASE is 435m. The project is proposed in CRZ I area.

The proposal was earlier discussed in 116th meeting of the MCZMA held on 22nd March, 2017 wherein, the Authority directed to explore soft measures for erosion control and directed the PP to submit 1) Rapid EIA/ EMP for the project 2) Beach nourishment plan at the site and 3) Environmental cost benefit analysis for the project.

The Harbour Division, Alibaug vide letter dated 1.8.2017 submitted Rapid EIA/EMP, Beach Nourishment Plan. However, Environment Cost benefit Analysis was not properly done.


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The presented that PWD has already carried out beach nourishment process in the past. PWD will spend INR 10 lac for immediate beach nourishment plan and restore/ minimize exiting erosion problem. PWD will ensure that the gap between boulders is adequate to be fully filled with sand for the nourishment of the beach which will ensure less erosion and damage to nearby properties.

The Authority observed that proposed work of Anti-Sea Erosion bund appears to be in progress and stones & boulders area placed on site. Further, location of the said bund is approximately 200 m away from the Collectors bungalow, contrary to the submission. The Authority discussed that putting hard structures on the beach is not a long term solution for arresting the anti-sea erosion. It also hampers natural beauty of the beach and can pose risk in the event of coastal hazards.

In the light of above, the Authority after deliberation decided to reject the proposal from CRZ point of view.

Item No.9: Proposed bunkering facilities at Jawahar Dweep (Butcher Island) at Mumbai by M/s HPCL

Representative from the HPCL presented the proposal before the Authority. The Authority noted that HPCL proposes to development bunkering terminal by refurbishing tanks, pipeline modification, develop Tank farm area with proper PCC, reconstruct Dyke wall, and refurbish other allied facilities including fire-fighting etc.

The PP has submitted the CRZ map in the scale of 1:4000 & report dated April, 2017 superimposing the project site in Butcher Island, Mumbai prepared by IRS, Chennai is submitted. As per the report of IRS, Chennai:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalization error of variation in the scale of mapping as well as geomorphologic and anthropogenic cause.
- The High Tide Line/Low Tide Line have been marked on the cadastral map of 1:4000 scale for reference. The coastal

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regulation zones such as CRZ II & CRZ IV A have been demarcated as shown in the maps. The ecologically sensitive areas sand dune and turtle breeding sites are not in the vicinity of the proposed site. A small patch of mangroves have been demarcated.


- A part of the proposed site is falling within 100m buffer and hence the part of the site is falling under CRZ II.

The PP has submitted the EIA report in the matter. The PP presented that fuel oil & High Flat Oil will be stored in tankers, which will be used for fueling vessels. The proposed project will avoid the transportation of fuel oil from the tankers by road.

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

1. The proposed work should be carried out strictly as per the provisions of CRZ Notification, 2011.
2. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
3. List of petroleum products stored should be as per annexure I of the CRZ Notification, 2011.
4. Mangroves, if any, should not be destroyed/ cut for the project activities.
5. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
6. Extra care to be taken to avoid oil/wastes and leakages or spillages and its discharge should not be into coastal water body.
7. HPCL to ensure contingency plan for preventing the oil spills due to proposed project activities.
8. All other required permissions from different statutory authorities should be obtained prior to commencement of work


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Item No.10: CRZ status of project site of SWM projects at Umbarde & Barave & Manda, Tal. Kalyan, Dist. Thane by KDMC

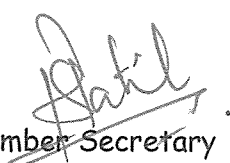
The Authority noted that Kalyan Dombiwali Municipal Corporation is yet to release the payment towards preparation of draft CZMP of the KDMC area, despite repeated requests by the MCZMA. The Authority requested the KDMC to release the said payment immediately. Till such time, the Authority decided to defer the proposal.

Item No.11: Majgaon Kharland Scheme, Tal. Dist. Ratnagiri by Kharland Development Division, Kuwarbav, Ratnagiri

The project proponent presented the proposal before the Authority. The Authority noted that Ratnagiri Kharland Development Division, Ratnagiri has submitted the proposal for Majgaon B Kharland Scheme at Tal: Ratnagiri , Dist: Ratnagiri. The Kharland division has submitted that, the MoEF, New Delhi vide letter dated 22nd August, 2003 had granted the CRZ clearance for 170 Kharland Schemes in order to protect the agricultural land.

Now, the Kharland division is proposing new schemes in Ratnagiri taluka for protecting rice crop from saline water. After constructing this in future around 15.5104 Ha land will be reclaimed. This work will not affect the mangrove and will encourage the farmers to cultivate different types of crops like rice, horse gram and pigeon peas.

The Authority discussed the proposals at length and felt that construction of Khar bund is required for arresting the saline ingress into agricultural land and human settlements. It was also noted that Kharland bunds were constructed prior to CRZ Notification, 1991 to protect agricultural land and villages residing near the coastline. However, these bunds were not maintained regularly by Kharland Department and resulted into mangrove growth into the agricultural fields. The Authority further noted the earlier CRZ clearance granted to the Kharland schemes by the MoEF, New Dehi under CRZ Notification, 1991.


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The Authority also noted the para 3(iv) (b) (d) of the CRZ Notification of 2011, as per which following is permissible:

"(b) measures for control of erosion, based on scientific including Environmental Impact Assessment (hereinafter referred to as the EIA) studies
(d) Measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structures for prevention of salinity ingress and freshwater recharge based on carried out by the any agency to be specified by the MoEF"

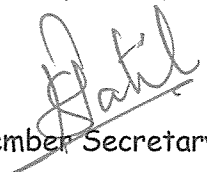
The Authority noted that clarity is required from MoEF whether the Kharland bund schemes can be considered as 'structures for prevention of salinity ingress' as it is not specifically mentioned in the Notification and also in the activities to be regulated by CZMA/ SEIAA in para 4(i) of CRZ Notification, 2011.

The Authority further noted that as per para 8(i) of the CRZ Notification, 2011, development or construction activities in different categories of CRZ shall be regulated by the concerned CZMA in accordance with the norms stipulated therein. It was also noted that construction of new Kharland bund activity is not covered under para 4(i) and 8 of the CRZ Notification, 2011 and hence, it could not be regulated by the MCZMA. The Authority felt that Kharland bund is required activity for protection of the agricultural land and human settlements by the Kharland Department. Further, the Authority noted representations received from public representatives in the matter.

Considering the above after deliberation, the Authority recommended to refer the matter to MoEFCC, New Delhi for further appropriate decision with regards to construction of new Kharland bunds proposed by Kharland Department, GoM.

Item No.12: Proposed rejuvenation of Malabar Hill Gardens (Kamala Nehru Park and Sir Pheroze Shah Mehta Garden) by MCGM

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


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Item No.13: Proposed storm water drainage project for Mira Bhayandar
Municipal Corporation area under the Amrut Mission by MBMC

Officials from the Mira Bhayander Municipal Corporation presented the proposal before the Authority. The proposal involves construction of Nalla at Starting point (upside stream) up to existing constructed / Natural Nalla. (Length of construction is 1997 meter). Proposed construction of nalla at outfall (Downside stream) connecting through natural nalla to creek. Length of construction is 4400 m. Proposal of construction of storm water drain is for the betterment of the drainage for storm water of the Mira Bhayander City.

The Authority noted that there is a complaint received in the matter from Mr. Dheeraj Parab. During the meeting, the Authority observed the following:

- a) PP to revise the plans in such a way that mangrove are not destroyed/ cut for the proposed work
- b) PP to redesign the plan to ensure that saline water ingress is not stopped in mangrove area. Alignment should be avoided in CRZ I area.

After deliberation, the Authority decided to defer the proposal for the compliance as stated above.

Item no. 14: Proposed construction of concrete ramp & construction of approach way at Sorsole, Navi Mumbai, Dist. Thane by Mangrove Cell

Divisional Forest Officer, Mangrove Cell presented the proposal before the Authority. The Government of Maharashtra, through Forest Department has proposed to construct Concrete Ramp and Construction of approach way at village Sarsole, Navi Mumbai, Dist: Thane for protecting the reserved mangroves forest area and to facilitate patrolling more frequently in this area. This will also enable to have access to creek. As per the approved CZMP, the site is in CRZ I area.

After deliberation, the Authority decided to recommend the proposal of construction of Ramp only from CRZ point of view to SEIAA subject to compliance of following conditions:

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1. No mangroves should be cut/ destroyed for the proposed activity.
2. Mangrove Cell to ensure that saline ingress to mangroves is not disturbed due to concrete Ramp and approach way. Culverts, if required may be put up in order to ensure free flow of creek water into mangroves.
3. Hon'ble High Court permission should be obtained, since proposed activities are within 50 m mangroves buffer zone.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

Item no. 15: Proposed redevelopment of existing DRK staff quarters & Vidhi Room in Oshiwara Cemetary on land bearing CTS No. 446A (pt) & 410A (pt) of village Oshiwara at Relief Road, Jogeshwari (W), K/W Ward, Mumbai by MCGM

The Project proponent is absent in the matter. Hence, the matter was deferred.

Item No.16: Proposed demolition and reconstruction of Catering Institute DSS on plot bearing F. P. No. 743 'A', G/N ward, Mahim, Mumbai by Brihan Mumbai Electric Supply & Transport Undertaking

The project proponent is absent in the matter. Hence, the Authority decided to defer the matter.

Item no.17: Proposed fisheries training cum information technology centre on plot bearing C. S. No. 664/A, S. No. 191, 193, 194 & 198 of mauje Shirgaon, Tal. & Dist. Ratnagiri by Konkan Krushi Vidhyapeeth, Shirgaon

The Authority noted that no representative of Konkan Krushi Vidhyapeeth, Shirgaon was present for the meeting. The Authority felt that presence of concern official of the Konkan Krushi Vidhyapeeth, Shirgaon is required for presentation and to provide technical information and necessity of the project. Hence, the matter was deferred.


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Item no.18: Proposed Petrol Pump on plot bearing C.S. No. 1034/1 at Alibag, Tal. Alibag, Dist. Raigad by Dy. Superitendant of Police Raigad

Officials from the Police department presented the proposal before the Authority. The proposal is for construction of Petrol Pump on plot bearing C.S. No. 1034/1 at Alibag, Tal. Alibag, Dist. Raigad. Total plot area - 2069.15sqm

The Authority noted that the plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the Development plan of Alibag, the plot under reference is falls in residential zone.

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. PP to ensure all safety measures are implemented during construction and operation phase of the petrol pump.
3. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item no. 19: Proposed laying of Natural Gas Pipeline from Uran to Navi Mumbai Municipal Corporation office through Kille Gaothan, Ulwe Gaothan, crossing Panvel creek near Belapur, Navi Mumbai by Mahanagar Gas Limited

Representative from the Mahanagar Gas Limited presented the proposal before the Authority. The PP presented that the proposal is for transportation and distribution of Gas pipeline from Uran to Navi Mumbai Municipal Corporation by Mahanagar Gas Limited. The proposed pipeline is crossing Uran Bridge, near panvel creek falling in CRZ I area. Total length of the pipeline is approx 22.5 kms. Length of the pipeline passing through CRZ is 1.9 kms, from which 1.5 kms is near Ulvegoan and 0.4 kms through Pavel Creek, Belapur, Urvan.

The PP has submitted the Rapid EIA/ EMP for the project. Salient features of the report is as follows:

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- The activities involved in the proposed pipeline construction includes vegetation clearing, piling/ RCC works and pipeline laying
- The major impacts on marine ecology are envisaged due to the civil works activities like drilling of piles, approach way, movement of construction equipment etc.
- During these works the turbidity level may increase in the local water body which may lead to the adverse impacts on marine resources.
- Runoff from the site containing construction materials, debris and construction waste and excavated earthen material may have adverse impacts on the water environment
- Avifauna nesting and roosting in nearby mangroves may get disturbed during construction activities
- Though there is no direct loss of mangroves during construction of pipeline, maximum care shall be taken to avoid impacts on mangroves in close proximity,
- Construction debris and other municipal as well as hazardous waste shall not be dumped in mangroves area.
- The loss of mangroves during construction if any could be compensated by unstacking afforestation at appropriate and suitable location.
- Adequately sized construction yard will be provided at the site for storage of construction materials, equipment tools etc.

The Authority noted that as per para 4(ii)(d) of the CRZ Notification, 2011, prior MoEF clearance is required for laying of pipelines.

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

1. PP to ensure that no mangrove should be cut/ destroyed for the proposed laying of the pipeline
2. PP to ensure that the site is restored once the work is completed.
3. Debris should not be dumped in mangroves area.
4. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
5. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and

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operational phase of the project to ensure that coastal environment is protected.

6. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
7. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item no. 20: Proposed Kharland Scheme at Dadar, Tal Pen, Dist Raigad by Kharland Survey & Investigation Division, Pen

The Authority noted that Executive Engineer, Kharland survey and investigation department has submitted the proposal for Kharland Scheme (private) at Dadar, Tal: Pen, Dist: Raigad. Length of the embankment is 17995 m.

The Authority noted that the land under reference has mangrove vegetation. The Authority discussed the proposals at length and felt that construction of Khar bund is required for arresting the saline ingress into agricultural land and human settlements. It was also noted that Kharland bunds were constructed prior to CRZ Notification, 1991 to protect agricultural land and villages residing near the coastline. However, these bunds were not maintained regularly by Kharland Department and resulted into mangrove growth into the agricultural fields. The Authority further noted the earlier CRZ clearance granted to the Kharland schemes by the MoEF, New Dehi under CRZ Notification, 1991.

The Authority also noted the para 3(iv) (b) (d) of the CRZ Notification of 2011, as per which following is permissible:

"(b) measures for control of erosion, based on scientific including Environmental Impact Assessment (hereinafter referred to as the EIA) studies

(d) Measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structures for prevention of salinity ingress and freshwater recharge based on carried out by the any agency to be specified by the MoEF"


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The Authority noted that clarity is required from MoEF whether the Kharland bund schemes can be considered as 'structures for prevention of salinity ingress' as it is not specifically mentioned in the Notification and also in the activities to be regulated by CZMA/ SEIAA in para 4(i) of CRZ Notification, 2011.


The Authority further noted that as per para 8(i) of the CRZ Notification, 2011, development or construction activities in different categories of CRZ shall be regulated by the concerned CZMA in accordance with the norms stipulated in therein. It was also noted that construction of new Kharland bund activity is not covered under para 4(i) and 8 of the CRZ Notification, 2011 and hence, it could not be regulated by the MCZMA. The Authority felt that Kharland bund is required activity for protection of the agricultural land and human settlements by the Kharland Department. Further, the Authority noted representations received from public representatives in the matter.

Considering the above after deliberation, the Authority recommended to refer the matter to MoEFCC, New Delhi for further appropriate decision with regards to construction of new Kharland bunds proposed by Kharland Department, GoM.

Item no. 21: Proposed construction of toilet blocks at Shastrinagar near sea beach Alibag under Maharashtra Swachhata Abhiyan by Alibag Municipal Council

Officials from the Alibag Municipal Council presented the proposal before the Authority. The proposal is for construction of Toilets Blocks comprises of ground floor at Shastrinagar, near Sea Beach, Alibag, Tal. Alibag, Dist. Raigad. As per the approved CZMP of Alibag, the plot under reference is situated within 200m from the HTL of Sea and falls in CRZ III area. Total area of construction is 36.65sqm. As per the approved CZMP of Alibag, the plot under reference is situated within 200m from the HTL of Sea and falls in CRZ III area.


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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Local body to ensure that sewage management plan, wherever possible, should be properly implemented.
3. Local body to ensure periodic maintenance of sewer line and treated sewage should be discharged into sewer line.
4. PP to ensure that no treated and untreated Sewage will be disposed of in sea / creek water.
5. All other required permissions should be obtained prior to commencement of construction activity.

Item no. 22: Proposed Grand Memorial of Late Balasaheb Thakare on land bearing C.S. No. 501, 502 (part), 1495 of Mahim Division, Mumbai by MCGM

The Authority noted that the Urban Development Department has issued Notification dated 7.7.2017 and mentioned that, the reservation of Mayors Bungalow is proposed to be changed as Grand Memorial of late Balasaheb Thakare on land bearing C.S. No. 501, 502 (part), 1495 of Mahim Division, Mumbai and the said land is proposed to be deleted from green area and included in Residential area subject to certain condition. One of the condition is, as the said land is affected by Coastal Regulation Zone, necessary concurrence of the MoEF & CC, Govt, of India shall be taken from the CRZ point of view and final decision regarding proposed modification shall be taken after necessary concurrence of the MoEF & CC, Govt, of India.

The Authority noted that the Proposal of Proposed Grand memorial of late Balasaheb Thakare on land bearing C.S. No. 501, 502 (part), 1495 of Mahim Division, Mumbai is yet to be received from the MCGM.

The Authority noted that as per the para 8.V. 1. (iii) of the CRZ Notification, 2011 (amended from time to time),

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

After deliberation, the Authority decided to recommend the proposal of change of zone to MoEF, New Delhi as mentioned above for permission.

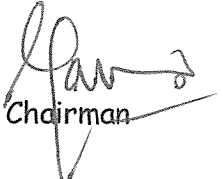
Item No.23: Proposed reconstruction of residential building on S. No. 135, H. No. 10 A & 10 B situated Danda Taribandar Road, Shriwardhan, Tal. Shriwardhan, Dist. Raigad by Shri. Sachin S. Navale.

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for reconstruction of residential building on plot bearing S. No. 135, H. No. 10 A & 10 B, at Danda Taribandar, Shriwardhan, Tal. Shriwardhan, Dist. Raigad. The plot under reference is situated in CRZ II area and landward side of existing road. As per the DP of the Shrivardhan, the plot under reference is situated in wadi zone. Total plot area is 1870 sqm.

The Authority noted the reply dated 2.8.2017 of the Shrivardhan Municipal Council, which states that as per the DP of the Shrivardhan of 1991, the plot under reference is situated in wadi zone. Permissible FSI for Wadi Zone is 0.04 and permissible BUA is 100.00 sqm.

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


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1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. Local body to ensure that reconstruction is allowed without change in present use of the structure.
3. All other required permission from different statutory authorities should be obtained.

Item No.24: Proposed construction of industrial building on plot bearing S. No. 62/1, 62/2, 68/2, 140/1 & 140/2 at village Khaniwade, Tal. & Dist. Palghar by Shri. Mahesh Gujar.

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for construction of industrial building on S. No. 62, H. No. 1 and 2, S. No. 68, H. No. 2, S. No. 140, H. No. 1 and 2, village Khanivade, Tal. Vasai, Dist. Palghar. Total Plot Area is 72905.00 Sqm.


The Authority noted that as per the directions of the Authority in its 115th meeting, the PP has submitted the reply along with CRZ map in 1:4000 scale & report dated 27th June 2017 prepared by IRS, Chennai. As per the IRS report,

- 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 proposed project site at Survey No. 140 in Khanivade village comes under non CRZ area, as per 2011 and 1991 CRZ Notifications. There are some changes of HTL as per 2011 and approved CZMP due to the geomorphological changes occurred from 1991 to 2011. However, the CRZ zonation is subjected to change as per approval of MoEF.

As per CRZ map in 1:4000 scale, proposed project comprising of S. No. 140(pt) and existing project site comprising of S. No. 62 (pt) & 68(pt) falls in non CRZ area as per, as per 2011 and 1991 CRZ Notifications.

After deliberation, the Authority decided to confirm that project site comprising of S. No. 62 (pt) & 68(pt) falls in non CRZ area as per, as per 2011


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and 1991 CRZ Notifications. Local body to ensure that construction is not allowed within CRZ belt from the creek.

Item No.25: Proposed expansion of Container Freight & Warehouse Building on plot bearing plot no. 7(3), 7(5A), 7(5B), 7(6), 8(1A), 8(1B), 8(1C), 8 (1D), 8(1E), etc..at village Kachrepada (Khopta), Tal. Uran, Dist. Raigad by M/s Universal Container Freight Station Pvt. Ltd.

The project proponent presented the proposal before the Authority. The PP presented that the matter was earlier considered in 115th meeting of the MCZMA held on 2nd & 3rd November, 2016, wherein the Authority noted the CRZ map in 1:4000 scale & report submitted by the PP observed that the plot is fronting to creek.

The matter was earlier deliberated in 115th meeting and decided to grant the CRZ NoC beyond CRZ area by applying stringent criteria. In the said meeting, the Authority decided to grant NoC for the proposed expansion of container freight & warehouse building on plot under reference in non CRZ area i.e. beyond applicable CRZ setback area from the creek, as per the approved CZMP as well as per HTL & CRZ area demarcation as per the provisions of the CRZ Notification, 2011 subject to compliance of following conditions:

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

The PP submitted its representation mentioning that there are certain errors in the minutes. Further, the PP requested the Authority to grant the CRZ NoC in Non CRZ area considering the approved CZMP.

The Authority noted the CRZ map in 1:4000 scale prepared by IRS, Chennai. As per the said CRZ map of the IRS, Chennai:


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CRZ map	CRZ IA (Sqm)	CRZ III (Sqm)	Non CRZ (Sqm)	Total area (Sqm)
Approved CZMP, 1991	0.00	1122.00	168298.00	169420.00
As per CRZ Notification, 2011	2629.00	28981.00	137810.00	169420.00

During the meeting, the Authority observed the followings:

1. As per the approved CZMP, Non CRZ area is 1,68,298.00 sqm whereas, as per the CRZ demarcation under CRZ Notification 2011, Non CRZ area is 1,37,810.00 sqm.
2. In the instant case, the new CRZ map under CRZ Notification, 2011 of IRS, Chennai is stringent.

After deliberation, the Authority decided to grant the CRZ NoC to the project subject to compliance of following conditions:

1. Local body to ensure construction is allowed in beyond CRZ belt, as per CRZ demarcation of the IRS, Chennai i.e. Non CRZ area admeasuring 1,37,810.00 sqm.
2. Development potential of CRZ III area admeasuring 28981.00 Sqm only can be utilized on Non CRZ area subject to zonation as per town and country planning regulations of the area existing as on 19.2.1991.
3. No construction should be allowed in CRZ I and CRZ III area as per CRZ Notification, 2011 and 2011 CZMP.

Item No.26: Proposed construction of residential cum commercial building on plot bearing C. S. No. 1066, S. No. 13, H. No. 1A/1B, at village Nagothane, Tal. Roha, Dist. Raigad by Shri. Dinesh Dattatray Zolge.

The Authority noted that the proposal is for construction of residential cum commercial building comprises of ground floor + 4 upper floors on plot bearing C. S. No. 1066, S. No. 13, H. No. 1A/1B, at village Nagothane, Tal.

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Roha, Dist. Raigad. As per the Development plan of Alibag, the plot under reference falls in agriculture zone. Total plot area - 2323.20sqm

The plot under reference falls in CRZ-III area & is situated on landward side of existing road prior 1991. As per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated within 150m to 500m from HTL of Sea.

The Authority noted that as per the para 8.II. CRZ III of the CRZ Notification, 2011, , Construction of dwelling units comprising Ground + 1st floor with max height of 9 meter for local traditional communities are allowed beyond 200 m from the HTL of the Seafront in CRZ III area is permissible.

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


1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Local body to ensure that the proposed construction is Ground + 1st floor with max height 9 m for residential use.
3. Local body to ensure that the PP is local inhabitant.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item no. 27: Proposed construction of residential bungalow complex on plot bearing Gut No. 164, 171, plot no. 1 to 21, at Borli, Tal. Murud, Dist. Raigad by Shri. Rajanikant D. Deshmukh

The Authority noted that the proposal is for construction of residential bungalow complex comprises of stilt + 3 upper floors on plot bearing Gut No. 164/0, 171, plot no. 1 to 23, at Borli, Tal. Murud, Dist. Raigad. As per the DP of Murud, the plot under reference falls in agriculture zone. Total plot area - 9200.00sqm.

The plot under reference falls in CRZ-III area & is situated on landward side of existing road prior 1991. As per the CZMP prepared by SAC,


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Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated within 200m to 500m from HTL of Sea.

The Authority noted that as per the para 8.II. CRZ III of the CRZ Notification, 2011, , Construction of dwelling units comprising Ground + 1st floor with max height of 9 meter for local traditional communities are allowed beyond 200 m from the HTL of the Seafront in CRZ III area is permissible.

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Local body to ensure that the proposed construction is Ground + 1st floor with max height 9 m for residential use.
3. Local body to ensure that the PP is local inhabitant.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No.28: Proposed direct berthing deep water jetty facility on Kundalika River, village Korlai and capacity enhancement at existing Inland Water Jetty Facility on Kundalika River at Village Sanegaon, Tal. Murud, Dist. Raigad by M/s Indo Energy International Limited.

The project proponent presented the proposal before the Authority. The Authority noted the detail as follows:

- The proposal is for 1) direct berthing deep water jetty facility on Kundalika River, village Korlai and 2) capacity enhancement at existing Inland Water Jetty Facility on Kundalika River at Village Sanegaon, Tal. Murud, Dist. Raigad.
- The jetty facility is proposed on the left bank of the Kundalika River, in the lee of the Korlai head, which will provide the necessary tranquil condition for the jetty operations.

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- The Jetty is about 525 m long with one 8m x 8 m mooring dolphin on the East.
- The project will involve dredging up to a 14.5 km long channel requiring 11million cum of dredging for a depth of 11.0 m CD in phase I for Handymax vessels. In second phase channel length would increase to 17.5km involving 23million cum of dredging for a channel depth of 14.6m CD for Panamax vessels. In the final phase the channel length would increase to 21.5km and would require 35.2 million cum dredging for a channel depth of 19.0m CD for capsized vessels. The dredging of the inner channel in the river for facilitating movement of 4500 DWT barges would involve 0.99 Mm³ for a depth of 3.1m to CD.
- As per the CRZ map prepared by NCSCM in 1: 4000 scales, the project is proposed in CRZ I (B), CRZ III, CRZ IV area.
- The PP has submitted the Rapid EIA/EMP for the project.

The proposal was deliberated in 116th meeting of the MCZMA wherein 22nd March, 2017 wherein the Authority decided to visit the site. Accordingly, site visit was conducted on 16th July, 2017 by the Dr. Mahesh Sindikar, Expert Member, MCZMA with other officials. Mr. Pinto, VC from M/s Indo Energy International Ltd and consultants for the project Captain Rohila, and Mr. Ajinkya were present for the site visit. The Authority took on record the site visit report of the expert member of the MCZMA.

1. The proponents should explore and submit the alternative plans/proposal for the proposed jetty facility those have minimal reclamation and alteration of local geomorphology.
2. There is involvement of a significant alteration of local geomorphology, reclamation of over 50 ha area, drastic change in the tidal water inflow and its distribution at the river mouth, extension of project activity right in the water channel
3. The proponents have explained the need of having merry go round model of a railway line for convenient operation which was not mentioned in the EIA report, the CRZ map submitted and even the presentation made by the agency during 116th meeting of MCZMA.


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4. Anticipating the scale of this proposal and its impact on the local inhabitants and resources, their perceptions about this development and its impact on to their livelihood has to be respected and counted in the studies.

During the meeting, the Authority observed the followings:


1. There will be change in hydrodynamic of the flow of the Revdanda creek due to the proposed construction of port and reclamation of 50 Ha area for stoppage of goods.
2. PP needs to make a detailed plan for traffic management for carrying cargoes, considering the availability of narrow road adjacent to proposed port. The PP to develop detail traffic flow management plan.
3. PP to redesign and construct, develop and monitor the existing roads proposed to be utilised for heavy cargo movement, considering its frequency.
4. PP to ensure livelihood of local fisherman is not impacted due to proposed port and also develop alternate livelihood means under the project.
5. PP to submit the compliance of the Environment Clearance granted to Sanegoan jetty. Expansion of the Sanegoan jetty may not be permissible at present without compliance of the issues raised by committee of the Maharashtra Legislative Assembly in July, 2017.

After deliberation, the Authority decided to recommend the proposal of direct berthing deep water jetty facility to MoEF, New Delhi subject to observations as stated above. However, the proposal for Expansion of the Sanegoan jetty at village Sanegoan is not recommended at present for the observations and compliance as stated above.

Item No.29: Proposed residential building on Plot bearing Survey no. 193/5, CTS no.149A, 151 at village Guhagar, Tal. & Dist. Ratnagiri by Shri. Balvant Murlidhar Parchure

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for residential building on plot bearing Survey no. 193/5, CTS No.149A, 151 at village Guhagar, Tal. & Dist. Ratnagiri. The project proponent is a local inhabitant. As per the Development plan of


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Guhagar, the plot under reference falls in residential zone. Total plot area - 150 sqm

The plot under reference falls in CRZ-III area & is situated on landward side of existing road prior 1991. As per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated within 500m from HTL of Sea.

The Authority noted that as per the para 8.II. CRZ III of the CRZ Notification, 2011, , Construction of dwelling units comprising Ground + 1st floor with max height of 9 meter for local traditional communities are allowed beyond 200 m from the HTL of the Seafront in CRZ III area is permissible.

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Local body to ensure that the proposed construction is Ground + 1st floor with max height 9 m for residential use.
3. Local body to ensure that the PP is local inhabitant.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item no.30: Proposed resort project at plot bearing S. No. 53/1, 55/1 at Varacha Patta, Tal. Guhagar, Dist. Ratnagiri by Shri. Suhas M. Ponkshe & Ors.

The project proponent presented the proposal before the Authority. The PP presented that the proposal is for proposed construction of resort building comprises of cottage, Suites, Admin, Club House at plot bearing S. No. 53/1, 55/1 at Varacha Patta, Tal. Guhagar, Dist. Ratnagiri. The PP has submitted CRZ map in 1:4000 scale and report dated March, 2017 prepared by NCSCM, Chennai. As per said report the project site falls on the sea coast within 500 m CRZ line (CRZ-III) and outside of 200 m CRZ line (NDZ). The plot under reference is falls in residential zone. Total plot area - 4070 sqm. Proposed total BUA - 925.39 sqm

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. PP to submit the Rapid EIA/ EMP for the project.
3. PP to ensure that the construction is proposed beyond 200 m from the HTL of the seafront.
4. Local body to ensure the development is as per the annexure III of the CRZ Notification, 2011
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No.31: CRZ status of plot bearing S. No. 132/2 at Taloja Majkur, Panvel, Dist. Raigad by Mr. Baburao U. Raje

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ status of the plot bearing S.No. 132/2 at Taloja Majkur, Panvel, Dist: Raigad. The Panvel Municipal Council remarks dated 23.8.2017 states that land bearing Survey no. 132/2 is situated beyond 100 m CRZ area.

After deliberation, the Authority decided to confirm that the plot bearing S. No. 132/2 at Taloja Majkur, Panvel, Dist. Raigad is beyond applicable CRZ belt from the Creek, as per the approved CZMP and CRZ Notification, 2011.

Item No.32: Proposed addition of first floor on plot bearing CTS No. 674 (pt) & 674/1 at Alibag, Tal. Alibag, Dist. Raigad by Shri. Imran Abdul R. Ghatte

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for renovation of ground floor and extension of first & second floor on plot bearing C. S. No. 674 (pt) & 674/1 of mouje Alibag, Tal. Alibag, Dist. Raigad. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the DP plan of Alibag, the plot under reference is falls in residential zone and out of congested area. Total plot area - 620.00sqm.

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

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

Item No.33: Proposed School Building on plot bearing S. No. 130, H. No. 7, mouje Nagothane, Tal. Roha, Dist. Raigad by M/s. Holy Angels School Nagothane

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for construction of School comprises of ground + 3 upper floors on plot bearing Survey No. 130, Hissa no. 7, Mauje Nagothane, Taluka- Roha. Construction of 5 classrooms at ground floor to 2nd floor and 5 classrooms and separate toilets for Boys / Girls / staff on 3rd floor is proposed. As per regional plan sanctioned on 10.9.1991, the said plot is in residential zone.

As per Coastal Land Use map, the plot under reference falls in CRZ- III (partly falls in 100m- 200m from HTL and partly beyond 200m from HTL of the creek i.e. CRZ III.). Plot under reference is situated at 190m from HTL of creek.

As per the remarks of the town planning, plot under reference is situated at 190m from HTL of creek.

After deliberation, the Authority decided to grant the NoC from the CRZ point of view for proposed school building to concern planning Authority. Local body to ensure that no construction is permitted within 100 m CRZ belt of the creek.


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Item No.34: Proposed construction of residential building on land bearing C.S. No. 1292 & Other, mouje Ravdanda, Tal. Alibag, Dist. Raigad by Shri. Sachin Dattatreya Dharmadhikari & Others

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for reconstruction of residential building comprises of ground floor + 1st floor on land bearing C.S. No. 1292 1293, 1294 & 1295, mouje Ravdanda, Tal. Alibag, Dist. Raigad. There is an existing structure present from 1974-75. As per the Development plan of Ravdanda, the plot under reference is falls in residential zone. Total plot area - 1775.00sqm. The plot under reference falls in CRZ-III area & is situated on landward side of existing road prior 1991. As per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated within 0m to 200m from HTL of Sea.

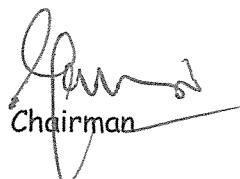
After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concern planning Authority subject to following conditions:

1. Local body to ensure the PP is local inhabitant.
2. Local body to ensure that reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities
3. All other required permission from different statutory authorities should be obtained.

Item no. 35: Proposed repair and reconstruction on plot bearing S. No. 76 (1), H. No. 1 of mauje Mutat, Tal, Devgad, Dist. Sindhudurg by Shri. Jayant Atmaram Paranjpe

The Authority noted that the proposal is for repair and reconstruction on plot bearing S. No. 76 (1), H. No. 1 of mauje Mutat, Tal, Devgad, Dist. Sindhudurg. There is an existing structure present on the land under reference. As per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated within 100m from HTL of Vaghotan Creek. Total plot area - 5650sqm


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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Local body to ensure that the PP is local inhabitant.
3. Local body to ensure that the proposed construction is Ground + 1st floor with max height 9 m for residential use.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No.36: Construction of residential building on plot bearing S. No. 142/8, C.S. No. 1666, mouje Murud, Tal. Murud, Dist. Raigad by Shri. Jafar Hussain Madgadi

Official from the Murud Janjar Municipal Council presented the matter before the Authority. The Authority noted that the proposal is for construction of residential building on plot bearing S.No. 142/8, C.S.No. 1666 a+t village Murud, Tal: Murud and Dist: Raigad. As per the approved CZMP, the plot is situated in CRZ II area and situated on landward side of the existing road. Plot area under consideration is 1250 Sqm.

After deliberation, the Authority decided to get the report of the Murud Janjira Municipal Council. Report should include details of the old existing structure & proposed construction and Whether the PP is local inhabitant.

After deliberation, the Authority decided to defer the proposal for the submission of the report by the Murud Janjira Municipal Council.

Item No.37: Proposed construction of commercial cum residential building on plot bearing S. No. 75/23, C.S. No. 2702 mouje Murud, Tal. Murud, Dist. Raigad by Shri. Sureshkumar Ratanchand Jain

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for reconstruction of commercial cum residential building comprises of ground floor + 2 upper floors on plot bearing S.

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No. 75/23, C.S. No. 2702 mouje Murud, Tal. Murud, Dist. Raigad. There is an existing old structure from 1988-89 on plot under reference and use of the said structure was residential and commercial. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the DP of Murud - Janjira, the plot under reference is falls in residential zone. Total plot area - 76.00sqm

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

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

Item No.38: Proposed construction of residential building on plot bearing S. No. 75/3/B, C.S. No. 2053 at mouje Murud, Tal. Murud, Dist. Raigad by Shri. Hasmukh Futarmal Jain

The Authority noted that the proposal is for reconstruction of residential building comprises of ground floor on plot bearing S. No. 75/3/B, C.S. No. 2053 at mouje Murud, Tal. Murud, Dist. Raigad. There is an existing structure present on plot under reference from 1988-89. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the Development plan of Murud - Janjira, the plot under reference falls in residential zone. Total plot area - 70.00sqm

After deliberation, the Authority decided to recommend the proposal from the CRZ point of view to concern planning Authority subject to following condions:

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


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Item No.39: Proposed construction of residential building on plot bearing S. No. 105/1, C.S. No. 839 at Murud, Tal. Murud, Dist. Raigad by Shri. Anil Dharmraj Bhayde

The Authority noted that the proposal is for new construction of residential building comprises of ground floor + 2 upper floors on plot bearing S. No. 105/1, C.S. No. 839 at Murud, Tal. Murud, Dist. Raigad. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the DP of Murud - Janjira, the plot under reference is falls in residential zone. Total plot area - 3030.00sqm

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

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

Item No.40: Proposed construction of residential building on plot bearing C. S. No. 1962 at Murud, Tal. Murud, Dist. Raigad by Shri. Gajanan Janardan Nandgaonkar & Others

The Authority noted that the proposal is for reconstruction of residential building comprises of ground floor + first floor on plot bearing C. S. No. 1962 mouje Murud, Tal. Murud, Dist. Raigad. There is an existing old structure from 1961-62 on plot under reference and use of the said structure was residential. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the Development plan of Murud - Janjira, the plot under reference falls in residential zone. Total plot area - 8.90sqm

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

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

Item No.41: Proposed construction of residential building on plot bearing C. S. No. 2245 at Murud, Tal. Murud, Dist. Raigad by Smt. Ashalata Raman Khatu & Others

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for extension of first floor on existing ground floor on plot bearing C. S. No. 2245 mouje Murud, Tal. Murud, Dist. Raigad. There is an existing old structure from 1961-62 on plot under reference and use of the said structure was residential. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the Development plan of Murud - Janjira, the plot under reference is falls in residential zone. Total plot area - 77.80sqm

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

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

Item No.42: Proposed reconstruction on plot bearing CTS No. 2936B of village Malvan, Tal. Malvan, Dist. Sindhudurg by Shri. Laxman V. Malvankar


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The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for reconstruction of existing residential house on on plot bearing CTS no. 2936B at Dhuriwada, Malvan, Dist: Sindhudurg. There exist old residential structure which is in dilapidated condition. Hence, reconstruction of the same is proposed. Plot under consideration is 307.7 Sqm. As per the approved CZMP, the plot falls in CRZ II area.

The Authority noted that as per para 8(V) 4. (a) of CRZ Notification, 2011, 'Malvan' area in Maharashtra is notified as Critical Vulnerable Coastal Areas (CVCA) which shall be managed with the involvement of the local coastal communities including the fisher folk.

The MCZMA has sought legal opinion on CVCA issue from the Law and Judiciary Dept. Reply from the Law and JD is awaited. Further, the Authority noted that process of demarcation of the CVCA is under progress at the district collector Sindhudurg level.

In the light of above, after deliberation, the Authority decided to consider the matter only after receipt of awaited opinion of Law and judiciary department or completion of the demarcation of the CVCA area whichever is earlier.

Item No.43: Proposed construction of residential building on land bearing plot no. 73, 74 & 75, Sector No. 17, Kalmboli (Roadpali), Tal. Panvel, Dist. Raigad by M/s. Dimpy Infra Ventures Pvt Ltd

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for residential building on plot no. 73, 74 and 75, Sector 17, at village Kalamboli(Roadpali), Tal: Panvel, Dist: Raigad as part of 12.5% scheme. Proposed building comprises of Gr + 1st podium + 2nd to 14th Residential floors.


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As per the remarks of the Panvel Municipal Corporation, the land under reference is situated in CRZ II area and situated on landward side of Kalamboli link road. The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai. As per the said map, the plot is partly situated in CRZ II area. Plot area under consideration is 1749.13 Sqm.

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

1. Local body to ensure no construction is allowed in 50 m mangroves buffer zone area.
2. Local body to ensure the construction is proposed on landward side of the existing road.
3. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
4. PP to ensure dumping of the construction debris is not allowed in mangrove area.
5. All other required permission from different statutory authorities should be obtained.

Item No.44: CRZ status of project site bearing Old Survey Nos. 38/1/2 & 38/2/2 (New Survey No. 38/3 & 38/4) village Karnala (Tara), Tal. Karnala, Dist. Raigad by Shri. Sudesh Nagdev

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ status of project site bearing Old Survey Nos. 38/1/2 & 38/2/2 (New Survey No. 38/3 & 38/4) village Karnala (Tara), Tal. Karnala, Dist. Raigad.

PP has submitted the CRZ map in the scale of 1:4000 & report dated 02.02.2016 superimposing the Survey Nos. 38/1/2 & 38/2/2 (New Survey No. 38/3 & 38/4) village Karnala (Tara), Tal. Karnala, Dist. Raigad prepared by IRS, Chennai is submitted. As per the report of IRS, Chennai:

- The HTL demarcated by the IRS, Chennai for Patalganga River corresponds to the HTL as per approved CZMP in the vicinity of project


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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 buffer zone from HTL for River as per Para (ii) of CRZ Notification, 2011 dated 06.01.2011. In this case, the project site in Survey Nos. 38/1/2 & 38/2/2 (New Survey No. 38/3 & 38/4) village Karnala (Tara), Tal. Karnala, Dist. Raigad falls outside the 100m buffer from HTL for Patalganga in the vicinity of project site as per GPS Survey.
- The project site falls inside 500m buffer from HTL for Patalganga indicated in approved CZMP.

After deliberation, the Authority decided to confirm that the site bearing Old Survey Nos. 38/1/2 & 38/2/2 (New Survey No. 38/3 & 38/4) village Karnala (Tara), Tal. Karnala, Dist. Raigad is situated beyond CRZ area i.e. beyond 100m from the HTL of the river, as per the approved CZMP and CRZ Notification, 2011.

Item No.45: Proposed residential cum commercial building on plot bearing Survey No. 21, Hissa No. 4, 8 & 9 at Juikar Mohalla, Tal. Dapoli, Dist. Ratnagiri by Shri. Sandeep Suresh Sadvilkar

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for residential and commercial building for local community on plot bearing Survey no. 21, Hiss no. 4,8 and 9, at village Juikar Mohlla, Tal: Dapoli, Dist: Ratnagiri. As per the approved CZMP, the site is situated in CRZ III area. Remarks of the Collector office mentions that the site is situated between 200 m to 500 m from the HTL of the Seafront. Area of the plot is 10200 Sqm

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

1. Local body to ensure that PP is local inhabitant
2. Local body to ensure that In CRZ III area, between 200 m to 500 m, ground + 1st floor height not exceeding 9 m is allowed.
3. All other required permission from different statutory authorities should be obtained.


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Item No.46: Proposed construction of petrol pump on plot bearing G. No. 617 A & 618/A of village Wadvali, Tal. Shriwardhan, Dist. Raigad by Shri. Narendra R. Balla

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for construction of petrol pump comprises of ground floor on plot bearing G. No. 617 A & 618/A of village Wadvali, Tal. Shriwardhan, Dist. Raigad. The plot under reference falls in CRZ-III area & is situated on landward side of existing road prior 1991. As per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated within 500m from HTL of Creek. As per the DP of Alibaug, the plot under reference is falls in agriculture zone and Petrol Pump is permissible for Highway amenities. Total plot area - 4700.00sqm

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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. The PP to ensure all safety measures during construction and operation phase of petrol pump.
3. All other required permission from different statutory authorities should be obtained.

Item No.47: Proposed residential building on plot bearing H. No.55A, Gaonthan no. 1 of village Mhasala, Tal. Mhasala, Dist. Raigad by M/s Samiksha Constructions

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for residential building comprises of Part stilt + part ground + 3 upper floors on plot bearing H. No.55A, Gaonthan no. 1 of village Mhasala, Tal. Mhasala, Dist. Raigad. The plot under reference falls in CRZ-III area & is situated on landward side of existing road prior 1991. As per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in

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1:5000 scale, the site under reference is situated within 150m to 500m from HTL of Creek. As per the Development plan of Alibag, the plot under reference is falls in residential zone.Total plot area - 380.00sqm

After deliberation, the Authority decided to grant the NoC from the CRZ point of view for the construction proposed beyond CRZ area. Local body to ensure no construction is allowed within 100 m CRZ belt from the creek.

Item no. 48: Proposed construction of residential building on plot bearing S. No. 55, H. No. 16K at mauje Huda, Tal. Vengurla, Dist. Sindhudurg by Shri. Remet Niklav Parera

The project proponent was present for the meeting. The Authority noted that the proposal is for construction of residential building comprises ground floor on plot bearing S. No. 55, H. No. 16K at mauje Hudawadi, Tal. Vengurla, Dist. Sindhudurg. The plot under reference falls in CRZ-III area.

As per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated within 200m to 500m from HTL of Sea.

As per the Development plan of Vengurla, the plot under reference falls in Tourism 2 zone. Total plot area - 760.00sqm and Proposed built up area - 31.20sqm

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

1. Local body to ensure that the PP is local inhabitant
2. Local body to ensure that the construction is proposed beyond 200 m from the seafront.
3. All other required permission from different statutory authorities should be obtained.

Item No.49: Proposed construction onPlot No. 51, Sector 17,Roadpali, Navi Mumbai by Shri. Haridas Savlaram Bhagat & others


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The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for construction of Residential cum Commercial building on Plot No. 51, Sector 17, Roadpali, Navi Mumbai. The CIDCO mentions vide letter dated 7.3.2013, as per prevailing NMDP modified up to march 2012, the plot under consideration falls in Residential Zone. CIDCO mentions that the land under reference situated on landward side of the existing bund road. Total area of the plot - 4472.62 sqmt

The matter was considered in the 82nd meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 10.06.2013, wherein the project proponent presented the CRZ map prepared by IRS, Chennai in the scale of 1:4000 which indicated the land under reference partly falls in CRZ II. Further, there is no 50mt mangroves buffer zone indicated around the mangroves area.

The PP submitted the CRZ map demarcated by 150mt CRZ line and 50mt mangroves buffer zone line from the IRS, Chennai. As per the CRZ map, the site under reference falls partly in buffer zone (50mt from Mangroves), partly in CRZ II (150mt from HTL of creek) and partly in non CRZ area. Based on the above CRZ status of the site under reference; the project proponent has revised the plan and submitted the revised layout plan to the MCZMA.

The Authority observed that the plot is partly in 50 m mangroves buffer zone and partly in CRZ II area.

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

1. Local body to ensure no construction is allowed within 50m mangroves buffer zone area and construction is on landward side of the existing road as on 19.2.1991.
2. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
3. PP to ensure that dumping of construction debris in mangroves area is not allowed.


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4. All other required permission from different statutory authorities should be obtained.

Item No.50: Advertisement Hoardings at MMB Land, Mahim Causeway towards Sealink, Mumbai by M/s. Sharada Kharat Infrastructure Pvt. Ltd.

The Authority noted that the proposal was earlier deliberated in the 106th meeting of the MCZMA held on 19.12.2016, wherein it was noted that the proposal is for 3 nos. of advertisement hoardings of size 40' X 40' (Back to Back) at Mahim Causeway towards Sealink, Mumbai. In 106th meeting, The site under reference falls in CRZ-II as per DP remarks / Sheet of MCGM dated 10.7.2015. As per google image the sites u/r falls seaward side of existing road / Structure. Authority after discussion decided to reject the proposal.

The Authority noted that the PP had submitted its representation with a request to reconsider the proposal in the light of various permissions granted by the concern authorities.

- Maharashtra Maritime Board has granted permission to erect advertisement hoardings on 27.4.2015.
- Traffic Control Branch has granted No Objection for 3 Nos. of illuminations of Hoardings size 40'X40'(Permit No.790723528, 790723529, 790723530) at CTS No. 233 & 234 of Bandra A village, Mahim Causeway, Mumbai on 14.8.2015.
- MMRDA vide letter dated 28.9.2015 has granted NOC for erection and display of hoardings.

The MCZMA vide letter dated 31.5.2017, requested applicant to submit complete proposal of advertisement hoardings on land under reference through concerned planning authority along with permissibility as per advertisement policy of 96th Meeting of MCZMA. The PP submitted an application through MCGM.

The Authority noted that the site of the Hoarding is situated on seaward side of the existing road. Installation of the Harding on seaward side of the


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road or structure is not permissible, as per the Advertisement Hoarding Policy of MCZMA taken in its 96th meeting held on 17th Jan, 2015.

In the light of above, the Authority after deliberation decided to reject the proposal from CRZ point of view.

Item No.51: Proposed repair amounting to reconstruction of existing bank office building on land bearing CS No. 305 of Fort Division Ward no. A- 2097, 249-51 situated at Perin Nariman Street, Fort, Mumbai by M/s. Abhyudaya Co. Op. Bank Ltd.

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for repairs amounting to reconstruction of Ground + four and part fifth upper floor as existing, for the use of the Bank Office on land bearing C.S. No. 305 of Fort Division Ward no. A-2097, 249-51 situated at Perin Nariman Street, Fort, Mumbai.

The PP further mentions that the building is proposed to be reconstructed exactly as it is existing. No change in floor plate / planning / height and user is proposed, except a lift within the building line and counted in FSI at all floors. The proposal is under the category of repairs amounting to reconstruction and is as per circular dated 15.5.1996. The reconstruction is for dilapidated buildings on the same foot print for the same height of building in "as is where is" basis. No extra FSI is permitted. In instant case, the foot print of existing plinth of building is retained. The proposal is of reconstruction with change in material along with addition of lift and ATM within plinth area. MCGM has granted IOD on 3.9.2013 for the project. Proposed BUA is 509.64 sq.m.

The MCGM letter dated 18.10.2014 mentions that, The plot under reference is in residential zone as per DP 1967 as well as per revised sanctioned DP 1991 and is not under any reservation as per both of these development plans. The plot under reference falls in CRZ II area. The proponent has submitted the CRZ map in 1:4000 scale (November, 2012) prepared by IRS, Chennai (MoEF authorized agency) showing plot under reference. As per the said CRZ, the plot falls in 500 m from HTL. The CRZ map also 100m & 150 m line from HTL.

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The Authority noted that the proposal was earlier discussed in 98th, 102nd 113th meeting of the MCZMA held on 31st January, 2015 and 31st July & 1st August, 2015 & 8th to 11th August, 2016. Arch. Parelkar & Dalls has submitted reply dated 21.4.2017 to MCZMA & requested to consider the proposal in ensuing meeting.

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

1. Local body to ensure no construction is allowed within 50m mangroves buffer zone area.
2. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
3. Local body to ensure that reconstruction is permitted without change in present use of the present structure.
4. All other required permission from different statutory authorities should be obtained.

Item No.52: Advertisement Hoardings 1) at Segment 1, Mahim Interchange Space Below Mahim Flyover, CTS NO. A791 & A792 Part in property of MSRDC by M/s. Sagar Look Outs
2) M/s. Wallop Advertisement at Railway premises near Railway Over Bridge South East at Bandra, Western Express Highway, Mumbai.

The Authority noted that the following Hoarding proposals are received before the MCZMA.

A. M/s. Sagar Look Outs Application dated 1.2.2017

The PP presented that the proposal is for 2 nos. of additional hoardings / display boards of size 40' X 40' (V Shape) and 20' X 20' (Triangle Shape) on single unipole.

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The Authority noted that proposed hoardings are situated on seaward side of the road and is not in consonance with the Advertisement Hoarding Policy of MCZMA taken in its 96th meeting held on 17th Jan, 2015.

In the light of above, the Authority after deliberation decided to reject the proposal from CRZ point of view.

B. M/s. Wallop Advertisement

The PP presented that the proposal is for advertisement hoarding of size 40' X 40' Back to Back in Railway premises near Railway over Bridge South East at Bandra, Western Express Highway, Mumbai. The PP further presented that the proposal was earlier deliberated in 109th meeting and the proposal was rejected, since, the sites was indicate on seaward side of the road. The Proposal was again considered in 115th meeting, in the light of request representation submitted by the PP. The Authority directed the PP to submit the exact location of the Hoarding on approved CZMP along with DP remarks through MCGM. The PP has submitted the DP remarks of the site.

The Authority noted that request of the PP has been discussed repeatedly in the meetings. However, the submission of the PP is unclear and failed to submit the proofs of Hoarding being situated on landward side of road or authorized structure. From the google location shown by the PP during the meeting, the Authority inferred that the site is located on seaward side of existing road and also observed that it falls within 50 m mangrove buffer zone. The Authority noted that the Hoarding is not in consonance with Hoarding policy of the MCZMA taken in 96th meeting. It is also not permissible as per Hon'ble High Court order regarding mangroves protection and conservation.

In the light of above, the Authority decided to reject the proposal from CRZ point of view. The matter is closed from the record of the MCZMA.

Item No.53: Proposed redevelopment on plot bearing CS No. 168 & 169 of Malabar Hill Division situated at the junction of Jamnadas Mehta Road and B. G. Kher Road, Mumbai by M/s Metropolitan Properties Pvt. Ltd.

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The project proponent presented the proposal before the Authority. The Authority noted that the proposal was earlier considered in 117th meeting of the MCZMA held on 5th -6th April 2017. Project Proponent presented the proposal before the Authority. The proposal was earlier considered in 102 & 108th meeting of MCZMA. The Authority noted the background of the proposal which is as follows:

- The proposal is for redevelopment on plot bearing CS No. 168 and 169 of Malabar Hill Division, situated at the junction of Jamnadas Mehta Road and B.G. Kher Road, Mumbai by M/s. Metropolitan Properties Pvt. Ltd.
- It is a composite development of two different plots having Cessed A category structures and dilapidated structure together. The developer has proposed to demolish cessed buildings as well as dilapidated structure.
- Construction work upto 16th upper floors are already constructed on the site and in part of the podiums falls CRZ area. Building plans were approved in the year 1999 and the CC was issued on 17.5.2000 (prior to 4.1.2002). However, building plans were amended from time to time in the year 27.1.2000, 14.6.2002, 12.3.2003, 6.9.2005, 3.2.2006, 9.6.2008 & 7.4.2014. PP has submitted the CRZ map dated 18.10.2015 in the scale of 1:4000 superimposing the building plan on plot bearing no. 168 & 169, prepared by IRS, Chennai and it is observed that the part of the site is situated within 500 m from the HTL of the Arabian Sea.
- The Authority in its earlier meetings observed that construction of podiums in CRZ area prior to CRZ recommendation is violation of CRZ Notification, 2011 and therefore decided to refer the matter of violation for further legal action to the Environment Department.
- Accordingly, the matter was referred to Environment Department for further legal action on 30.1.2016. The Environment Department has issued proposed directions to M/s. Metropolitan Properties Pvt Ltd vide letter dated 11.7.2016, which was replied by the PP vide letter dated 29.7.2016.

The Environment Department has also called verification reports from the MPCB, Mumbai & MCGM vide letters dated 11.7.2016.

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- Thereafter, personal hearing was extended to the PP before Addl. Chief Secretary, Environment on 7.2.2017. During the hearing representative of the PP submitted that prior to redevelopment there were "A" Category cessed structures standing on C.S. No. 168 existing prior to 1940 in the CRZ affected portion of said plot. The representative of the PP also informed that said structures were up to and touching the boundary wall on the west side of the said property, which is shown even on the Cadastral Survey plan issued by the land survey department. The new building is within the earlier existing building structures on western side. The then concerned authority of MCGM had approved the said project earlier from CRZ point of view. The MCGM has clarified the same in its report dated 19.10.2016. The proposed work as per MHADA NOC dated 7.1.2012 and approved plans dated 7.8.2014.
- Hence, representative of the PP was directed to submit their above oral submission in affidavit form along with documentary proof thereof, which was submitted vide affidavit dated 8.2.2017.
- During hearing before ACS, Environment, it was decided that there is no case of violation of Environment (P) Act 1986 r.w. CRZ Notification, 6.1.2011, hence proposed directions issued u/s 5 of Environment (P) Act, 1986 r.w. CRZ Notification, 2011 were withdrawn on 6.3.2017 by the Department. Since the procedure of verification of violation of the Environment (P) Act, 1986 r.w. CRZ Notification dated 6.1.2011 has been completed.

The Authority noted that as per the CRZ map in 1:4000 scale of IRS, Chennai, part of the C.S. No. 168 and 169 falls in CRZ area. As per said CRZ map of IRS, the CRZ status is as below:

C.S. No.	CRZ area in sqm	Non CRZ area in sqm	Total in sqm
168	167.77	945.4	1113.17
169	24.93	937.61	662.54
Total	192.7	1583.01	1775.71


Member Secretary


Chairman

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

1. PP to ensure that proposed activities should be as per provisions of CRZ Notification, 2011 and DCR applicable as per CRZ regulation. Local body to ensure that only applicable DCR, as procedure stipulated in CRZ Notification, 2011 should be made applicable in the matter.
2. Local body to ensure for CRZ portion of the plot, FSI as per DCR existing as on 19.2.1991 is applicable.
3. Local body to ensure there should not be violation of CRZ Notification, 2011
4. All other required permission from different statutory authorities should be obtained.

M/s Metropolitan Properties Pvt. Ltd. vide letter dated 12.6.2017 submitted that all structures on the land were 'A' Category cessed structures existing prior to 1940 in CRZ affected plot. PP requested to amend the condition no. 2 "Local body to ensure for CRZ portion of the plot, FSI as per DCR existing as on 19.2.1991 is applicable" as "Local body to ensure for CRZ portion of the plot, FSI as per prevailing DCR."

The PP presented that the building is declared as dilapidated and category 'A' cess building. Hence, the prevailing DCR will be applicable to the part of the project falling in CRZ area, considering the provision of para 8.v.c. of the CRZ Notification, 2011.

The Authority decided to communicate the matter to MCGM and the MCGM should first verify that all the procedure has been carried out as per the para 8.v.c. of the CRZ Notification, 2011, before granting the FSI in CRZ portion as per the prevailing DCR in the light of para 8.v.c. of the CRZ Notification, 2011.


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Item No.54: CRZ Status of plot bearing F. P. 1210 TPS IV, Mahim Division, at Veer Savarkar marg, Prabhadevi, Mumbai by M/s. Lodha Developers Pvt. Ltd.

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ Status of plot bearing F. P. 1210 TPS IV, Mahim Division, at Veer Savarkar marg, Prabhadevi, Mumbai.

The PP has submitted the CRZ map in the scale of 1:4000 dated 23.11.2015 superimposing project site. As per the report of the IRS, Chennai:

- The HTL demarcated by the IRS, Chennai, and HTL, LTL and setback lines overlaid from approved CZMP
- The project site bearing F. P. No. 1210 of Mahim Division, TPS IV, G/N Ward, Mumbai is outside CRZ area

After deliberation, the Authority decided to confirm that project site on plot bearing F. P. 1210 TPS IV, Mahim Division, at Veer Savarkar marg, Prabhadevi, Mumbai is situated beyond CRZ area i.e. 100 m from the Mahim Bay as per the approved CZMP and provision of CRZ Notification, 2011

Item No.55: CRZ Status of site bearing S. No. 53/3/1, Plot No. 1 of mauje Umberpada Nandade, Tal. & Dist. Palghar by Shri. Kishor Shah

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking the CRZ status for site bearing S No. 53/3/1, plot no. 1 of mauje Umberpada-Nandade, Tal. & Dist. Palghar.

Town Planning and Valuation Department, Palghar informed vide letter dated 12.01.2016 that "the site under reference having S. No. 53/3/1, plot no. 1 is falls outside the 100m buffer zone of the Vaitarna creek"

The Authority noted that the PP needs to submit the CRZ map in 1:4000 scale superimposing the site as per the approved CZMP and CRZ Notification, 2011, prepared by one of the MoEF authorized agency.


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After deliberation, the Authority decided to defer the proposal for submission of the above mentioned information by the PP

Item No.56: CRZ status on plot bearing CTS No. 1015 of village Pahadi Goregaon, Link Road, Goregaon (W), Mumbai by M/s Zen Consultants.

The project proponent presented the proposal before the Authority. The Authority noted that 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 falls beyond 100m CRZ line from HTL of creek as per CRZ 2011.

Further, as per the directions of the Authority in its 118th meeting, the PP vide letter dated 22.6.2017 has submitted compliance along with CRZ map in 1:4000 scale and letter dated 21.6.2017 prepared by IRS, Chennai. As per which,

- The HTL demarcated by the IRS, Chennai for creek does not corresponds to the HTL as per approved CZMP in the vicinity of project site subject to the generalization error caused by the variation in scale of mapping.
- The proposed project site in CTS No. 1015, village Pahadi Goregaon, P/S Ward, Mumbai falls partly within 150m CRZ Boundary from HTL of Creek as indicated in approved CZMP.
- CRZ Shall be applied for the land / site within the 100 m buffer zone from HTL for Creek as per para (ii) of CRZ Notification, 2011.
- In this case, the project site in CTS No. 1015, village Paghadi Goregaon , P/S Ward, Mumbai falls outside the 100m buffer from HTL for creek as per GPS Survey conducted by IRS during 2015.
- The project site also falls outside 100m buffer from HTL of creek indicated in approved CZMP as per CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that plot bearing CTS No. 1015 of village Pahadi Goregaon, Link Road, Goregaon (W), Mumbai is situated beyond CRZ area i.e. beyond 100 m CRZ setback from the HTL of the creek as per approved CZMP and as per provisions of CRZ Notification, 2011

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Item No.57: Proposed laying electric cable at S. No. 1, H. No. 5, Ghodbundar Village, Mira Road, Tal. & Dist. Thane by Smt. Yashoda Gajanan Vaity.

The project proponent presented the proposal before the Authority. The Authority noted that Reliance Energy informed that, they required excavating the land about 120 m of size 0.55 mtrs width and 1.04 mtr depth for laying electric cable in CRZ areas. As per the CRZ map, laying of electric cable in CRZ-III area.

As per approved CZMP of MBMC area, the plot bearing S. No. 1, Ghodbunder, Thane is partly falls in CRZ-I(i), Partly in CRZ-I(ii), partly in mangrove 50m buffer zone & partly in CRZ-III area.

After deliberation, the Authority decided to recommend the proposal from the CRZ Point of view subject to following conditions:

1. No construction is permissible within 50 m mangrove buffer zone area.
2. All other required permission from different statutory authorities should be obtained.

Item No.58: Regarding clarification of Building project Ajmera Aeon on plot bearing CTS No. 1A/7, 1A/8 of village Anik at Wadala Ward, Mumbai by M/s. Anik Development Corporation.

The project proponent presented the proposal before the Authority. The PP presented that the proposal earlier, proposal regarding for proposed development on property bearing C.T.S Nos 1A/1, 1A/2, /7, 1A/8, 1A/11 and 233B of village Anik at Wadala, M/West ward, Mumbai was considered in 77th meeting of MCZMA held on 9.10.2012. As per the decision taken in 77th meeting, the MCZMA has granted CRZ recommendation dated 26.12.2012 to the project with following conditions:

- a) PP to ensure that no construction should be undertaken in CRZ portion of land.
- b) PP has proposed to utilize the FSI of CRZ portion of the plot, as per DCR as on 19.2.1991, on Non CRZ portion.

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The PP present that expansion of the project is proposed considering the utilisation of FSI of CRZ portion as per the prevailing DCR on Non CRZ portion of the contiguous plot. The PP requested the MCZMA to allow utilization of FSI of CRZ portion of plot as per prevailing DCR instead of DCR as on 19.2.1991, as stipulated in earlier MCZMA recommendation dated 26.12.2012.

The Authority noted the clarifications dated 28.9.2015 and 1.10.2015 addressed to MCHI issued by the MoEF, New Delhi pertaining to utilization/computation of BUA of the CRZ part of the plot for contraction on Non CRZ part of the single owner. The said clarifications of MoEF, New Delhi states as follows:

"It is clear that the potential of plots in CRZ II has to be calculated on the basis of 1991 norms as amended from time to time if the potential is being utilised on non CRZ contiguous portion of land. CRZ Notification does not prohibit any activity beyond the areas of CRZ"

In the light of above said clarification of MoEF, New Delhi, the Authority after deliberation, the Authority decided to amend condition no. b of the CRZ recommendation dated 26.12.2012 as follows:

(b) The FSI potential of the total permissible area of the CRZ portion of the plots under reference can be allowed to utilize on the basis of 1991 norms as amended from time to time, on Non CRZ contiguous portion of land. Local body to ensure that No construction is allowed in CRZ area, considering approved CZMP.

However, local body to ensure that RG area is deducted while calculating total permissible area for FSI computation from the portion of the plot falling in CRZ II areas under reference.

Item No.59: Proposed erection of fire escape staircase on plot bearing CS. No. 1606, plot no. 170, 'A' ward, at Suraksha building Tata Road, Churchgate, Mumbai by Shri. Vijay Tillu.

The Authority noted that the proposal is for erection of M.S. Fire Escape staircase to existing building from ground + 6th floor on CS No. 1606, Plot NO. 170, Suraksha building Tata road Churchgate, Mumbai. Proposed fire escape is

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of 3 m x 6.92 m with 3.60 m outside the building in open space from edge of the staircase and compound wall.

Existing building is Non-Cess building of category which is prior to Sept 1960 old. As per the approved CZMP, the plot under reference falls in CRZ II area and situated on landward side of J. Tata road. The plot falls in commercial zone as per sanctioned DP of 1991 and is not reserved for any reservation. The user of 'commercial' was permissible as per the land use and zoning as on 19.2.1991.

The Authority during the meeting observed that the MMRDA need to submit the status of the construction on site under reference.

After deliberation, the Authority decided to defer the proposal for the submission of the information by the MMRDA as stated above.

Item No.60: CRZ status of plot bearing CTS No. A/617/8 of village Bandra, Santosh Nagar, Bandra (W), Mumbai by M/s. Arch Dimensions.

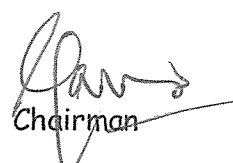
The Authority noted that the PP is seeking CRZ status of plot bearing CTS No. A/617/8 of village Bandra, Santosh Nagar, Bandra (W), Mumbai. The PP has submitted the CRZ map in 1:4000 scale of the IRS, Chennai, which shows that the plot under reference is fronting to Mahim Bay and situated beyond 100 m CRZ buffer area from the HTL of the Mahim Bay as per approved CZMP

After deliberation, the Authority decided to confirm that project site on plot bearing CTS No. A/617/8 of village Bandra, Santosh Nagar, Bandra (W), Mumbai is situated beyond CRZ area i.e. 100 m from the Mahim Bay as per the approved CZMP and provision of CRZ Notification, 2011

Item no. 61: Redevelopment at plot bearing C.S. no. 577 of Malbar Hill division, D ward, at Nepean Sea Road, Mumbai by M/s. Adroit Estate Developers Pvt. Ltd.

The project proponent presented the proposal before the Authority. The Authority noted that the proposal was considered in 119th meeting of MCZMA, the Authority noted the followings:


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1. The Municipal Corporation of Greater Mumbai (MCGM) vide letter dated 15.2.2014 forwarded the proposal of redevelopment at plot bearing C.S. No. 577 of Malbar Hill Division, D Ward, situated at Nepean Sea Road, Mumbai.
2. As per CZMP of Mumbai approved by MoEF in the year 2000; the land under reference falls in CRZ II area and situated on landward side of existing Laxmibai Jagmohandas road, in existence prior to 19.2.1991. As per remarks of MCGM dated 15.2.2014, the land under reference is situated in Residential zone as per 1967 DP.
3. As per remarks of MCGM dated 15.2.2014, There existed cessed A category buildings of Ground + 1 upper floor and outhouse / servants quarter of ground and part 1 upper floor as per the sheet No. 219, 5th edition 1968, 219 C.S. Plan. The existing user of the old building was residential.
4. MCGM vide letter dated 1.11.2003 mentions that the existing buildings on the plot under reference are in dilapidated condition and recommended to be pulled down. MHADA has issued NOC on 29.4.2005 for proposed redevelopment project with 1.33 FSI.
5. Plot area under consideration is 1841.98 Sqm.

The Authority noted the earlier decisions taken by the Authority in its 91st, 99th & 102nd meeting of MCZMA held on 29th to 31st May, 2014 & 16th May, 2015 and 31st July & 1st August, 2015 respectively.

The PP presented that construction is proposed as per the earlier CRZ NoC obtained as per the procedure at the relevant time in the matter with FSI 1.33 only as per the DCR 1967 vide letter dated 20.09.2003.

After deliberation, the Authority decided to allow the construction as per earlier CRZ recommendation issued on 20.09.2003 and grant the CRZ recommendation from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 i.e. DCR 1967 before issuing further commencement certificate to the project.

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2. The local body to ensure that construction undertaken till date is as per the conditions stipulated in earlier CRZ recommendation.
3. Project proponent if eligible for dispensation under 8 (v) may apply separately, for the CRZ permission following due procedure stipulated in the Notification.
4. All other required permission from different statutory authorities should be obtained.

The PP during the meeting presented the building was dilapidated and Cess and public hearing report was submitted. PP has requested consider the proposal under para 8.V.C of CRZ Notification, 2011, as recommended by the MCGM.

The Authority, after deliberation noted that proposal can be considered under para 8.V.c. of the framework of the CRZ Notification, 2011 and decided to recommend the proposal to concerned planning Authority from CRZ point of view subject strict compliance of following conditions:

1. Proposed redevelopment should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. MCGM to ensure that the existing building was declared dilapidated before the 6.1.2011, as per the CRZ Notification, 2011
3. Local body to ensure that all the conditions of the para 8.v.c of the CRZ Notification, 2011 is adhered to.
4. Local body to ensure that proposed construction is as per DCR prevailing as on the date on which the project is granted approval by the competent Authority.
5. All other required permission from different statutory authorities should be obtained.
6. MPCB to take cognizance of the decision of the Authority in the matter for appropriate submissions before the concern Court.

Item no. 62: Permission to supply of electricity at 1) shop no. 03, shree sai dham, nr. Gorai Bridge, Dr. Babasaheb Ambedkar Marg, Charkop, Kandivali (W), Mumbai by Sri. Patiram Santanu Pal and 2) Gulli No. 4, Ganpat patil nager, Link Road, Opp. S. V P

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College, I C Colony, Borivali (W), Mumbai by Sou. Mangala
Sadashiv Helaskar

The Authority noted that following applications were received:

1. Sou. Mangala S. Helaskar vide letter dated 13.2.2017 (received on 27.04.2017) forwarded an application for permission to supply electricity at Gulli no. 4, Ganpat Patil Nagar, Link Road, Opp. S. V. P. College, I C Colony, Borivali (W), Mumbai.
2. Shri. Patiram S. Pal vide letter dated 23.1.2017 (received on 23.1.2017) forwarded an application for application to supply electricity at Shop no. 03, Shree Sai Dham, Near Gorai Bridge, Dr. Babasaheb Ambedkar Marg, Charkop, Kandivali (W), Mumbai

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

1. Site should be restored after completion of the work
2. Mangroves, if any should not be cut/ destroyed for laying of the cable.

The MCZM further decided that such miscellaneous proposals of installing electric meter to individual house/ property need not be sent to MCZMA by the Reliance Energy and concerned officer of the Reliance Energy to take note of the same.

Item No.63: NoC for converting Agriculture land to N.A. land of plot bearing Survey (Gat) No. 237, 320 & 321 at village Palas, Tal. Roha, Dist. Raigad by Shri. Rajendra S. Khurd

The project proponent presented the proposal before the Authority. The Authority noted that they are owners of agriculture land bearing Survey (Gat) No. 237, 320 & 321 at village Palas, Tal. Roha, Dist. Raigad and it falls under CRZ-III. As per Zone Certificate of Town Planning Department, Gat No. 237 is falls in 200 - 500 m & partly falls in CRZ-III, Gat No. 320 is falls partly in CRZ area and Gat No. 321 is falls in 500m & falls in CRZ area.

Applicant has submitted Coastal landuse map and CRZ map in 1:25000 scale (which is published by MCZMA) and requested for NoC for converting Agriculture land to N.A. land of plot. Reference submitted by applicant is

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incomplete and not clear. Applicant need to submit the complete application as per checklist of MCZMA.

During the meeting, the Authority decided to direct the PP to submit the proposal through concerned planning Authority. The present matter shall be delisted from the records of the MCZMA.

Item No.64: Proposed redevelopment on plot bearing CTS No. 799 of village Juhu, situated at road no. N. S. 11, JVPD, Juhu, Vile Parle (W), Mumbai by Shri. Atul A. Rana

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

Item No.65: Proposed redevelopment of office building no. 1 on land bearing CS No. 998 (pt) & 999 (pt), Shivaji Nagar, Worli, Mumbai by M/s Wondervalue Realty Developers Pvt. Ltd

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for demolition of the existing OB1 structure, construction of a temporary structure and relocation of the same as per the relocation plan issued by the MHADA, on land bearing CS No. 998 (pt) & 999 (pt), Shivaji Nagar, Worli, Mumbai. The said property comprises of pocket of land having area 426.25 Sqm and is built up with a ground floor ancillary structure known as OB1 which is being used as a Society office.

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

1. The PP to ensure that CRZ recommendation for temporary transit building is only for 5 years
2. PP to ensure the implementation of debris management plan.

Item No.66: Proposed laying of cable & construction of substation on plot No. 03, bearing S. No. 104/5, H. No. 1, CTS No. 1722 of village Bhaskar Bhopi Marg, Madh, Malad (W), Mumbai by Mr. Joseph Rodrigues

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The Authority noted that the Proposal is for laying of cable & construction of substation on plot No. 03, bearing S. No. 104/5, H. No. 1, CTS No. 1722 of village Bhaskar Bhopi Marg, Madh, Malad (W), Mumbai. Erection & commissioning of new electric substation of size 3.5 mt x 2.5mt.

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

1. No construction should be in mangrove or its 50 m buffer zone area.
2. Site should be restored after completion of the work.

Item No.67: Proposed advertisement hoardings on the ground level of the premises of Police Gymkhana situated at C.S. No. 473 of Bhuleshwar Division, Marine Drive Charni Road, Mumbai by M/s. Live Media & Entertainment

The project proponent was absent for the meeting. The PP need to submit the proposal through MCGM. Hence, the proposal is delisted from the records of the MCZMA.

Item No.68: Proposed residential building on plot bearing Gut No. 148, mouje Saphale, Tal. Palghar, Dist Palghar by Shri. Pravin Madhukar Satavi & Shri. Anant Jivan Patil

The project proponent presented the proposal before the Authority. The Authority noted that Application is for proposed residential building comprises of Gr. + 4 floors on plot bearing Gut No. 148, mouje Saphale, Tal. Palghar, Dist Palghar. The plot under reference falls in residential zone. Area of plot under reference is 3500.00 sqm. Permissible FSI is 1.00. Proposed BUA is 3499.45 sqm. Town Planning & Valuation Dept. Palghar vide letter dated 07.06.2017 mentioned that, the plot under reference is situated beyond 100m from HTL of creek and within 100m to 500m from HTL of creek.

After deliberation, the Authority decided that the PP need to submit the CRZ map in 1:4000 scale prepared by one of the MoEF authorized agency. The said CRZ map should indicate the CRZ status as per the approved CZMP and as per the CRZ Notification, 2011

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

Item No.69: Proposed redevelopment on plot bearing CTS No. B/893C of village Bandra, situated at Byramjee Jeejeebhoy Road, Bandra (W), Mumbai by Mr. Jimmy Moo

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for construction of residential building comprising Stilt + 1st to 2nd upper floor for residential use on plot bearing CTS No. B/893C, of village Bandra, situated at Byramjee Jeejeebhoy Road, Bandra (W), Mumbai. There exists one ground floor + 1st upper floor structure of Residential use on the plot. Plot area under consideration is 188.10 Sqm and proposed FSI is as per DCR existing as on 19.2.1991.

The plot under reference falls in CRZ II area and situated on landward side of existing Byramjee Jeejeebhoy Road in existence prior to 19.2.1991. The plot falls in Residential zone as per old DP (1967 DP) and sanctioned DP of 1993.

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

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

Item No.70: CRZ status of project site bearing S. No. 16, 17, 18 & 218 of village Shahad, Tal. Kalyan, Dist. Thane by M/s Birla Estate

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ status of project site bearing S. No. 16, 17, 18 & 218 of village Shahad, Tal. Kalyan, Dist. Thane. After deliberation, the Authority decided that the PP need to submit the CRZ map in 1:4000 scale prepared by one of the MoEF authorized agency. The said CRZ map should

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indicate the CRZ status as per the approved CZMP and as per the CRZ Notification, 2011. After deliberation, the Authority decided to defer the proposal for submission of the compliance as stated above.

Item No.71: CRZ status of project site bearing CTS No. 30 & 31 of village Juhu, situated at Juhu Varsova Link Road, A/W ward, Andheri (W), Mumbai by M/s Khoja Shia Isnaashari Jamaat

The project proponent presented the proposal before the Authority. The Authority noted that PP has submitted the application for development of building for Khoja Cemetary on plot bearing CTS No. 30 (pt) of village Juhu, Kapaswadi, Andheri(W), Mumbai.

The Authority noted that the application is incomplete. The PP need to submit the complete application through concerned planning Authority along with approved CZMP showing the site.

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

Item No.72: Proposed redevelopment on plot no. 130, Sector No. 8, Vashi, Navi Mumbai by Mr. Gurucharan Bhandari

The project proponent presented the proposal before the Authority. The Authority noted that NMMC has forwarded the proposal for redevelopment on plot bearing 130, Sector 08, Vashi, Navi Mumbai. As per the remarks of the NMMC, the plot falls in CRZ II area. Area of the plot is 400 Sqm. As per the sanctioned DP, the plot no. 130 is situated in Residential zone.

The PP further submitted that the MCZMA has earlier granted the CRZ recommendation dated 2nd Feb, 2016 for plot no. 131. Now, the PP intends to amalgamate the both the plots no. 130 & 131 and proposed combined redevelopment. The Authority noted that plot is affected by 50 m mangroves buffer zone.

However, the proposal is for the redevelopment of the existing authorised building. As per submission of PP, existing buildings on plots under

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reference are old and needs redevelopment. The Authority noted that the plots are situated in Municipal Corporation area and surrounding area is developed with infrastructure facilities such as roads, water supply, Electric facilities, drainage etc. The Authority noted that redevelopment of the authorized building is permissible activity as per the provisions of the CRZ Notification, 2011.

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

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

Item No.73: CRZ status of project site bearing F. P. No. 763 of TPS IV, Mahim Division, in G/ N ward, Dadar, Mumbai by M/s Anil Patil Consultants Pvt. Ltd.

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ status of project site bearing F. P. No. 763 of TPS IV, Mahim Division, in G/ N ward, Dadar, Mumbai by M/s Anil Patil Consultants Pvt. Ltd.

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

- The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP subject to generalised error of 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


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- Therefore the site falls outside the CRZ II area, as the 100 m buffer from HTL as per both approved CZMP as well as CRZ 2011 guidelines
- Based on the survey, the distance of the proposed site is about 386 m from the HTL as per CRZ 2011 conditions. There are no mangroves vegetation seen in the vicinity. Road area existing on the seaward side of the project site as per 1991 conditions.

After deliberation, the Authority decided to confirm that project site F. P. No. 763 of TPS IV, Mahim Division, in G/ N ward, Dadar, Mumbai is situated beyond CRZ area i.e. 100 m from the Mahim Bay as per the approved CZMP and provision of CRZ Notification, 2011

Item No.74: Proposed development of fire brigade on plot bearing S. No. 48 (pt) & 49 (pt) of village Tivri, Tal. Vasai, Dist, Palghar by M/s. DDPL Global Infrastructure Pvt Ltd.


The project proponent presented the proposal before the Authority. The Authority noted that the plot bearing Survey no. 48(pt) and 49(pt) of village Tivari, Taluka- Vasai, Dist: Palghar is reserved for roads, 'Fire Brigade' etc in the DP. As per the CRZ map prepared by CESS, Kerala, the plot under reference is situated partly in CRZ I and partly in CRZ II area. Proposed building for Fire Brigade Station is proposed in CRZ II area and situated on landward side of the existing khar land bund, which was constructed by the Khar land department.

After deliberation, the Authority decided that the PP need to submit an application through Concern Planning Authority with their remarks on permissibility and CRZ status of the plot.

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

Item No.75: Proposed advertising hoarding in the compound of Bombay Taximens CHSL, on Plot No. 306, L.B.S. Marg, Kurla (W), Mumbai by M/s. Bombay Carbon & Metcaps Pvt Ltd.


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The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for advertisement hoarding of size 40' X 40' in the compound of Bombay Taximens CHSL, on Plot No. 306, L.B.S. Marg, Kurla (W), Mumbai. As per remarks of MCGM dated 21.6.2017 for CTS No.147 of village Kurla, the site under reference falls in CRZ-II area.

The Authority noted that the advertisement hoarding is situated on Seaward side of existing road and not in consonance with the Advertisement Hoarding policy of MCZMA.

After deliberation, the Authority decided to reject the proposal from CRZ point of view.

Item No.76: Proposed extension of swimming pool on plot bearing C.S. No. 4/47, Plot No. 11, L.J. Marg at Worli Division, Worli, Mumbai by M/s. National Sports Club of India

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

Item No.77: Proposed electric meter connection at Shree Saidham Dr. Babasaheb Ambedkar Nagar, Borivali (W), Near Gorai Bridge, Mumbai by Shri. Patiram Sanju Pal & Others

The project proponent presented the proposal before the Authority. The Authority noted that the Proposal for is for electric meter connection at Shree Saidham Dr. Babasaheb Ambedkar Nagar, Borivali (W), Near Gorai Bridge, Mumbai. As per the information submitted by PP, the site under reference falls in CRZ-I. The PP requested for clarification regarding grant of CRZ NOC for electric supply at site under reference.

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

1. Site should be restored after completion of the work
2. Mangroves, if nay should not be cut/ destroyed for laying of the cable.


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The MCZM further decided that such miscellaneous proposals of installing electric meter to individual house/ property need not be sent to MCZMA by the Reliance Energy.

Item No.78: Proposed construction of residential building on plot bearing Gut No. 95/1 (old S. No. 48) of mauje Darshet, Tal. & Dist. Palghar by Smt. Mugdha Vitthal Bijve

The Authority noted that the proposal is for construction of residential building on plot bearing Gut No. 95/1 (old S. No. 48) of mauje Darshet, Tal. & Dist. Palghar. The plot under reference falls in CRZ-III area. As per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is partly situated within 150m and partly within 150m to 500m from HTL of Creek. As per the Development plan of Palghar, the plot under reference is falls partly in agriculture zone/ No DP and partly situated in water body/River/Tank, Canal etc.

Total plot area - 18130.00sqm

After deliberation, the Authority decided to grant the NoC from the CRZ point of view to concern planning Authority. Local body to ensure no construction is allowed beyond 100 m from the CRZ belt of the creek.

Item No.79: CRZ Status of project site bearing CTS No. 18/738 situated at ML Dahanukar Marg, Mumbai by M/s. Mah-Hill Properties Pvt Ltd

The project proponent presented the proposal before the Authority. The Authority noted that the MCGM vide letter dated 30.6.2017 has forwarded the representation of MAH-HILL Properties Pvt Ltd regarding Change in CRZ classification for the plot bearing CTS No. 18/738, admeasuring 4505 Sqm situated at M.L. Dahanukar Marg, Malabar Hill, Mumbai

1. As per the representation, in draft CZMP of Greater Mumbai, the plot bearing CTS No. 18/738, admeasuring 4505 Sqm situated at M.L. Dahanukar Marg, Malabar Hill, Mumbai is shown as CRZ III assuming it is

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public open space and requested MCGM to take up the issued with MCZMA

2. As per the DP of 1967, the said plot is shown as 'open space and Children's park' reservation. Further, as per sanctioned DP in 1991, plot is entirely reserved as 'children's park'. However, as per the draft DP 2034, the plot is not under any reservation and situated in residential zone.
3. MAH-HILL Properties Pvt submitted his requested to MCGM to take up the matter before the MCZMA for change of classification of said plot from CRZ III to CRZ II area.

After deliberation, the Authority observed that the request of MAH-HILL Properties Pvt Ltd is not a proposal. This is suggestion /objection on draft CZMP of the Mumbai published in public domain and it may be addressed on merit in the process of finalization of the CZMP under CRZ Notification, 2011. Hence, the matter is closed from the records of the MCZMA.

Item No.80: CRZ status of project site bearing Survey No. 136/2, 3, 5, 7.....etc of village Kolshet & Kavesar, Tal & Dist. Thane by M/s. Roma Builders Pvt. Ltd.

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking for CRZ status of project site bearing Survey No. 136/2, 3, 5, 7.....etc of village Kolshet & Kavesar, Tal & Dist. Thane. PP has submitted the approved CZMP prepared by CESS, Kerala, but there is no superimposing of survey nos. under reference.

The Authority noted that the proposal submitted by the PP is incomplete in nature. The PP need to submit the layout of the project superimposed on approved CZMP as well as CRZ map under CRZ Notification, 2011 prepared by one of the MoEF authorized agency.

After deliberation, the Authority decided to defer the matter for compliance as stated above by the PP.

Item No.81: Proposed construction of residential building on plot no. 83, Sector No. 1, Ghansoli, Navi Mumbai by Shri. Nitin Ambalal Bhavsar


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

Item No.82: Proposed addition and alteration to existing residential building on plot bearing CTS No. D/1111/2 of Union Park Road, situated in H/West, Khar (W), Mumbai by M/s. Premnath Balkrishna

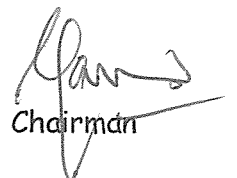
The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for addition & alteration to existing residential building comprising of Ground Floor (existing) + 1st floor (Existing) + 2 Upper floor (Proposed) + 4th floor (pt proposed) on plot bearing CTS No. D/1111/2 of Union Park Road situated at Khar (W), Mumbai. The proposal is as per DCR existing as on 19.2.1991. There exists old structure of residential use on the said plot. Plot area under consideration is 986.40 Sqm. Permissible FSI is 1.00'. IOD has been granted on 27.9.2016 and amended plans are approved on 24.2.2017.

The plot under reference falls in CRZ II area and situated on landward side of existing Road in existence prior to 19.2.1991. The plot falls in Residential zone as per old DP (1967 DP) and sanctioned DP of 1993.

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

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


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Item No.83: Proposed development of plot bearing S. No. 10/1, 10/2B, 10/4B, 10/5B, 10/5D, 19/1B,.....101/3B, 104/16(P) of village Balkum, Dist. Thane by M/s Agile Real Estate Pvt. Ltd.

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for development on plot bearing S. No. 10/1, 10/2B, 10/4B, 10/5B, 10/5D, 19/1B,.....101/3B, 104/16(P) of village Balkum, Dist. Thane. The plot under reference falls in partly in CRZ-II area and partly in non-CRZ area. As per the DP plan of Thane City, the plot under reference is falls in Industrial zone permitted to be utilized for residential/ commercial users as per Appendix M of DCR. Total plot area - 4,37,961.00 sqm

The PP presented that residential & commercial development is proposed on the Non CRZ portion of the plot and only layout R. G. is proposed on CRZ area of the plot.

The PP has submitted the CRZ map in 1:4000 scale of the IRS, Chennai. As per the said CRZ report dated May, 2016,

- The HTL demarcated by the IRS corresponds to the HTL shown in the CESS CZMP 2001 and CESS CZMP 2012-2013 subject to generalized error of variation in the scale of mapping
- Based on the request from client the 2001 CESS HTL with 100 m RZ belt in one plate, superimposition of CESS CZMP 2012-2013 and 2011 HTL demarcated by IRS showing the 100m CRZ belt in another plate are shown in the map. A small portion on northern side of the proposed project site falls under CRZ as per CESS 2001 HTL is about 2196.79 (0.52%)
- HTL as per CZMP of CESS 2011 CRZ guidelines was demarcated based on the filed visit and draft CZMP of CES (2015). The salinity level in creek at various point were also tested to finalize the HTL as per this the proposed site is not affected by CRZ.

The Authority after deliberation decided to grant the NoC from CRZ point of view subject to following conditions:

- Local body to ensure no construction is allowed in CRZ belt, as per approved CZMP and CRZ map under CRZ Notification, 2011. Stringent of

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the two CZMPs shall be applicable, while considering the development potential in CRZ area to be used in Non CRZ area.

- Local body to ensure accuracy of the area in CRZ as per the stringent norms.
- Local body to ensure that only layout R. G. is allowed in CRZ belt, as proposed by the PP.
- PP to ensure that debris should not be dumped in CRZ area.

Item No.84: Proposed laying of cable for electricity at Vichare compound, Yogi Nagar, Borivali (W), Mumbai by Shri. Nitin Vichare

The project proponent presented the proposal before the Authority. The Authority noted that the PP has submitted the application for electric connection at Vihare Compound/ Yogi Nagar, Borivali (W), Mumbai. Reliance Infrastructure Ltd vide letter dated 28.6.2017 has requested the Applicant to obtain the CRZ clearance from the MCZMA for excavation of land to lay cable in order to provide the electric connection.

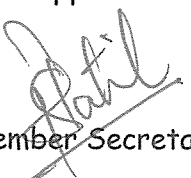
After deliberation, the Authority decided to recommend the proposal from CRZ point of view subject to compliance of following conditions:

1. Site should be restored after completion of the work
2. Mangroves, if any should not be cut/ destroyed for laying of the cable.

The MCZM further decided that such miscellaneous proposals of installing electric meter to individual house/ property need not be sent to MCZMA by the Reliance Energy.

Item No.85: Proposed excavation of land to lay cable, erection of substation and establish distribution network system to provide electric connection to the occupants at CTS No. 6/1 at Indira Nagar, Janta Nagar, New Mandala, Makhurd, Mumbai by M/s. Reliance Energy

The project proponent presented the proposal before the Authority. The Authority noted that Reliance Energy vide letter dated 14.7.2017 has submitted the application for Electric Substation and distribution network to provide


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electric connection to the occupants of land bearing CTS No. 6/1 at Indiarra Nagar, Janta Nagar and New Mandala Mankhurd, Mumbai

It is stated that there are about 3000 hutments which are in requirement of new electric connections. Local public, police, Municipal Concillors and Hon'ble MLA are insisting for release of new electricity connections as well as for network improvement in these area.

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

1. Site should be restored after completion of the work
2. Mangroves, if any should not be cut/ destroyed for laying of the cable.
3. All other required permissions from different statutory authorities should be obtained.

Item No.86: Proposed Holiday Resort on plot bearing S. No. 37/2 at mouje Bhalivali, Tal. Vasai, Dist. Palghar by Shri. Pranav Ramchandra Deshmukh

The project proponent is absent. The Authority noted that the application is incomplete. The PP need to submit the proposal as per the annexure III of the CRZ Notification, 2011. After deliberation, the Authority decided to defer the proposal.

Item No.87: Proposed redevelopment of existing residential building on plot bearing CTS No. C/609 at St. Paul's Road, Village Bandra, Bandra (W), Mumbai by Mr. Lionel Joseph Pereira

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for redevelopment of existing building comprising of Ground + 1 upper floor. The proposed residential building comprises of Gr + 1st to 6th upper floor for residential use on plot bearing CTS No. C/609 at St. Paul's Road, Village Bandra (W), Mumbai. Area of the plot under consideration is 798.50 Sqm. Proposed FSI is as per DCR existing as on 19.2.1991.


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The plot under reference falls in CRZ II area and situated on landward side of existing Carter/ Dattaram Lad Road in existence prior to 19.2.1991. The plot falls in Residential zone as per old DP (1967 DP) and sanctioned DP of 1993.

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

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

Item No.88: Proposed stack parking in existing Hotel building on plot bearing CTS No. 867 of village Juhu Tara Road, Vile Parle (W), Mumbai by Shri. Surendra Prabhu

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for stack parking in existing Hotel building on plot bearing CTS No. 867 of village Juhu Tara Road, Vile Parle (W), Mumbai. Total 250 Nos. of car park were proposed as against required 241 Nos. as can be seen from attached Occupation plan as then prevailing Regulations. MCGM has approved the plans of stack parking vide CHE/WS/2027/K/W342 subject to NOC from MCZMA.

The two layers of car parking of 4.5 m. height above ground level is proposed which is on M.S. columns without any plinth and without any FSI consumption. After deliberation, the Authority decided that MCGM to decide the matter, if the proposal is permissible as per the DCR existing as on 19.2.1991 i.e. DCR 1967.

Item No.89: Proposed construction of Farm House on plot bearing Survey No. 24, mouje Saiwan, Tal. Vasai, Dist. Palghar by Mr. Dhananjay Vithal Gawade


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The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for construction of Farm House on plot bearing Survey No. 24, mouje Saiwan, Tal. Vasai, Dist. Palghar. Total plot area is 15910.00sqm and total construction area is 284.17sqm. The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai.

The Authority observed that the construction is already started on the site under reference. The Authority decided that MPCB to carry out the site visit and submit the report to MCZMA about the status of the construction. Further, Mr. Pagdhare was directed by the Authority that no construction shall be allowed on the site till further decision by the MCZMA, failing which, legal action shall be initiated against the project proponent under Environment (Protection) Act, 1986.

The Authority after deliberation, decided to defer the proposal till the MPCB submits the site visit report to the MCZMA.

Item No.90: CRZ status of project site bearing S. No. 160/58, 194 of mouje Pam Tembhi of Tal. & Dist. Palghar by M/s Rishabraj Infra Pvt. Ltd.

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ status of project site bearing S. No. 160/58, 194 of mouje Pam Tembhi of Tal. & Dist. Palghar.

The remarks of the Town planning mentions that S. No. 160/58, 194 of mouje Pam Tembhi is situated outside 100 m from the creek. Approved Coastal land use map of the SAC in 1:25000 scale submitted by the PP, indicates that the plots are situated beyond 100 m from the HTL of the creek. As per the MRSAC Nagpur map, the plots are beyond 100 m from the creek.

The PP presented that the PP is ready to submit the affidavit stating that construction shall be started beyond 100 m from the HTL of the creek. The Authority instructed the PP to submit the same.

After deliberation, the Authority subject to submission of above, decided confirm that project site bearing S. No. 160/58, 194 of mouje Pam Tembhi of

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Tal. & Dist. Palghar is beyond 100 m from the HTL of the creek, as per the approved CZMP. Local body to ensure no construction is allowed within 100m from the HTL of the creek.

Item No.91: Utilization of FSI of water body / Nalla reservation (CRZ i) on plot bearing S. No. 57 (pt) & 34 (pt) of Tivri Village, Vasai, Tal. Vasai, Dist. Palghar by DDPL

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking Utilisation of FSI of water body / Nalla reservation (CRZ i) on plot bearing S. No. 57 (pt) & 34 (pt) of Tivri Village, Vasai, Tal. Vasai, Dist. Palghar

The Authority decided to direct the PP to submit the matter through concerned planning Authority with their remarks.

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

Item no.92: Proposed development on plot no. 50, Sector 17, Roadpali, Kalamboli, Navi Mumbai by M/s P. S. Govindarajan

The project proponent presented the proposal before the Authority. The application is for development on plot no. 50, Sector 17, Kalamboli, Navi Mumbai. The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai. As per the report of the IRS, Chennai:

- The project site in plot no. 50 of Sector 17, Kalamboli Node, Navi Mumbai partially falls inside the 100 m buffer from the HTL (creek) for Thane creek as per the GPS survey.
- Areas statements using GPS survey as per the CRZ Notification, 2011

Classification	Area in Sqm
CRZ II	449.788
Non CRZ	750.052
Total	1199.84


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- The project site in plot no. 50 of Sector 17, Kalamboli Node, Navi Mumbai partially falls inside the 100 m buffer from the HTL (creek) for Thane creek indicated in approved CZMP
- Areas statements using GPS survey as per the CRZ Notification, 2011

Classification	Area in Sqm
CRZ II	107.814
Non CRZ	1092.026
Total	1199.84

After deliberation, the Authority decided to direct the PP to submit the application through Panvel Municipal Corporation along with their remarks

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

Item No.93: Utilization of FSI of Water body / Nalla reservation (CRZ-I) on plot bearing S. No. 62/1, 65, 273, 274/2, 278/2, 279, 280/1 to 5 of village Gokhivare, Tal. Vasai, Dist. Palghar by M/s. Devendra R. Ladhani

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking Utilisation of FSI of water body / Nalla reservation (CRZ i) on plot bearing S. No. 57 (pt) & 34 (pt) of Tivri Village, Vasai, Tal. Vasai, Dist. Palghar

The Authority decided to direct the PP to submit the matter through concerned planning Authority with their remarks.

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

Item No.94: Permission for filling in land bearing S. No. 85/2 corresponding CTS No. 1578 of village Eksar, Tal. Borivali, Mumbai by Shri. Ghanshyam H. Rander


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The project proponent presented the proposal before the Authority. The PP presented that the proposal is forfilling in land bearing S. No. 85/2 corresponding CTS No. 1578 of Village Eksar, Tal. Borivali, Mumbai. The plot under reference falls in CRZ-III area. The said land is below the Road Level which requires around 300 brass of filling. The Authority deliberated that plot under reference is No Development zone. The PP needs to clarify the purpose of the land filling. Further, the present status of the land is also not clear.

In the light of above, the Authority decided to reject the proposal from CRZ point of view.

Item no.95: Proposed advertising hoarding on the terrace of cadel queen co-operative Hsg. Soc. Ltd. 'A' wing 19 A, SVS Raod, Mahim., Mumbai by M/s Network Displays

The project proponent presented the proposal before the Authority. The application is for advertising hoarding on the terrace of Cadell queen co-operative Hsg. Soc. Ltd. 'A' wing 19 A, SVS road, Mahim., Mumbai.

The Authority took note of the Advertisement Hoarding Policy of the MCZMA taken in 96th meeting.

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

1. Local body to ensure that installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorised structure OR within the periphery/ terrace/wall of existing authorised structure.
2. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.
3. All other required permission from different statutory authorities should be obtained.

Item no. 96: Proposed advertising hoarding on unipole of size 30 x 20 in the compound of Ekveera Apartment CHS Ltd. 368, Veer Savarkar Marg, Dadar, Mumbai by M/s On Media LLP

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The project proponent presented the proposal before the Authority. for advertisement hoarding on unipole of size 30' X 20' in the compound of Ekveera Apartment CHS Ltd. 368, Veer Savarkar Marg, Dadar, Mumbai. As per DP remarks of MCGM, the plot under reference falls in CRZ-II area. As per google image, the site under reference is situated on landward side of the existing road.

The Authority took note of the Advertisement Hoarding Policy of the MCZMA taken in 96th meeting.

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

1. Local body to ensure that installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.
3. All other required permission from different statutory authorities should be obtained.

Item no. 97: Proposed advertising hoarding on the terrace of cadel queen co-operative Hsg. Soc. Ltd. 'A' wing 19 A, SVS Raod, Mahim., Mumbai by M/s Network Displays

The project proponent presented the proposal before the Authority. The proposal is for advertisement hoarding of size 30' X 20' bearing Permit No. 761100347 on the terrace of cadel queen co-operative Hsg. Soc. Ltd. 'A' wing 19 A, SVS Raod, Mahim., Mumbai. MCGM has granted permission dated 1.9.2006 for the erection of said hoarding

The Authority took note of the Advertisement Hoarding Policy of the MCZMA taken in 96th meeting.


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

1. Local body to ensure that installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.
3. All other required permission from different statutory authorities should be obtained.

Item No.98: CRZ status of project site bearing CTS No. 591 of Bandra A village, D' monte Road, Bandra (W), Mumbai by M/s Engitech Developers

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ status of project site bearing CTS No. 591 of Bandra A village, D' monte Road, Bandra (W), Mumbai by M/s Engitech Developers

The PP has submitted the CRZ map in the scale of 1:4000 & report dated 02.02.2016 superimposing the CTS No. 591 of Bandra A village, D' monte Road, Bandra (W), Mumbai prepared by IRS, Chennai is submitted. As per the report of IRS, Chennai:

- The HTL demarcated by IRS do not correspond to the HTL shown in the approved 1991 CZMP, in view of the reclamation carried out on Mahim Bay side, for Bandra-Worli Sea Link purpose.
- Based on the survey, the distance of the site is about 316m from approved 1991 CZMP. The property bearing CTS No. 591 of Bandra 'A' village situated at D'Monte Road, is not affected by approved 1991 CZMP, considering "Mahim Bay", CRZ buffer is 100m.
- Also, the distance of the site is about 530m the HTL (Bay) as per CRZ 2011 conditions. Therefore, the site falls completely outside the CRZ II


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from the HTL, according to both scenarios (Approved CZMP, 1991 of Greater Mumbai and CRZ 2011 guidelines)

- There are mangroves vegetation seen in the vicinity. However the site is completely beyond 50m buffer from Mangroves. Roads are existing on the seaward side of the project site as per 1991 conditions.

After deliberation, the Authority decided to confirm that plot bearing CTS No. 591 of Bandra A village, D' monte Road, Bandra (W), Mumbai is situated beyond 100 m CRZ setback area from the HTL of the Mahim Bay and provision of CRZ Notification, 2011.

Item No.99: CRZ status of project site bearing CTS No. 294 & 295, Bandra Reclamation, H/W ward, Bandra (W), Mumbai by Shri. Ravindra Madhav Deshpande

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ status of project site bearing CTS No. 294 & 295, Bandra Reclamation, H/W ward, Bandra (W), Mumbai by Shri. Ravindra Madhav Deshpande

Report on GPS survey for HTL / LTL / CRZ Zonation and superimposition of proposed site bearing CTS No. 294 & 295, Bandra Reclamation, H/West ward, Bandra (W), Mumbai, from Institute of Remote Sensing, Anna University, Chennai, which is one of the MoEF authorized agency for the CRZ demarcation.

1. The CRZ II area is 100 m from the HTL of bay areas, as per 2011 CRZ guidelines, and as per 1991 CZMP.
2. The plot under reference falls completely out of CRZ II area as per the old 1991 CZMP and as per 2011 CRZ Notification. The plot is situated on landward side of Authorized Road, as per approved CZMP.

After deliberation, the Authority decided to confirm that plot bearing CTS No. 294 & 295, Bandra Reclamation, H/W ward, Bandra (W), Mumbai is situated beyond 100 m CRZ setback area from the HTL of the Mahim Bay and provision of CRZ Notification, 2011.


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Item No.100: CRZ status of project site bearing F. P. No. 659 of TPS III Mahim Division, Kapad Bazar, Mahim, Mumbai by M/s Designer's Point

The project proponent was absent. Further, the application submitted by the PP is incomplete. The PP need to submit the CRZ map of 1:4000 scale prepared by MoEF authorized agency. Hence, the matter was deferred and delisted from the records of the MCZMA.

Item no.101: Proposed 2 advertising hoarding in the collectors land on plot bearing CTS No. 629 & 8 at Parighakhari, Nr. Nandadeep Garden, Bandra E, Mumbai by M/s Options Advertising Company

The project proponent presented the matter before the Authority. The PP to submit the application through MCGM with following information

- a) Distance of the plot from mangroves
- b) Approved CZMP showing the site
- c) Permission from planning Authority

After deliberation, the Authority decided to defer and delist the proposal from the records of the MCZMA.

Item no. 102: Proposed 4 advertising hoarding in the collectors land plot bearing CTS No. A792 at Bandra Reclamation, Bandra (W), Mumbai by M/s Options Advertising Company

The project proponent presented the matter before the Authority. The proposal is for 4 advertising hoarding in the collectors land plot bearing CTS No. A792 at Bandra Reclamation, Bandra (W), Mumbai. The Authority took note of MSRDC letter in the matter, which states that the plot belongs to MSRDC and no permission should be granted on the plot under reference for Hoarding.


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After deliberation, the Authority decided to reject the proposal from CRZ point of view.

Item no. 103: Proposed 4 advertising hoarding in the collectors land plot bearing CTS No. A792 at Bandra Reclamation, Bandra (W), Mumbai by M/s Orbit Advertising

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for 4 advertising hoarding in the collectors land plot bearing CTS No. A792 at Bandra Reclamation, Bandra (W), Mumbai. The Authority took note of MSRDC letter in the matter, which states that the plot belongs to MSRDC and no permission should be granted on the plot under reference for Hoarding.

After deliberation, the Authority decided to reject the proposal from CRZ point of view.

Item No.104: Proposed additional two floors on the existing ground + 9 floors in new Hostel Building at LBS Collage Hay Bunder Sewri, Mumbai by Shri. Vijay Prakash Rao

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for additional two floors on the existing ground + 9 floors in new Hostel Building on plot bearing C. S. No. 331/145 of Parel Seweri division, at LBS Collage Hay Bunder Sewri, Mumbai. The PP is authorized building and IOD was granted on 21.12.1982 to the subject proposal of Hostel building on plot bearing C. S. No. 331/145 of Parel Seweri division, at LBS Collage Hay Bunder Sewri, Mumbai from BMC.

The plot under reference falls in CRZ-II area & is situated on seaward side of existing road prior 1991. As per the Development plan 1991 of Greater Mumbai, the plot under reference is falls in special industrial zone (I3) and is not reserved for any public purpose. Total plot area - 24281.16sqm

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


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1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. Local body to ensure that reconstruction is permitted without change in present use of the present structure.
3. All other required permission from different statutory authorities should be obtained.

Item no. 105: CRZ Status of property bearing CTS No. 1A/1/B/6A and 1A/1/B/6B of village Goregaon situated at Link Road, Goregaon (W), in P / South Ward, Mumbai by M/s. Silver Moon Constructions Pvt Ltd

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ Status of property bearing CTS No. 1A/1/B/6A and 1A/1/B/6B of village Goregaon situated at Link Road, Goregaon (W), in P / South Ward, Mumbai, as per provisions of the CRZ Notification, 2011.

The PP presented that the matter was earlier deliberated in 118th meeting of the MCZMA held on 21.4.2017, wherein the Authority took note of CRZ map in 1:4000 scale and report dated September, 2016, prepared by the IRS, Chennai. In the said meeting, the Authority decided 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.

The PP submitted the representation stating that the plot is fronting the creek and the stretch of the creek abutting the plot under reference is not situated in CRZ area, as per the provisions of the CRZ Notification, 2011. PP further presented that there were High Court orders pertaining to plots of M/s. Omkar Realtors & Developers Pvt. Ltd. (WP (C) No. 1247 of 2015) and Wadhwa Group Holdings Pvt Ltd (WP (L) No. 2351 of 2015) which were indicating that the plots

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are not in purview of the CRZ norms. These plots were on the same stretch of the creek on which the plot under reference is located. Subsequently, considering the court cases, the MoEF, New Delhi has cleared the said plots from the CRZ purview. The PP submitted that the applicant's plot is situated on the bank of the said stretch of the creeklet, which is subject matter of plots belonging to M/s Omkar Realtors & Developers Pvt Ltd and M/s Wadhava Holdings Pvt Ltd.

In order to substantiate the matter, PP has submitted the addendum report dated 26.8.2017 of the CRZ survey of the IRS, Chennai, MoEF authorised agency, as per which,

- There is a variation in the HTL as shown in approved NHO CZMP of year 1999 of Greater Mumbai and the HTL as per 2011 condition. The variation is on a portion of the north of the property, as indicated in the map.
- The HTL(creek) was demarcated based on salinity level collected from the Nala and by interpolating the salinity values.. The closure of creek/Nala on the Northern side of the property was fixed based on the salinity level of the samples collected in two points namely A & B (Shown in map) in the month of May 2013. The 5 ppt level for the creek was fixed based on interpolated distance between the sample points A and B.
- The site under reference is completely outside the CRZ as per MoEF 2011 CRZ notification.
- A map with details of sample (ppt) position and value is enclosed with this letter.

Municipal Corp. of Greater Mumbai							
CRZ and NON CRZ Area details for HTL demarcated by Chief Hydrographer in April 1999 & accepted by MOEF (Source: P- Card provided by Client)							
Area affected by CRZ as per provision of Chief Hydrographer in April 1999							
Sl. No.	CTS.No	Area affected by CRZ I A		Area affected by CRZ II		Area Not affected by CRZ Area	
		As per HTL demarcated by Chief Hydrographer in April 1999		As per HTL demarcated by Chief Hydrographer in April 1999		As per HTL demarcated by Chief Hydrographer in April 1999	
		By %	In Sq.m	By %	In Sq.m	By %	In Sq.m
1	1A/18/6A	10.81	2070.17	55.66	10656.40	33.53	6420.37
2	1A/18/6B					100.00	5779.07
Total Area							24926.00
Point ID	Latitude		Longitude		Salinity Value		
A	19° 9' 18.097" N		72° 49' 49.384" E		6.89		
B	19° 9' 6.988" N		72° 50' 4.253" E		1.19		

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In the light of above, taking into consideration the above said Hon'ble High Court orders and decision of the MoEF, New Delhi and provisions of the CRZ Notification, 2011, the Authority after deliberation decided that the property bearing CTS No. 1A/1/B/6A and 1A/1/B/6B of village Goregaon situated at Link Road, Goregaon (W), in P / South Ward, Mumbai is situated outside CRZ area and decided to confirm the same to local body concerned. The Authority further decided to communicate the above said decision to NCSCM , Chennai, IRS, Chennai and planning Authority to take note in CZMP under CRZ Notification, 2011.

Item no. 106: Proposed reconstruction of existing residential bungalow on plot bearing CTS No. 1719/7, plot no. 5, S. No. 151, H. No. 1 (pt B) at village Yerangal, Tal. Borivali, Malad (W), P/N ward, Mumbai by M/s Anil R. Patil

The Architect was present for the meeting. The proposal is for reconstruction of existing residential bungalow on plot bearing CTS No. 1719/7, plot no. 5, S. No. 151, H. No. 1 (pt B) at village Yerangal, Tal. Borivali, Malad (W), P/N ward, Mumbai. The Architect further submitted that the proposal will be submitted to MCZMA through MCGM shortly.

The Authority noted that the PP need to submit the same through MCGM with remarks. After deliberation, the Authority decided to delist the proposal from the records of the MCZMA.

Item no. 107: CRZ status of project site bearing CTS No. 194A (pt) of Ghatkopar village at N ward, Ramabai Colony, Ghatkopar€, Mumbai by M/s Chouhan Builders India Housing Development Pvt. Ltd


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The project proponent presented the proposal before the Authority. The PP is seeking CRZ status of project site bearing CTS No. 194A (pt) of Ghatkopar village at N ward, Ramabai Colony, Ghatkopar€, Mumbai

PP has submitted CRZ map in 1:4000 scale & report dated September 2016 prepared by IRS Chennai. As per IRS report are details are as follows-

SURVEY NO.	BASED ON 100m WIDTH OR WIDTH OF THE CREEK WHICHEVER IS LESS CRITERIA							TOTAL AREA AS PER CITY SURVEY RECORD/ PROPERTY CARD (Sq.m)
	AREA AS PER APPROVED CZMP(Sq.m)			AREA AS PER CRZ 2011(Sq.m)				
	NOT AFFECTED	INTER TIDAL	CRZ LAND WARD	NOT AFFECTED	CRZ IA	CRZ II	CRZ III	
194A Part	6036.90	7883.49	40712.22	24310.10	783.94	27160.39	2378.18	54632.61

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 this case, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm the CRZ status of the plot as per approved CZMP, which is as follows:

Survey No.	Non CRZ (Sqm)	Intertidal (Sqm)	CRZ landward (Sqm)
194A part	6036.90	7883.49	40712.22

Item no. 108: Proposed residential building on plot bearing S. No. 39/1/3 at mouje Vangaon, Tal. Dahanu, Dist. Palghar by Shri. Jayantilal Govardhan Kansara

The Authority noted that the proposal is for proposed residential building on plot bearing S. No. 39/1/3 at mouje Vangaon, Tal. Dahanu, Dist. Palghar by Shri. Jayantilal Govardhan Kansara. The plot under reference is

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situated beyond 500 m from HTL of Arabian Sea and the plot under reference partly falls in 150m to 500m and partly beyond 500m from HTL of Creek. As per the remarks of the town planning, the plot under reference is situated beyond 500 m from HTL of Arabian Sea and the plot under reference partly falls in 150m to 500m and partly beyond 500m from HTL of Creek. Plot area - 2880.00 sqm

After deliberation, the Authority decided to grant the NoC from the CRZ point of view. Local body to strictly ensure that the construction is not allowed in 100 m CRZ belt from the creek.

Item no.109: Proposed residential cum commercial building on plot bearing Gut No. 8 & 9, mouje Saphale, Tal & Dist. Palghar by Shri. Virendra S. Patel

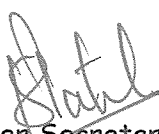
The Authority noted that the proposal is for Proposed residential cum commercial building on plot bearing Gut No. 8 & 9, mouje Saphale, Tal & Dist. Palghar. The plot under reference is situated beyond 100 m from HTL of creek and the plot under reference falls in 150m to 500m from HTL of Creek.

As per the remarks of the town planning, the plot under reference is situated beyond 100 m from HTL of creek and the plot under reference falls in 150m to 500m from HTL of Creek. Plot area - 9700.00 sqm

After deliberation, the Authority decided to grant the NoC from the CRZ point of view. Local body to strictly ensure that the construction is not allowed in 100 m CRZ belt from the creek.

Item No.110: Proposed construction of temporary structure in CRZ III portion of our property bearing S, No. 221 (pt), CTS No. 532 (pt) situated at Village Eksar, Yoginagar, Borivali, Mumbai by M/s Ecohomes Constructions Pvt. Ltd.

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


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Item no. 111: Proposed redevelopment of residential building on plot bearing
CTS No. 340 of village Juhu, N.S. Road No. 12, JVPD Scheme, Vile
Parle (W), Mumbai by Shri. Himanshu B. Kanakia

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of residential building on plot bearing CTS No. 340 of village Juhu, N.S. Road No. 12, JVPD Scheme, Vile Parle (W), Mumbai, as per para 8.v.c. of the CRZ Notification, 2011. The PP submitted that existing building on plot under reference is dilapidated. The MCGM has issue notice dated 24.5.2010.

As per approved CZMP of Mumbai, the plot under reference falls in CRZ-II area and situated on landward side of the existing road. PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai, as per which the plot under reference is falls in CRZ-II area and situated on landward side of the existing road. The plot under reference falls in Residential Zone. Plot area is 904.00 sqm.

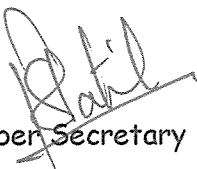
During the meeting, the Authority observed the followings:

1. PP is required to conduct the public consultation, as per the para 8.v.c of the CRZ Notification, 2011.
2. PP is required to furnish a copy of the MCGM letter declaring the existing building as "dilapidated"

Subject to the above compliance the Authority decided to grant CRZ clearance to the proposal. The FSI admissible as per the prevailing DCR would be made available to the PP by MCGM only after the MCGM confirms compliance of points 1 and 2 above.

Item no. 112: Proposed construction of residential and commercial complex on plot bearing S. No. 46/1 & 2, 47/1/A, 1B (A), 2A, 3, 4, 49 (pt), 51/1 & 2, 52/1A of village Varap, Tal. Kalyan, Dist. Thane by Shri. Anil Nirgude

The project proponent presented the proposal before the Authority. The proposal is for construction of residential and commercial complex on plot bearing S. No. 46/1 & 2, 47/1/A, 1B (A), 2A, 3, 4, 49 (pt), 51/1 & 2, 52/1A of


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village Varap, Tal. Kalyan, Dist. Thane. The plot under reference is situated beyond 500 m from HTL of Creek and the plot under reference partly falls in 100m and partly beyond 100m from HTL of Creek. Plot area - 650790.00 sqm

The PP to give affidavit that PP is not increasing any built up area and give area in CRZ and non CRZ

After deliberation and subject to submission of above, the Authority decided to grant the NoC from the CRZ point of view. Local body to ensure that no construction is allowed within 100 m from the creek.

Table item no.1: CRZ status of project site bearing F.P. No. 740B, Balamiya Lane, TPS III, Mahim Division, G/N Ward, Mumbai by M/s. Swastik Builders

The PP presented the proposal before the Authority. The PP is seeking CRZ status of project site bearing F.P. No. 740, Balamiya Lane, TPS III, Mahim Division, G/N Ward, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 & report dated May, 2017 prepared by IRS, Chennai is submitted. As per the report of IRS, Chennai:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP 1991 subjected to the generalization error caused by the variation in scale of mapping.
- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for River as per Para (ii) of CRZ Notification, 2011 dated 06.01.2011.
- In this case, the project site containing F.P. No. 740B, TPS III, Mahim Division, Mumbai does not fall within 100 m buffer from HTL of Mahim Bay. It is also stated that the above said site does not fall within 100 m as per approved CZMP 1991.
- The distance from HTL for Mahim Bay to the nearest corner to the Project site (F.P. No. 740B, TPS III, Mahim Division, Mumbai) is 173 m as per CRZ 2011 and also as per approves CZMP, the distance from HTL for Mahim Bay to the Project site (F.P. No. 740B, TPS III, Mahim Division, Mumbai) is 198 m.


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After deliberation, the Authority decided to confirm that project site bearing F.P. No. 740B, Balamiya Lane, TPS III, Mahim Division, G/N Ward, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

Table item no. 2: CRZ status for proposed construction of GSE Bridge at CSIA, Mumbai by Mumbai International Airport Pvt. Ltd.

The Authority noted that the matter was earlier deliberated in 117th meeting of the MCZMA held on 28th & 29th June, 2017, wherein the Authority noted that the PP has submitted CRZ map in 1:10000 scale & report dated Feb, 2016 prepared by NCSCM, Chennai. However, NCSCM had not indicated the site on approved CZMP. In the said meeting, the Authority observed the approved CZMP in 1:25000 scale and decided that the site is partly in CRZ area, as per the approved CZMP.

The PP has now submitted the layout of the proposed bridge superimposed on CRZ map in 1:25000 scale, prepared by the NCSCM, Chennai. The said CRZ map shows that the proposed 2 bridges (bridge 1 and bridge 2) are situated outside CRZ area, as per approved CZMP.

After deliberation, the Authority decided to confirm that the proposed bridges at CSIA, Mumbai are situated outside CRZ area as per approved CZMP and CRZ Notification, 2011.

Discussion item. 1: Regarding Repair work of Haji Ali Kinara Masjid

The Representatives of Haji Ali Kinara Masjid Committee presented the matter before the Authority and submitted an application seeking CRZ permission for Repair work of Haji Ali Kinara Masjid.

The Representatives stated that urgent internal repairs of the dilapidated Kinara Masjid was carried out. Representatives also presented that said structure was constructed on collector land with all due permissions prior to CRZ Notification, 19.2.1991.


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The Authority noted that the MCZMA vide letter dated 22.8.2017 has informed District Collector that CRZ Notification, 1991 does not applies to authorised structure constructed prior to 19.2.1991.

The Authority, after deliberation decided that, if the authorised construction is in existence prior to 19.2.991, then clearance from the competent authority from the CRZ point of view is not required. Further, for repairs, the MCZMA has issued a circular dated 27th April, 2017 regarding proposals of alteration/ minor repairs to authorised structures within existing FSI in CRZ area. As per the said circular, planning authorities to take note the circular for taking appropriate decision with regard to proposals of the repairs of the existing authorized structure. No separate permission of the MCZMA is required for the repairs of the authorized structures as indicated in the above said circular dated 27th April, 2017 of the MCZMA.

In the light of above, the planning authority/District Collector may take appropriate decision for the matters of repairs, in the light of the above said circular of the MCZMA and Hon'ble Supreme court orders in Kinara Masjid matters.

Discussion item no. 2: Regarding Site visit in the NGT, Pune matter in Janardan Chandar Patil

The Authority noted that Hon'ble NGT, Pune has passed orders in Janardan Chandar Patil matter with directions to Mangroves Cell, MCZMA and other concern officials to make site visit at Navi Mumbai pertaining mangrove conservation and protection as stated in the order. The MCZMA has already repeatedly requested CCF, Mangroves to fix up a date for the joint site visit. Considering the last chance given by the NGT, Pune, the MCZMA after deliberation decided to request the CCF, Mangroves once again to expedite the matter so that joint site can be undertaken and same will be reported to Hon'ble NGT, Pune.

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


Member Secretary

Annexure I


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List of the members present during the meeting -

- 1) Dr. S.M. Deshpande, Jt. Commissioner, Fisheries
- 2) Mr. S.S. Chavan, Deputy Chief Engineer (DPII), MCGM
- 3) Dr Mahesh Shindikar, Expert Member, MCZMA, CoEP, Pune.
- 4) Dr. Baban Ingole, Expert Member, MCZMA, Sr. Scientist, NIO, Goa.
- 5) Dr. B. N. Patil, Director , Environment & Member Secretary, MCZMA


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