

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Minutes of the 142rd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Principal Secretary, Environment on 31st December, 2019 in Dalamal House, Mumbai. List of the members present in the meeting is enclosed as Annexure I.

Confirmation of 141st minutes of meeting:

Minutes of 141st meeting of the MCZMA confirmed with following changes -

In Add. Item No.1 last para on page no. 22 shall be replaced as follows-

"In the light of above, the Authority after deliberation decided that, the construction of the building is in non CRZ portion of the plot under reference, as per approved CZMP, 1991 and 2011, as confirmed by report & CRZ map in 1:4000 scale prepared by IRS, Chennai (MoEF authorised agency). Application of post facto clearance stands delisted from records of MCZMA as agreed by PP."

Item No.1: Complaints regarding construction of starred hotel / club house on Old. S. no. 266/1 to 6, 265/2, 265/4, 267/2, 267/3 (new S. No. 67/1 to 6, 81/2, 81/4, 52/2, 52/3), village Navghar, Tal & Dist. Thane carried out by M/s. Seven Eleven Hotels Pvt Ltd.

The Authority noted that the MCZMA is in receipt of complaints of regarding destruction of mangroves and construction of starred seven eleven hotel / club house on Old. S. no. 266/1 to 6, 265/2, 265/4, 267/2, 267/3 (new S. No. 67/1 to 6, 81/2, 81/4, 52/2, 52/3), village Navghar, Tal & Dist. Thane carried out by M/s. Seven Eleven Hotels Pvt Ltd. The Authority called all complainants to present their say in the matter.

Complainants namely, Shri. Dhiraj Parab, Shri. Brijesh Sharma, Shri. Imran Ibrahim Shaikh, Shri. Raju Goyal, Shri. Haresh Eknath Sutar, Bhavesh Dattatray Patil attended the meeting. Complaint Shri. Amol Rackvi was absent for the meeting. However, he sent representation through email dated 31.12.2019 in the matter.

The Authority heard the complaints one by one. Complainant alleged the destruction of mangroves and illegal construction of starred hotel / club house


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

has been carried out in mangrove & CRZ area, Wetland area and No Development Zone. The MBMC has granted illegal permission for the said construction. Complainant further presented that construction of club is in CRZ, however, it is shown as outside CRZ in approved CZMP, 2011 which is alleged error in the map.

The Authority noted that the MCZMA vide letter dated 21.12.2018, 24.1.2019, 30.6.2019, 16.11.2019 sought report from the Mira Bhayander Municipal Corporation and District Collector, Thane. MCZMA sought a report vide letter dated 19.8.2019 from Mangrove Cell.

The Authority noted that the Mira Bhaindar Municipal Corporation vide letter dated 08.11.2019 submitted its reply, as under:

- The Plot under reference falls in No Development Zone as per sanctioned Development Plan.
- As per approved CZMP of 2005 for MBMC area, the plot under reference partly falls in CRZ and partly falls in non CRZ area.
- The MBMC vide letter dated 16.02.2008 has sanctioned building plans on non CRZ area.
- The District Collector vide letter dated 09.04.2008 has granted NA permission for Commercial Use.
- The MBMC vide letter dated 19.11.2015 has granted building permission for Gymnasium & Club House (Basement + Ground + 1st Floor) and vide letter dated 18.02.2017 has granted building permission Club house (Basement + Ground + 1st Floor) in non CRZ area.
- The MBMC vide letter dated 30.10.2018 has granted building permission for Starred Hotel / Club House (Basement + Ground + 4th Floor).
- The MBMC vide letter dated 03.11.2018 has granted part Occupation Certificate for (Basement + Ground + 1st Floor).
- The MBMC has not granted building permission in CRZ area.

The Authority also took note of a case bearing WP No. 3854/2019 before Hon'ble High Court filed by Shri Dheeraj parab alleging the plot falls in CRZ area and construction of the hotel is done by destructing mangroves at the site. Hon'ble High Court on 13.9.2019 has directed Sr. Police Inspector, Mira Road Police station to investigate the matter and file criminal cases against the concerned.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

The Authority also heard officials of the Mira Bhayander Municipal Corporation and representative from M/s. Seven Eleven Hotels Pvt Ltd.

The MCZMA has received a communication dated 15.11.2019 from the District Collector, Thane informing about the Hon'ble High Court matter bearing WP No. 3854/2019 filed in the matter. Hon'ble High Court on 13.9.2019 has directed Sr. Police Inspector, Mira Road Police station to investigate the matter and file criminal cases against the concerned. Further, District Collector has sought guidance from the MCZMA stating whether Collector office can issue Sanad for non agriculture purpose on land under reference.

The Authority deliberated the matter at length and after hearing complainants, officials of the Mira Bhayander Municipal Corporation & representative from M/s. Seven Eleven Hotels Pvt Ltd followings were decided:

1. MBMC to submit the site of starred hotel / club house on Old. S. no. 266/1 to 6, 265/2, 265/4, 267/2, 267/3 (new S. No. 67/1 to 6, 81/2, 81/4, 52/2, 52/3), village Navghar, Tal & Dist. Thane superimpose on approved CZMP, 1991 and 2011 to the Authority. MBMC to further submit copies of all permissions for said construction.
2. Mangrove Cell shall examine the matter of mangrove destruction at the site under reference.
3. District collector, Thane shall take action against the destruction of mangroves, if any.
4. The matter to be sent to NCSCM, Chennai for re-examination of the High Tide Line delineated in the approved CZMP, 2011 pertaining to site of starred hotel / club house on Old. S. no. 266/1 to 6, 265/2, 265/4, 267/2, 267/3 (new S. No. 67/1 to 6, 81/2, 81/4, 52/2, 52/3), village Navghar, Tal & Dist. Thane. NCSCM shall give report in the matter to Authority.

On receipt of above information, the Authority would take further necessary decision in the matter. Accordingly, the Authority decided to defer the matter.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Item No.2: Proposed laying electric cable and electric substation at plot bearing CTS No. 913, 914 & 920 of village Manori, Nr Sumlai Talao, Gorai Road, Malad West, Mumbai by Mr. James Cyril Lobo.

The project proponent presented the proposal before the Authority. Application is for proposed laying electric cable and electric substation at plot bearing CTS No. 913, 914 & 920 of village Manori, Nr Sumlai Talao, Gorai Road, Malad West, Mumbai for Mr. James Cyril Lobo. As per approved CZMP of Greater Mumbai, 2011, proposed laying of electric cable & Substation falls in CRZ-III area. As per Mangrove cell letter dated 24.05.2017, proposed substation falls beyond 50 m mangrove buffer zone.

The Authority noted the policy decision taken by MCZMA in its 136th meeting held on 02nd August, 2019 wherein it was resolved that for miscellaneous proposals like laying of electric cable for installing electric meter to individual house/ property/ establishment in CRZ-II and CRZ-III areas as per approved CZMP, recommendation from the MCZMA is not required and such applications need not be sent to MCZMA. However, proposals of electric substation in CRZ areas as per approved CZMP shall require CRZ recommendation from the MCZMA.

The Authority noted that as per para 8.III. CRZ-III (A).iii. the following activities may be permitted in NDZ-

*(j) construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and **electric sub-station** which are required for the local inhabitants may be permitted on a case to case basis by CZMA;*

After deliberation, the Authority decided to grant CRZ recommendation to the project from CRZ point of view to concern planning Authority subject to following conditions:

1. The project activities shall be carried out in accordance with provisions of the CRZ Notification, 2011 (amended from time to time)
2. Proposed activities is not allowed in mangrove or its 50 m buffer zone area.
3. All other required permission from different statutory authorities should be obtained.



Member Secretary



Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Item No.3: Proposed addition and alteration to the existing building on plot bearing CTS No. 825 of village Juhu, plot no. B/1, Kapole CHSL, Vile Parle (W), Mumbai by M/s Pushkar Consultants.

The project proponent presented the proposal before the Authority. The proposal is for addition and alteration to existing residential building by proposing additional extension to 2nd (pt) and proposed 3rd (pt) upper floor as fitness centre in lieu of plot. Proposed additions is on existing building comprising of stilt (pt) + Ground floor (pt) as bank user + 1st to 2nd (pt) upper floor level for flats / rooms for residential use.

As per the approved CZMP, the plot is situated within CRZ II area and landward side of existing 18.30 m wide roads, in existence prior to 19.2.1991. The plot under reference is in Residential zone as per old DP (1967 DP) as well as sanctioned DP as well as DP of 2034 and is not reserved for any public purpose.

The plot under reference is affected by the proposed widening abutting 36.60 m wide V.M. road. The user of Residential was permissible as per land use and zoning as on 19.2.1991. Plans for proposed addition/ alteration to the existing structure within FSI 1.00 are approved by MCGM on 2.12.2017. The Area of plot is 963.90 Sqm.

The proposal was deliberated in the 132nd meeting of MCZMA held on 24th April, 2019, wherein the Authority noted that there is error in MCGM remarks about the total construction area proposed in the project. The PP need to submit the corrected the MCGM remarks about the total construction area. Hence, the matter was deferred for submission of the MCGM remarks.

The MCGM vide letter dated 13.11.2019 submitted details of FSI / free of FSI area s permissible as per DCR as on 1967 as follows-

- Total construction area is 1291.30 sqm
- Total proposed BUS for FSI purpose is 941.94 sqm
- BUA claimed free of FSI is 349.36 sqm

The Authority noted that considering the site as in CRZ II area, addition and alteration to the existing building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Concern planning Authority


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

1. The Local Body to ensure that FSI for the proposed addition and alteration 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.4: Proposed construction of Solid Waste Management Project on plot bearing S. No. 7/1, C. S. No. 1303(pt) at Alibag, Dist. Raigad by Alibag Municipal Council.

Officials of the Alibaug Municipal Council presented the proposal before the Authority. The proposal is for setting up of solid waste management project involves, processing shed, platform of Process Rejects, Leachate Tank, Weigh Bridge Room on plot bearing S. No. 7/1, C. S. No. 1303(pt) at Alibag, Dist. Raigad.

The Authority noted that the site of solid waste dumping is surrounded by Mangroves. As per approved CZMP of Alibag under CRZ 2011, the site is in 50 m mangrove buffer zone area. As per approved CZMP of Alibag under CRZ 1991, the plot under reference is situated in 50 m mangrove buffer zone.

In the light of above, the Authority after deliberation decided to reject the proposal from CRZ point of view. Alibaug Municipal Council need to explore other site for the project.

Item No.5: Regarding amendment in CRZ clearance for the project of Dharamtar Jetty facility at village Dolvi, Dist. Raigad by M/s. JSW

The Authority noted that the MCZMA in its 128th meeting held on 16.2.2019 deliberated the proposal of amendment in CRZ clearance for the project of Dharamtar Jetty facility at village Dolvi, Dist. Raigad. JSW had proposed two


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

elevated conveyor galleries, one housing six conventional pipe conveyors and another housing a bi-directional simultaneous conveyance pipe conveyor in a stacked manner.

As per decision taken in 128th MCZMA meeting, the proposal was recommended to MOEF, New Delhi subject to certain conditions. One of the condition was

- No activity shall be carried out in mangroves or its 50 m buffer zone, as per 17th Sep, 2018 High Court order in PIL 87/2006.
- The PP to obtain the NoC from the Mangrove Cell, confirming that activities are not in mangroves or its 50 m buffer zone. Mangrove cell may make site visit before granting NoC. Mangrove cell shall take cognizance of earlier clearances, court matters and complaints, if any in the matter.

Accordingly, as per conditions of the recommendation, the Mangrove Cell visited the site on 30th April, 2019 and submitted its report to MCZMA on 12th June, 2019. As per the said report, proposed conveyor belt includes construction of pillars each at 40 meter interval for a length of 240 meter where in no mangrove tree was sighted. Hence mangrove tree cutting is not involved in the construction. The proposed work is located inside the compound of the JSW steel Dolvi Plant. The Proposed site is located within the 50 meter buffer area of the mangrove forest.

MCZMA vide letter dated 22.08.2019 conveyed the report of Mangrove Cell to MoEF. This is against the specific condition no. (ii) of the MCZMA recommendation dated 16.2.2019 to MoEF&CC, New Delhi. Status of the proposal at MoEF needs to be asked to PP.

The Authority after deliberation decided that since the project activities are in 50 meter mangrove buffer zone area, prior High Court permission needs to be obtained by the M/s JSW.

After deliberation, the Authority decided that condition no. (ii) of the MCZMA recommendation shall be replaced as below:

- No activity shall be carried out in mangroves. However, prior High Court permission shall be obtained by the PP since the project activities are


Member Secretary


Chairman

Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 31st December, 2019

within 50 meter buffer zone, as per 17th Sep, 2018 High Court order in PIL 87/2006.

Above decision of the MCZMA shall be conveyed to MoEF&CC, New Delhi.

Item No. 6: Proposed reconstruction of residential building on plot bearing S. No. 312A2, 312A, 312B, H. No. 2/2, C.S. No. 1950, 1951, 1952, 1952/1 to 6, 1953, 1953/1 to 6, 1954 at mouje Zadgaon, Tal. & Dist. Ratnagiri by Smt. Savita D. Lanjekar

The project proponent presented the proposal before the Authority. The proposal is for reconstruction of residential building comprises of Ground floor + upper floor on plot bearing S. No. 312A2, 312A, 312B, H. No. 2/2, C. S. No. 1950, 1951, 1952, 1952/1 to 6, 1953, 1953/1 to 6, 1954 at mouje Zadgaon, Tal. & Dist. Ratnagiri.

As per the approved CZMP of 2011, the plot under reference falls in CRZ-II area & is situated on landward side of existing road. As per the Development plan of Ratnagiri, the plot under reference is falls in residential zone. Total plot area is 1210 sqm.

The Authority noted that considering the site as in CRZ II area, reconstruction of building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Concern planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

1. The Local Body to ensure that FSI for the proposed reconstruction 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.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Item No.7: Proposed constriction of residential building on plot bearing CS No. 2856, 2857 at Dhuriwada, Malvan, Tal. Malvan, Dist. Sindhudurg by Shri. Nandkishor A. Kadu

The project proponent presented the proposal before the Authority. The proposal is for constriction of residential building Ground floor + first floor on plot bearing CS No. 2856, 2857 at Dhuriwada, Malvan, Tal. Malvan, Dist. Sindhudurg.

As per the Development plan of Malvan, the plot under reference is falls in residential zone. Total plot area is 841.10 sqm.

As per the approved CZMP of 2011, the plot under reference falls in CRZ-II area & is situated on landward side of existing road.

The Authority noted that considering the site as in CRZ II area, construction of building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Concern planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

1. 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.8: Regarding extension of CRZ clearance validity for Tata Powers 400 KV receiving station at Vikhroli, Mumbai by M/s TATA Power

The Project proponent was absent during the meeting. The Authority further noted that M/s TATA power has submitted a representation on 10.12.2019 stating that project has not yet started on ground by Tata Power. It


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

further mentioned that presently, the project is not with Tata Power. M/s Adani Transmission Ltd will make further communication in the project and CRZ clearance compliance in future. The Authority decided to delist the matter from the records of the MCZMA.

Item No.9: Proposed redevelopment of residential building on plot bearing CS. No. 3B/294 of village Malbar-Cambala Hill at Walkeshwar Road, Mumbai by M/s. YMS Consultants Ltd

The project proponent presented the proposal before the Authority. The proposal is for development of residential building on plot bearing CS. No. 3B/294 of village Malbar-Cambala Hill at Walkeshwar Road, Mumbai.


The existing structure of Ground + 1st floor is present ad-measuring 81.32sqm on subject plot for the residential purpose. The existing out house structure will be retained & other existing ground + 1st storied structure will be demolished and the existing area is deducted from the total built up area, with permissible FSI 1.33 as per DCR 1967.

The proposed construction of low rise building is comprises of two level basement, both the basement are proposed for utility services & storage + ground + 1st - 2nd upper floors for residential in lieu of plot potential i.e. FSI 1.33 and by claiming staircase, lift, lobby area is counted in FSI.

As per the approved CZMP of 2011, the plot under reference falls in CRZ-II area & is situated on landward side of existing structure prior to 1991. As per the Development plan of Greater Mumbai, the plot under reference is falls in residential zone.

Total plot area is 1128.76 sqm, proposed built up area is 1501.25sqm and total construction area is 1899.86 sqm.

The Authority noted that considering the site as in CRZ II area, reconstruction of building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Concern planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.



Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

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

1. The Local Body to ensure that FSI for the proposed reconstruction 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.10: Proposed construction of residential building on plot bearing Gut No. 205, mauje Chikani, Tal. Roha, Dist. Raigad by Shri. Sachin Kalaskar

The Project proponent was absent during the meeting. The Authority decided to delist the matter from the records of the MCZMA.

Item No.11: Proposed construction of Mrugachaya Sahkari Gruhanirman Sanstha Maryadit on land bearing plot no. 6, CTS No. 3/1/12, Mouje Versova, Andheri, Mumbai by M/s. Mrugachaya Sahkari Gruhanirman Sanstha Maryadit

The project proponent was absent for the meeting. The Authority noted the PP need to submit the application through Planning Authority. The Authority decided to delist the matter from the records of the MCZMA.

Item No.12: CRZ status of land bearing Gut No. 14/2, 35/2/2 and 36/2/2 at Undi, Tal. & Dist. Ratnagiri by M/s Louis Dreyfus Company

The project proponent presented the proposal before the Authority. The PP is seeking CRZ status of land bearing Gut No. 14/2, 35/2/2 and 36/2/2 at Undi, Tal. & Dist. Ratnagiri. The PP has submitted the CRZ map in 1:4000 scale and report dated Jan.2018 prepared by IRS, Chennai. As per the said map, the project site falls beyond CRZ area. As per approved CZMP of Ratnagiri district, 2011, the plot under reference falls in Non CRZ area.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

After deliberation, the Authority decided to confirm that land bearing Gut No. 14/2, 35/2/2 and 36/2/2 at Undi, Tal. & Dist. Ratnagiri situated beyond applicable 500 meter CRZ limit from the seafront i.e. Non CRZ as per approved CZMP under CRZ Notification, 2011.

Item No.13: Proposed construction of residential building on plot bearing S. No. 61 A 1, H. No. 1A at Mouje Rahatghar, Malgud Grampanchayat, Tal & Dist. Ratnagiri by Smt. Seema Ramesh Salvi

The project proponent presented the proposal before the Authority. Proposal is for construction of residential building comprises of Ground floor + 2 upper floors on plot bearing S. No. 61 A 1, H. No. 1A at Mouje Rahatghar, Malgud Grampanchayat, Tal. & Dist. Ratnagiri. Total plot area is 1500.00 sqm, total proposed built up area is 1460.34sqm.

As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls in Non CRZ area.

After deliberation, the Authority decided to confirm that plot bearing S. No. 61 A 1, H. No. 1A at Mouje Rahatghar, Malgud Grampanchayat, Tal & Dist. Ratnagiri is beyond applicable 500 CRZ limit from the Arabian Sea i.e. Non CRZ as per approved CZMP under CRZ Notification, 2011.

Item No.14: Proposal for LPG storage Godown & showroom on plot bearing S. No. 9, H. No. 1, plot A, village Dongari Tal & Dist. Thane by Mr. Prasanna H. Patil

The project proponent presented the proposal before the Authority. Proposal is for LPG storage Godown & showroom on plot bearing S. No. 9, H. No. 1, plot A, village Dongari Tal & Dist. Thane. Total plot area is 900.00sqm, built up area is 93.50sqm (8000 kg capacity)

The PP has submitted the site photographs and approved CZMP, 2011. As per the approved CZMP of Thane under CRZ Notification, 2011, the plot under reference party falls in CRZ II and partly falls in CRZ IB area.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

The BPCL sent a letter dated 20th February, 2018 to MCZMA requesting to grant the CRZ NoC for construction of LPG Godown. The project under reference is under "Pradhan Mantri Ujjawala Yojna"

The Authority noted that as per para 8. II. CRZ II (iv) of the CRZ Notification, 2011, following is permissible:

"facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II appended to this notification and facilities for regasification of Liquefied Natural Gas subject to the conditions as mentioned in sub-paragraph (ii) of paragraph 3"

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

1. The Local Body to ensure that construction of LPG Godown is only allowed in CRZ II portion of the land. No construction is allowed in CRZ I area.
2. All other required permission from different statutory authorities should be obtained.

Item No.15: Proposed reconstruction of building on plot bearing S. No. 91, 89, 11, H. No. 5, 4 at Mouje Guhagar, Tal. Guhagar, Dist. Ratnagiri by Shri Makrand Gajanan Khare

The project proponent presented the proposal before the Authority. The proposal is for reconstruction of building comprises of Ground + 2 upper floors on plot bearing S. No. 91, 89, 11, H. No. 5, 4 at Mouje Guhagar, Tal. Guhagar, Dist. Ratnagiri by demolishing existing old structure for the used of residential cum commercial on the said plot under reference.

As per the Development plan of Guhagar, the plot under reference is falls in residential zone. Total plot area is 1323.70sqm.

As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference situated within 200 - 500m from HTL of Sea and falls in CRZ-III area & is situated on landward side of existing road.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

As per para 8.III. CRZ III of the CRZ Notification, 2011, following is permissible within 200 m to 500 meter from the seafront:

"Construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor)"

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

1. The Local Body to ensure that construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor)"
2. Only residential construction is permissible in CRZ III area. No Commercial construction is allowed.
3. All other required permission from different statutory authorities should be obtained.

Item No.16: Proposed extension of 1st floor on existing building on plot bearing S. No. 272/A, 273B, 274A1A, H. No. 1/13, S.No. 375A1, H. No. 15, 24, C. S. No. 289A, 289B, 290, 290/1, 2,291 to 299 at Moujre Zadgaon, Tal & Dist. Ratnagiri by Shri. Chandrakant Dhondur Pawar & Others

The project proponent presented the proposal before the Authority. Proposal is for extension of 1st floor on existing building on plot bearing S. No. 272/A, 273B, 274A1A, H. No. 1/13, S. No. 375A1, H. No. 15, 24, C.S. No. 289A, 289B, 290, 290/1, 2,291 to 299 at Moujre Zadgaon, Tal & Dist. Ratnagiri.

As per the approved CZMP of 2011, the plot under reference falls in CRZ-II area & is situated on landward side of existing road. As per the Development plan of Ratnagiri, the plot under reference is falls in residential zone. Total plot area is 7669.00 sqm.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

The Authority noted that considering the site as in CRZ II area, construction of building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Concern planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

1. 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.17: Proposed construction of residential and lodging purpose on plot bearing S. NO. 34A, H. No. 7 of mauje Ganapatipule, Tal. & Dist. Ratnagiri by Shri. Chintaman Gopal Shende

The project proponent presented the proposal before the Authority. Proposal is for construction of residential and lodging purpose ground floor + 2 upper floors on plot bearing S. NO. 34A, H. No. 7 of mauje Ganapatipule, Tal. & Dist. Ratnagiri. Total plot area is 2250.00sqm.

The Authority noted that as per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls in CRZ III area. It is situated partly within 0-200 m (NDZ) and 200 - 500 m from HTL of seafront.

The Authority noted the followings:

- As per para 8.III. CRZ III, within 200 m (NDZ), No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities;


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

As per para 8.III. CRZ III of the CRZ Notification, 2011, following is permissible within 200 m to 500 meter from the seafront:

"Construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor)"

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

1. The Local Body to ensure that construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor)"
2. Only residential construction is permissible beyond 200 meter from the Seafront in CRZ III area. No Commercial construction is allowed.
3. All other required permission from different statutory authorities should be obtained.

Item No.18: Proposed construction of DP road on the property bearing S. No. 1 to 19, 20/1, 22, 23/2, 24 to 27, 30, 32/4, 33 to 35 of Domkhar village, Tal & Dist. Thane by M/s. Ravi CHSL

The project proponent was absent for the matter. The proposal of the DP road needs to be submitted by the Planning Authority with all requisite documents and Rapid EIA report. The Authority decided to delist the current matter from the records of the MCZMA.

Item No.19: Proposed construction of DP road on the property bearing S. No. 81 to 115, 117,118,122,124 to 162, 242 to 248 of Diva Village, Sec-X, Tal & Dist. Thane by Shri. Aditya Goyal

The project proponent was absent for the matter. The proposal of the DP road needs to be submitted by the Planning Authority with all requisite documents and Rapid EIA report. The Authority decided to delist the current matter from the records of the MCZMA.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Item No.20: Regarding construction of building of Jay Bharat CHS on plot No. 2, CTS no. 3/1/7, S.No. 83 of village Versova, Andheri (W), Mumbai by M/s. Jay Bharat CHS

The project proponent was absent for the matter. The Authority noted the PP need to submit the application / representation through Planning Authority. The Authority decided to delist the current matter from the records of the MCZMA.

Item No.21: Reconstruction & extension of existing house on plot bearing S. No. 1281 (891A), H. No.2/1A4 & S. No. 1281 (891A), H. No. 2/1A at Kotewada, tal. Malvan, Dist. Sindhudurga by Shri. Sanjay Dattaram Kamble

The project proponent was absent for the matter. The Authority decided to delist the current matter from the records of the MCZMA.

Item No.22: Revalidation of CRZ NoC for proposed construction of building on S. No. 93/1, 96/8, C.S. No. 1752, 1755 at village Murud, Tal. Murud, Dist. Raigad by M/s. Murud Janjira Hindu Education Society.

The project proponent was absent for the meeting. Hence, the matter was delisted from the records of the MCZMA.

Item No.23: Regarding construction on plot bearing CTS. No. 261 of village Dahisar, abutting Dahisar river, Tal. Borivali, Dist. Mumbai by M/s. Vardhaman & Hiranandani Developers

The project proponent was absent for the meeting. Hence, the matter was delisted from the records of the MCZMA.

Item No.24: CRZ status of plot bearing S. No. 120/1 & 121/1A of village Kamba, Tal. Kalyan, Dist. Thane by Mr. Lal Notandas Tanwani & Others


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

The project proponent was absent for the meeting. Hence, the matter was delisted from the records of the MCZMA.

Item No.25: CRZ status of the plot bearing CTS No. 1322/1 & 1322/2 of Varsova village K/W Ward, Andheri, Dist. Mumbai by M/s. Priya Construction

The project proponent presented the proposal before the Authority. PP has intend to redevelopment of plot bearing CTS No. 1322/1 & 1322/2 of Varsova village K/W Ward, Andheri, Dist. Mumbai. PP has submitted CRZ map in 1:4000 scale & CRZ report prepared by IRS Chennai dated Oct, 2016 for CTS No. 1322/1. As per the report, the project site bearing CTS No. 1322/1 **falls outside CRZ** as per the CRZ Notification, 2011.

The Authority noted that as per approved CZMP, 2011, the site bearing CTS No. 1322/1 is situated beyond 100 meter CRZ setback line from the versova creek. i.e outside CRZ area. However, Location of 1322/2 is not clear.

After deliberation, the Authority decided to confirm that plot bearing CTS No. 1322/1 of Varsova village K/W Ward, Andheri, Dist. Mumbai situated beyond applicable 100 meter CRZ limit from the coastal water body i.e. Non CRZ area as per approved CZMP under CRZ Notification, 2011.

Item No.26: Proposed reconstruction of existing dilapidated building on plot bearing CS No. 8/738 of Malabar Hill division situated at Bhulabhai Desai road, Mumbai by Shri. Dilipkumar Lakhi & Others

The project proponent presented the proposal before the Authority. The proposal is for reconstruction of existing dilapidated buildings on plot bearing C.S No. 8/738 of Malabar Hill Division situated at Bhulabai Desai Road, Mumbai

There are 2 existing structures existing on plot under reference, out of which, two structures are declared dilapidated / dangerous by D ward office by using notice u/sec 354 of MMC Act on 30.12.2008. Third existing structure comprising of Basement + Ground + 1 upper floor is proposed to be retained.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Proposed building comprises of 3 level basement + stilt + mid level + 1st to 7th Parking floors + service floor + 8th to 17th residential floors + 18th fire check floor + 19th to 35th & 36th part floor with total permissible height of 138.30 meter. The user of proposed building is residential and same is permissible as per DC Reg. Architect has claimed the area of staircase, lift, lift lobby and passages as free of FSI as permissible under DCR of 1991 and as per CRZ Notification, 2011.

As per approved CZMP, 2011, the plot is situated in CRZ II area. As per MCGM remarks, the plot is located on landward side of existing road.

Architect has submitted the building plans for permissible FSI on plot under reference as 1.33+ fungible FSI + TDR as per DCR amended upto date. IOD was already issued on 30.12.2017 for FSI 1.33 + fungible FSI.

- Plot area is 4595.06 Sqm.
- Permissible BUA (Zonal + TDR) - 6699.30 Sqm
- Fungible FSI- 2344.76 Sqm
- Non FSI - 22446.99 Sqm
- Total construction area - 36482.00 Sqm

The PP stated that there is no legal tenants in the building. There is single owner for the property. The PP shall submit the undertaking regarding the same.

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

1. The Local Body to ensure that FSI for the proposed redevelopment is as per the town and country planning regulation prevailing as on the date on which the project is granted approval by the competent authority
2. Local body to ensure that the building is dilapidated.
3. Environment Measures such as STP, Solar heating, Rainwater Harvesting shall be implemented in the project
4. Prior Environment Clearance under EIA Notification, 2006 shall be obtained by the PP.
5. All other required permission from different statutory authorities should be obtained.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Item No.27: Regarding construction of residential building on plot bearing S. No. 126/6, CS.No. 616 & 617 of Mouje Murud, Tal. Murud, Dist. Raigad by Shri.Vasant Gajanan Kaulkar

The project proponent was absent for the meeting. Hence, the matter was delisted from the records of the MCZMA.

Item No.28: Proposed construction of first floor on existing ground floor structure on plot bearing S. No. 96, H. No. 4, CS. No. 1744 of Mouje Murud, Tal. Murud, Dist. Raigad by Shri. Ramesh Dashrath Gurav

The project proponent was absent for the meeting. Hence, the matter was delisted from the records of the MCZMA.

Item No.29: Proposed construction of residential building on plot bearing S. No. 133/7/B & 133/6, CS. No. 923 of Mouje Murud, Tal. Murud, Dist. Raigad by Shri. Suresh Dattatray Upadhey

The project proponent was absent for the meeting. Hence, the matter was delisted from the records of the MCZMA.

Item No.30: CRZ status of property bearing S. No. 163, 184 & 185 of village Bhatane, Tal. Vasai, Dist. Palghar by M/s. Sankalp Lifestyle

The project proponent was absent for the meeting. Hence, the matter was delisted from the records of the MCZMA.

Item No.31: CRZ status of property bearing S. No. 4/1, 7/1, 7/2, 8, 9/3, 13/1, 13/2, 14, 42, 43, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 45 of village Khaniwade, Tal. Vasai, Dist. Palghar by M/s. Sankalp Lifestyle

The project proponent was absent for the meeting. Hence, the matter was delisted from the records of the MCZMA.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Item No.32: Proposed redevelopment of Staff Quarters of Employees state insurance corporation on plot bearing CTS No. 195(pt) of Andheri village, S. No. 106-A, ESIC Nagar, Andheri, Mumbai by Staff Quarters of Employees state insurance corporation

The project proponent presented the proposal before the Authority. PP is seeking the CRZ status for plot bearing CTS No. 195 of Andheri village, ESIC Nagar, Cosmopolitan Education Society Marg, D N Nagar, Andheri (W), Mumbai. The matter was considered in 117th meeting of MCZMA held on 5th & 6th April, 2017, however, at the relevant time, approved CZMP, 1991 was in force.

Now, the MoEF&CC, New Delhi has approved the CZMP under CRZ Notification, 2011 of Greater Mumbai. As per the said approved CZMP, 2011, the site is situated outside 100 meter from the Versova Creek as well as beyond 500 meter from the seafront. The Authority noted the IRS, Chennai map in 1:4000 scale submitted by the PP, as per which, , the project site in CTS No. 195 (pt) of Andheri Village, K/West ward, Mumbai falls fully outside the 100m buffer from HTL for Creek. The project site is also falls outside 500m buffer from HTL of Arabian Sea.

After deliberation, the Authority decided to confirm that the plot bearing CTS No. 195(pt) of Andheri village, S. No. 106-A, ESIC Nagar, Andheri, Mumbai is situated beyond applicable CRZ setback areas from the Versova creek and Arabian Sea i.e. Non CRZ area.

Item No.33: CRZ status of plot bearing S. No. 120/1 & 121/1A of village Kamba, Tal. Kalyan, Dist. Thane by Mr. Lal Notandas Tanwani & Others

The project proponent was absent for the meeting. Hence, the matter was delisted from the records of the MCZMA.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Item No.34: Proposed construction of building on plot bearing CTS No. 1376/1/61 mauje Varsova, Andheri, plot no. 10, S. No. 161, Tal. Andheri. 1 to 6, 7A, B, C, Mumbai by Swapnsaphalya Sahakari Gruhnirman Sanstha Lmt.

The project proponent was absent for the meeting. The PP need to submit the application through Planning Authority. Hence, the matter was delisted from the records of the MCZMA.

Item No.35: Proposed redevelopment of existing cinema theatre building 'Lido Cinema' on plot bearing CTS No. 1055, 1055/1 of village Juhu at Juhu Road, Santacruz (West), Mumbai by Mr. Sanjay Rajkumar Gupta.

The project proponent presented the proposal before the Authority. The proposal is of redevelopment of existing cinema theatre building on plot bearing CTS No. 1055, 1055/1 of village Juhu at Juhu Road, Santacruze (W), Mumbai.

Proposed building comprising of stilt floor for surface car parking + 1st & 2ⁿ floor for cinema screen-1, screen-2, multiplex lobby, lobby, lavatories, store rooms + 3rd & 4th floor for cinema screen-3, multiplex lobby, lobby, lavatories, food counters etc as per DCR 1967. The existing Cinema theatre building on rear side is already demolished at site. Architect has proposed to retain the existing ground floor + 1st + covered terrace at 2nd floor level in front side of the plot under reference. The said structures users are commercial. Various concessions for building comprising of 1st and 2nd floor + 3rd & 4th floor for cinema screens, multiplex lobby, entrance lobby, lavatories, food counters in lieu of plot potential are approved by Hon. MC on 9.7.2019.

The site is situated in CRZ II area, as per approved CZMP of Mumbai and situated on landward side of existing juhu road existing prior to 19.2.1991. As per DP 1967, the plot was not shown /designated for any purpose and falls in Residential zone. As per DP 2034, the plot is abutting to 27.45 meter wide Juhu road at North side of the plot. Further, it may be seen that plot is affected by existing cinema theatre and is affected by proposed road widening.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

FSI details:


- Area of plot is 3174.70 Sqm
- Road set back area is 102.50 Sqm
- Balance area of plot is 3072.20 Sqm
- 15% deductible RG is 460.83 Sqm
- Net area of plot is 2611.37 Sqm
- permissible FSI - 1
- Existing BUA to be retained is 1181.46 Sqm
- Proposed BUA is 1530.74 Sqm
- Total BUA proposed is 2712.20 Sqm

PP presented that the proposed redevelopment will be in accordance with the DCR 1967.

The Authority noted that considering the site as in CRZ II area, reconstruction of building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Concern planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

1. The Local Body to ensure that FSI for the proposed reconstruction 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.



Member Secretary



Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Additional items as per instructions of Chairman

Addl Item No.1: Proposed additional construction on existing resort building on plot bearing CTS No. 1912 (B), 1917, 1919, 1920, 1922, 1923, 1925, 1926, 1929, 1930, 1932, 1934, 1935, 1936, 1937, 1938, 1939, 1940 & 1942, village Gorai, Borivali (W), R/C Ward, Mumbai by M/s. Pan India Paryatan Pvt Ltd.

The project proponent presented the proposal before the Authority. M/s. Pan India Paryatan Pvt Ltd. has submitted application for proposed additional construction on existing resort building on plot bearing CTS No. 1912 (B), 1917, 1919, 1920, 1922, 1923, 1925, 1926, 1929, 1930, 1932, 1934, 1935, 1936, 1937, 1938, 1939, 1940 & 1942, village Gorai, Borivali (W), R/C Ward, Mumbai.

The PP presented the MCZMA in its 53rd & 59th meeting held on 22.06.2009 & 14.01.2010 respectively. MCZMA vide letter dated 11.02.2010 granted the CRZ permission for the resort subject to certain conditions, Further, the SEIAA vide letter dated 19.04.2010 & 27.05.2011 granted Environmental Clearance for the resort on plot under reference.

Now, the PP has proposed additional construction of two floors (7th & 8th Floor) of resort on plot under reference. MCGM vide letter dated 26.02.2019 has granted No objection for amended plans. Area of Plot: 430703.03 sqm.

PP has submitted CRZ map in 1:4000 scale & report dated November, 2019 prepared by IRS, Chennai. As per the IRS report, the proposed expansion of resort building falls within CRZ-II and outside CRZ-IA as per approved CZMP under CRZ Notification, 2011.

The Authority noted that as per Annexure-III of CRZ Notification, 2011: development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors requires prior approval of the Ministry of Environment and Forests

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


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

1. The Local Body to ensure that FSI for the proposed extension is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. All conditions of the guidelines mentioned in Annexure-III of CRZ Notification, 2011 (amended from time to time) shall be complied with by the PP.
3. Prior Environment Clearance under EIA Notification, 2006, if required, shall be obtained by the PP.
4. All other required permission from different statutory authorities should be obtained.

Addl Item No.2:

Construction 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. All cargo Logistic Ltd.

The project proponent presented the proposal before the Authority. The PP presented that the MCZMA in its 115th, 121st and 132nd meetings held on 17.01.2017, 15.09.2019 & 24.04.2019 respectively considered the matter of construction 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. The Authority in its 132nd considering the CRZ map of the IRS in 1:4000 scale confirmed the CRZ status of the land.

The MCZMA has put a condition that No construction should be allowed in CRZ I and CRZ III area as per CRZ Notification, 2011 and 2011 CZMP. Development potential of CRZ III area admeasuring 28981.00 Sqm only can be utilized on Non CRZ area of the same plot as per the existing regulations.

The PP presented that, the PP has superimposed the architectural building plan on approved CZMP 2011 and submitted application to CIDCO for building permission. The CIDCO is seeking the confirmation of the said approved CZMP showing the proposed structure from competent authority. PP requested to grant conformation on the same.



Member Secretary



Chairman

Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 31st December, 2019

The Authority discussed the matter and noted that MCZMA has already allowed the said construction beyond applicable CRZ setback area from the creek i.e. non CRZ area. The PP has submitted the architectural drawing of the proposed construction shown situated beyond CRZ area. The Authority noted & confirmed the said plan which showed proposed construction in Non CRZ area. Local body to take note of the fact that MoEF&CC, new Delhi has approved the CZMP of the Raigad district under CRZ Notification, 2011. As presented by the PP, the PP has proposed the construction beyond CRZ area. Local body to ensure the same on the site before granting commencement certificate to the project.

Addl Item No.3: Regarding matters of alleged errors in approved CZMP, 2011

The Authority noted that following matters of alleged errors in approved CZMP, 2011 were referred to NCSCM, Chennai for examination.

Sr. No.	Subject	MCZMA Meeting & Date
1)	Representation from M/s. Sea Lord Container Limited	132 nd meeting dated 24.04.2019
2)	Representation from M/s. Aegis Logistic Limited	132 nd meeting dated 24.04.2019
3)	Representation pertaining to area of Vasai Virar Municipal Corporation from Shri Jayesh Ajmera	132 nd meeting dated 24.04.2019
4)	Representation pertain to land bearing S. No. 118, 119, 130, 131, 132 of village Kalher, Tal. Bhiwandi, Dist. Thane from Shri. Jitendra Jain	132 nd meeting dated 24.04.2019
5)	Representation pertaining to reclassification of Essel lands by M/s Pan India Paryavatan	132 nd meeting dated 24.04.2019
6)	Revision in the Coastal Zone Management Plan of Mumbai East Coast by BPCL	138 th meeting dated 10.10.2019
7)	Regarding the Approved Coastal Zone Management Plan, under CRZ Notification, 2011 of the Shrivardhan Municipal Council limit area	139 th meeting dated 05.11.2019


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

8)	Suggestion for the correction of HTL on the plot bearing C.S. No. 83 (pt) of Salt Pan Division, Wadala, Mumbai by M/s. Lashkari & Bhathena Infraprojects LLP.	140 th meeting dated 26.11.2019
9)	Representation received by M/s. The Estate Investment Company Pvt Ltd - Suggestion for the revision of approved CZMP for S. No. 198 (pt), 139 (pt), 140 (pt), 145 (pt) & 145-C (pt), of village Bhayander, Dist. Thane.	141 st meeting dated 5.12.2019

The Authority noted that the NCSCM vide letter dated 5.12.2019 has requested MCZMA to take up the issues of the approved CZMP, 2011 with MoEF&CC, New Delhi as per CZMP guidelines and then MoEF&CC may direct NCSCM for examination. Accordingly, the matter after deliberation decided to send above matter to MoEF&CC, New Delhi for necessary examination through NCSCM, Chennai.

Addl Item No. 4: CRZ clearance for Domestic Cruise terminal Building, New Dock boundary Wall to Prince Dock and Evacuation Plan by Mumbai Port Trust.

The Authority noted the decision taken in its 138th meeting (item no. 40) about the Domestic Cruise terminal Building, New Dock boundary Wall to Prince Dock and Evacuation Plan by Mumbai Port Trust. The Authority after deliberation decided to recommend the proposal to MoEF&CC, New Delhi, since the proposal involves Hotel activity. The MbPT presented that the proposal only involves conversion of Old building to Domestic cruise terminal comprising of Ground + 2nd floor and no hotel activity is proposed in the new building.

The Authority after discussion decided to revise the minutes of 138th meeting (item no. 40) as follows:

Dy. Chairman, MbPT presented the proposal before the Authority. As presented, Mumbai Port Trust (MbPT) has existing Sr. Dock master's office Building (in operation from 1979 to 2010). MbPT officials further pretend that old building was repaired.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Now, MbPT has proposed conversion of Old building to Domestic cruise terminal comprising of Ground + 2nd floor. This converted building will be serving as waiting room with additional amenities like cafeteria, restaurant, kitchen, baggage area and yoga & meditation centre, which will be used by cruise passengers.

MbPT has also proposed new dock boundary wall having length and height 1260 meter x 4.25 meter. This will de-notify the custom area of MbPT, thus facilitating free movement to domestic cruise passengers and their vehicles towards DCT. And at the same time it will help keep security of MbPT's custom area intact. Upgradation of existing infrastructure is proposed for evacuation of increased passenger traffic

As per approved CZMP, the site under reference falls in CRZ II area. The PP has submitted the EIA/ EMP report for the project. MpPT is the special planning authority of the said area.

The MbPT officials assured the Authority that no hotel activity for occupation of tourists would be allowed in the proposal.

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. The proposed activities is strictly as per provisions of CRZ Notification, 2011.
2. The MbPT to ensure that extension of domestic cruise building is not allowed on seaward side.
3. The MbPT to ensure no hotel activity for occupation of tourists would be allowed in the proposal.
4. The MbPT to ensure that proposed activity of Domestic Cruise terminal building is in accordance with town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
5. MbPT to implement the mitigation measures and environment Management Plan as reported in the EIA report.
6. All other required permission from different statutory authorities should be obtained.


Member Secretary


Chairman

**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

Addl Item No. 5: Representation regarding approved CZMP, 2011 of the Mumbai Port Trust (MbPT) area by MbPT.

Mumbai Port Trust (MbPT) officials presented the matter before the Authority. MbPT is seeking the modification in the coastal zone management plan of Mumbai related with their land. As per approved CZMP, 2011, there is 500 meter CRZ setback line for Mumbai Port trust area. However, the MbPT represented that the area is fronting the bay and not the sea. Hence, only, 100 meter CRZ setback line should be delineated.

The Authority noted the main contentions of MbPT, which are as follows:

- As per the study conducted by Dept. of Ocean Engineering, IIT Madras the eastern water from Colaba to Haji Bunder abutting to the MbPT lands is a bay and not a sea. MbPT has also submitted historical documents to substantiate the same. Considering the Eastern Water as bay CZMP needs to be modified.
- The Indira dock and the bunders are artificial waterbodies and these bodies should not be considered for delineating the High Tide line.
- The Prince's and Victoria basins have been reclaimed with the approval of Environment Department and should not be shown as water body.
- The water body across the Haji bunder is a creek as per the admiralty chart 2016 and accordingly CZMP need to be modified.
- NDZ shown within the CRZ-II should be as per the planning proposal prepared by MbPT as SPA.

The authority examined the proposal submitted by Mumbai Port and after deliberations has decided that suggestions of MbPT could be referred to MoEF&CC, New Delhi for further appropriation action in the matter.

Addl Item No. 6: Regarding draft Coastal Zone Management Plan of Greater Mumbai under CRZ Notification, 2019

The MoEF&CC, New Delhi published new CRZ Notification, 18th January, 2019 superseding the earlier CRZ Notification, 6th January, 2011. The State Government is entrusted to revise / update the Coastal Zone Management Plans (CZMPs) framed under CRZ Notification, 2011, as per para 6 of the CRZ Notification, 2019. The Annexure IV of the CRZ Notification, 2019 stipulate the


Member Secretary


Chairman

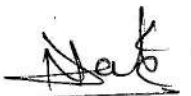
**Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 31st December, 2019**

procedure for preparation of the new CZMPs, 2019. The State Government engaged the Central Government Authorized agency namely, National Centre for Sustainable Coastal Management, Chennai for updating the approved CZMP, 2011 in accordance with CRZ Notification, 2019. The Authority noted that the NCSCM has completed the work for Greater Mumbai area and send the draft CZMP, 2019. The Authority took note of the said draft CZMP, 2019 of Greater Mumbai and decided that it could be published in the public domain for inviting suggestions/ objections with the approval of the State Government.

Annexure I

List of members/officials present in the meeting:

1. Mrs. Neenu Somraj, DCF, mangrove Cell, Member MCZMA
2. Dr. Mahesh Shindikar, College of Engineering, pune, Expert member, MCZMA
3. Dr. M.S. Khot, Principal Chhatrapati Sambhaji Raje Sainik School, Ratnagiri, Expert Member, MCZMA
4. Shri. Kandalkar, DyCh.E. MCGM, Member MCZMA
5. Mr. Nandushekhar, Environment Advisor, MIDC, representative of Industries Department, Member MCZMA
6. Mr. Rajendra Jadhav, representative of Commissioner, Fisheries, Member MCZMA
7. Mr. Narendra Toke, Director, Environment, Member Secretary, MCZMA


Member Secretary


Chairman

Minutes of 142nd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 31st December, 2019

Minutes of the 142nd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Principal Secretary, Environment on 31st December, 2019 in Dalamal House, Mumbai. List of the members present in the meeting is enclosed as Annexure I.

Addl Item No. 7: Proposed reconstruction of vehicular bridge at Juhu Road, Near SNTD Bust Stop, Juhu, Santacruz(W), Mumbai.

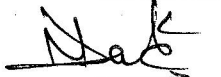
The Authority noted that the Municipal Corporation of Greater Mumbai (MCGM) has proposed the reconstruction of vehicular bridge at Juhu Road, Near SNTD Bust Stop, Juhu, Santacruz(W), Mumbai. The vehicular bridge is declared dilapidated and recommended for urgent demolition and reconstruction. Accordingly, the bridge is partially closed for vehicular traffic and proposed to demolish and reconstruct on urgent basis. The existing bridge is having width of 30.50 meter at across Nalla in H/ West Ward. Length of the bridge is 18.50 meter. Construction of vehicular bridge is proposed with pile foundation, pile cap, pier cap, RCC pier cap, deck slab, Concrete slab and crash barrier with mastic asphalt surface. The work needs to be completed within 4 months. The area near Juhu is densely populated area. Traffic congestion is observed all the time. So urgent demolition and reconstruction of the bridge is utmost required.

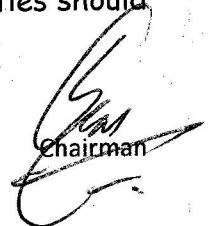
The Authority noted that the site of said vehicular bridge is situated within 500 meter from the Arabian Sea at Juhu i.e. in CRZ II area and situated in densely populated area. The Authority noted the urgent requirement of the reconstruction of bridge, due to its dilapidated conditions and decided that reconstruction of the bridge may be allowed.

As per amended CRZ Notification dated 28th November, 2014 published by MoEF, For the projects specified under 4(i)(except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for the projects not attracting EIA Notification, 2006, clearance from SEIAA is required based on the recommendation from MCZMA.

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

1. The project activities shall be carried out in accordance with provisions of the CRZ Notification, 2011 (amended from time to time)
2. Construction debris should not be dumped in CRZ area.
3. All other required permission from different statutory authorities should be obtained.


Member Secretary


Chairman

**Minutes of 142nd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 31st December, 2019**

Annexure I

List of the members/invitees present in the meeting:

1. Mrs. Neenu Somraj, DCF, mangrove Cell, Member MCZMA
2. Dr. Mahesh Shindikar, College of Engineering, pune, Expert member, MCZMA
3. Dr. M.S. Khot, Principal Chhatrapati Sambhaji Raje Sainik School, Ratnagiri, Expert Member, MCZMA
4. Shri. Kandalkar, DyCh.E. MCGM, Member MCZMA
5. Mr. Nandushekhar, Environment Advisor, MIDC, representative of Industries Department, Member MCZMA
6. Rajendra Jadhav, representative of Commissioner, Fisheries, Member MCZMA
7. Mr. Narendra Toke, Director, Environment, Member Secretary, MCZMA