

*Minutes of 169th meeting of the Maharashtra Coastal Zone Management
Authority held on 22nd August, 2023*

The 169th meeting (Day-1) of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of the Principal Secretary (Environment and Climate Change) by using the information technology facilities through Videoconferencing technology on Cisco WebEx platform on 22nd August, 2023. List of members present in the meeting is at **Annexure-I**.

Item No. 1: Proposed structural strengthening for soil stabilization on property bearing C. S. no. 17A to G, J & K/738 of Malbar Hill Division situated at Behramji Gamadia Raod, D ward, Mumbai by Shri. Bhavin Chandrakant Kothari

The project proponent was absent for the meeting. Hence, the Authority decided to delist the proposal from records of the MCZMA. The PP may apply online afresh on Parivesh portal of MoEF&CC, New Delhi.



Member Secretary



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Item No. 2: Proposal for electric connection from Om andhi para Shakti Annan Mandir on plot bearing CTS no. 1, Valnai Colony, Nr Mith Chowky, Malad (W), Mumbai by Adani Electricity

INTRODUCTION:

The project proponent along with officials of Adani Electricity presented the proposal before the Authority. The proposal is for electric connection from Om andhi para Shakti Annan Mandir on plot bearing CTS no. 1, Valnai Colony, Nr Mith Chowky, Malad (W), Mumbai.

Officials of Adani Electricity presented that they are in receipt of New Electricity connection application from Om Aadhi Shakti Amman Mandir and upcoming applications of about 35 other locals. As per submission the site falls in CRZ-I area.

DELIBERATION:

The Authority noted that the PP need to submit authorisation details of existing structures, details of length of proposed laying of cable & exact CRZ status.

DECISION:

In the light of above, the Authority after deliberation decided to defer the matter for submission of the details like authorisation of existing structures, details of length of proposed laying of cable & exact CRZ status by the PP.



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Item No. 3: Proposal for CRZ permission to excavate land to lay cable and establish AEML distribution network system to provide electric connection to HBT clinic on plot bearing Bhagat Singh Nagar no. 1, Naya Nagar CS no. 161, plot no. 1AD 29 and 1AD 35, at Pahadi, Village Goregaon (W), Mumbai by M/s Adani Electricity

The PP during the meeting submitted that application has been withdrawn.
Hence, the matter is delisted from the records of the MCZMA.


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Item No. 4: Proposed application for electricity connection for household purpose at Gorai khadi Road, Near Esselworld, behind MBMT bus stop, Gorai village, Borivali (W), Mumbai by Shri. Collin Francis Godinho

INTRODUCTION:

The project proponent along with officials of Adani Electricity presented the proposal before the Authority. The proposal for electricity connection for household purpose at Gorai khadi Road, Near Esselworld, behind MBMT bus stop, Gorai village, Borivali (W), Mumbai. As per the M/s Adani remarks, the structure is located within in 70 m from mangroves. The plot under reference falls in CRZ I & CRZ II area.

DELIBERATIONS:

The PP presented that the exiting home is ancestral home built prior to 1991 and situated near Essel world. The site is beyond 50 m mangrove buffer zone area and existing home is situated in CRZ II area. The Authority noted the policy decision taken in 136th meeting of MCZMA held on 02.08.2019.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed electricity connection should be in accordance with provision of the CRZ Notification, 2019.
2. Mangrove should not be cut or anyway harmed during proposed activities. There shall not be violation of the Hon'ble High Court order dated 18th Sep, 2018 in PIL 87/2006.
3. All other required permission from different statutory authorities should be obtained.


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Item No. 5: Proposal for laying of cable for distribution network system at Gajappa House and Shah House at village Dhariwali, Madh, Marve Road, Malad W, Mumbai M/s Adani Electricity

INTRODUCTION:

The project proponent along with officials of Adani Electricity presented the proposal before the Authority. The proposal is for laying of cable for distribution network system at Gajappa House and Shah House at village Dhariwali, Madh, Marve Road, Malad W, Mumbai. As per approved CZMP of 2019 the plot under reference falls in CRZ IA area.

DELIBERATION:

The Authority noted that the PP need to submit authorisation details of existing structures, details of length of proposed laying of cable & exact CRZ status.

DECISION:

In the light of above, the Authority after deliberation decided to defer the matter for submission of the details like authorisation of existing structures, details of length of proposed laying of cable & exact CRZ status by the PP.



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Item No. 6: Proposed reconstruction of residential building on plot bearing CTS no. D/265 Ram Mandir road of Danda, Khar (W), Mumbai by Shri. Jagdish Shirgudi

INTRODUCTION:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for reconstruction of residential building on plot bearing CTS no. D/265 Ram Mandir road of Danda, Khar (W), Mumbai.

Proposed residential building comprises of Ground floor with convenient shop + 1st to 4th upper floor for residential use and have restricted building height up to 13.99 m. The Municipal Commissioner, MCGM has approved the concessions and IOD has been issued on 06.02.2023.

As per MCGM remarks, the plot falls in CRZ II area and situated on landward side of existing road. The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034.

As per provision contained in new CRZ Notification FSI proposed is 1.50 + fungible and total consumed FSI including existing building is 1.50 + 35 % fungible.

Plot area is 107.00 Sqm, Built up area is 221.46 sqm, Free of FSI area is 102.57 Sqm & Total Construction area is 324.03 sqm

DELIBERATION:

The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette..."*



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The Authority noted that proposed reconstruction in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site.



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Item No. 7: Proposed residential building on plot bearing CTS no. 1065 of village Juhu, plot no. 30D of TPS II, Juhu Sector, Juhu Tara Road, Santacruz (W), K/W ward, Mumbai by Mrs. Ranjanben M. Patel

INTRODUCTION:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for residential building on plot bearing CTS no. 1065 of village Juhu, plot no. 30D of TPS II, Juhu Sector, Juhu Tara Road, Santacruz (W), K/W ward, Mumbai.

Earlier, the MCZMA in its 160th meeting held on 11th August, 2022 deliberated the proposal of reconstruction of residential building on site under reference. The MCZMA has issued recommendation on 15.09.2022. There is a dilapidated category structure of ground floor + 1st floor and the same has been demolished as per pull down notice issued by MCGM, but the work has not commenced yet on site.

The proposal is now for one building with two level basement + ground floor (pt) for multipurpose hall for occupants, entrance lobby, Ground (pt) as stilt + 1st floor for amenity floor + 2nd floor for professional work area for occupants + 3rd + 5th floor for residential flat + 6th to 9th floor + terrace floor in lieu of plot potential + proportionate 0.50 Govt FSI by paying premium + proportionate admissible TDR + BUA for rehabilitation of AH/ R & R tenements transferred from other plot as per 33(20)B along with the benefit of staircase, lift lift lobby free of FSI as per DCPR 2034 with total height of 38.30 m up to terrace level slab and policies in force as on dated and CRZ Notification, 2019. The proposal has received various concessions from Hon. MC on 09.05.2022.

As per MCGM remarks, the plot falls in CRZ II area and situated on landward side of existing authorized plinth /structure. The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034



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Plot area is 2626.50 Sqm, Built up area is 4245.94 sqm, Free of FSI area is 2793.41 Sqm & Total Construction area is 7039.35 sqm

DELIBERATION:

The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019, "Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette..."

The Authority noted that proposed reconstruction in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. MCGM to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. PP, consultant along with Architect shall submit undertaking to that effect and also submit new proposed building maps superimposed on old existing authorized building plinth from competent Authority.



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4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. PP to obtain the Civil Aviation NoC, if applicable.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site.



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Item No. 8: Proposed construction of residential building on plot bearing CTS no. 3535 (pt), 3534 (pt) & plot no. 3 (pt), 4 (pt) at Bhiwandi, Dist. Thane by Shri. Iqbal Panjabi

INTRODUCTION:

The project proponent along with consultant presented the proposal before the Authority. The Bhiwandi Nizampur Municipal Corporation vide letter dated 27.11.2020 (received on 11.12.2020) forwarded the proposal of construction of residential building on plot bearing CTS no. 3535 (pt), 3534 (pt) & plot no. 3 (pt), 4 (pt) at Bhiwandi, Dist. Thane.

As per remarks, proposed residential building comprises of ground floor + 6 upper floors on the site under reference. Plot area is 1535.10 sqm, Permissible FSI- 1, proposed total built up area is 1513.73. 185 qm.

DELIBERATAION:

The Authority noted that the CRZ status of the site is not clear. PP needed to submit the 1:4000 scale CRZ map showing the site. Further, it was observed that the site is situated on seaward side of the existing road / authorized structure. As per the para 8.II. CRZ II of the CRZ Notification, 2011, the construction on the seaward side is not permissible.

DECISION:

In the light of above, the Authority after deliberation decided to reject the proposal from CRZ point of view, as per provisions of the CRZ Notificatoin, 2011.


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Item No.9: Proposal for construction of residential building on land bearing plot no. B- 68, Sector no. 20, GES, Belapur, Navi Mumbai by Shri. Vidnyan Mhatre & Kundan Mhatre.

INTRODUCTION:

The project proponent along with NMMC officials presented the proposal before the Authority.

The proposal is for development Residential building (Ground + 4 floors) on plot No. B-68, Sector 20, GES, Belapur, Navi Mumbai.

Plot area is 108.290 Sqm, Total BUA is 136.435 Sqm and Total construction area is 253.225 Sqm. The proposed FSI is 1.259 and is within the permissible limit of 1.50 FSI as on 19.2.1991.

As per the remarks of the NMMC, the site falls in CRZ II and situated on landward side of the existing road. Site is not affected by 50 m mangrove buffer zone area.

DELIBERATAION:

The Authority noted that the said proposal was earlier deliberated in the 159th meeting of MCZMA held on 07.06.2022 wherien the Authority asked NMMC about the permissible FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991.

Accordingly, the NMMC vide letter dated 24.06.2022 submitted its reply stating that as per the CZMP 1991 and 2011, the permissible FSI is 1.5 for the said project. The plot under reference is vacant and falls partly (71.83%) in CRZ II area admeasuring 77.79 sqm.

The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, construction of buildings is pemrissible in CRZ II area and landward side of existing road, subject to the local town and country planning regulations



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existing as on 19.2.1991. Concern planning Authority should strictly ensure the same.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2011.
2. Concern Planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per Town and Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Safe disposal of the wastewater should be ensured.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site.



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Item No.10: Proposed construction of building on land bearing plot no. 56H, Sector No. 50E, GES, Nerul, Navi Mumbai by Shri. Mohammad Rais Taksin Khan

INTRODUCTION:

The project proponent along with NMMC officials presented the proposal before the Authority.

The proposal is for development of residential building (Ground + 4th floors) on plot bearing 56H, Sector No. 50E, GES, Nerul, Navi Mumbai. As per sanctioned DP, the plot is situated in Residential Zone. Area of plot is 149.310 Sqm, Built up area- 223.965 Sqm and Total construction area is 352.825 Sqm. As per the NMMC remarks, the plot falls in CRZ II area and situated on landward side of the existing road.

DELIBERATIONS:

The Authority noted that the proposal was earlier deliberated in 159th meeting of MCZMA 07.06.2022, wherein the Authority asked NMMC about the permissible FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991 and status of site from mangroves.

The Authority noted that the Municipal Commissioner, NMMC vide letter dated 24.06.2022 submitted its report which states that the permissible FSI as per town & country planning regulations as on 19.2.1991 is 1.5. Plot area is 149.310 Sqm, Proposed BUA is 223.965 Sqm (FSI 1.497) and total construction area is 352.825 Sqm. Plot is affected by 50 m mangrove buffer zone. Distance of plot from mangroves is 20.00 meter.

The Authority noted from the reply of the NMMC remarks that the site is situated within 50 m mangrove buffer zone area. Further, it was observed that the site is situated on seaward side.

The Authority noted that the remarks of the NMMC is not factual, since, the site is observed on seaward side and NMMC remarks states that the site is


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situated on landward side. It was felt that the NMMC need to exercise caution while providing its remarks.

The Authority noted that as per the para 8.II. CRZ II of the CRZ Notification, 2011, the construction on the seaward side & within 50 m mangrove buffer zone is not permissible.

DECISION:

In the light of above, the Authority after deliberation decided to reject the proposal from CRZ point of view, as per provisions of the CRZ Notification, 2011.


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Item No.11: Proposed construction of residential building on land bearing plot no. 10/1, Sector no. 30 D, Ghansoli, Navi Mumbai by Shri. Vikas Parashuram Patil

INTRODUCTION:

The project proponent along with NMMC officials presented the proposal before the Authority.

The proposal is for development of residential building (Ground + 4th floors) on plot no. 10/1, Sector 30D, Ghansoli, Navi Mumbai. Area of plot is 100 Sqm, Proposed BUA is 148.92 Sqm (Permissible FSI is 1.5)

As per the remarks of the NMMC, the site falls in CRZ II and situated on landward side of the existing road.

DELIBERATION:

The Authority noted that the proposal was deliberated in 159th (Day 2) meeting of the MCZMA held on 7th June, 2022 wherein the where the Authority asked NMMC about the permissible FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991.

Accordingly, the Municipal Commissioner, NMMC vide letter dated 24.06.2022 submitted report which states that the permissible FSI as per town & country planning regulations as on 19.2.1991 is 1.5. Plot falls in CRZ II area and situated on landward side of existing road. Plot area is 100.00 Sqm, Proposed BUA is 148.92 Sqm (FSI 1.496) and total construction area is 271.41 Sqm. Plot is not situated within 50 m mangrove buffer zone. Distance of plot from 50 m mangrove buffer zone is 13.25 m. At present the plot is vacant.

The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, construction of buildings is permissible in CRZ II area and landward side of existing road, subject to the local town and country planning regulations existing as on 19.2.1991. Concern planning Authority should strictly ensure the same.


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DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2011.
2. Concern Planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per Town and Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Safe disposal of the wastewater should be ensured.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site.


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Item No.12: Proposed residential cum commercial building on land bearing plot no. 10, Sector no. 21, Ghansoli, Navi Mumbai by M/s Ashlesha Bavesh Builders & Developers

INTRODUCTION:

The project proponent along with NMMC officials presented the proposal before the Authority.

The proposal is development of Residential Building (Gr + 4th floors) of plot No. 10, Sector 21, Ghansoli, Navi Mumbai. Plot area is 349.350 Sqm, Permissible FSI 1.50, Total BUA is 522.295 Sqm

As per the remarks of the NMMC, the site falls in CRZ II and situated on landward side of the existing road.

There is earlier CRZ recommendation letter dated 14.8.2014 granted by the MCZMA for the proposal.

DELIBERATION:

The Authority noted that the proposal was earlier deliberated in 159th (Day 2) meeting of the MCZMA held on 7th June, 2022 wherein, the Authority asked NMMC about the permissible FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991.

Accordingly, the NMMC vide letter dated 24.6.2022 submitted its reply stating that permissible FSI is 1.5 as per town & country planning regulations existing as on 19.2.1991. Plot falls in CRZ II area and situated on landward side of exiting road. Plot area is 349.35 Sqm, Proposed BUA is 522.295 Sqm (FSI 1.496) and total construction area is 973.592 Sqm. The site is not situated within 50 m mangrove buffer zone, it also states that distance from 50 mangrove buffer zone is 12.16 m. Remarks further states that building permission for Ground + 2 floors was granted on 30.12.2014, considering the CRZ clearance dated 14.8.2014 granted by the MCZMA. Now, 3rd & 4th floors are proposed.


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The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, construction of buildings is permissible in CRZ II area and landward side of existing road, subject to the local town and country planning regulations existing as on 19.2.1991. Concern planning Authority should strictly ensure the same.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2011.
2. Concern Planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per Town and Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Safe disposal of the wastewater should be ensured.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site.


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Item No.13: Proposal for construction of residential building on land bearing plot no. 69, Sector 34, Kamothe, Panvel, Navi Mumbai by Mr. Devendranath Singh

The Project proponent and officials from Panvel Corporation could not connect for the meeting. Hence, the matter was deferred.


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Item No.14: Proposed construction of residential building on land bearing plot no. 39, Sector 19C, Koperkhairane, Navi Mumbai by Shri. Balaram Padaji Mhatre

INTRODUCTION:

The project proponent along with NMMC officials presented the proposal before the Authority. The proposal is for new construction of residential building on land bearing plot no. 39, Sector 19C, Koperkhairane, Navi Mumbai. The plot under reference is vacant.

Proposed residential building comprises of ground floor + 3 upper floors on the site under reference. Plot area is 322.15Sqm, Permissible FSI is 1.00 and proposed total built up area is 497.15Sqm.

As per remarks of the NMMC, the plot falls in CRZ II area and situated on landward side of existing road. The site under reference is not affected by mangrove buffer zone. The distance of the plot under reference from the buffer zone is 62.39m

DELIBERATION:

The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, construction of buildings is permissible in CRZ II area and landward side of existing road, subject to the local town and country planning regulations existing as on 19.2.1991. Concern planning Authority should strictly ensure the same.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2011.


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2. Concern Planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per Town and Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Safe disposal of the wastewater should be ensured.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site.


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Item No.15: Proposed construction of residential building on land bearing plot no. 174, 175, Sector 4, Row House, Ghansoli, Navi Mumbai by Shri. Bhaskar Santu Pilane

INTRODUCTION:

The project proponent along with NMMC officials presented the proposal before the Authority.

As per remarks of the NMMC, the proposal is construction of residential building comprises of ground floor + 2 upper floors on land bearing plot no. 174, 175, Sector 4, Row House, Ghansoli, Navi Mumbai.

Plot area is 65.72 Sqm and proposed total built up area is 65.69sqm.

As per remarks of the NMMC, the plot falls in CRZ II area and situated on landward side of existing structure.

DELIBERATION:

The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, construction of buildings is permissible in CRZ II area and landward side of existing road, subject to the local town and country planning regulations existing as on 19.2.1991. Concern planning Authority should strictly ensure the same.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2011.
2. Concern Planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per Town and



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Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.

3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Safe disposal of the wastewater should be ensured.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site.



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Item No.16: Proposed construction of residential building on land bearing plot no. 19, Sector 1, Ghansoli, Navi Mumbai by M/s Shelter Arch Architect

INTRODUCTION:

The project proponent along with NMMC officials presented the proposal before the Authority.

The proposal for construction of residential building comprising Ground + 2 floors on land bearing plot no. 19, Sector 1, Ghansoli, Navi Mumbai.

As per NMMC remarks, the plot falls in CRZ II area and situated on landward side of existing road.

As per Development Plan, the plot is situated in Residential Zone

Plot area is 132.00 Sqm, Permissible FSI is 1.00 and Proposed BUA is 131.765 sqm

DELIBERATION:

The Authority observed that the NMMC need to submit the clear remarks with CRZ map showing the site with respect to CRZ status and whether the site is situated on landward side of existing road / existing authorized structure as per provisions of CRZ Notification, 2011.

DECISION:

In the light of above, the Authority after deliberation decided to defer the matter for submission of the above stated information by the NMMC.


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Item No.17: Proposed construction of row house on land bearing plot no. 191 + 192, Sector 4, Ghansoli, Navi Mumbai by Shri. Hussain B Shaikh

INTRODUCTION:

The project proponent along with NMMC officials presented the proposal before the Authority.

As per remarks NMMC, the proposal for construction of row house comprises of Ground + 3 floors on land bearing plot no. 191 + 192, Sector 4, Ghansoli, Navi Mumbai

As per NMMC remarks, the plot falls in CRZ II area and situated on landward side of existing road. As per Development Plan, the plot is situated in Residential Zone

Plot area is 48.93 Sqm, Permissible FSI is 1.00 and Proposed BUA is 48.93 sqm

DELIBERATION:

The Authority observed that the NMMC need to submit the clear remarks with CRZ map showing the site with respect to CRZ status and whether the site is situated on landward side of existing road / existing authorized structure as per provisions of CRZ Notification, 2011.

DECISION:

In the light of above, the Authority after deliberation decided to defer the matter for submission of the above stated information by the NMMC.


Member Secretary


Chairman

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Item No.18: Proposed construction for residential cum commercial building on land bearing plot no. R-3/A, Sector 14, Nerul, Navi Mumbai by M/s Regency Inc.

INTRODUCTION:


The project proponent along with NMMC officials presented the proposal before the Authority.

The NMMC vide letter dated 04.08.2022 (received on 24.08.2022) forwarded the proposal for residential cum commercial building on plot no. R-3/A, Sector 14, Nerul, Navi Mumbai

The MCZMA has issued earlier CRZ clearance dated 07.04.2017 under CRZ Notification, 2011. Accordingly, NMMC has issued Commencement Certificate on 03.11.2018 for 1.5 FSI.

As per submission, comparative area statement are as follows -

Sr. No	Building	CRZ 100 m Line	As per the MCZMA NOC dated 07.04.2017				Proposed MCZMA NOC			
			Plot Area (Sq.m)	FSI (sq.m)	Non FSI (sq. m)	Gross Const. BUA (sq. m)	Plot Area (sq.m)	FSI (sq.m)	Non FSI (sq. m)	Gross Const. BUA (sq. m)
1.	Residential (Two Towers)	Partially in CRZ II Buffer Zone	16,776.90	22,181.27	45,495.84	67,677.12	16,776.90	44,733.87	2,553.01	47,286.87
2.	Commercial, Clubhouse & Podium	Completely outside CRZ II buffer zone		2,970.10	2,854.01	5824.11		4,511.27	26,095.80	30,607.07
3.	Tower C	Completely outside CRZ II buffer zone		-	-	-		15,109.21	582.73	15,691.94
4.	Tower D	Completely outside CRZ II buffer zone		-	-	-		15,235.37	485.61	15,720.98
5.	Total		16,776.90	25,151.37	48,349.85	73,501.23	16,776.90	79,589.72	29,717.14	1,09,306.87
Non FSI Podium areas for Parking are completely outside CRZ II 100 m buffer Zone										


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Now, PP has submitted amended plans considering 1.5 FSI on plot area in CRZ-II and 3.5+ancillary FSI on non CRZ plot area. Proposed residential cum commercial building comprises of Building A & B - Ground +2 Podium+28 upper floors, Building C & D- Basement+ Ground+ Podium1 + Podium2 + 34 upper floors, Commercial, Clubhouse -Basement + Ground + 2 Upper Floors.

DELIBERATION:

The PP during the meeting presented that the plot is partly situated in CRZ II area and partly outside CRZ area. PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai. As per said CRZ map, the site under reference partly falls in CRZ-II and partly in Non CRZ area. NMMC mentioned that as per approved CZMP of 2011, plot under reference partly falls in CRZ-II area (3588.98 sqm) and partly in non CRZ area (13187.92 sqm) and situated on landward side of existing road.

Earlier, the MCZMA has granted the CRZ recommendation on 07.04.2017 to the project under CRZ Notification, 2011. Further, the CC has been issued by the NMMC on 03.11.2018. Now, the plans has been amended, hence, the PP is seeking the recommendatoin of the MCZMA.

The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, construction of building is pemrissible in CRZ II area and landward side of existing road, subject to the local town and country planning regulations exisitng as on 19.2.1991. Concern planning Authority should strictly ensure that construction in CRZ II area of the plot is whithin the permissible limit of FSI as per local town and country planning regulations exisitng as on 19.2.1991.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority/SEIAA subject to compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2011.


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2. Concern Planning Authority should strictly ensure that in CRZ II portion for the plot, the proposed construction is within the limit of permissible FSI as per Town and Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Safe disposal of the wastewater should be ensured.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site.



Member Secretary



Chairman

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Item No.19: Proposed residential building on G. No. 233 of village Vadkun,
Tal. Dahanu, Dist. Palghar by M/s. Padmavati Associate

INTRODUCTION:

The project proponent presented the proposal before the Authority. As per the Dahanu Municipal Council remarks, the proposal is for residential building (Ground Stilt Parking + 3rd floor) on CTS No. 584/A/1 at G. No. 223 of village Vadkun, Tal. Dahanu, Dist. Palghar. As per sanctioned DP, the plot is in Industrial Zone

Plot area is 4060 Sqm, permissible FSI 0.5, Total built up area is 2029.23 Sqm

As per the remarks of the Dahanu Municipal Council, the plot falls in CRZ II area and situated on landward side of existing road.

DELIBERATION:

The Authority noted that the MCZMA in its 159th meeting held on 15.06.2022 deliberated the proposal wherein the Authority asked Chief Officer, Dahanu to submit the detailed report in the matter pertaining to status the land (whether plot is vacant or otherwise), permissibility of the residential construction in industrial zone etc, permissible FSI and proposed construction area.

Accordingly, the Dahanu Municipal Council vide letter dated 28.06.2022 submitted its report. The report states that, the plot is under CRZ II area and it is vacant. The land falls under Industrials Zone and residential development is proposed. The residential construction is permissible in industrial zone subjected to the prior approval of Joint Director of town planning and should be in accordance to the circular no.paripatrak/sahsankovi/2588 dated 11-9-2014. Permissible FSI is 0.50. The size of the project is 4060 sqm and the proposed area of construction is 2029.23 sqm. The plot under reference and the proposed structures are not getting affected by mangrove buffer zone.


Member Secretary


Chairman

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During the meeting, the Authority observed that the site is situated on creekward side of existing road. The PP also stated that there is no road on creek side. The Authority noted that as per the para 8.II. CRZ II of the CRZ Notification, 2011, the construction on the seaward side is not permissible.

DECISION:

In the light of above, the Authority after deliberation decided to reject the proposal from CRZ point of view, as per provisions of the CRZ Notification, 2011.


Member Secretary


Chairman

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Item No.20: Proposed development of residential building on land bearing CTS No. 1056/1 at village Malonde Tal. Vasai Dist Palghar by Shri. Jagdish Raut

INTRODUCTION:

The project proponent along with VVMC official presented the proposal before the Authority.

The proposal is for development of residential building and utilization of FSI of CRZ II on entire plot on land bearing CTS No. 1056/1 at village Malunde Tal. Vasai Dist Palghar. The said plot is vacant and falls in Residential zone.

As per the plans submitted, the proposed building comprises of Ground + 4 floors on site under reference. Plot area is 518sqm, proposed built up area is 514.89sqm.

The PP has submitted the CRZ map (1:4000 scale) & report prepared by IRS, Chennai. As per the CRZ report of IRS:

- The CTS no. 1056/1 falls partially in CRZ II and remaining outside CRZ area as per approved CZMP map vide CRZ Notification, 2011
- The CRZ classification are as follows:

Sr. no.	CTS No.	CRZ Classification	Area in sqm	Total area in sqm
1	1056/1	CRZII	454.08	518.00
		Outside CRZ	63.92	

DELIBERATION:

The PP submitted that the site is situated on landward side of existing road. The CRZ map of the IRS, Chennai shows the same. The Authority noted that concern planning authority should strictly ensure that the construction in CRZ II area should be proposed only on landward side of existing road.

The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, construction of building is permissible in CRZ II area and landward side of



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existing road or existing authorized structure, subject to the local town and country planning regulations existing as on 19.2.1991. Concern planning Authority should strictly ensure that construction in CRZ II area of the plot is within the permissible limit of FSI as per local town and country planning regulations existing as on 19.2.1991.

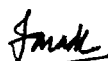
DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2011.
2. Concern planning authority should strictly ensure that the construction in CRZ II area should be proposed only on landward side of existing road or existing authorized structure.
3. Concern Planning Authority should strictly ensure that in CRZ II area, proposed construction is within the limit of permissible FSI as per Town and Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site.



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Item No.21: Proposed redevelopment of residential bungalow on plot bearing CS no. 687/A/1 + 688/A/3/1 at village Dahanu gaon, Tal. Dahanu, Dist. Palghar by Mrs. Anita Umesh Sanghavi

INTRODUCTION:

The project proponent along with CO, Dahanu Municipal Council presented the proposal before the Authority. The proposal is for reconstruction of residential bungalow on CTS No. 22B + 23 at village Dahanu, Tal Dahanu, District Palghar.

Proposed residential building comprises stilt parking + 3 upper floors on plot under reference. As per sanctioned DP, the plot is in Residential Zone

As per building plans, Plot area is 750.00 Sqm, permissible FSI 1.5, Total built up area is 867.41 sqm.

As per remarks of the Dahanu Council, the plot falls in CRZ II area and situated on landward side of the existing road.

DELIBERATION:

The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, reconstruction of buildings is permissible in CRZ II area subject to the local town and country planning regulations existing as on 19.2.1991. Concern planning Authority should strictly ensure the same. Dahanu Municipal Council to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. PP, consultant along with Architect shall submit undertaking to that effect and also submit new proposed building maps superimposed on old existing authorized building plinth from competent Authority.


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DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2011.
2. Concern Planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per Town and Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.
3. Dahnau Municipal Council to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. PP, consultant along with Architect shall submit undertaking to that effect and also submit new proposed building maps superimposed on old existing authorized building plinth from competent Authority.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site.


Member Secretary


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Item No.22: Proposed redevelopment of existing residential building on CS no. 86, 87, 88A, at Dahanugaon, Tal. Dahanu, Dist. Palghar by Shri. Hemant B Adhiya

INTRODUCTION:

The project proponent could not connect due to technical connectivity issue. Hence, the matter was deferred.



Member Secretary



Chairman

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Item No.23: Proposed construction of new residential building on plot bearing S. no. 6/40 (plot no. 30) at village Malyan, Tal. Dahanu, Dist. Palghar by Shri. Mihir C. Shah

INTRODUCTION:

The CO, Dahanu Municipal Council presented the proposal before the Authority. As per remarks of the Dahanu Municipal Council, proposal is for construction of new residential building on plot bearing S. no. 6/40 (plot no. 30) at village Malyan, Tal. Dahanu, Dist. Palghar. As per sanctioned DP, the plot is situated in Residential Zone.

Proposed residential cum commercial building comprises of ground floor stilt parking + 1st, 2nd floor and raised 2nd floor residential construction on the site under reference.

Plot area is 423 sqm, Permissible FSI is 1.0 and proposed total built up area is 422.70 sqm.

DELIBERATION:

During the meeting, the Authority observed that the site is situated on creekward side of existing road. The Authority noted that as per the para 8.II. CRZ II of the CRZ Notification, 2011, the construction on the seaward side is not permissible.

DECISION:

In the light of above, the Authority after deliberation decided to reject the proposal from CRZ point of view, as per provisions of the CRZ Notificatoin, 2011.


Member Secretary


Chairman

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Item No.24: Proposed construction of new residential building on plot bearing S. no. 6/34 (plot no. 21) at village Malyan, Tal. Dahanu, Dist. Palghar by Shri. Mihir C. Shah

INTRODUCTION:

The CO, Dahanu Municipal Council presented the proposal before the Authority. As per remarks of the Dahanu Municipal Council, the proposal is for construction of new residential building on plot bearing S. no. 6/34 (plot no. 21) at village Malyan, Tal. Dahanu, Dist. Palghar.

Proposed residential building comprises of ground floor + 1st floor on the site under reference.

As per sanctioned DP, the plot is situated in Residential Zone.

Plot area is 291.37sqm, Permissible FSI is 1.0 and proposed total built up area is 250.68 sqm.

DELIBERATION:

During the meeting, the Authority observed that the site is situated on creekward side of existing road. The Authority noted that as per the para 8.II. CRZ II of the CRZ Notification, 2011, the construction on the seaward side is not permissible.

DECISION:

In the light of above, the Authority after deliberation decided to reject the proposal from CRZ point of view, as per provisions of the CRZ Notificatoin, 2011.



Member Secretary



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Item No.25: Proposed construction of farm house on plot bearing S. No. 86/1A, 87/4/A & 88/1 at mauje Mahim, Tal & Dist. Palghar by Shri. Uday Ghanekar

INTRODUCTION:

The project proponent presented the proposal before the Authority. Town Planning & Valuation Department, Palghar vide letter dated 10.10.2022 (received on 11.10.2022) submitted the proposal for construction of farm house on plot bearing S. No. 86/1A, 87/4/A & 88/1 at mauje Mahim, Tal & Dist. Palghar.

As per remarks of the Town Planning & Valuation Department, Palghar, proposal is for construction of farm house comprising Ground + 1st floor on plot bearing S. No. 86/1A, 87/4/A & 88/1 at mauje Mahim, Tal & Dist. Palghar. As per sanctioned regional plan, the land under reference falls in Agriculture/ NDZ area. Plot area is 6281sqm & proposed built up area is 249.63sqm.

As per remarks of Town Planning & Valuation Department, Palghar, the plot under reference falls in CRZ III area and situated within 200m - 500m from Sea front.

DELIBERATION:

The PP during the meeting presented that the applicant is local inhabitant of the area. Grampanchayat has also certified the same. PP has proposed construction of farm house for own resident.

The Authority noted that the site is situated in CRZ III area, within 200 to 500 m from the seafront. As per para 8.III. CRZ III. B. (vii) of CRZ, 2011: *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);*

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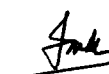
DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to use of proposed building for residential purpose only and compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2011.
2. Concern Planning Authority should strictly ensure that 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);
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. All other required permission from different statutory authorities should be obtained before starting construction at the site.



Member Secretary



Chairman

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Item No.26: Proposed retail outlet fuel station on plot bearing S. no. 357, H no. 5(P) at village Juchandra, on Naigaon Bhafhane Road, Tal. Vasai, Dist. Palghar by Shri. Hemendra Bosmia

INTRODUCTION:

The project proponent presented the proposal before the Authority. The Vasai Virar Municipal Corporation vide letter dated 23.11.2022 forwarded the proposal for retail outlet fuel station on plot bearing S. no. 357, H no. 5(P) at village Juchandra, on Naigaon Bhafhane Road, Tal. Vasai, Dist. Palghar by Shri. Hemendra Bosmia

The proposal is for construction of retail outlet (petrol Pump) at S. No. 357. Hissa No. 5(P) at village Juchandara, Taluka Vasai, District Palghar. Total area for the fuel station is 1303.45 Sqm with total construction area of 57.75 Sqm.

The PP has submitted the CRZ map (1:4000 scale) & report prepared by IRS, Chennai as per approved CZMP, 2011. As per the said report, the project site bearing survey no. 357, Hissa no. 5(P) at Juchandra village, Vasai Taluka, palghar District falls partly in CRZ IA (50 m mangrove buffer zone) and the remaining in CRZ II area.

DELIBERATION:

Expert Members opined that the location of the proposed construction is not clear i.e whether proposed within CRZ II or 50 m mangrove buffer zone area. Further, clarification is also required on proposed construction is on landward side of existing road / authorized structure or not). Further, Expert Members asked PP to submit the permission from the PESO Authority along with NA order. The Authority felt that the PP need to submit the required information.

Expert member also asked PP to submit details of applicability of Wetlands (Conservation and Management) Rules, 2017 to the proposed land parcel along with maps & reports.


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DECISION:

In the light of above, the Authority after deliberation decided to defer the matter for submission of the above said required information by the PP.



Member Secretary



Chairman

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Item No.27: Proposed reconstruction of residential building on plot bearing S. no. 687/a-1, 688a/3/9 at village Dahanu Gaon, Tal. Dahanu, Dist. Palghar by Shri. Tejaram Chotharam Chaudhari

INTRODUCTION:

The project proponent along with CO, Dahanu presented the proposal before the Authority.

The proposal is for reconstruction of residential building comprises on ground floor + 2 upper floors on plot bearing S. no. 687/a-1, 688a/3/9 at village Dahanu Gaon, Tal. Dahanu, Dist. Palghar

As per sanctioned DP, the plot is in congested area of Residential Zone

Plot area is 127.89 Sqm and Total built up area is 191.70sqm

As per the remarks of the Dahanu Municipal Council, the plot falls in CRZ II area and situated on landward side of existing authorized structure.

DELIBERATION:

The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, reconstruction of buildings is permissible in CRZ II area is permissible subject to the local town and country planning regulations existing as on 19.2.1991. Concern planning Authority should strictly ensure the same.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2011.
2. Concern Planning Authority should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per Town and



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Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.

3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Safe disposal of the wastewater should be ensured.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site.



Member Secretary



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Item No.28: Proposed construction of residential building on plot bearing S. no. 68 at village Manfodpada, Tal. Dahanu, Dist. Palghar by Shri. Iqbal Hajiali Dhanani & Others

INTRODUCTION:

The project proponent along with CO, Dahanu presented the proposal before the Authority. The proposal is for construction of residential building comprises ground floor + 1st floor of on plot bearing S. no. 68 at village Manfodpada, Tal. Dahanu, Dist. Palghar.

As per sanctioned DP, the plot is in congested area of Residential Zone

Plot area is 4919.00 Sqm and Total built up area is 4585.57sqm

As per the remarks of the Dahanu Municipal Council, the plot falls in CRZ II area and situated on landward side of existing road.

DELIBERATION:

The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, construction of buildings is permissible in CRZ II area is permissible on landward side of existing road / authorized structure subject to the local town and country planning regulations existing as on 19.2.1991. Concern planning Authority should strictly ensure the same.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2011.
2. Concern Planning Authority should strictly ensure that the proposed construction is situated on landward side of existing road or existing


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authorized structure, within the limit of permissible FSI as per Town and Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.

3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Safe disposal of the wastewater should be ensured.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site.



Member Secretary



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Item No.29: Proposed reconstruction of residential building on plot bearing CTS no. 415, 416 at village Dahanu Gaon, Tal. Dahanu, Dist. Palghar by Shri. Narendra Anant Revale

INTRODUCTION:

The project proponent along with CO, Dahanu presented the proposal before the Authority.

The proposal is for reconstruction of residential building comprises on ground floor + 3 upper floors on plot bearing CTS no. 415, 416 at village Dahanu Gaon, Tal. Dahanu, Dist. Palghar.

As per sanctioned DP, the plot is in congested area of Residential Zone

Plot area is 326.90 Sqm and Total built up area is 486.46sqm

As per the remarks of the Dahanu Municipal Council, the plot falls in CRZ II are and situated on landward side of existing authorized road.

DELIBERATION:

The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, reconstruction of buildings is permissible in CRZ II area subject to the local town and country planning regulations existing as on 19.2.1991. Concern planning Authority should strictly ensure the same.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2011.
2. Concern Planning Authority should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per Town and



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Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.

3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Safe disposal of the wastewater should be ensured.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site.



Member Secretary



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Item No.30: Proposed new construction of industrial building on plot bearing Gut no. 214/42 at Vadkun, Tal. Dahanu, Dist. Palghar by Mr. Islam Gafur Chaudhari

The PP could not connect due to technical issue. Hence, the matter was deferred.



Member Secretary



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Item No.31: Proposed construction of residential building on plot bearing CTS no. 525 at village Dahanu, Dist. Palghar by Shri. Kamlesh Arjun Raul

INTRODUCTION:

The project proponent along with CO, Dahanu presented the proposal before the Authority. The proposal is for construction of residential building on plot bearing CTS no. 525 at village Dahanu, Dist. Palghar. As per sanctioned DP, the plot is in Residential Zone

Proposed residential building comprises stilt parking + 3 upper floors on plot under reference.

As per building plans, Plot area is 273.50 Sqm and total built up area is 408.11sqm.

As per remarks of the Dahanu Council, the plot falls in CRZ II area and situated on landward side of the existing road.

DELIBERATION:

The Authority noted that as per para 8. II CRZ II of the CRZ Notification, 2011, construction of buildings is permissible in CRZ II area on landward side of existing road or existing authorized structure subject to the local town and country planning regulations existing as on 19.2.1991. Concern planning Authority should strictly ensure the same. Dahanu Municipal Council to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. PP, consultant along with Architect shall submit undertaking to that effect and also submit new proposed building maps superimposed on old existing authorized building plinth from competent Authority.



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DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2011.
2. Concern Planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per Town and Country planning regulations existed as 19th February, 1991 before issuing commencement certificate to the project.
3. Dahnau Municipal Council to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. PP, consultant along with Architect shall submit undertaking to that effect and also submit new proposed building maps superimposed on old existing authorized building plinth from competent Authority.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site.


Member Secretary


Chairman

Table Item No.1: Proposed redevelopment of property bearing CS No. 1713 of Mahim division plot no. 2 of Shivaji Park Scheme bearing ward GN-4689(2) situated at street no. 13, Dr. M.B. Raut road, Dadar (W), Mumbai by M/s Nandkishor Homes Pvt. LTD

INTRODUCTION:

The project proponent along with consultant presented the matter before the Authority. The proposal is for redevelopment of property bearing CS No. 1713 of Mahim division plot no. 2 of Shivaji Park Scheme bearing ward GN-4689(2) situated at street no. 13, Dr. M.B. Raut road, Dadar (W), Mumbai.

Proposed residential building comprises of 3 levels basements partly for services & partly for parking spaces + ground floor + 1st to 4th parking floors + 5th floor for swimming pool & fitness centre + 6th residential floor + 7th partly for refuge, residential & society office + 8th to 13th upper residential floors + 14th partly for refuge & partly for residential + 15th to 18th upper residential floors with 1.50 mt wide one staircase & 3 nos of lifts having total height of the building 69.90 m as per regn. 33 (7) + 33 (12) (B) and regn. 31 (3) of DCPR 2034 subject to approval of BMC (MCGM).

Hon. MC, BMC (MCGM) has approved various concessions on 14.03.2023. Redevelopment is permissible as per CRZ Notification, 2019.

As per BMC (MCGM) remarks, the plot falls in CRZ II area and situated on seaward side of the existing municipal road. The plot under reference is situated in Residential Zone and not reserved for public purpose.

The FSI is proposed as per regulation 33 (7) + 33 (12) (B) of DCPR 2034. Redevelopment is permissible as per CRZ Notification, 2019.

Plot area is 601.17 Sqm, BUA proposed (FSI) is 2404.68Sqm and Total BUA including fungible is 3246.32sqm


Member Secretary


Chairman

DELIBERATION:

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."*

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. BMC (MCGM) should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. BMC (MCGM) should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as the MSW Rules, 2016
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. BMC (MCGM) to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. PP,



Member Secretary


Chairman

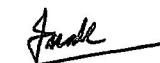
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consultant along with Architect shall submit undertaking to that effect and also submit new proposed building maps superimposed on old existing authorized building plinth from competent Authority.

7. All other required permission from different statutory authorities including Civil Aviation NoC should be obtained before starting construction at the site.



Member Secretary



Chairman

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Table Item No.2: Proposed construction of residential cum commercial building on land bearing plot no. 223, Sector no. 23, Ulwe, Navi Mumbai by M/s F.S.K. Builders & Developers (Shri. Sadruddin B Khan)

The project proponent along with consultant presented the matter before the Authority. The proposal is for development on residential cum commercial building (Ground + 11th floors) on plot bearing plot no. 223, Sector 23, Ulwe (new), Navi Mumbai. This is a project of 12.5% scheme for project affected persons (PAPs).

Area of plot is 1749.84 Sqm, FSI proposed 1.5 and Total proposed area is 2621.86 Sqm

As per CIDCO remarks, the site is situated partly in CRZ II and partly Non CRZ area.

The PP has submitted the CRZ map (1:4000 scale) prepared by IRS, Chennai. As per said report, the land bearing plot no. 223 in sector 23, Wahal, Navi Mumbai falls partly in CRZ II area and the remaining area falls outside CRZ.

CRZ area in proposed project site

S. No.	CRZ category	Area in Sqm
1	CRZ II	307.97
2	Outside CRZ	1441.87
Total		1749.84

DELIBERATION:

The Consultant during the meeting presented that the out of total plot area 1749.84 Sqm, small portion of the plot admeasuring 307.97 Sqm falls in CRZ II area. Majority of the plot area admeasuring 1441.84 sqm is situated outside CRZ area. The Consultant during the submitted that the construction of the building is strictly proposed beyond CRZ area i.e. Non CRZ area. No construction is proposed within CRZ II portion since it is situated on creekward side. The


Member Secretary


Chairman

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Authority noted the same. The Concerned Planning Authority should strictly ensure that the construction is proposed in Non CRZ area only and there is no construction proposed in CRZ II area.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to the Concerned Planning Authority subject to compliance of following conditions:

1. The Concern Planning Authority should strictly ensure that the construction is proposed in Non CRZ area only and there is no construction proposed in CRZ II area.
2. PP to ensure that there is no impact on CRZ area due to construction activities in CRZ area.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NoC should be obtained before starting construction at the site.



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Chairman

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Table Item No.4: Proposed redevelopment of Pramila Nagar CHS Ltd on plot bearing CTS No. 48/A, sub plotX of village Dahisar, Pramila Nagar, Kandarpada at Dahisar, Mumbai by Shri. Siddik M Hafizi (M/s Hi-Tech City Hafizi Developers)

The project proponent along with consultant presented the matter before the Authority. The proposal is for redevelopment of Pramila Nagar CHS Ltd on plot bearing CTS No. 48/A, sub plotX of village Dahisar, Pramila Nagar, Kandarpada at Dahisar, Mumbai

As per remarks dated 10.11.2022 of MCGM, existing building 'Premila Nagar CHS Ltd' was in dilapidated condition. Hence, the same was declared as C-1 category by Asst. Engg and notice was issued to society thereby directing to evacuate and demolish premises within 30 days.

Proposed Residential building comprises of Wing A, Wing B and wing C by demolishing the existing society building No. A1 and C and by showing existing society building No. A and B as proposed to be retained.

- a) Wing A - Stilt (pt) for parking + Ground (pt) + 1st to 2nd podium for parking + 1st to 20th upper floors
- b) Wing B - Stilt (pt) for parking + Ground (pt) + 1st to 2nd Podium for parking + 1st to 16th + 17th (pt)
- c) Wing C - Stilt (pt) for parking + Ground (pt) + 1st to 2nd podium parking + 1st to 20th upper floors

Earlier plans were approved by ChE/ M.C, MCGM. Part CC was issued on 28.6.2021 upto top of 3rd podium excluding portion affected by CRZ II. Now, on site construction upto plinth is in progress.

The MCGM has approved the revised concessions on 7.9.2022

As per MCGM remarks, the plot partly falls in CRZ II area and situated on landward side of existing road. The PP has submitted the CRZ map (1:4000 scale) and report of the IRS.


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Total area of the plot bearing CTS No. 48/A, Pramila Nagar CHS Ltd, Kandarpada, Dahsiar, Mumbai is 7755.7 Sqm. Out of total area, 1436.2 Sqm falls in CRZ II and the remaining area of 6319.5 Sqm falls outside CRZ as per existing approved CZMP under CRZ Notification, 2019.

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034.

Plot area is 3998.71 Sqm, BUA proposed (FSI) is 12153.72 Sqm and Total Construction area is 19453.64 Sqm

DELIBERATION:

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."*

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.


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2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. MCGM to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. PP, consultant along with Architect shall submit undertaking to that effect and also submit new proposed building maps superimposed on old existing authorized building plinth from competent Authority.
7. All other required permission from different statutory authorities including Civil Aviation NoC should be obtained before starting construction on the site.


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Table Item No.5: Proposed vertical extension in Wing C of building no. 3 on Sub plot "B" of land bearing CTS No. 307/1-B/2 of village Valnai, Malad (w), Mumbai by M/s Sanjay K. Patel

The project proponent along with consultant presented the matter before the Authority. The proposal is for proposed expansion in residential project in lieu of extension of Wing C "Abrol Vastu park" in Non CRZ area on sub plot "B" of property bearing CTS No. 307/1-B /2 of village Valnai, Malad 9W), Mumbai.

As per the MCGM remarks, the construction is proposed by utilizing plot potential and TDR as per provision of DCR 1991 and by claiming Staircase, lift, lift lobby area, free of FSI as per then policy.

Plot area is 13,087.10 Sqm, Net plot area is 12,278.39 Sqm, Permissible FSI is 32,238.85 Sqm. Total built up area is proposed is 25,007.68 Sqm

DELIBERATION:

The PP presented that Commencement certificate of the Wing A, B, C granted on 29.7.2003 OC of the Wing A & Wing B granted on 29.1.2008 & 2.6.2010. Currently, the Wing C Stilt + Podium + 1st to 8th floor + 9th (pt) upper floor is completed as per the CC. Now, the proposal of vertical extension of Wing C (Stilt + Podium + 1st to 21st floors) which is in Non CRZ area.

The PP further presented that certain portion of the plot which was layout RG has been shown as Garden reservation in DP & CZMP. Now, Now the said reservation is deleted from the DP and restored as R Zone,

DELIBERATION:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai as per the approved CZMP under CRZ Notification, 2019.

- Non CRZ area (Outside CRZ)


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9128.20 Sqm (Architect has proposed development i.e. expansion and extension in Non CRZ area.

- CRZ III (NDZ within II) as per CZMP, 2019:

1,911.71 Sqm (shown as a reservation of ROS 1.4 - Playground (EP- PN 23) as per DP remarks of 2034, which was earlier shown as R Zone as per approved layout and as per SRDP 1991. Now the said reservation is deleted and restored as R Zone.

- CRZ IA

2,047.18 sqm which is on landward side of existing road.

As per the presentation, the Authority noted that the vertical extension of the Wing C is proposed in Non CRZ area.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority / SEIAA subject to compliance of following conditions:

1. MCGM should ensure that Proposed extension of the Wing C is in Non CRZ area, as proposed by the Project proponent
2. No construction should be proposed in CRZ IA, CRZ-III (NDZ within CRZ-II) and RG/ PG Reservation area as per CRZ Notification, 2019.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NoC should be obtained before starting construction on the site.



Member Secretary



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Discussion Item: 1

Proposed SR Scheme on slum plot bearing CTS No. 1165, 1166/1 to 7, 1167, 1168, 1168/1 to 11, 1169, 1169/1 to 5, 1170, 1170/1 to 11, 1171, 1172, 1172/1 to 4 of village Versova Tal. Andheri, Mumbai by M/s. One Stop Business Services LLP.

The proposal was deliberated in 167th meeting of the MCZMA held on 18th May, 2023. The PP pointed out certain errors in the minutes of 167th meeting of the MCZMA. Accordingly, after verification, the minutes are corrected as follows:

1. CTS No. 1166 to be added in the subject and in the first para of title INTRODUCTION
2. At Point No. 5 in title INTRODUCTION, the sentence,
"K-W/PVT/1067/20210615/LOI dated 27.3.2022" shall be read as
"K-W/PVT/0167/20210615/LOI dated 29.3.2022"
3. At title DELIBERATION, in third para, Municipal Dispensary area shall be read as "1343.79 Sqm" instead of "1343 Sqm" and retain market area shall be read as "1857.54 sqm" instead of " 1857 Sqm"

Accordingly, revise recommendation letter to be sent to PP, withdrawing the earlier letter.



Member Secretary



Chairman

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**Discussion Item 2: Regarding CZMPs in 1:4000 scale of all coastal
 districts of the State**

The MoEF&CC vide letter dated September, 2021 has approved the CZMPs in 1:25000 scale of Mumbai City and Mumbai Suburban Districts, under CRZ Notification, 2019. Presently, the MoEF&CC has approved the CZMPs in 1:25000 scale of remaining 5 districts, namely Raigad, Ratnagiri, Sindhudurg, Thane and Palghar districts, under CRZ Notification, 2019. Now, said the CZMPs under CRZ Notification, 2019 are applicable in CRZ areas of all 7 coastal districts of the State.

The Authority noted that, as per the Annexure IV of CRZ Notification, 2019, local level CZMPs 1:4000 scale needs to be prepared for the use of local bodies and other agencies to facilitate implementation of the Coastal Zone Management Plans. Accordingly, the State Government has engaged the NCSCM, Chennai (MoEF&CC authorized agency) for preparation of Local Level CZMPs in 1:4000 scale based on the approved CZMPs under CRZ Notification, 2019. As per the agreement dated 17.8.2023 with NCSCM, the NCSCM shall prepare CZMPs in 1:4000 scale along with Tourism Plan of the State. The NCSCM has also been requested to incorporate the information such as fishing villages, common properties of the fishermen communities, fishing jetties, ice plants, fish drying platforms or areas infrastructure facilities of fishing and local communities.

As per the said agreement with NCSCM, the total cost of the work is Rs. 10,97,40,000/-. The State has decided to release the first instalment Rs. 5,48,70,000/- to NCSCM, Chennai with a request to start the work immediately. The Authority noted & approved the same.



Member Secretary



Chairman

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Discussion Item 3: Honorarium of Expert Members of the MCZMA

The Authority noted that presently, Non officials Expert Members are receiving Honorarium Rs. 3000/- per day sitting of MCZMA meeting, as decided in 90th meeting of the MCZMA held on 19.4.2014. It was noted that Honorarium of Non official members of SEAC & SEIAA are Rs. 10,000/- per day. Considering the volume of work in MCZMA & significant contribution of Non official members during deliberations in the MCZMA meetings, the Authority after deliberation decided that Honorarium per day sitting shall be at par with SEAC & SEIAA members i.e. Rs. 10,000/- per day henceforth.


Member Secretary


Chairman

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

Annexure I

List of members/officials present in the online meeting:

1. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
2. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZMA
3. Mr. M. K. Mirashe, representative of Industries, Expert Member
4. Representative of BNHS, Expert Member, MCZM
5. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA



Member Secretary


Chairman