

**Minutes of the 180th Meeting (Day-3) of Maharashtra Coastal Zone
Management Authority held on 12th December, 2024**

The 180th meeting (Day-3) of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment and Climate Change), through Videoconferencing technology on Cisco WebEx platform on 12th December, 2024. List of members present in the meeting is attached as Annexure-I.

Item No. 1: Proposed Development of DP Road from Kasarvadavli to Kharbav (New Thane) by MMRDA

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Proposed Development of DP Road from Kasarvadavli to Kharbav (New Thane).

Consultant presented that, at present traffic movement from North India occurs between Thane and Bhiwandi through existing Old Agra Road (SH-35 Thane-Bhiwandi Road) via Majiwada and through Mumbai-Nashik highway via Kalwa. Traffic from and to these cities create congestion within Thane as Road has become very congested due to the movement of outbound and city traffic that often overlaps with each other causing traffic snarls.

The proposed road & bridge provides direct connectivity to Bhiwandi (Kharbao) from Ghodbunder Road (Kasarvadavali) to Major State Highway 4 (Chinchoti - Anjur Phata Road) through connectivity with Balkum-Gaimukh Coastal Road (Thane Coastal Road) and Virar - Alibaug Multi Modal Corridor. This will decongest Thane City and surrounding of the MMR Region.

The proposed road starts from Ghodbunder road and ends to Major State Highway 4 (Chinchoti-Anjur Phata Road). The Proposed Road is 3930 Meter length with Right of Way 40 Meter. The proposed carriage of 4+4 lane 60 meter wide Obligatory bridge with Plate Girder for crossing of Balkum Gaimukh DP road, DFCC and Bullet train. 100 Meter Basket bridge over the Ulhas Creek. The Project is proposed to integrated with Balkum gaikmukh DP road, Virar Alibaug Multimodal Corridor and crossing the Bullet Train and DFC over railway line near Kharbao station of Mumbai Suburban rail network.

Various alignment alternatives have been studied at broad level connecting Balkum Gaikmukh road and Chinchoti-Anjur Phata Road in North-West and South-East of Kharbao Station. The alternative has been selected based on



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minimum Bridge length & width of creek. Less Mangroves area is affected and minimum Land acquisition is required.

The project road is starting at Ghodbunder road. The T-type at-grade major intersection is proposed. Partial clover leaf is proposed at project road - multimodal corridor intersection. This arrangement will also take care of requirements for Bullet Train crossing. The Interchange is designed in way to avoid the Tungareshwar Wildlife Sanctuary land and further wildlife clearances.

Deliberations:

The Authority noted that PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, propose bridge falls in CRZ-IA, CRZ-IB, CRZ-II, CRZ-III (NDZ), CRZ-IVB and non CRZ. Area of the proposed bridge in various CRZ:-

CRZ - Classification	Area in Sq.m
CRZ - IA	32309.60
CRZ - IA (50m Mangroves Buffer Zone)	76218.16
CRZ - IB	2851.13
CRZ - II	3971.31
CRZ - III (NDZ)	8561.22
CRZ - IVB	28801.49
Outside CRZ	291056.55
Total	443769.46

The Authority noted that, PP has submitted Environmental Impact Assessment (EIA) & Environment Management Plan (EMP) prepared by M/s. Centre for Envotech & Management Consultancy Private Limited (Nabet Accredited Consultant).

Expert Members asked consultant about whether mangrove cutting involved in the project. Consultant presented that, The Project Requires Diversion of the 2.7 Ha Mangroves Forest land. Degraded Forest of 15 Ha Compensatory Afforestation Land Identified At Village Mendhebodi Compt No.45 Tal - Wadsa Dist- Gadchiroli



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The Authority noted that the commencement of the forest densification plan in collaboration with the forest Dept should take place before the project begins. Additionally, MMRDA should allocate suitable land near the project site and provide the necessary funds to the Mangrove Cell as part of the Environmental Management Plan (EMP).

The Authority noted that as per para 5.1.1(CRZ-IA) of CRZ Notification, 2019:
"These areas are ecologically most sensitive and generally no activities shall be permitted to be carried out in the CRZ-I A area, with following exceptions:-
(ii) In the mangrove buffer, only such activities shall be permitted like laying of pipelines, transmission lines, conveyance systems or mechanisms and construction of road on stilts, etc. that are required for public utilities."
(iii) Construction of roads and roads on stilts, by way of reclamation in CRZ-I areas, shall be permitted only in exceptional cases for defence, strategic purposes and public utilities, subject to a detailed marine or terrestrial or both environment impact assessment, to be recommended by the Coastal Zone Management Authority and approved by the Ministry of Environment, Forest and Climate Change; and in case construction of such roads passes through mangrove areas or is likely to damage the mangroves, a minimum three times the mangrove area affected or destroyed or cut during the construction process shall be taken up for compensatory plantation of mangroves."

The Authority noted that as per para 5.1.2 (CRZ-IB) of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding, etc. shall be permitted only for activities such as,-
(a) foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, hover ports for coast guard, sea links, etc;
(c) road on stilts, provided that such roads shall not be authorised for permitting development on the landward side of such roads, till the existing High Tide Line: Provided that the use of reclaimed land may be permitted only for public utilities such as mass rapid or multimodal transit system, construction and installation of all necessary associated public utilities and infrastructure to operate such transit or transport system including those for electrical or electronic signaling system, transit stopover of permitted designs; except for any industrial operation, repair or maintenance;"

The Authority noted that as per para 5.2 (CRZ-II) of CRZ Notification, 2019:
"(i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-II, in so far as applicable."



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The Authority noted that as per para 5.3 (CRZ-III) of CRZ Notification, 2019:

"(i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable."

The Authority noted that as per para 5.4 (CRZ-IV) of CRZ Notification, 2019:

"Activities shall be permitted and regulated in the CRZ IV areas as under:-

(ii) Land reclamation, bunding, etc to be permitted only for activities such as:-

(a) foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, sea links and hover ports for coast guard ,etc;"

The Authority noted that as per para 7 of CRZ Notification, 2019:

"CRZ clearance for permissible and regulated activities- Delegation:

(iii) For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority"

The Authority noted the proposed bridge is important necessary to public interest project would serve as connectivity between Thane & Bhiwandi and it can be allowed with prior CRZ clearance from MoEF&CC, New Delhi. Further, Prior High Court permission should be obtained by the PP as per order dated 17th Sep, 2018 in PIL 87/2006, since the proposed construction of bridge falls in mangrove & its 50 m buffer zone areas.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to MoEF&CC New Delhi subject to compliance of following conditions:

1. The proposed bridge & road should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. Prior High Court permission should be obtained by the PP as per order dated 17th Sep, 2018 in PIL 87/2006, since proposed bridge & road falls within mangrove & its 50 m buffer zone areas.
3. PP to ensure that mangroves cutting should be restricted to minimum.



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4. Minimum three times the mangrove area affected or destroyed or cut during the construction process shall be taken up for compensatory plantation of mangroves, as per CRZ Notification, 2019.
5. PP to obtain the NoC from the mangrove cell.
6. The number and area of mangroves should be determined based on the carbon sequestration potential of the entire ecosystem.
7. Spatio-temporal changes in the geomorphology and landscape dynamics due to developmental activities and Monitoring of the mangroves should be carried out using aerial reality models created every three months by third- party institutions, such as College of Engineering Pune Technological University.
8. Additionally, independent and reputable institutes should conduct periodic environmental audits of the project to ensure continuous compliance and assess the effectiveness of the implemented measures.
9. The Authority noted that the commencement of the forest densification plan in collaboration with the forest Dept should take place before the project begins.. Additionally, MMRDA should allocate suitable land near the project site and provide the necessary funds to the Mangrove Cell as part of the Environmental Management Plan (EMP).
10. PP to ensure Comprehensive carbon footprint assessment for the project should be meticulously documented. It is the responsibility of the Project Management Consultant (PMC) to analyze and record all activities undertaken by contractors, ensuring that their carbon footprint is thoroughly documented. All feasible measures and techniques should be implemented to minimize the carbon footprint of the project.
11. PP to obtain the Forest clearance under Forest (Conservation) Act, 1980 for diversion of the forest land, if applicable.
12. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
13. 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.
14. 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.
15. Safe disposal of the wastewater should be ensured.


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16. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 2: Revalidation of CRZ Clearance for proposed Golf Course project at Pocket A and B, Sector 60, Nerul, Navi Mumbai by M/s. Mistry Construction Co. Pvt Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Revalidation of CRZ Clearance for proposed Golf Course project at Pocket A and B, Sector 60, Nerul, Navi Mumbai.

The consultant presented that, PP has obtained recommendation letter 11th January, 2018 from MCZMA for proposed Golf Course project at Pocket A and B, Sector 60, Nerul, Navi Mumbai. Further, PP has obtained MCZMA vide letter dated 12th March, 2018 issued a letter about the specific condition no. ii in the recommendation letter. Thereafter, PP has obtained MCZMA letter on 19th January, 2023 for revalidation of CRZ recommendation letter dated 11th January 2018 for up to 7 years i.e. 10th January, 2025.

Now, PP vide letter dated 05.12.2024 stating that, MOEF&CC vide notification dated 3rd July 2023, extended the validity of the CRZ Clearances up to 10 years and the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of CRZ clearance granted under this notification in view of outbreak of Corona Virus (COVID-19).

Therefore, PP requested for clarification on revalidation of CRZ recommendation letter dated 11th January 2018, since there is no change in the original proposal.

Deliberation:

The Authority noted that earlier, the proposal of development of Golf course and country club with Real Estate at Sector 60, Nerul, Navi Mumbai was deliberated in 117th and 118th meeting of the MCZMA held on 5th & 6th April, 2017 and 21st April, 2017 respectively. As per the deliberations in the said meetings, the MCZMA vide letter dated 11th January, 2018 recommended the proposal to concerned planning Authority from CRZ point of view subject to certain conditions. Further, MCZMA vide letter dated 12th March, 2018 issued a letter about the specific condition no. ii in the recommendation letter.



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The MCZMA vide letter dated 19th January, 2023 issued revalidation of CRZ recommendation letter dated 11th January 2018 for up to 7 years i.e. 10th January, 2025.

The Authority noted that the MoEF&CC, New Delhi has issued a Notification dated 03rd July 2023 read with CRZ Notification, 2011, as per which, in the said notification, in paragraph 4, in sub-paragraph 4.2,-

(A) for clause (v), the following clauses shall be substituted, namely:-

"(v) The clearance accorded to the projects under this notification shall be valid for a period of ten years. Provided that the period of validity of the CRZ clearance may be extended by a maximum period of one year, if an application is made by the applicant within the period of validity of the CRZ Clearance along with the recommendations of the Coastal Zone Management Authority concerned.

(vb) Notwithstanding anything contained in clause (v), the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of CRZ clearance granted under this notification in view of outbreak of Corona Virus (COVID-19)."

Decision:

After deliberation, the Authority decided to clarify that CRZ recommendation dated 11th January 2018 read with letter dated 12th March 2018 is valid for a period of 11 years i.e. up to 10th January, 2029 as per MoEF &CC amended Notification dated 03.03.2023.

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Item No. 3: Proposed redevelopment on plot bearing C.T. S. No. 72A/1 (pt) of Village Juhu at G.B. Jukar Road, Vile Parle (West), Mumbai - 400049 by Blue Estate Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on plot bearing C.T. S. No. 72A/1 (pt) of Village Juhu at G.B. Jukar Road, Vile Parle (West), Mumbai.

Consultant presented that, there was one existing building comprising of Ground floor + 1st floor + 2nd Upper Floor building for residential use, which has been demolished on site.

Proposed new residential building comprising of Two-Level basement + ground floor with entrance lobby + 1st floor to 3rd for Residential user with a total height of 14.70 mtrs. from general ground level to terrace level.

The FSI proposed to be consumed on the plot bearing CTS No. 72A/1 (pt) is in lieu of plot potential + 0.50 additional FSI + 275.99 sq.mt out of permissible 425.33 sq.mt. fungible compensatory FSI and by claiming the area of staircase, lifts & lifts lobby area free of FSI by charging premium, as per DCPR 2034, as exiting on 18.01.2019. The proposal has received various concessions from Hon. MC vide No. CHE / WS / 5698 / K / W / 337 (NEW) dated 08.12.2023. The CIVIL Aviation NOC has been issued on 24.02.2023.

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area is 836.20 Sqm, FSI area is 1633.25 sqm, Non FSI area is 671.03 Sqm, Total Construction area is 2304.28 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.



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The Authority noted that as per para 5.2 (iv) CRZ-II of the CRZ Notification, 2019, (iv) *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 of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority 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. The concerned Planning Authority shall ensure that the proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed reconstruction is without change in present land use and 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 including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.

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Item No. 4: Proposed redevelopment on plot bearing C.T. S. No. 72A/2 of Village Juhu at G.B. Jukar Road, Vile Parle (West), Mumbai - 400049 by Blue Estate Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on plot bearing C.T. S. No. 72A/2 of Village Juhu at G.B. Jukar Road, Vile Parle (West), Mumbai

Consultant presented that, there was one existing building comprising of Ground floor + 1st floor + 2nd Upper Floor building, for residential use, which has been demolished on site.

Proposed new residential building comprising Two Level basement + ground floor with entrance lobby + 1st floor to 2nd for Residential user with a total height of 13.20 mtrs. from general ground level to terrace level.

The FSI proposed to be consumed on the plot bearing CTS No. 72A/2 is in lieu of Basic FSI + 0.50 Additional FSI on payment of premium + 70% admissible TDR for the plot abutting to 13.40 mtr. wide Existing Road at North side + 35% permissible Fungible Compensatory Area and by claiming the advantage of staircase, lift and lift lobby area free of FSI as per DCPR 2034, as exiting on 18.01.2019. The proposal has received various concessions from Hon. MC vide No. P-1130/ 2019/ (72A)/K /W Ward/JUHU-K/ W/ 337/ 1/New dated 23.10.2023. The CIVIL Aviation NOC has been issued on 24.02.2023.

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area is 600.34 Sqm, FSI area is 661.92 sqm, Non FSI area is 346.660 Sqm, Total Construction area is 1008.58 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.



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The Authority noted that as per para 5.2 (iv) CRZ-II of the CRZ Notification, 2019, (iv) *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 of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority 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. The concerned Planning Authority shall ensure that the proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed reconstruction is without change in present land use and 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 including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.


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Item No. 5: Proposed expansion in redevelopment project located at plot bearing C. S. No. 932 of Worli Division, plot no. 73 (pt) - 74, B.G Kher road, Worli G/South ward Mumbai 400 018 by Harbour Front Properties Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for expansion in redevelopment project located at plot bearing C. S. No. 932 of Worli Division, plot no. 73 (pt) - 74, B.G Kher road, Worli G/South ward Mumbai.

Consultant presented that, there was existing dilapidated structure comprises of Basement + Ground + 3rd Floors which is demolished on site under reference. Earlier the Project Proponent has obtained CRZ recommendation Letter No. CRZ2023/CR20/TC4 dated 03.03.2023 for redevelopment of existing building for Total Construction Area of 24585.78 Sqm.

Now, PP has amended the building plans as Net plot area increased due to deduction of 181 sq.m of reservation area as per Urban Development Dept Notification dated 13.12.2023. There will be increase in FSI area due to deletion of reservation area from DP and hence site falls under Residential Zone, and therefore, entitled for consuming additional FSI as per DCPR 2034.

Proposed residential building comprises of 3 Basement +Ground floor +1st to 11th Podium + Service floor +Girder floor + 12th to 20th (pt.) Commercial Floor + 21st to 30(pt.)th Typical floor.

As per D P Remarks 2034 the plot under reference is situated in Residential zone and Land reservation ROS (1.5) is deleted as per the Urban Development Department Notification dated 13.12.2023.

Plot area is 1833.63 Sqm, FSI area is 9505.21 sqm, Non FSI area is 24195.44 Sqm, Total Construction area is 33700.65 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II & NDZ of CRZ-II area.



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Extent of project site in various CRZ:

CRZ Classification	Area in sqm	Total Area in sqm
NDZ within CRZ-II Greater Mumbai	159.29	1833.63
CRZ-II	1674.34	

The Proposed building (under construction) falls partly in NDZ within CRZ-II and CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

Consultant presented the comparative statement:

Particular	As per CRZ NOC	Amendment sought	Remarks
1] AREA STATEMENT (in sq.m)			
Plot area	1,833.63	No change	No change
Deductions	254.90	73.38	Decreases by 181.52 sq.m
Net plot area	1,578.73	1,760.25	Increases by 181.52 sq.m (due to Reservation area removed from DP)
FSI area	8,525.14	9,505.21	Increases by 980.07 sq.m
Non FSI area	16,060.64	24,195.44	Increases by 8134.8 sq.m
GCBUA	24,585.78	33,700.65	Increases by 9114.87 sq.m
2] Building details:			
Building configuration	3 Basement + Ground floor + 1 st to 8 th Podium floor + service floor (above 8 podium floor) + 9 th 19 th (pt) commercial floors + 19 th (pt) - 28 th (pt) Residential floors.	3 Basement +Ground floor +1 st to 11 th Podium + Service floor +Girder floor +12 th to 20 th (pt.) Commercial Floor + 21 st to 30(pt.)th Typical floor.	Addition of 3 podium floors and 1 girder floor to support the structure, Reduction of 2 commercial floors
Height	111.80 m	124.40 m	Increases by 12.6 m


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No. of flats	46 nos.	51 nos.	Increases by 5nos.
Office area	4700.27 sq.m	4423.15 sq.m	Decreases by 277.12 sq.m

Consultant presented that, Urban Development Department Notification dated 13.12.2023 stated that, "The reservation of "Garden/Park (ROS1.5)" shown on the land bearing C.S.No.932, Worli Division, Mumbai is deleted and the land so deleted is included in Residential Zone." Therefore, PP requested for CRZ clearance considering the CRZ-II area.

The Authority noted that, approved CZMP of Mumbai indicates the part portion of plot area adm. 159.29 sqm shows NDZ of CRZ-II area being the garden / open space area as per para 10.3 of the CRZ Notification, 2019. Now, since, the Urban Development Department has deleted the reservation of Garden/Park portion of plot and included in Residential Zone in Development Plan. The necessary modification from NDZ of CRZ-II area to CRZ-II area in the approved CZMP of Greater Mumbai under CRZ Notification, 2019 is required to allow development on the said portion of the plot.

The Authority noted that the as para 7 of the Annexure IV of the CRZ Notification, 2019 provides for the revision of the CZMP, as per which, matter where of revision in CZMP shall be referred to NCSCM who shall the examine the matter. It was observed that the matter may be referred to NCSCM for examination of the matter through MoEF&CC, New Delhi

The matter pertains to necessary modification from NDZ of CRZ-II area to CRZ-II area in the approved CZMP of Greater Mumbai under CRZ Notification, 2019 needs to be sent to NCSCM, Chennai through MoEF&CC, New Delhi for examination. The Authority asked PP to submit separate application for the same.

The Authority further noted that as per para 5.2 (iv) CRZ-II of the CRZ Notification, 2019, (iv) *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 of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification,


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2019 i.e. 18th January, 2019. The concerned planning authority 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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and 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. The concerned Planning Authority should strictly ensure that no construction is allowed in plot area adm. 159.29 sqm which falls in NDZ of CRZ-II area as per approved CZMP under CRZ Notification, 2019.
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. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 6: Proposed development of Hotel Project "OCEAN ONE" at CS. No. 1022, 1024, 1025A, 1025B, 1025C, 1025D, 1027 & 1028 Village - Alibaug, District - Raigad, Maharashtra by M/s. Ranjit Singh Bindra Hospitality and Realty Pvt. Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for development of Hotel Project "OCEAN ONE" at CS. No. 1022, 1024, 1025A, 1025B, 1025C, 1025D, 1027 & 1028 Village - Alibaug, District - Raigad.

Consultant presented that, proposed hotel building comprises of Basement + Ground + 10th floors on site under reference.

Plot area is 20595.0 Sqm, FSI area is 23501.40 sqm, Non FSI area is 18889.05 Sqm, Total Construction area is 42390.45 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area.

Consultant presented that, the proposed construction is situated on the landward side of three existing structure prior to 1991 within the project site.

The Authority noted that as per para 5.2 (ii) & (iii) CRZ-II of the CRZ Notification, 2019,

"(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification.."



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(v) Development of vacant plots in designated areas for construction of beach resorts or hotels or tourism development projects subject to the conditions or guidelines at Annexure-III to this notification."

As per Annexure-III of the CRZ Notification, 2019:

"Construction of beach resorts or hotels in designated areas of CRZ-II for occupation of tourist or visitors shall be subject to the certain conditions"

As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority 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 SEIAA subject to compliance of following conditions:

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed construction is on the landward side of the existing authorised fixed structure and 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.

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3. PP to strictly ensure the compliance of guidelines stipulated in Annexure-III of the CRZ Notification, 2019.
4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
5. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
6. 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.
7. 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.
8. Safe disposal of the wastewater should be ensured.
9. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 7: Proposed construction of Residential building at plot no. 209E village Malvan, Dist. Sindhudurg by M/s. Sky Infrastructure

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of Residential building at plot no. 209E village Malvan, Dist. Sindhudurg in Malvan Municipal Council area.

Consultant presented that, proposed construction of residential building includes Ground (6 shops) + 1st to 7th Upper Residential Floor + Terrace.

As per D P Remarks, the plot under reference is situated in Residential zone

Plot area is 2700 Sqm, FSI area is 6096.34 sqm, Non FSI area is 0.00 Sqm, Total Construction area is 6096.34 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

Consultant further presented that, no construction has been started on site under reference.

The Authority noted that as per para 5.2 (ii) & (iii) CRZ-II of the CRZ Notification, 2019,

"(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification.."


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The Authority noted that proposed construction of building in CRZ II area and on the landward side of the existing road, or on the landward side of existing authorised fixed structures 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. The concerned planning authority 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. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed construction is on the landward side of the existing road and 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 shall be ensured by Urban Local Body.



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Item No. 8: Proposed redevelopment of Residential building at Plot No. B/19 Property Bearing C.T.S. No. 851 Of Village Juhu At V.L. Mehta Road Juhu Mumbai 400 049 by M/s. Agarwal Holdings Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential building at Plot No. B/19 Property Bearing C.T.S. No. 851 Of Village Juhu At V.L. Mehta Road Juhu Mumbai.

Consultant presented that, there was a structure of ground floor + 1st to 2nd Upper Floor on site under reference. Earlier the Project Proponent has obtained CRZ recommendation Letter No. CRZ2023/CR274/TC4 dated 12.05.2023 for redevelopment of existing building for Total Construction Area of 6066.50 Sqm.

Now, PP has amended the building plans. Proposed residential building comprises of Basement + Ground floor + 1st to 14th upper floors with height of 52.47 m on site under reference.

As per D P Remarks 2034 the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area is 909.50 Sqm, FSI area is 4564.37 sqm, Non FSI area is 1769.19 Sqm, Total Construction area is 6333.56 Sqm

Deliberations:

The consultant presented that the project site falls in CRZ-II and landward side of existing road as per approved CZMP 2019. Consultant presented that CRZ map in 1:4000 scale & report is under preparation through IRS, Chennai (MoEF&CC Authorised agency). The Authority asked PP to submit the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019.

Accordingly, PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.



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The Authority noted the comparative statement:

Sr. No.	Description	As per CRZ recommendation letter dated 12.05.2023	Proposed amendment	Remarks
1	Applicant name	M/s. Agarwal Holdings Private Limited	M/s. Agarwal Holdings Private Limited	No Change
2	CRZ Status	CRZ-II	CRZ-II	No Change
3	Plot Area	909.50 sqm	909.50 sqm	No Change
4	FSI area	3027.32 sqm	4564.37 sqm	Increased
5	Non FSI area	3039.18 sqm	1769.19 sqm	Decreased
6	Total BUA	6066.50 sqm	6333.56 sqm	Increased
7	Building Configuration	Basement + Stilt + 1 st & 2 nd Parking level + 1 st to 10 th upper floors	Basement + Ground floor + 1 st to 14 th upper floors	Changed

The Authority noted that as per para 5.2 (iv) CRZ-II of the CRZ Notification, 2019, (iv) *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 of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority 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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ

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Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.

2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and 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 including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 9: Proposed Construction of Bridge at Marve-Manori in P/N ward, Mumbai by Brihanmumbai Municipal Corporation

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Construction of Bridge at Marve-Manori in P/N ward, Mumbai.

Consultant presented that, Currently there is no direct connectivity of Gorai-Manori-Uttan and nearby places from Marve or any part of western suburbs. This journey counts at 29 km and in peak traffic it can take almost 2 hrs to reach. Proposed Bridge at Marve-Manori will be the better option of connectivity to Gorai-Manori-Uttan area. The proposed bridge will be a connector which will cut down the distance of 29 km to 1.5 km bridge.

Various alignment alternatives have been studied at broad level. The alternative has been selected based on minimum Bridge length & width of creek. Less Mangroves area is affected.

Salient Features			
Length of Bridge	Type of Bridge	Width	Benefit
1435 m	Cable Stayed	27.45m	Save Traffic travel time of 60 to 100 mins

Deliberations:

The Authority noted that PP has submitted the CRZ map in 1:25000 scale & report prepared by NIO, Goa as per approved CZMP 2019. As per IRS report, propose bridge falls in CRZ-IA, CRZ-IB, CRZ-II, CRZ-III (NDZ) & CRZ-IVB. Area of the proposed bridge in various CRZ:-

CRZ - Classification	Area in Sq.m
CRZ - IA	622
CRZ - IB	166



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CRZ - II	378
CRZ - III (NDZ)	94
CRZ - IVB	351

The Authority noted that, PP has submitted Environmental Impact Assessment (EIA) & Environment Management Plan (EMP) prepared by M/s. Centre for Envotech & Management Consultancy Private Limited (Nabet Accredited Consultant).

Expert Members asked consultant about whether mangrove cutting involved in the project. Consultant presented that, the proposed project requires 0.020 Ha area of Mangroves Forest at Village Marve, Tal Borivali, Mumbai Suburban District and 45 mangroves trees (*Avicennia marina*) are required to be cut. The compensatory Mangroves Plantation in lieu of the project shall be carried out at Virathan Budruk Village Survey No. 71, Dist: Palghar.

The Authority asked about whether issues of the Fishermen community has been addressed. Consultant presented that, Fishermen community consultation carried out on 14-02-2024 in K/West ward office hall under the chairmanship of Deputy Municipal Commissioner (Zone IV)

The Authority noted that the commencement of the mangrove vegetation densification plan in collaboration with the mangrove cell should take place before the project begins. Additionally, MCGM should allocate suitable land near the project site and provide the necessary funds to the Mangrove Cell as part of the Environmental Management Plan (EMP).

The Authority noted that as per para 5.1.1(CRZ-IA) of CRZ Notification, 2019:
"These areas are ecologically most sensitive and generally no activities shall be permitted to be carried out in the CRZ-I A area, with following exceptions:-
(ii) In the mangrove buffer, only such activities shall be permitted like laying of pipelines, transmission lines, conveyance systems or mechanisms and construction of road on stilts, etc. that are required for public utilities."
(iii) Construction of roads and roads on stilts, by way of reclamation in CRZ-I areas, shall be permitted only in exceptional cases for defence, strategic purposes and public utilities, subject to a detailed marine or terrestrial or both environment impact assessment, to be recommended by the Coastal Zone Management Authority and approved by the Ministry of Environment, Forest and Climate Change; and in case construction of such roads passes through mangrove areas or is likely to damage the mangroves, a minimum three times the


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mangrove area affected or destroyed or cut during the construction process shall be taken up for compensatory plantation of mangroves."

The Authority noted that as per para 5.1.2 (CRZ-IB) of CRZ Notification, 2019:

"Activities shall be regulated or permissible in the CRZ-I B areas as under:-

- (i) Land reclamation, bunding, etc. shall be permitted only for activities such as,-*
 - (a) foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, hover ports for coast guard, sea links, etc;*
 - (c) road on stilts, provided that such roads shall not be authorised for permitting development on the landward side of such roads, till the existing High Tide Line: Provided that the use of reclaimed land may be permitted only for public utilities such as mass rapid or multimodal transit system, construction and installation of all necessary associated public utilities and infrastructure to operate such transit or transport system including those for electrical or electronic signaling system, transit stopover of permitted designs; except for any industrial operation, repair or maintenance;"*

The Authority noted that as per para 5.2 (CRZ-II) of CRZ Notification, 2019:

"(i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-II, in so far as applicable."

The Authority noted that as per para 5.3 (CRZ-III) of CRZ Notification, 2019:

"(i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable."

The Authority noted that as per para 5.4 (CRZ-IV) of CRZ Notification, 2019:

"Activities shall be permitted and regulated in the CRZ IV areas as under:-

- (ii) Land reclamation, bunding, etc to be permitted only for activities such as.-*
 - (a) foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, sea links and hover ports for coast guard ,etc;"*

The Authority noted that as per para 7 of CRZ Notification, 2019:

"CRZ clearance for permissible and regulated activities- Delegation:

- (iii) For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority"*



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The Authority noted the proposed bridge is important necessary to public interest project would serve as connectivity for of Gorai-Manori-Uttan and it can be allowed with prior CRZ clearance from MoEF&CC, New Delhi. Further, Prior High Court permission should be obtained by the PP as per order dated 17th Sep, 2018 in PIL 87/2006, since the proposed construction of bridge falls in mangrove & its 50 m buffer zone areas.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to MoEF&CC New Delhi subject to compliance of following conditions:

1. The proposed bridge & road should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. Prior High Court permission should be obtained by the PP as per order dated 17th Sep, 2018 in PIL 87/2006, since proposed bridge & road falls within mangrove & its 50 m buffer zone areas.
3. PP to ensure that mangroves cutting should be restricted to minimum.
4. Minimum three times the mangrove area affected or destroyed or cut during the construction process shall be taken up for compensatory plantation of mangroves, as per CRZ Notification, 2019.
5. PP to obtain the NoC from the mangrove cell.
6. The number and area of mangroves should be determined based on the carbon sequestration potential of the entire ecosystem.
7. Spatio-temporal changes in the geomorphology and landscape dynamics due to developmental activities and Monitoring of the mangroves should be carried out using aerial reality models created every three months by third- party institutions, such as College of Engineering Pune Technological University.
8. Additionally, independent and reputable institutes should conduct periodic environmental audits of the project to ensure continuous compliance and assess the effectiveness of the implemented measures.
9. The Authority noted that the commencement of the forest densification plan in collaboration with the forest Dept should take place before the project begins.. Additionally, MMRDA should allocate suitable land near the project site and provide the necessary funds to the Mangrove Cell as part of the Environmental Management Plan (EMP).



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10. PP to ensure Comprehensive carbon footprint assessment for the project should be meticulously documented. It is the responsibility of the Project Management Consultant (PMC) to analyze and record all activities undertaken by contractors, ensuring that their carbon footprint is thoroughly documented. All feasible measures and techniques should be implemented to minimize the carbon footprint of the project.
11. PP to obtain the Forest clearance under Forest (Conservation) Act, 1980 for diversion of the forest land, if applicable.
12. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
13. 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.
14. 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.
15. Safe disposal of the wastewater should be ensured.
16. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 10: Proposed Construction of Residential cum Commercial project at C S No. 2/4, Salt Pan Division, F/N ward, Mumbai by M/s. Indus Co-Operative Housing Society Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Construction of Residential cum Commercial project at C S No. 2/4, Salt Pan Division, F/N ward, Mumbai

Consultant presented that, proposed Construction of Residential cum Commercial project comprises of followings:

- 1) Building 1 having Wing A, B & C comprises of 1st Basement + Ground Floor + 1st Floor + 2nd Floor to 4th Podium + 5th Podium (pt) + 6th to 22nd Floor.
- 2) Building 2 comprises of Basement + Stilt / Ground Floor + 1st to 4th Floor

As per D P Remarks, the plot under reference is situated in Residential zone

Plot area is 13000 Sqm, FSI area is 37412.26 sqm, Non FSI area is 39161.51 Sqm, Total Construction area is 76573.77 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II & Non CRZ area. The site under reference is situated on landward side of 6 m wide access road, as per CRZ map.

Consultant further presented that, no construction has been started on site under reference.

The Authority noted that as per para 5.2 (ii) & (iii) CRZ-II of the CRZ Notification, 2019,

"(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.


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(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification.."

The Authority noted that proposed construction of building in CRZ II area and on the landward side of the existing road, or on the landward side of existing authorised fixed structures 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. The concerned planning authority 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 SEIAA subject to compliance of following conditions:

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed construction is on the landward side of the existing road and 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. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
5. 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.
6. 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.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be


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obtained before starting construction at the site shall be ensured by
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Item No. 11: Amendment in proposed redevelopment of property bearing C.S. 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 Authority noted that, the Maharashtra Coastal Zone Management Authority in its 169th & 174th meeting held on 22.08.2023 & 03.06.2024 deliberated the proposal of 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.

The MCZMA vide letter No. CRZ 2023 / CR 137 / TC 4 dated 17.10.2023 recommended the proposal from CRZ point of view to Concerned Planning Authority subject to certain conditions. Further, the MCZMA issued corrigendum letter dated 08.05.2024.

Deliberations:

The Authority noted that, MCGM vide letter dated 29.11.2024 mentioned that the MCGM has issued IOD plans dated 26.06.2024 and requested MCZMA for revised concurrence.

The Authority noted the IOD plans u/No. P-13271 / 2022 / (1713) G/ North / MAHIM / IOD /1/ New dated 26.06.2024 issued by MCGM for proposed BUA (FSI) of 2434.67 sqm.

Decision:

After deliberation, the Authority decided to incorporate the same in the CRZ recommendation letter dated 17.10.2023. All other terms and conditions in the recommendation letter dated 17.10.2023 & corrigendum letter dated 08.05.2024 shall remain unchanged.



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Item No. 12: Regarding revision of scrutiny fees & coastal conservation fund for proposals attracting CRZ Notification, 2019 .

The Maharashtra Coastal Zone Management Authority (MCZMA) in its 60th meeting held on 25th February, 2010 decided to levy Coastal Conservation Fund on proposals / activities proposed in Coastal Regulation Zone to carry out the functions of Coastal Zone Management Authority. Accordingly, MCZMA issued Office Memorandum dated 19th April, 2010.

The Authority noted that, MoEF&CC, New Delhi while constitution of MCZMA vide Order dated 06.03.2012 mentioned that the Authority may levy scrutiny fees as polluter pays principle in consultation of Environment Department.

The matter of levying of coastal conservation fund on proposals /activities proposed in Coastal Regulation Zone was considered in 96th & 114th meeting of MCZMA held on 17th January, 2015 and 02nd & 03rd November, 2016 respectively. The processing fees structure is as follows-

Sr. No.	Application Details / Total Project Cost	Processing Fees
1	CRZ Status Clarification	Rs. 1 Lakh
2	Advertisement Hoarding/ Board	Rs. 1 Lakh
3	Rs. 2 Crore to 5 Crore	Rs. 1 Lakh
4	Rs. 5 Crore to 50 Crore	Rs. 2 Lakh
5	Rs. 50 Crore and above	Rs. 5 Lakh

The Authority noted that presently, CRZ Notification, 2019 issued by the MoEF&CC, New Delhi on 18.01.2019. the MoEF&CC, New Delhi vide letter dated 29.09.2021 and 25.08.2023 has approved the CZMPs of Mumbai City, Mumbai Suburban and Thane, Palghar, Raigad, Ratnagiri & Sindhudurg Districts respectively, under provisions of the CRZ Notification, 2019. Therefore, the CRZ Notification 2019 and approved CZMP under CRZ Notification 2019 are in force and implemented.

The MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ



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Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

The Authority observed that, there is no increase of the laying of Coastal Conservation Fund since 2010. Hence, the Authority observed that revision of Coastal Conservation Fund is required to carry out function of MCZMA and to undertake and strengthen Coastal protection and conservation program.

After deliberation, the Authority decided to revise Coastal Conservation fund as follows for the proposals / activities proposed in the Coastal Regulation Zone of Maharashtra:

Sr. No.	Total Project Cost	Processing Fees
1	Up to Rs. 50 Lakh	No Fees
2	Rs. 50 Lakh to 0.99 Crore	Rs. 50,000/-
3	Rs. 1 Crore to 1.99 Crore	Rs. 1 Lakh
4	Rs. 2 Crore to 4.99 Crore	Rs. 2 Lakh
5	Rs. 5 Crore to 49.99 Crore	Rs. 5 Lakh
6	Rs. 50 Crore to 99.99 Crore	Rs. 10 Lakh
7	Rs. 100 Crore to 499.99 Crore	Rs. 15 Lakh
8	Rs. 500 Crore Onwards	Rs. 20 Lakh
9	CRZ Status Clarification	Rs. 1 Lakh
10	Advertisement Hoarding/ Board	Rs. 2 Lakh

Project proponent shall submit scrutiny fees and Coastal Conservation fund as per above structure through Internet Banking / NEFT/ RTGS/ QR Code to MCZMA bank account at the time of submission of proposal on Parivesh Portal.

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Item No. 13: Regarding software purchase for management of
MCZMA legal matters

The MCZMA dealt with recurrent CRZ matters before Hon'ble Supreme Court, High Court and National Green Tribunals. For effective monitoring and management of such legal matters, it is opined that, there is requirement of software solution to keep track of the matter for timely compliance of orders of Court. The Authority has received a proposal for software - Manage My Lawsuits - Litigation Control Management, from the M/s. JBK Info Tech Pvt Ltd. After perusal & demo of the said software, it is opined that the software would help in managing the legal cases effectively. Hence, it was decided to purchase the said software for MCZMA affective management of legal cases.

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Item No. 14: Proposed Liquid Storage Terminal, Associated Facilities and Interconnection Pipelines at Pir Pau, Mumbai by M/s. Aegis Logistics Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Liquid Storage Terminal, Associated Facilities and Interconnection Pipelines at Pir Pau, Mumbai.

The total numbers of tanks to be installed are 12, which will be divided into two tank farm areas. The first tank farm area will have four (4) tanks of 5,000 KL each totalling 20,000 KL and the second tank farm area will have one (1) tank of 3,900 KL and seven (7) tanks of 5,300 KL i.e. total eight (8) tanks of 41,000 KL capacity. The first tank farm area will consists of storage tanks for petroleum products and chemicals whereas the second tank farm area will consists of storage tanks for chemical products. The total capacity shall be 61,000 KL on a total area of the plot admeasuring ~2.941 acres (1.19 Ha). The total cost of the project is ~47.64 Crores. The proposed project also involves interconnection pipelines (10 x 12" dia) between proposed terminals to Aegis existing jetty pipelines. Further, there are two (2 x 12" dia) additional transfer lines towards Aegis Mahul terminal.

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. The area of project site in various CRZ zones:

Description	CRZ Classification	Area in Sq. m	Total Area in Sq. m
Project Site Boundary	CRZ-II	11241.53	11904.34
	CRZ-IB	662.81	
Description	CRZ Classification	Length in m	Total Length in m
Proposed Interconnection Pipeline	CRZ-IB	133.26	156.95
	CRZ-II	23.69	
Proposed Transfer Pipeline	CRZ-IB	18.00	88.33
	CRZ-II	70.33	



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PP has submitted Rapid Environmental Impact Assessment (EIA) Report prepared by M/s. Enviro Resources (Nabet Accredited Consultant).

Consultant presented the Anticipated Impacts and Mitigation Measures as follows:

Component	Impact Description	Precautionary / Remedial Measures
CONSTRUCTION/DESIGN PHASE		
BITOTIC ENVIRONMENT		
Tree Felling	Habitat loss	Tree cutting is not required
Terrestrial Flora and Fauna	Dusting settling & adverse impact on flora in down wind direction of construction sties and route of construction vehicles	Engineering practices during construction will be as such so that dust generation is minimal. Regular water sprinkling will be done to capture & settle the fugitive dust at the construction site itself.
	The immediate surroundings of project site may be un-favoured by birds & other fauna due to noise & vibrations; however, such impact will be temporal only during construction phase.	Nevertheless such impacts cannot be mitigated completely however severity of these impacts will be significantly reduced by avoiding construction works during early morning & evening hours.
Aquatic Flora and Fauna	Spillage of concrete and construction material	Engineering practices during construction will be as such so that there will not be spillage generation. Using environmentally friendly materials and construction methods Cement concrete M-20 and M-25 with tremix treatment will be used with proper shuttering. There will be minimum excavation and excavated material will be reused. None of this will be disposed off in CRZ Areas elsewhere. Implement sediment control measures (e.g., silt curtains, dredge containment) Install fish screens and passage systems. Develop a spill response plan and emergency preparedness measures.
CONSTRUCTION/DESIGN PHASE		

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Water Source	No impact on underground water sources Effluent from tank/pipeline washing as well as domestic sewage will be generated to the tune of 4 KLD	The effluent will be treated in ETP of 5 KLD
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Component	Impact Description	Precautionary / Remedial Measures
ENVIRONMENTAL QUALITY		
Air Quality	Construction phase of proposed project will lead to slight incremental levels of dust & construction machinery and vehicular emissions	Good engineering practices will be adopted, regular water sprinkling will be done to capture the dust emissions, vehicles with valid PUC will only be engaged during construction phase. The incremental values predicted for operational phase are considering BS-II version vehicles as worst case scenario, however BS-IV or higher version accommodating engines will be adopted in future.
Noise Level	The construction activities such as transportation of raw materials for civil works, construction machinery, DG sets are likely to cause increase in the ambient noise levels marginally and locally. As the magnitude of construction activity is not huge, the impact will be localised, short term and reversible in nature	All construction activities will have to comply with local noise regulations. Night time work could require a variance for local noise regulations The contractor will be required to comply with any noise regulations permits acquired for the Project. Construction hours could be set, and construction activity noise level emission criteria could be determined and compliance required during construction. Contractor has to ensure personal protective measures are strictly observed with in work site
OTHERS ISSUES		
Accident risk from construction activities	Mild/ Severe injuries/ loss of life of construction works & personnel's involved in site / construction activities	To ensure safe construction in the temporary accesses during construction, lighting devices and safety signal devices will be installed. Safety of workers under various operations during construction should be ensured by providing them helmets, masks, safety goggles etc The electrical equipment should be checked regularly to avoid risks to workers At every work place, a ready available first aid unit including an adequate supply of dressing materials, a


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		mode of transport (ambulance), nursing staff and an attending doctor to be provided Lighting device and signals at workplace to be installed
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The Authority asked consultant about details of storage in Tanks. Consultant presented the followings:

SN	Tanks	Products	Flammable / Toxic	Storage Capacity
1.	Tank T-301, T-302, T-303 & T-304	Motor Spirit	Flammable	4 x 5000 KL each (18.2m D x 20m H)
		High Speed Diesel	Flammable	
		Kerosene	Flammable	
		Aviation Fuel	Flammable	
		Crude Oil	Flammable	
		Naphtha	Flammable	
		Paraxylene	Flammable	
		Methanol	Flammable	
		Furnace Oil	Flammable	
		LSHS	Flammable	
2.	Tank T-305, T-306, T-307, T-308, T-309, T-310, T-311 & T-312	Acetic Acid	Flammable	Tank T-305 to T-308 and T-310 to T-312 7 tanks of 5300 KL each (14.0m D x 35m H) Tank T-309 - 3900 KL (12.0m D x 35m H)
		Mono Ethylene Glycol	Non - Hazardous	
		Lubricating Oil	Non - Hazardous	
		Caustic	Non - Hazardous	
		Bitumen	Non - Hazardous	
		Vegetable /Edible Oils	Non - Hazardous	
		Raw Materials for Manufacturing Fertilizers	Non - Hazardous	

The Authority noted that the proposal was considered in 179th meeting of MCZMA held on 12.11.2024 and sought certain information from PP.

Expert members asked details about mangrove vegetation present near site. Consultant presented that, Mangrove vegetation present beyond 50 m from the


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project site. No mangrove cutting involved in the project. The Authority observed that there shall not be impact on mangrove area, from any activities proposed to be carried out on site under reference. PP to obtain NOC from Mangrove cell.

The Authority observed that NOC from Petroleum & Explosives Safety Organization (PESO) is required for the project. Consultant presented that PP has obtained PESO NoC. PP to ensure that Proposed project strictly conform to norms / regulations specified in Oil Industry Safety Directorate (OISD) as may be applicable. An emergency Response and Disaster Management Plan as per Petroleum and Gas Regulatory Board shall be in place before commissioning of project.

The Authority noted as per para 5.1.2 (CRZ-IB) of CRZ Notification, 2019,
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-

(iv) Transfer of hazardous substances from ships to Ports, terminals and refineries and vice versa.

(v) Facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II to this notification, subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Ministry of Petroleum and Natural Gas and guidelines issued by the Ministry of Environment, Forest and Climate Change, provided that such facilities are for receipt and storage of fertilizers and raw materials required for fertilizers, like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid, etc.

(vi) Storage of non-hazardous cargo i.e. edible oil, fertilizers and food grains in notified Ports"

The Authority noted as per para 5.2 (CRZ-II) of CRZ Notification, 2019
"(i) - Activities as permitted in CRZ-IB shall also be permissible in CRZ-II."

The Authority noted as per Annexure-II of CRZ Notification, 2019,

"List Of Petroleum and Chemical Products Permitted for Storage in CRZ, Except CRZ-I A: (i) Crude oil; (ii) Liquefied Petroleum Gas; (iii) Motor spirit; (iv) Kerosene; (v) Aviation fuel; (vi) High speed diesel; (vii) Lubricating oil; (viii) Butane; (ix) Propane; (x) Compressed Natural Gas; (xi) Naphtha; (xii) Furnace oil; (xiii) Low Sulphur Heavy Stock; (xiv) Liquefied Natural Gas; (xv) Fertilizers and raw materials for manufacture of fertilizers; (xvi) Acetic acid; (xvii) Mono ethylene glycol; (xviii) Paraxylene; (xix) Ethane; (xx) Butadine; (xxi) Methanol; (xxii) Caustic; (xxiii) Bitumen."

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The Authority noted as per para 7 of CRZ Notification, 2019,

"(iii) For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority. "

The Authority noted the proposal of Storage Terminal, Associated Facilities and Interconnection Pipelines can be allowed with prior CRZ clearance from MoEF&CC, New Delhi.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to MoEF&CC New Delhi subject to compliance of following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. PP to ensure that Petroleum and Chemical Products listed in Annexure-II of CRZ Notification, 2019 shall be only permitted for Storage in the CRZ area.
3. PP to ensure that no construction allowed in mangroves & 50 m mangrove buffer zone.
4. PP to ensure that there shall not be impact on mangrove area, from any activities proposed to be carried out on site under reference.
5. PP to ensure that there will be no violation of order dated 17th Sep, 2018 passed by Hon. High Court in PIL 87/2006.
6. PP to obtain NOC from Mangrove cell.
7. PP to ensure that free flow of tidal influence water should not be hampered.
8. PP to ensure that proposed project strictly conform to norms / regulations specified in Oil Industry Safety Directorate (OISD) as may be applicable.
9. An emergency Response and Disaster Management Plan as per Petroleum and Gas Regulatory Board shall be in place before commissioning of project.



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10. PP to ensure all safety measures as recommended in guidelines of Petroleum & Explosives Safety Organization (PESO).
11. PP to submit undertaking regarding Petroleum and Chemical Products listed in Annexure-II of CRZ Notification, 2019 be only stored in the project site.
12. PP to submit comprehensive safety assessment / risk management aspects with Mitigation plan for the project.
13. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
14. 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.
15. 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.
16. Safe disposal of the wastewater should be ensured.
17. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.

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Annexure I

List of members/officials present in the online meeting:

1. Mr. M. K. Mirashe, Representative of Industries, Member, MCZMA
2. Dr. A. K. Choubey, Expert Member, MCZMA
3. Mr. Maruti Kudale, Expert Member, MCZMA
4. Dr. Mahesh Shindikar, Expert Member, MCZMA
5. Dr. Anish Andheria, Expert Member, MCZMA
6. Smt. Reshma Pitale, BNHS, Expert Member MCZMA
7. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA