

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

The 182nd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held on 16th July, 2025 under the Chairmanship of Secretary, Environment and Climate Change Dept. Proposals were appraised through Videoconferencing on Cisco WebEx platform. List of members present in the meeting is at Annexure-I.

Item No. 1 to 23 and 25: Proposals of Anti Sea Erosion Bunds at Ratnagiri by Harbour Engineering Division, Public Works Department.

The officials from Harbour Engineering Division along with Consultant presented the proposal before the Authority.

Consultant presented that the office of Harbours Engineering Division has proposed Anti-Sea Erosion Bunds at various locations at Ratnagiri. Purpose of these bunds is to arrest the coastal erosion and protect the dwelling houses of local people, properties, agricultural fields etc.

Consultant showed the location of proposed anti-sea erosion bund located at village Vayanganj, Ratnagiri on google earth and CRZ map in 1:4000 scale prepared by the IRS, Chennai. The Authority observed that proposed bund of length 500 meter is passing through creeklet which would block the creek flow completely, causing the destruction of the creek ecosystem. Authority further asked the consultant to clarify necessity of the proposals since there is no village settlement or agriculture fields behind the proposed anti-sea erosion bund.

During the meeting, the Authority asked the office of Harbour Engineering Division and consultant to submit the justification for the all the other proposed bunds with scientific basis. Further, while proposing bunds, office of Harbour Engineering Division shall into consideration the local geomorphology, eco-sensitive features, presence of natural waterbodies/ creeks etc. Considering the said observations, The Authority concluded that office of Harbour Engineering need to re-work all the proposals listed at Sr No. 1 to 23 & 25 pertaining to anti sea erosion bunds at various locations of Ratnagiri District.

DECISION:

In the light of above, the Authority after deliberation decided that office of Harbour Engineering Division shall re-work the proposals listed at Sr


Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

No. 1 to 23 & 25, considering the geomorphological features, ecologically sensitive features, natural water bodies/ creeklet etc. near the site. Scientific justification for proposing the anti-sea erosion bund at a specific location is necessary. Accordingly, the Authority after deliberation decided to delist the said matters from the records of the MCZMA.



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Item no. 24: **Proposed expansion construction and widening of Existing old Jetty at Chowk, Post Uttan, Thane by Harbour Engineering Division, GoM**

Officials from Harbour Engineering Division, GoM along with consultant presented the proposal before the Authority.

Consultant presented that, an existing old jetty 65 m length at Chowk, Uttan, District Thane is for the berthing of small fishing boats and ships. . The jetty is approachable by the Dongri road. Existing fish landing centre is being used to cater fishing demands.

Now, the Harbour Engineering Division has proposed construction and expansion through widening of existing old Jetty for further 48 m and staircase for access having 5.4 m width. This will enable parking and access to boats during low tide.

Consultant presented that the project site is situated in partially in CRZ IA (mangrove Buffer) and CRZ-IB (Intertidal Zone) and as per approved CZMP under CRZ Notification, 2019 and the jetty is permissible activity as per provisions of the CRZ Notification, 2019.

DELIBERATION:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the said report, proposed activities are located partially in CRZ IA (mangrove Buffer) and CRZ-IB (Intertidal Zone) and as per approved CZMP under CRZ Notification, 2019

The PP has submitted the EIA report prepared by the M/s Mahabal Enviro Engineers Pvt Ltd (Nabet Accredited). The Authority noted the observations, anticipated impacts of the EIA report along with mitigation measures and Environment Management Plan.

As per the EIA report, the activity includes the Construction and Expansion Into sea and widening of existing old jetty. Overall, due to this activity there will be a change in land use pattern but no negative impacts associated with the construction of jetty. Proposed project location is at the sea face which is open land no vegetation clearing activity is involved so that there is no chance of impact on biological components due to present activity. However, present


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

activity will have positive impacts to those biological entities by controlling sea erosion and protection from high tide and monsoon water logging in study area.

The Authority noted that proposed expansion and widening of the existing old jetty is for local fishermen for the berthing of small fishing boats and ships.

As per para 5.1.2 (i) (a) of the CRZ Notification, 2019, activities permissible in CRZ IB are-

"foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, hover ports for coast guard, sea links, etc"

As per para 5.1.1 of the CRZ Notification, 2019, public utility projects are permissible in CRZ IA area.

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24th November, 2022) & OM dated 29th November, 2022, the proposal of standalong jetty requires CRZ clearance from the MCZMA, . The said provision is reproduced as follows:

"All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by Ministry of Environment, Forest and Climate Change for CRZ clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions namely-

*Stand alone jetties, salt works, Slipways, Temporary structures and Erosion control measures (like bunds, seawall, Gryones, Breakwaters, Submerged reef, sand nourishment etc)
which shall be dealt by concerned Coastal Zone Management Authority"*

DECISION:

After deliberation, the Authority decided to grant the clearance from CRZ point of view under CRZ Notification, 2019 subject to compliance of following conditions:

1. The proposed project 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.


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

2. Prior High Court permission shall be obtained, as per the Hon'ble High Court order in PIL 87/2006, since the proposed expansion & widening of old existing jetty is partly falls within 50 m mangrove buffer zone area.
3. NoC from Mangrove Cell shall be obtained by the PP.
4. Proposed expansion & widening of old existing jetty should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
5. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
6. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site, as per MSW Rules, 2016.
7. 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.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Item No. 26: Proposed construction of Foot Over Bridge (FOB) along metro line 4, 4A and 9; Package 2A (part) [Gaimukh FOB], Taluka Thane, District Thane

INTRODUCTION

MMRDA officials along with consultant presented the proposal before the Authority.

MMRDA has proposed construction of Foot Over Bridge (FOB) across Ghodbunder road at Gaimukh, Taluka Thane, District Thane by MMRDA.

The project site is located between Shri Balasaheb Thackeray Gaimukh Chowpatty and service road across Ghodbunder Road at Gaimukh. Ghodbunder Road is major arterial road in Thane, connecting Eastern and Western Express Highways, experiencing heavy traffic.

This project is important in the region in order to minimize the risk of accidents and traffic interruptions by pedestrians (while crossing the road).

The FOB at the proposed location will provide a safer means for pedestrians to cross Ghodbunder Road.

Further metro lines 4, 4A and 9 expected to commence within 1 to 2 years. It is anticipated that the said Chowpatty will be major tourist attraction in Metro influence area which needs dedicated grade separated pedestrian crossing.

Gaimukh Chowpatty (adjoining project site to N) draws ~800 visitors daily and ~1000 to 1200 on weekend. Addresses growing pedestrian traffic and ensures sustainable infrastructure for Thane City's rapid growth.

DELIBERATION:

The MMRDA has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the said report, proposed activities are located partially in CRZ II and partially out side CRZ.

Sr. No.	Description	CRZ Classification	Area (m ²)
1	Ramp 1	Out of CRZ	231.48
2	Lift 1 and allied structures	Out of CRZ	26.33
3	Ram 2	CRZ II	248.95
4	Lift 2 and allied structures	CRZ II	26.33
5	Deck	CRZ II	135.27
		Out of CRZ	51.93
Total			720.49


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

The Authority noted that as per para 5.2 (i) of the CRZ Notification 2019:

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

The PP has submitted the EIA report prepared by M/s AadityaEnvironmentPvt Ltd (Nabet Accredited). The Authority noted the observations, anticipated impacts of the EIA report along with mitigation measures and Environment Management Plan.

The Authority is vital public infrastructure project and The FOB at the proposed location will provide a safer means for pedestrians to cross Ghodbunder Road.

The Authority noted that as per para 5.1.2(i)(c) of CRZ, 2019, in CRZ IB, foreshore facilities like bridges are permissible. Further, the proposed activity is permissible as per para 5.1.2 (c) and 5.2(i) of the CRZ Notification, 2019.

The Authority noted that as per para 7(ii) of the CRZ, 2019, "All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by Ministry of Environment, Forest and Climate Change for CRZ clearance, based on the recommendation of the concerned Coastal Zone Management Authority"

DECISION:

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

1. The proposed project should be carried out strictly as per the provisions of CRZ Notification, 2019 as amended from time to time and with a commitment of protection and conservation of coastal environment.
2. MMRDA to ensure that the bridge design and construction method should be selected to require the least number of piles in the mangrove region, ensuring minimal disturbance to the mangrove ecosystem.
3. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
4. MMRDA to implement C & D waste management plan strictly as per Construction and Demolition Waste Management Rules, 2016.

2

Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

5. During the construction phase, sustainable construction practices & exploration of other alternatives needs to be explored by the CIDCO to maintain the stability & integrity of the Coastal environment. Necessary training / awareness should be imparted to contractors & workers so that adequate environmental safeguards could be implemented on site, during execution of the project activities.
6. No labour camp are allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into sea
7. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. All other required permissions from the concerned statutory authorities should be obtained prior to commencement of the work.


Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Item No. 27: Amendment in CRZ Clearance for proposed
Chhatrapati Shivaji Maharaj Statue at S. No. 1199, H.
No. 02, Rajkot Fort, Village - Rajkot, Tal - Malvan, Dist
- Sindhudurgby Public Works Department Sawantwadi

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


Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Item No. 28: Proposed Biogas Plant at Village- Navghar in the area of
Bhayander (E) by M/ s Mira Bhayander Municipal
Corporation (MBMC)

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



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Item No. 29: Proposed development of Bharat Nagar Dispensary and Health Centre on plot bearing CTS No. 7643(pt) at Bharat nagar, Kolkalyan University, Bandra East, H/E ward, Mumbai by MCGM

The MCGM officials presented the proposal before the Authority.

As per presentation, the proposal is for redevelopment of a Dispensary and Health center on plot bearing C.T.S. No. 7643(pt) at Bharatnagar, Kolkalyan, Bandra East, H/E ward Mumbai. The plot is owned by the Maharashtra Housing and Area Development Authority (MHADA). The IOA has been issued for the proposal from MHADA vide letter dated 9th Jan 2024.

As per presentation, Plot area is 489.13 Sqm, FSI permissible is 1.35 and built up area is 56964 Sqm.

The project site fully falls under CRZ II area and on the landward side of existing road i.e TATA Vasahat Road, hence it is permissible activity as per the above clause.

DELIBERATION:

The Authority noted that, the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the said IRS report, the project site falls in CRZ II area. As per presentation, the site is situated on landward side of existing road. a

MCGM officials presented that, there is no other Municipal dispensary in the immediately vicinity and proposed Bharat Nagar Dispensary and Health Centre is much needed facility for the local people.

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


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

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 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 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. Bio Medical waste should be disposed off as per the applicable Bio Medical waste Management Rules.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities before starting construction at the site shall be ensured by Urban Local Body.


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Item No.30: Proposed reconstruction of Dispensary & TB Clinic at Nawab Tank, D'lima street, Plot bearing C.S No.9, Situated at Mazgaon in E ward., Mumbai by MCGM

The MCGM officials presented the proposal before the Authority.

As per presentation, the existing Dispensary (more than 30 years) was in dilapidated condition and hence have already been demolished. Now shifted into temporary Porta Cabin on the same plot for needy patients.

Proposed building comprising of Ground + 7 floors on land under reference. There is earlier CRZ recommendation dated 27.10.2020 received from MCZMA for Ground + 3 floors.

Plot is owned by MCGM. As per application, plot area is plot area is 352.15 Sqm. Construction area is 1140.21 Sqm.

The plot is in Local Residential Zone (R - Zone). The plot under reference is affected by reservation of 'Municipal Dispensary/Health post.

MCGM official presented that, there is no other dispensary in this area. The proposed dispensary is necessary for local community.

DELIBERATION:

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.



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

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 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 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. Bio Medical waste should be disposed off as per the applicable Bio Medical waste Management Rules.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Item No. 31: Amendment in CRZ Clearance for proposed Chhatrapati Shivaji Maharaj Statue at S. No. 1199, H. No. 02, Rajkot Fort, Village - Rajkot, Tal - Malvan, Dist - Sindhudurg, Public Works Department Sawantwadi

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



Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

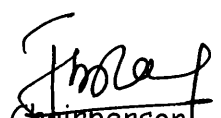
Item No. 32: Amendment in CRZ for the proposed reconstruction of existing Cruise Terminal Building and Construction of Dock Boundary Wall from Green Gate to Mumbai International Cruise Terminal of Mumbai Port Authority at Ballard Pier Extension, Indira Dock, Mumbai by Mumbai Port Trust

The consultant presented the proposal before the Authority. The matter pertains to proposed reconstruction of existing Cruise Terminal Building and Construction of Dock Boundary Wall from Green Gate to Mumbai International Cruise Terminal of Mumbai Port Authority at Ballard Pier Extension, Indira Dock, Mumbai.

DELIBERATIONS & DECISION:

The Authority observed that the Project proponent has not submitted the application in its prescribed format under CRZ Notification, 2019. Consultant agreed to submit the same. Accordingly, the Authority after deliberation decided to defer the matter for submission of the application in prescribed format under CRZ Notification, 2019 on Parivesh Portal of MoEF&CC.


Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Item No. 33: Proposed residential building on land bearing c. s. no. 608 & 609, at village Dahanu, Tal. Dahanu, Dist. Palghar by M/s. Khalifa Sunnat Jamaat Trust.

INTRODUCTION:

The project proponent along with consultant presented the proposal before the Authority.

The proposal is for reconstruction of the existing old house on land bearing c. s. no. 608 & 609, at village Dahanu, Tal. Dahanu, Dist. Palghar. As per PR card record, House was built in year 1934. It was in a dilapidated condition. Before Monsoon, to avoid any incident, the structure got demolished as per demolition NOC from Dahanu Municipal Council.

The proposed residential building comprises of Ground/St + 1st + 2nd residential floor on land under reference. Plot area is 375.40 sq.mt & Total Construction Area 843.28 Sqm.

Consultant presented that as per the Development Plan of DMC, the plot is in the Residential Zone. The project site falls in CRZ II area and proposed reconstruction is permissible under para 5.2(iv) of the CRZ Notification, 2019.

DELIBERATION:

The Authority noted that, the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the said IRS report, the project site falls in CRZ II area. The site is situated on landward side of existing road.

The PP and consultant during the meeting informed that, land is in the name of trust and reconstruction is proposed on the site on behalf of them. The Authority asked the PP to submit the NoC/ agreement/ Resolution by the Trust for the said proposed reconstruction. Accordingly, PP submitted that Special General Body (SGM) of "KHALIFA SUNNAT JAMAAT TRUST", P. T. R. No. B-36 (Palghar) was held on 06/01/2024 and an architect has been appointed for designing residential building and obtaining government approval from competent authority.

The Authority noted that as per para 5.2 (iv) CRZ-II of the CRZ Notification, 2019, (iv) Reconstruction of authorized buildings shall be


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

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.

Expert Member asked the consultant about the provision for treatment of wastewater. Consultant submitted that the project is small scale and sewage generation is around 3 KLD only. Hence, septic tank provision is proposed.

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 reconstructions 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 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 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 before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Item No. 34: Proposed construction of Residential building at CRZ No. 698, Murud, Tal Murud, Dist Raigad by Aslam Ismail Aware

INTRODUCTION:

The representative of the project proponent presented the proposal before the Authority.

The proposal is for construction of Residential building at CRZ No. 698, Murud, Tal Murud, Dist Raigad. It was presented that, there is earlier CRZ recommendation from the MCZMA on 1.12.2015 and the building was constructed and currently it is demolished.

DELIBERATIONS:

It was presented that the proposed construction is with FSI as per the UDCPR, 2020. The Authority observed that as per the CRZ Notification, 2019, the FSI applicable for the proposed construction is as per town & country planning regulations existing as on 18.1.2019. The Authority observed that the PP need to re-work the proposal considering the same.

DECISION:

In view of above, the Authority after deliberation decided that the PP need to re-work the proposal as stated above, in accordance with provisions of the CRZ Notification, 2019. Accordingly, the matter was deferred.



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Item No. 35: Proposed redevelopment S.R. scheme project located at plot Bearing C.T.S. No. 327 of Bandra-C Village situated in H/W ward, Mumbai by M/s. Paradigm Framework

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority.

The proposal is for redevelopment S.R. scheme project located at Plot Bearing C.T.S. No. 327 of Bandra-C Village situated in H/W ward, Mumbai.

There was 1 existing structure (2 wings) on site known as super star building, (which is more than 50 years old) the said structure is to be demolished. The plot is situated in Residential Zone and not reserved for public purpose as per DCPR 2034.

The proposed building comprises of Basement 1 to 3, Ground/Stilt + 1st Podium to 3rd Podium & 4th Podium (Amenity Floor), 5th to 23rd Floor on the land under reference, under Reg. 33(11) of DCPR, 2034. The Slum Rehabilitation Authority is the concern Planning Authority.

Consultant presented that, the PP has made a CRZ application dated on 15.1.2025 having plot area of 1,348.70 sqm, FSI Area is 7,273.70 Sqm, Non FSI Area is 8,342.27 sqm. and Total construction area is 15,615.97 sqm. However, PP has obtained plan approval with plot area 1,315.18 sqm, FSI area is 7,101.55 sqm, Non- FSI area is 8,144.83 Sqmand Total Construction area is 15,246.38 sqm.

DELIBERATIONS:

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

As per the presentation, the site is situated on landward side of existing road.

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*



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

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 redevelopment 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.

Expert Members suggested that considering the wastewater generation of around 33 KLD, the PP to explore the option of installation of the STP for treatment of the wastewater.

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 proposed redevelopment is subject to local town and country planning regulations as applicable from time to time and it 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. PP to explore the option of installation of the STP for treatment of the wastewater.
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.



Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Item No. 36: Proposed Redevelopment building located at bearing C.T.S. Nos. 1307, 1415A & 1425A of Bandra-C Village in H/W Ward, Mumbai, by M/s. West Avenue Developers LLP

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority.

The proposal is for redevelopment building located at bearing C.T.S. Nos. 1307, 1415A & 1425A of Bandra-C Village in H/W Ward, Mumbai, by M/s. Westavenue Developers.

There is 1 existing structure on site known as Green Acres Premises Co-op Society Ltd. (which is more than 50 years old) the said structure is to be demolished.

Proposed building comprises of 4 Basement + Ground + 15 floors on site under reference proposed under Reg. No. 33(11) of DCPR 2034. The Slum Rehabilitation Authority is the concern Planning Authority.

As per submission, the Plot area is 1709.4 Sqm, FSI area is 6923.07 Sqm, Non FSI area is 5629.93 Sqmand Total Construction area is 12553 Sqm.

DELIBERATIONS:

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

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.."*



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

The Authority noted that proposed redevelopment 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.

Expert Members suggested that considering the wastewater generation of around 21 KLD, the PP may explore the option of installation of the STP for treatment of the wastewater.

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 proposed redevelopment is subject to local town and country planning regulations as applicable from time to time and it 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. Expert Members suggested the PP to explore the option of installation of the STP for treatment of the wastewater.
6. All other required permission from different statutory authorities before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Item No. 37: Proposed additions & Alterations to Existing Hotel Building (Taj Land Ends) On Plot Bearing CTS No. B-899 A, B-899 B And B-899 C Of Village Bandra On B.J. Road, Lands End, Bandra - West, Mumbai by The Indian Hotels Co. Ltd

INTRODUCTION:

The Consultant along with representatives of The Indian Hotels Co. Ltd presented the proposal before the Authority.

Consultant presented that the proposal is for additions & alterations to Existing Hotel Building (Taj Land Ends) On Plot bearing CTS No. B-899 A, B-899 B and B-899 C of Village Bandra on B.J. Road, Lands End, Bandra - West, Mumbai.

The Existing Hotel "The Taj Lands End" is constructed with an area of FSI- 39,775.15 sq. m full CC granted 1/9/1994 & further CC granted 4/9/99 i.e full height of building 67.67 m and full OC was granted on 3/8/2009.

Consultant presented that, there is one Existing Hotel Bldg- Wing 'A' & 'B' having Basement, Ground + 18 upper Floors. Now, the proposed additions & alterations involves proposed Pool Coffee Shop/ Restaurant & Restaurant with Retractable roof on Existing Porch Terrace on 3rd Floor Level.

Consultant further presented that, Horizontal ground floor structure/extension of existing restaurant proposed on east side of existing Hotel Building on podium level. On the existing approved plan, the said area is demarcated for future expansion.

The column is constructed from ground level till podium level which are being used as parking floors, there is no excavation to be done on ground floor level. Another restaurant is proposed on west side of hotel building above the entrance porch terrace with the steel framework retractable roof with partly glass and glazed panels

PP have received IOD from BMC for proposed additions/alterations vide letter no. P-13266/2022/ dated 26/12/2024



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Consultant presented that the land under reference partly falls in CRZ-IA, partly falls in CRZ-III (NDZ- within CRZ-II- Greater Mumbai) and partly falls in CRZ-II area, as per approved CZMP (Map No.MH 75) published vide CRZ Notification 2019.Consultant further presented that proposed additions & alterations to existing hotel building are proposed in CRZ II area of the land.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the said IRS Report, the area statement of the land under reference as per approved CZMP, 2019 is as follows:

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - IA	1934.86	37611.30
	CRZ - II	22619.89	
	CRZ - III (NDZ - Within CRZ - II - Greater Mumbai)	13056.55	
Area Set Back	CRZ - II	3342.20	3418.00
	CRZ - III (NDZ - Within CRZ - II - Greater Mumbai)	75.80	
DP Reservation for Garden Handed over to BMC	CRZ - IA	1114.02	10019.50
	CRZ - II	22.73	
	CRZ - III (NDZ - Within CRZ - II - Greater Mumbai)	8882.75	
Existing Fort	CRZ - IA	712.00	712.00
Recreation Space	CRZ - II	4429.22	5899.00
	CRZ - III (NDZ - Within CRZ - II - Greater Mumbai)	1469.78	

Expert Members asked the PP that CRZ map shows the land boundary in the Fort area. Consultant clarified that the total plot area is 37,611.30 sqm. Out of which 10,602.90 sq. m is already handed over for reservation of (Garden + Exist Fort) and D.P Road Setback area (as per demarcation): 3418.10 sq. m to BMC.

Consultant further clarified that Additions & alterations to existing hotel building is proposed in CRZ II area of the land only. No construction is proposed in the CRZ IA or CRZ II(NDZ) area.



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

As per para 5.2(iii) of the CRZ Notification, 2019: "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 additions/ alterations in existing hotel 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. The concerned planning authority should strictly ensure that the proposed additions/ alterations is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Expert Members asked the PP about the wastewater treatment provision. Consultant presented that STP of adequate capacity is proposed and treated sewage will be recycled for flushing, gardening and HVAC.

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 additional & alterations 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 proposed additional & alterations is proposed in CRZ II area only and is subject to local town and country planning regulations as applicable from time to time and it 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. Planning Authority to ensure that No construction is proposed in the CRZ IA or CRZ II (NDZ) area.
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. PP to install the STP of adequate capacity for treatment of wastewater.


Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

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



Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Item No. 38: Proposed development of School buildings and allied facilities on Land Bearing CTS. Nos. 1A/11 & 1A/12 in Anik village, M/West Ward, Mumbai by M/s Ajmera Realty & Infra India Limited.

INTRODUCTION:

The Consultant along with project proponent presented the proposal before the Authority.

The proposal is for development of School buildings and allied facilities on Land Bearing CTS. Nos. 1A/11 & 1A/12 in Anik village, M/West Ward, Mumbai. The site is accessible by 18.30 m Wide D.P. Road.

The proposed project involves development of Wing A & Wing B on land under reference.

- Wing A involves Basement + Ground + 1st to 7th floors (height of 29.95 m
- Wing B involves Basement + Ground + 1st to 7th floors (height of 29.95 m) & MP Hall.

The plot area of the project is 28,112.70 Sqm, FSI area is 13,380.20 Sqm and total construction area is 16,827.88 Sqm.

As per the approved CZMP under CRZ Notification, 2019, plot is partly affected by CRZ -IA (50m Mangrove Buffer Zone), partly in CRZ II and partly CRZ II (NDZ) area.

Consultant presented that development is proposed on the landward side of the existing road as permissible in the Notification. No development is proposed in the CRZ I (A) and CRZ III (NDZ).

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, area statement of the project site is as follows:



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
1A/11	CRZ - IA (50m Mangrove Buffer Zone)	476.93	6891.80
	CRZ - II	6414.87	
1A/12	CRZ - IA (50m Mangrove Buffer Zone)	2114.62	21220.90
	CRZ - II	15522.45	
	CRZ - III (NDZ - Within CRZ-II Greater Mumbai)	3583.83	
	Total Area		28112.70

Consultant presented that the construction is proposed in CRZ II area and on landward side of existing road.

The Authority noted that as per para 5.2 (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"

As per para 5.2(iii) of the CRZ Notification, 2019:

"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 buildings in CRZ II area is permissible on landward side of existing road or existing authorized structure 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 i.e. MCGM should strictly ensure that the proposed construction is on land ward side of existing road or exiting authorized structure is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Consultant presented that STP is proposed for treatment of the



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

wastewater. Green measures like Solar PV panels, Solar lighting, OWC etc are proposed in the project.

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 development 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 proposed construction of building in CRZ II area is on landward side of existing road or existing authorized structure and it is within the FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 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. PP should implement all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures.
6. All other required permission from different statutory authorities before starting construction at the site shall be ensured by Urban Local Body.

2

Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Item No. 39: Proposed redevelopment of property bearing at C.T.S. No. C/1481 Bandra-Carter Road, Bandra (West), Mumbai by Mr. Mohamed Saleem Shaikh

INTRODUCTION:

The Consultant presented the proposal before the Authority. The proposal is for redevelopment of property bearing at C.T.S. No. C/1481 Bandra-Carter Road, Bandra (West), Mumbai

There was an existing building on site under reference which was in ruinous condition. The MCGM issued a notice under section 354 of MMC Act to vacate and pull down the dilapidated building known as Dolphin House on land under reference. Redevelopment of the exiting building is proposed on land under reference.

Proposed building comprises of 3 basement + Ground + 1st to 20th floor, under Reg No. 33(11) of the DCPR 2034. SRA is the concern planning Authority for the project. SRA issued LOA for the project on 11.4.2022.

Plot area is 696.50 Sqm, FSI area is 3395.07 Sqm, Non FSI is 1040.77 Sqm and total construction is 4435.84 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/ map, the project site is situated on landward side of existing road.

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 redevelopment 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

2

Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Expert Member asked the consultant about the provision for treatment of wastewater. Consultant submitted that sewage generated will be connected to Municipal Sewer line. Expert Members suggested that PP to explore the option of installation of the STP for treatment of the wastewater.

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 to ensure that there shall not be any reconstruction proposed on seaward side beyond the existing approved plinth of old building.
3. The concerned Planning Authority should strictly ensure that proposed redevelopment is subject to local town and country planning regulations as applicable from time to time and it 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.
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. PP to explore the option of installation of the STP for treatment of the wastewater.
7. All other required permission from different statutory authorities before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Item No. 40: Proposed redevelopment on land bearing Final Plot No. 27(pt.) of TPS Scheme in K/West Ward, SantacruzJuhu, Sector No. II, Village Juhu, Corresponding CTS No. 1033 of Village Juhu, Situated at Juhu Tara Road, Mumbai by M/s.Morvi Resorts & Farms Private Limited

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority.

The proposal is for redevelopment on land bearing Final Plot No. 27(pt.) of TPS Scheme in K/West Ward, santacruzJuhu, sector No. II, Village Juhu, Corresponding CTS No. 1033 of Village Juhu, Situated at Juhu Tara Road, Mumbai.

There was an existing residential bungalow building with approved plans for which BCC granted on 18.6.1980. Redevelopment of the existing building was proposed on land under reference.

Proposed building comprising of 4 level basement + Ground Floor + 1st to 11th upper floor for residential and non-residential use (1shop at basement + Ground floor level). SRA is the concern planning Authority who has granted the LOI on 23.12.2024.

As per submission, Plot area is 1888.70 Sqm, FSI are is 10,198.98 Sqm, Non FSI area is 5408.73 Sqm and Total construction area is 15,607.71 Sqm.

Consultant presented that the plot is situated in Residential Zone and is not affected by any reservations. The project site falls in CRZ II area and situated on seaward side of existing road.

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 submission, the project site is situated on seaward side of existing road. Consultant clarified that, proposed building is on landward side of



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

existing old building on site under reference which is shown on CRZ map of the IRS.

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 redevelopment 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.

Expert Member asked the consultant about the provision for treatment of wastewater. Consultant submitted that sewage generated will be connected to Municipal Sewer line. Expert Members suggested that PP to explore the option of installation of the STP for treatment of the wastewater.

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 to ensure that there shall not be any reconstruction proposed on seaward side beyond the existing approved plinth of old building.
3. The concerned Planning Authority should strictly ensure that proposed redevelopment is subject to local town and country planning regulations as applicable from time to time and it 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.



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

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. PP to explore the option of installation of the STP for treatment of the wastewater.
7. All other required permission from different statutory authorities before starting construction at the site shall be ensured by Urban Local Body.

2

Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Item No. 41: Proposed redevelopment of the residential building on plot bearing C.T.S. No. C/1129, Near St. Anne's Church, Sherly Village, Bandra(W), Mumbai by M/s. Paramount Construction

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority.

The proposal is for redevelopment of the residential building on plot bearing C.T.S. No. C/1129, Near St. Anne's Church, Sherly Village, Bandra(W), Mumbai.

There is an existing building comprising of Ground floor structure + 1st to 4th upper floor which is on the landward side of exiting road. Redevelopment of the same is proposed on the site.

The proposed building comprises of Ground floor for parking + 1st to 3rd floor podium for parking + 4th (pt) floor for residential + 5th to 18th (pt) upper floor for residential use. The proposal has received various concessions from MCGM on 7.8.2023.

As per submission, Plot area is 936.59 Sqm, FSI area is 2413.49 Sqm, Non FSI area is 2267.54 Sqm and Total construction area is 4687.03 Sqm.

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the said IRS report, the site falls in CRZ II area.

The proposal was earlier deliberated in 179th meeting of the MCZMA held on 27.12.2024. The Authority noted the replies of the PP as presented by the Consultant which is tabulated as follows:

Sr No.	Query	Reply
1	MCZMA Committee had asked for clarification regarding two C T S No s 1129 and 1133	We would hereby like to state that C T S No 1133 pt is access portion and part of plot under reference, i.e. C T S No C/

2

Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

	pt mentioned on the IRS Chennai HTL Demarcation report and maps, while as the proposal is for CTS No C/ 1129	1129 and the process for amalgamation of the two CTS No ..'s (C T S No C/ 1129 and C T S No 1133 (is under way with the MCGM As seen from the note in Proforma A, of the approved plans dated 09 09 2024 --"PIPE ACCESS AREA SHALL BE RESTRICTED AT THE TIME OFFCC TILL PRC FOR TOTAL AREA IS SUBMITTED IN THIS OFFICE. Moreover, this portion of plot is purchased by registered document vide NO BDR 154785 2023 Hence this area will finally be merged with CTS C/ 1129 and rectified PRC will be insisted by BMC Hence the plans approved by BMC also mention only CTS no C/ 1129 IRS Chennai however have mentioned this piped access portion as CTS 1133 (as per the base map records available with them Hence this difference. However the same is being taken care by BMC by insisting revised PRC at appropriate stage
2	The MCZMA Committee had asked for clarification regarding the difference in the proposed building configuration in the FIRE NOC plan and the proposed submission plans	We would hereby like to state that the CFO NOC PLANS have been approved for building configuration of Ground floor for parking 1 st to 3 rd floor podium for parking 4 th (pt floor for residential 5 th to 18 th) upper floors and the concession plans also have been approved for building configuration of Ground floor for parking 1 st to 3 rd floor podium for parking 4 th (pt floor for residential 5 th to 18 th) upper floors. The copy of the Concession plans and the CFO NOC plans was submitted along


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

		with the letter However, IOD plans have been issued at present for Ground Floor 1 st to 15 th Upper floors only and the full potential IOD plans will be approved by BMC at a later stage
3	MCZMA Committee had asked to submit a copy of the Civil Aviation NOC	The copy of the Civil Aviation NOC dated 27 05 2024 was submitted alongwith the letter
4	The MCZMA Committee had asked details about the number of trees to be cut and to be retained	We are attaching herewith the Tree inventory, as given by the appointed horticulturists, for the site under reference There are existing 14 nos of trees on the site and 00 (no trees are proposed to be cut on the site u/r, and all the trees are proposed to be retained on site under reference. Thus we would request this August Committee to consider the replies provided by the client and grant us the recommendation for CRZ NOC for the case under reference

Expert Member asked the consultant about the provision for treatment of wastewater. Consultant submitted that sewage generated will be connected to Municipal Sewer line. Expert Members suggested that PP to explore the option of installation of the STP for treatment of the wastewater.

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 redevelopment 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

9

Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

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 proposed redevelopment is subject to local town and country planning regulations as applicable from time to time and it 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. PP to explore the option of installation of the STP for treatment of the wastewater.
6. All other required permission from different statutory authorities before starting construction at the site shall be ensured by Urban Local Body.


Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Item No. 42: Proposed addition/alterations in existing Grade - I Hotel cum restaurant building on plot bearing CTS No. 959, 959/1 to 4 of Village Juhu at Juhu Tara Road, K/West Ward, Mumbai by M/s.Zen Media LLP

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority.

The proposal is for addition/alterations in existing Grade - I Hotel cum restaurant building on plot bearing CTS No. 959, 959/1 to 4 of Village Juhu at Juhu Tara Road, K/West Ward, Mumbai.

Additions/alteration is proposed in existing Grade I Hotel cum restaurant building of Basement Ground Floor First Upper Floor structure as per DCPR 2034.

Consultant presented that, there were five (5) structures on the plot under reference. MCZMA recommendation was received on 5.11.2011. The said structures have been demolished on the site and the work for earlier proposed restaurant of Basement + Ground floor + first upper floor structure as per DCR 1967 has been started on site. The work is only half completed on site and the said structure is standing on site. The construction was stand still from 2015 to 2024 on account of outstanding pending from owner.

Now some additions/alterations by maintaining the approved building line are proposed thereby marginal increase in FSI area 1,078.83 sq m to 1,774.28 sqm and hence this proposal is submitted for CRZ approval under CRZ Notification, 2019.

As per submission, Plot area is 2,256.00 Sqm, FSI is 1,744.28 Sqm, Non FSI is 738.49 Sqm and total construction area is 2,482.75 Sqm.

Consultant further presented that, the project site falls in CRZ II area and situated on seaward side of Juhu Tara Road, However, it is a proposal of additions/alteration in the authorized restaurant building and hence permissible.

2

Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the said IRS report, the site falls in CRZ II area.

The Authority during the meeting asked the PP and consultant about the ownership, related agreement copies and earlier permission details like plinth completion certificate, details of court orders, if any in the matter.

Consultant during the meeting submitted that, the property is owned by Aviation Department, GoM (Airport Authority of India) and was earlier leased by M/s Sea View Hotel. The earlier owner i.e. M/s Sea View Hotel had outstanding dues pending to the Airport Authority of India, for which the Airport Authority of India filed a case in the Court of Eviction case No. 1 of 2019. The Court of Eviction ruled in favour of Airport Authority of India, upon which dues were obtained by Airport Authority of India in the year 2020. In the meantime, the work on site had been stopped and the property was put up for lease via tender. The tender was bagged by M/s Zen media LLP and the License agreement was executed between AAI and M/s Zen media LLP on dated 6.2.2024.

The Authority asked the PP & Consultant to submit detailed chorological note along with all documents pertaining to ownership, related agreement copies and earlier permission details like plinth completion certificate, details of court orders, if any in the matter.

DECISION:

The Authority after deliberation decided to defer the matter for want of above information.



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Item No. 43: Proposed S.R. Scheme at Mouje Varsova, Taluka Andheri (W), Mumbai for "SWAPNAPURTI CHS(Prop) By M/s. Jawahar Enterprises.

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority.

The proposal is for Slum Rehabilitation Scheme at for "SWAPNAPURTI CHS(Prop) on land bearing C.T.S. No. 1134, 1135, 1135/1 to 5, 1136, 1136/1 to 5, 1137, 1137/1 to 3, 1138, 1139, 1140, 1140/1 to 7, 1141, 1141/1 to 5, 1142, 1142/1 to 3, 1143, 1144, 1144/1 to 6, 1145, 1146, 1147, 1148, 1148/1 to 15, 1149, 1149/1 to 4, 1150, 1150/1 to 5, 1151, 1151/1 to 6, 1152, 1152/1 to 6, 1153, 1153/1 to 9, 1154, 1154/1 to 7, 1155, 1155/1 to 6, 1156, 1156/1 to 5, 1157, 1158, 1158/1 to 4, 1159, 1159/1 to 10, 1160, 1160/1 to 9, 1161, 1161/1 to 5, 1162, 1163, 1163/1 to 9, 1164, 1164/1 to 9 village Varsova, Taluka Andheri (W), Mumbai, under of Reg. 33(10) of DCPR 2034.

Consultant presented that proposed development comprises as follows:

- Sale Building comprises of Ground Floor + 1st to 8 podium floor + E-Deck floor + 1st to 32nd upper floor
- Rehab Building comprises of Ground floor + 1st to 39th floors

The SRA has approved the LOI on 26.11.2024 under Reg No. 33(10) of the DCPR 2034.

As per submission, Plot area is 9610.40 Sqm, FSI area is 52254.34 Sqm, Non FSI area is 59971.20 Sqm and Total construction area is 1,12,225.54 Sqm.

Consultant presented that the project falls in CRZ II area and situated on landward side of existing road.

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the said IRS report, the site falls in CRZ II area. The project site is situated on landward side of existing road.


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

The Authority further noted that in certain matters of SRA schemes, the Mumbai High Court has passed an order dated 20th October, 2022 in WP (L) No. 32454/2022 (AkshaySthapatyaPvt Ltd V/s Union of India &ors) wherein the Hon'ble High Court has directed the MCZMA to appraise slum rehabilitation project on the subject plot by applying Regulation 5.2 (ii) and (iii) of the CRZ 2019 Notification and applicable laws within a time bound manner and disregarding the clarification sought by the MCZMA in its letter dated 8th February 2019.

Further, the Authority noted that, on above said High Court matter, opinion of Hon. Advocate General (AG) was sought, in the light of provisions of CRZ Notification, 2019. The Hon. AG provided the opinion in the matter. Certain excerpts of the AG opinion is as follows:

*"While the 2011 Notification does specially slum rehabilitation projects, the 2019 Notification does not make specific reference to the redevelopment of slums, but in my opinion from that it cannot be implied that SRA projects are out of the purview of Clauses 5.2(ii) & (iii) of the 2019 Notification. In my opinion, the interpretation of the 2019 Notification by the Bombay High Court is a fair and reasonable interpretation of the 2019 Notification
In my opinion, there is no embargo on the Authority in considering and recommending a proposal for a slum scheme with FSI 4.0 in the CRZ II area....."*

The Authority noted that as per para 5.2 (ii) and (iii) 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 authorized fixed structures

(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 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*


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

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 construction 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. Local body should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019. However, the concerned planning Authority should strictly ensure that no construction is allowed in Garden/PG reservation, if any on the site. PP should implement all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures.

DECISION:

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

1. The proposed development 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. SRA to ensure that proposed construction is situated in CRZ II area and on landward side of the existing road or existing authorized structure.
3. SRA to strictly ensure that no construction is allowed in Garden/ RG/ PG reservation, if any on the site.
4. The concerned Planning Authority should strictly ensure that proposed construction is subject to local town and country planning regulations as applicable from time to time and it 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.
5. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. 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.


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

8. 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.
9. PP should implement all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures.
10. All other required applicable 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.



Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Item No. 44: Proposal for additions / alterations in existing authorized building structure, on plot bearing C.S. No. 7/699 of Malabar Hill Division situated at Vivek Singh Lane, Breach Candy, D-Ward, Mumbai by Minoo A Deora

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority.

The proposal is for additions / alterations in existing authorized building structure, on plot bearing C.S. No. 7/699 of Malabar Hill Division situated at Vivek Singh Lane, Breach Candy, D-Ward, Mumbai.

Consultant presented that, there is an existing structure of two basement + Ground floor + 1st + 1st Mezzanine floor + 2nd floor + 2nd Mezzanine floor + 3rd (pt) upper floors for which CRZ recommendation has been obtained on 27.2.2015. The structure has received the Occupation Certificate dated 3.3.2020.

The proposal is for the addition of two more floors to existing building on site under reference. Proposed addition of the remaining part of 3rd floor and part 4th floor, on existing building will increase the height of existing building to 28.16 meters, upto terrace floor. Further, on the 4th floor, the proposed staircase leading to staircase to the terrace has been extended. The proposal has received MCGM on 10.12.2024 in the matter.

As per submission, the plot area is 455.00 Sqm, total existing FSI is 1,247.56 Sqm & total proposed FSI is 197.47 Sqm, total existing Non FSI is 695.75 Sqm & total proposed Non FSI is 35.67 Sqm, total existing construction area is 1,943.31 Sqm & total proposed construction area is 233.14 Sqm. Thus, final total construction area (existing + proposed) is 2,176.45 Sqm.

Consultant presented that that the project site falls in CRZ II area and situated on landward side of existing road. Additions / alterations in existing authorized building structure is permissible under CRZ Notification, 2019.

DELIBERATIONS:


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the said IRS report, the site falls in CRZ II area. The project site is situated on landward side of existing road.

As per para 5.2(iii) of the CRZ Notification, 2019: "*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 additions/ alterations in existing 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. The concerned planning authority should strictly ensure that the proposed additions/ alterations 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 additional & alterations 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 proposed additional & alterations is subject to local town and country planning regulations as applicable from time to time and it 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.



Member Secretary


Chairperson

***Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025***

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



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Item No. 45: Proposed expansion in redevelopment of Building on Plot Bearing C. S. No. 590 of Malabar & Cumballa Hill Division, Nepeansea Road Mumbai by M/s. Kupati Builders P Ltd.

The Project proponent along with consultant presented the proposal before the Authority.

Consultant presented that the plot had an old cess "declared dangerous and dilapidated" structure. The existing structure have been demolished and redevelopment work is in progress as per the CRZ recommendations granted by the MCZMA on 8.12.2017, 4.5.2019 and 5.9.2023. The CRZ recommendation dated 5.9.2023 granted by the MCZMA is under CRZ Notification, 2019.

Now, the proposal is for expansion and amendment in earlier CRZ recommendations.

Proposed expansion involves Basement + Ground + 1st podium (parking) + 2nd & 3rd floor (for AH/ R&R tenements) + 4th to 9th podium floor (Parking) + 10th podium floor (Air conditioned Entrance Lobby + fitness centre / aerial yoga hall/ yoga hall, pump house and swimming pool) + 11th to 32nd upper residential floors + service floor between 32nd floor and terrace floor.

As per submissions, plot area is 2,437.31 Sqm, FSI area is 12,164.79 Sqm, Non FSI area is 26,091.72 Sqm and total construction area is 38,256.51 Sqm. The proposal has received the concessions for the proposal on 4.6.2025 from the MCGM.

Consultant presented that, the project site falls in CRZ II area and situated on seaward side of existing road. The proposed expansion is permissible, since this is project of redevelopment of existing old dilapidated building for which there are earlier CRZ recommendations granted by the MCZMA.

DELIBERATIONS:



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the IRS map, the site falls in CRZ II area.

The Authority noted the earlier CRZ recommendations granted 8.12.2017, 4.5.2019 and 5.9.2023 for the redevelopment on site under reference. Now, PP has proposed the expansion in the project and thus seeking amendment in CRZ recommendation.

As per para 5.2(iii) of the CRZ Notification, 2019: "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...."

As per para 5.2 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 as per the CRZ Notification, 2019, redevelopment is permitted subject to local town and country planning regulations as applicable from time to time. However, the norms of the FSI should be as per town & country planning regulations existing as on 18.1.2019. The concerned planning authority should strictly ensure that the proposed construction is subject to local town and country planning regulations as applicable from time to time and FSI is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

The Authority noted that 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"

DECISION:


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

After deliberation, the Authority decided to recommend the expansion 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 expansion 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 proposed expansion in project of redevelopment is subject to local town and country planning regulations as applicable from time to time and it 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. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. All other required permission from different statutory authorities before starting construction at the site shall be ensured by Urban Local Body


Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Item No. 46: Proposed Slum Rehabilitation Scheme Known as SahayogKalpana C.H.S. on Plot bearing CTS No1103(Pt) of Village Versova, Aram Nagar, Andheri (W) Mumbai by Soar High Infracon LLP

The Project proponent along with consultant presented the proposal before the Authority.

The proposal is for Slum Rehabilitation Scheme Known as SahayogKalpana C.H.S. on Plot bearing CTS No. 1103(Pt) of Village Versova, Aram Nagar, Andheri (W) Mumbai.

The proposed building will have Sale Building having configuration of - 2 Basement + Ground + 1st to 5th podium + Eco- deck + 7th to 27th Upper Floors (103.90 m) and Rehab Building - 2 Basement + Ground + 1st to 23rd upper Floor.

Plot area is 3,029.22 Sqm, FSI area is 15,362.40 Sqm and Total BUA is 32,337.16 Sqm. As the total development potential is more than 20,000 m², the PP has applied for EC under EIA Notification, 2006.

The proposed plot falls under Residential Zone as per DP 2034 and is in CRZ II as per CZMP2019(landward side of the 13.4 m wide DP road).

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the IRS map, the site falls in CRZ II area. The site is situated on landward side of existing road.

The Authority further noted that in certain matters of SRA project, the Mumbai High Court has passed an order dated 20th October, 2022 in WP (L) No. 32454/2022 (AkshaySthapatyaPvt Ltd V/s Union of India &Ors) wherein the Hon'ble High Court has directed the MCZMA to appraise slum rehabilitation project on the subject plot by applying Regulation 5.2 (ii) and (iii) of the CRZ 2019 Notification and applicable laws within a time bound manner and disregarding the clarification sought by the MCZMA in its letter dated 8th February 2019.

Further, the Authority noted that, on above said High Court matter, opinion of Hon. Advocate General (AG) was sought, in the light of provisions of CRZ



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

Notification, 2019. The Hon. AG provided the opinion in the matter. Certain excerpts of the AG opinion is as follows:

"While the 2011 Notification does specially slum rehabilitation projects, the 2019 Notification does not make specific reference to the redevelopment of slums, but in my opinion from that it cannot be implied that SRA projects are out of the purview of Clauses 5.2(ii) & (iii) of the 2019 Notification. In my opinion, the interpretation of the 2019 Notification by the Bombay High Court is a fair and reasonable interpretation of the 2019 Notification

In my opinion, there is no embargo on the Authority in considering and recommending a proposal for a slum scheme with FSI 4.0 in the CRZ II area....."

The Authority noted that as per para 5.2 (ii) and (iii) 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 authorized fixed structures

(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 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 construction 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. Local body should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019. However, the concern planning Authority should strictly ensure that no construction is allowed in Garden/PG reservation, if any on the site.



Member Secretary


Chairperson

**Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025**

DECISION:

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

1. The proposed development 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. SRA to ensure that proposed construction is situated in CRZ II area and on landward side of the existing road or existing authorized structure.
3. SRA to strictly ensure that no construction is allowed in Garden/ RG/ PG reservation, if any on the site.
4. The concerned Planning Authority should strictly ensure that proposed construction is subject to local town and country planning regulations as applicable from time to time and it 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.
5. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. PP to provide the STP for the temporary transit camps also.
8. 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.
9. 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.
10. Safe disposal of the wastewater should be ensured.
11. 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.



Member Secretary


Chairperson

*Minutes of the 182nd Meeting of Maharashtra Coastal Zone Management
Authority held on 16th July 2025*

Annexure I

List of members/officials present in the online meeting:

1. Mr. Pravinsingh Pardeshi, Chairman, BNHS, Member, MCZMA
2. APCCF, Mangrove Cell, Member, MCZMA
3. Dy. Che. Eng. DP, MCGM, Member, MCZMA
4. Representative from CMFRI, Member, MCZMA
5. Shri. Mirashe, Representative from Industries Dept,
6. Dr. L. R. Ranganath, CWPRS, Expert Member, MCZMA
7. Dr. Milind Sardesai, Savitribai Phule Pune University, Expert Member, MCZMA
8. Dr. Amit Bansawal, Neeri, Expert Member, MCZMA
9. Dr. Anish Andheria, Wildlife Conservation Trust, Member MCZMA
10. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA



Member Secretary


Chairperson

Proposals of Anti Sea Erosion Bunds at Ratnagiri by Harbour Engineering Division, Public Works Department

Sr No	Proposal No.	Proposal Name
1)	Proposal No.: IA/MH/CRZ/516935/2025	Proposed construction of Anti Sea Erosion Bund (Length - 500 m) at Village-Vayangani, Taluka & District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department)
2)	Proposal No.: IA/MH/CRZ/516939/2025	Proposed construction of Anti Sea Erosion Bund (Length -400 m) at Village- Aade Guhagar Aali, Taluka-Dapoli & District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
3)	Proposal No.: IA/MH/CRZ/516946/2025	Proposed construction of Anti Sea Erosion Bund (Length - 423.02 m) at Village- Saldure, Taluka- Dapoli, District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department)
4)	Proposal No.: IA/MH/CRZ/516949/2025	Proposed construction of Anti sea erosion bund (length - 834 m) at Village-Aare, Taluka - Dapoli District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department)
5)	Proposal No.: IA/MH/CRZ/516954/2025	Proposed construction of Anti Sea Erosion Bund (Length - 310 m) at Village- Pajpandhari, Taluka- Dapoli, District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department)
6)	Proposal No.: IA/MH/CRZ/516953/2025	Proposed construction of Anti sea erosion (Length- 300m) bund at Village- Ghera Purnagad, Taluka & District-Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
7)	Proposal No.: IA/MH/CRZ/516958/2025	Proposed construction of Anti sea erosion bund (length- 800m) at Village- Bhadarpule, Taluka & District-Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
8)	Proposal No.: IA/MH/CRZ/516961/2025	Proposed construction of Anti Sea Erosion Bund (Length - 500 m) at Village- Padale, Taluka- Dapoli, District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department)
9)	Proposal No.: IA/MH/CRZ/516969/2025	Proposed construction of Anti Sea Erosion Bund (Length - 600m) at Village- Neware, Taluka & District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department)

10)	Proposal No.: IA/MH/ CRZ/516967/ 2025	Proposed construction of Anti sea erosion bund (length- 484 m) at Village- Bhatye, Taluka-& District-Ratnagiri, Maharashtra by Government of Maharashtra, Public Works Department.
11)	Proposal No.: IA/MH/ CRZ/516975/ 2025	Proposed Construction of Anti sea erosion bund Part-I (length - 400 m) at Village - Harnai, Taluka & District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
12)	Proposal No.: IA/MH/ CRZ/516976/ 2025	Proposed construction of Anti Sea Erosion Bund Part-II, (Length - 598.68 m) at Village- Murud Taluka- Dapoli & District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department)
13)	Proposal No.: IA/MH/ CRZ/516984/ 2025	Proposed construction of Anti sea erosion bund (Length-319.49 m) at Village- Burondi, Taluka-& District-Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
14)	Proposal No.: IA/MH/ CRZ/516993/ 2025	Proposed construction of Anti Sea Erosion Bund (Length - 834 m) at Village- Vare, Taluka- Dapoli, District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department)
15)	Proposal No.: IA/MH/ CRZ/516994/ 2025	Proposed construction of Anti sea erosion bund (length - 552.18 m) at Village- Karanjgaon, Taluka-Dapoli, District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
16)	Proposal No.: IA/MH/ CRZ/516982/ 2025	Proposed construction of Anti sea erosion bund Part-II (length - 350 m) at Village- Harnai, Taluka- Dapoli & District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
17)	Proposal No.: IA/MH/ CRZ/517010/ 2025	Proposed construction of Anti sea erosion bund (length - 406.89 m) at Village- Kolthare, Taluka- Dapoli, District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department)
18)	Proposal No.: IA/MH/ CRZ/517013/ 2025	Proposed construction of Anti sea erosion bund Part- I (length - 425.58 m) at Village- Karde, Taluka - Dapoli, District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
19)	Proposal No.: IA/MH/ CRZ/517009/ 2025	Proposed construction of Anti sea erosion bund (Length-200m) at Village- Ganpatipule, Taluka & District - Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
20)	Proposal	Proposed construction of Anti Sea Erosion Bund (Length -

	No.: IA/MH/ CRZ/517020/ 2025	574.40 m) at Village- Ladghar, Taluka-Dapoli, District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department)
21)	Proposal No.: IA/MH/ CRZ/517023/ 2025	Proposed construction of Anti sea erosion bund (length - 1000 m) at Village- Gavkhadi, Taluka & District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
22)	Proposal No.: IA/MH/ CRZ/517031/ 2025	Proposed construction of Anti sea erosion bund Part-II (length - 305.11 m) at Village- Karde, Taluka- Dapoli, District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
23)	Proposal No.: IA/MH/ CRZ/517084/ 2025	Proposed construction of Anti sea erosion bund Part-I (length - 668.16 m) at Village- Murud, Taluka - Dapoli, District- Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).
25)	Proposal No.: IA/MH/ CRZ/516995/ 2025	Proposed construction of Anti sea erosion bund (Length- 1172 m) at Village- Ganeshgule, Taluka-& District-Ratnagiri, Maharashtra by Harbor Engineering department Ratnagiri (Public Works Department).