

**No. J-17011/8/95-IA-III**  
**Government of India**  
**Ministry of Environment & Forests**  
**I.A. Division**

Paryavaran Bhawan, C.G.O. Complex  
Lodi Road, New Delhi – 110 003.  
September, 27<sup>th</sup>, 1996.

To,  
The Chief Secretary,  
Government of Maharashtra,  
MUMBAI.

Sub : Coastal Zone Management Plan (CZMP) of Maharashtra.

Sir,

The Coastal Zone Management Plan of Maharashtra submitted vide letter No. TPB-4395/1197/CR-267/95-UD-11, dated 22<sup>nd</sup> November, 1995 has been examined.

2. I am directed to convey its approval in accordance with the powers vested in the Central Government under Section 3 (3) (i) of CRZ Notification, 1991 subject to the following conditions and modifications.

**A. General Conditions :**

- (i) All the relevant provisions of the Coastal Regulation Zone (CRZ) Notification, 1991 as amended in 1994 (after incorporating directions given by the Hon'ble Supreme Court vide its judgement dated 18.4.1996) shall be strictly incorporated in the CZMP.
- (ii) No activity that has been declared as prohibited, under section 2 of CRZ Notification, 1991 shall be carried out within the Coastal Regulation Zone.
- (iii) The permissible activities shall be regulated in accordance with section 3 and follow the norms for regulation as indicated in section 6 (2) of CRZ Notification, 1991 as amended in 1994.
- (iv) The classification of Coastal Regulation Zone shall be in accordance with Annexure – I Section 6(1) for development of Beach Resorts/Hotels in the designated areas of CRZ-III, the guidelines indicated under Annexure-II shall be followed.
- (v) In addition to the information already available with the Government of Maharashtra, all ecologically important and sensitive areas shall be

demarcated on the basis of the following sources of information and be classified as CRZ-I.

- (a) National Parks, Sanctuaries and Marine Parks – Information published, made available by Ministry of Environment & Forests (MOEF), Government of India.
- (b) All reserve forests and protected Forests – As marked in the Forest Atlas through Biennial Forest Report Status published by Forest Survey of India (scale 1:50,000)
- (c) Mangroves, Mudflats, Coral reefs/Corals – Maps prepared on the basis of Satellite Imagery in the scale of 1:25,000 by Space Application Centre, Ahmedabad and the information as published by MOEF.
- (d) Breeding grounds for turtles, horse shoe crabs – Wildlife Institute, Dehradun.
- (e) Historical and Heritage sites – As listed with Archaeological Survey of India, State Departments of Archaeology, Culture and Tourism in addition to the sites, if any, mentioned under specific conditions of this letter.
- (f) Areas rich in genetic diversity – Information published/furnished by MOEF.
- (g) Areas of outstanding natural beauty – States to decide keeping in view the generally recognized perception regarding such areas.
- (h) Sea level rise due to global warming – National Institute of Oceanography, Goa.

In case the requisite information is not available from the sources mentioned above, information obtained from other sources may be used after approval to MOEF.

[vi] On the basis of further studies or in the event of any additional such information brought to the notice of State/Central Government all areas that are ecologically sensitive and important (as per CRZ Notification) shall be classified as CRZ-I by the State Government with the prior approval of MOEF.

[vii] The State Government which have prepared maps on 1:25,000 scale through Satellite Imagery for the purpose of delineating the HTL, should submit these maps to the Chief Hydrographer, Govt. of India for the purpose of demarcation. Those State Governments which were not in a position to prepare

the maps in this manner, should submit them to the Chief Hydrographer, Govt. of India for the purpose of vetting. It is advisable that whenever there is any doubt, any development activity should only be permitted after ground measurements from the HTL taking into consideration the marks left by water, presence of mangroves, mud flats and beach.

[viii] Government of Maharashtra shall delineate LTL, HTL, 200 M, 500 M lines and other relevant linnet in respect of creeks, backwaters and rivers affected by 'tidal action so that distances can be measured, whenever required.

[ix] All uninhabited islands are classified as CRZ-I (subject to continuation of existing traditional rights, special rights and customary uses) except those islands which have been approved by MOEF, as CRZ – IV. In case of uninhabited islands classified as CRZ- - I, in exceptional cases should a carrying Capacity Study establish that the proposed development will not have adverse ecological impacts, those particular islands could be reclassified as CRZ – IV, subject to prior approval of MOEF.

[x] Government of Maharashtra shall ensure that all development and activities in CRZ areas take place within the frame work of the approved Coastal Zone Management Plan. Violations shall be subject to the provisions of Environmental (Protection) Act, 1986 and other relevant laws.

[xi] Government of Maharashtra or any other Authority so designated shall be responsible for monitoring and enforcement of the provisions of CRZ Notifications and CZMP.

[xii] Approval of this CZMP would not imply approval of any proposed project such as roads, airports, jetties, ports and harbours, buildings etc. indicated in the plan/map.

[xiii] All mangroves with an area of 1000 square meters or more would be classified as CRZ – I with a buffer zone of at least 50 meters.

[xiv] Dredged material will not be disposed within the CRZ area.

[xv] Sand dunes are classified as CRZ – I.

[xvi] Parks, Play Grounds, Regional parks, Green zones and other non-buildable areas falling within CRZ-II areas are categorized as CRZ-III.

**[xvii] Government of Maharashtra will not make any changes in the approved categorization of CRZ areas without prior approval of Ministry of Environment & Forests, Government of India.**

[xviii] **Government of Maharashtra will give wide publicity to CZMP and indicate the list of places where it is available/can be inspected.**

**B. SPECIFIC CONDITIONS/MODIFICATIONS/CLASSIFICATIONS :**

- 1) Island forts and forts along the coast are classified as CRZ-I.
- 2) The entire Malvan Marine Sanctuary in Sindhudurg district is classified as CRZ-I.
- 3) The sand dunes south of Malvan town (in Sindhudurg district) upto the creek at Devbag are classified as CRZ-I with a buffer zone of 50 meters. Other sand dunes are also classified as CRZ-I with a buffer zone of 50 meters.
- 4) The nursery within/outside Ratnagiri town upto CRZ limits is classified as CRZ-III.
- 5) The alignment of coastal bundh in New Bombay will be so aligned that it is on the landward side of the mangroves.
- 6) The mudflats and mangroves to the west of the coastal bundh in New Bombay would not be reclaimed. To maintain the mudflats, water ingress should be ensured through culverts or any other form of water channel that may be expedient to maintain the nature of the mudflats.
- 7) For any proposed coastal road project in New Bombay, a separate proposal may be submitted to MOEF which would be examined on its merit.
- 8) All areas marked in the Development Plan of New Bombay as Regional Parks are classified as CRZ – III. These include Nerul and Nhava. In case of Nhava, the areas mentioned in the environmental clearance issued by this Ministry vide letter No. J-11013/21/88-1A, dated 16.9.1988 for Nhava Sheva Port project, viz., the green area of 500 metres all along the periphery of the port; 800 ha. of afforestation land inside the port and low-lying areas for mangrove plantation, along with mudflats and mangroves on the shoreline around Nhava, are classified as CRZ-I.
- 9) The inner part of the loop (the island) around which Belapur CBD in New Bombay is situated, is classified as CRZ-I as agreed to by the State Government, subject to infrastructure development in the form of road and rail projects. The island of Vagivali is classified as CRZ-I and the restrictions of CRZ-I would apply only to the island.
- 10) It shall be ensured that the fresh map of Kalyan Municipal area to be submitted is consistent with the document.

- 11) The area of mudflats at Sewri is classified as CRZ-I.
- 12) The area with mangroves in the Mithi river estuary is classified as CRZ-I.
- 13) The non-municipal areas of Murud-Janjira in District Raigad is classified as CRZ-III. Within the municipal limits those areas which have been classified as No Development Zone (NDZ)/Green Zone, are classified as CRZ-III.
- 14) The area of Bordi, which is outside the municipal limits of Dahanu town, is classified as CRZ-III.
- 15) As already agreed to by the State Government, the golf course in Colaba will be included as a Greene Zone in the Development Plan of Greater Bombay with FSI less than normally permitted for Green Zone areas. No change in this classification will be made without the prior permission of MOEF.
- 16) Elephanta island is classified as CRZ-I except for the village, which is classified as CRZ-III upto its boundary.
- 17) The following areas in Thane district (Bhawar, Tarapore, Mangalpada, Dhanapada, Bordi and Chinclwar) are classified as CRZ-III except for those areas in Dahanu taluka, which are classified as CRZ-I.
- 18) The Coastal Regulation Zone in respect of creeks, rivers and backwaters is as follows :
  - a) 100 meters or less where the width of the river, creek or backwater is upto 100 meters or less.
  - b) 100 meters where the width of the river, creek or backwater is in the range of 100 – 350 meters.
  - c) 150 meters where the width of the river, creek or backwater is more than 350 meters.
- 19) All those areas in Greater Bombay along the western coast falling in No Development Zone as per the Development Plan for Greater Bombay are classified as CRZ-III.
- 20) Details requested for determining whether various areas proposed for CRZ-III categorization such as Gaothans – Madh, Erangal, Manori, Aksai, Marvi, Gorai and other residential zones in Greater Bombay and New Bombay have not been furnished by the Government of Maharashtra. In view of this, it is decided that a Committee may be set up under the Chairmanship of Chief Secretary with at least two NGOs as member to identify and demarcate CRZ-II areas within the proposed CRZ-II areas. For the purpose of determining whether an area is substantially built-up, the ratio of built-up plots to that of total plots is to be

ascertained. Where this ratio is 50 per cent or more, such areas (built up and buildable) are to be classified as CRZ-II provided the same conforms to the criteria of CRZ-II as per the CRZ Notification. The remaining areas will be classified as CRZ-I or III as applicable. A copy of the final categorization of CRZ-II so made will be sent to this Ministry for record.

- 21) The write up submitted in the CZMP is not fully in conformity with the provisions of the CRZ Notification. This will stand approved only to the extent that it conforms to the general and specific conditions contained in this letter.

The revised Plan as per the conditions/modifications mentioned above, shall be submitted to this Ministry within two months for record.

Yours faithfully,

Sd/-

(S. K. Mathur)

Deputy Secretary to the Government of India

Copy to :-

- 1) Secretary (Environment & Forests), Government of Maharashtra, Mantralaya, Mumbai.
- 2) Resident commissioner, Govt. of Maharashtra, New Delhi.