

**Minutes of the 200th Meeting of Maharashtra Coastal Zone Management
Authority (MCZMA) held on 23rd July, 2026**

The 200th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Secretary (Environment and Climate Change), through Videoconferencing technology on Cisco WebEx platform on 23rd July, 2026. List of members present in the meeting is attached as Annexure-I.

Confirmation of Minutes of 199th meeting of MCZMA:

The Authority decided to confirm the Minutes of 199th meeting of MCZMA held on 29th June 2026 without any change.

Item No.1: Proposed construction of a retaining wall at Kille Nivati, Tal. Vengurla, Dist. Sindhudurg, Maharashtra by Maharashtra Maritime Board (Proposal No.: IA/MH/CRZ/583095/2026)

INTRODUCTION:

The MMB officials along with consultant presented the matter before the Authority. The MMB has proposed construction of a retaining wall at Kille Nivati, Tal. Vengurla, Dist. Sindhudurg, Maharashtra. Length of the retaining wall is 246 meter. The wall covers a total area of 548.51 sq. m

MMB officials presented that, the proposed site lies along the northern bank of the Mochemaad River near the wadeshwar temple in Anasur Village in the Vengurla taluka of Sindhudurg District in Maharashtra

The width of the base of the retaining wall shall be 1.83 meters and the width of the wall above the base shall be 0.60 meters at the base end and 0.6 meters at the top. A 0.75-meter-deep foundation shall be made of rubble soling. The retaining wall shall be lined with a 0.3-meter-thick filter layer made of stones and gravel along the landward face of the wall to allow the seepage and free flow of the percolated water in the soil strata. This feature shall help to relieve the pore pressure in the soil and further strength the slope and minimize the risk of failure of the retaining wall.



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The project aims to protect the riverbank from erosion, stabilize the river bank and reduce flood-related impacts. The retaining wall will safeguard nearby village, public utilities and adjoining land from riverbank scouring. The retaining wall is proposed at the outer edge of meandering section of the river which is always prone to erosion during turbulent flows.

Consultant presented that, the proposed activities falls in CRZ IB and CRZ III (NDZ) area as per CRZ Notification, 2019 which are permissible as per 5.1.2(i) (d) of the CRZ Notification, 2019

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per which:

Proposed activity	CRZ IB	CRZ III (NDZ)
Retaining wall	323.33sqm	225.18sqm

The PP has submitted the EIA report prepared by the Aditya Environmental Services Pvt. Ltd., (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

The Authority noted that retaining wall as erosion control measure is permissible under para 5.1.2(i) (d) and para 5.3 (i) of the CRZ Notification, 2019

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone 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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";


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DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. PP to ensure that project activities to be implemented ensuring minimal disturbance to the coastal environment.
3. MMB to obtain the NoC from the Heritage point of view, considering the site is in the vicinity of the Kille Nivati.
4. MMB to ensure that eco concrete should be used for the structure facing the sea water/ marine environment.
5. MMB to ensure that Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works and dredging activity.
6. MMB to ensure that Ecologically sensitive areas / Natural geomorphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
7. Tree cutting permission needs to be obtained by PP, if tree cutting is proposed.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. 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.
10. All other required permission from different statutory authorities should be obtained



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Item No.2: Proposed construction of a retaining wall at Parule Gavan, Tal. Vengurla, Dist. Sindhudurg, Maharashtra by Maharashtra Maritime Board (Proposal No.: IA/MH/CRZ/583389/2026)

INTRODUCTION:

The MMB officials along with consultant presented the matter before the Authority. The MMB has proposed construction of a retaining wall at Parule Gavan, Tal. Vengurla, Dist. Sindhudurg. Length of the retaining wall is 205 meter. The wall covers a total area of 308.42 sq. m

MMB officials presented that, the proposed site lies along the banks of the Karli river of Sindhudurg District in Maharashtra

The width of the base of the retaining wall shall be 1.83 meters and the width of the wall above the base shall be 0.60 meters at the base end and 0.6 meters at the top. A 0.75-meter-deep foundation shall be made of rubble soling. The retaining wall shall be lined with a 0.3-meter-thick filter layer made of stones and gravel along the landward face of the wall to allow the seepage and free flow of the percolated water in the soil strata. This feature shall help to relieve the pore pressure in the soil and further strengthen the slope and minimize the risk of failure of the retaining wall.

The project aims to protect the riverbank from erosion, stabilize the river bank and reduce flood-related impacts. The retaining wall will safeguard nearby village, public utilities and adjoining land from riverbank scouring. The retaining wall is proposed at the outer edge of meandering section of the river which is always prone to erosion during turbulent flows.

Consultant presented that, the proposed activities falls in CRZ IB and CRZ III (NDZ) area as per CRZ Notification, 2019 which are permissible as per 5.1.2(i) (d) of the CRZ Notification, 2019

DELIBERATIONS:


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The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per which:

Proposed activity	CRZ IB	CRZ III (NDZ)
Retaining wall	36.95 sqm	271.47 sqm

The PP has submitted the EIA report prepared by the Aditya Environmental Services Pvt. Ltd., (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

The Authority noted that retaining wall as erosion control measure is permissible under para 5.1.2(i) (d) and para 5.3 (i) of the CRZ Notification, 2019

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone 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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";

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DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. MMB to ensure that culvert should be put up at the small water body to ensure free flow of tidal water in the said water body.s


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3. PP to ensure that project activities to be implemented ensuring minimal disturbance to the coastal environment.
4. MMB to ensure that no construction should be proposed in CVCA area
5. MMB to obtain the Noc/remarks from Mangrove Cell since the proposed bund is close to 50 m mangrove buffer zone.
6. MMB to ensure that eco concrete should be used for the structure facing the sea water/ marine environment.
7. MMB to ensure that Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works and dredging activity.
8. MMB to ensure that Ecologically sensitive areas / Natural geomorphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
9. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
10. 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.
11. All other required permission from different statutory authorities should be obtained


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Item no.3: **Proposed Construction of Lighthouse at Kore Village,
Taluka & District- Palghar, Maharashtra by Maharashtra
Maritime Board
(Proposal No.: IA/MH/CRZ/582804/2026)**

INTRODUCTION:

The MMB officials along with consultant presented the matter before the Authority. The MMB has proposed Construction of Lighthouse (2.15 sqm area) at Kore Village, Taluka & District- Palghar.

The Kore village fishing community requests a new Lighthouse (Guide Pole). This will ensure safe navigation for boats at night, mitigating risks from the sharp, rocky shoreline which has previously caused severe damage to two local fishing vessels.

A solar-powered lighthouse is urgently required to clearly mark the hazardous zone, provide critical navigational guidance, and prevent future mishaps.

Consultant presented that, the proposed activities falls in CRZ IB (Intertidal Zone) area as per CRZ Notification, 2019 which are permissible as per 5.1.2(ii) of the CRZ Notification, 2019

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, the proposed activities falls in CRZ IB (Intertidal Zone) area.

The PP has submitted the EIA report prepared by the M/s. Eco Foot Forward Environmental Consultancy & Engineers Pvt. Ltd, (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

The Authority noted the permissibility of the project as per CRZ Notification, 2019


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Proposed activity	CRZ category	Permissibility of CRZ Notification, 2019
Lighthouse	CRZ IB	5.1.2(ii)

As per para 7(ii) of the CRZ Notification, 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:

In the light of above, the Authority after deliberation decided to recommend the proposal to MoEF&CC, New Delhi subject to following conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The project shall be restricted only to the facilities essential for operation and maintenance of the lighthouse and associated navigational safety infrastructure.
3. No mangroves, mudflats, sand dunes, intertidal areas, turtle nesting grounds, coastal vegetation or other ecologically sensitive habitats, if any, shall be damaged due to the project activity.
4. 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.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. All other required permission from different statutory authorities should be obtained.


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Item No.4: Proposed construction of Anti Sea Erosion Bund (Length - 531.20 m) from Ubhadanda Sukhatan wadi to Kurle wadi, Ta. Vengurla, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department, Sindhudurg (Public Works Department) (Proposal No.: IA/MH/CRZ/579928/2026)

INTRODUCTION:

The PWD officials along with consultant presented the proposal before the Authority.

The PWD has proposed the anti sea erosion bund for protection of the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct an Anti Sea Erosion Bund (Length - 531.20 m) from Ubhadanda Sukhatan wadi to Kurle wadi, Ta. Vengurla, Dist. Sindhudurg.

Consultant presented that, the project site falls in CRZ III (200 -500m from HTL) and CRZ III (NDZ) area as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS. However, the bund is proposed in CRZ III (200 -500m from HTL) and CRZ III (NDZ) area only which is permissible in accordance with para 5.3(i) read with para 5.1.2 (i) (d) of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, showing the site under reference. As per which:

Proposed activity	CRZ III (200 - 500m from HTL)	CRZ III (NDZ)	Total
Anti sea erosion bund	501.74 m	29.46 m	531.20m

Dr. Ranganathan, expert member observed that anti sea sea erosion bund proposed may create flooding problem in the surrounding area. Authority opined that, study of the ubhadanda village with respect to necessity of the proposed

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bund need to be carried out. Further, NoC/remarks from the turtle site point of view need to be obtained by the Mangrove Cell.

DECISION:

After deliberation, the Authority decided to defer the proposal for want of above information.



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Item No.5: Proposed construction of Bank Protection Work (Length-558.94 m) at Masurkar Khot Juva, Ta. Malvan, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department, Sindhudurg (Proposal No.: IA/MH/CRZ/579687/2026)

INTRODUCTION:

Proposed construction of Bank Protection Work at Masurkar Khot Juva, Ta. Malvan, Dist. Sindhudurg by Harbor Engineering department Ratnagiri (Public Works Department)

The PWD officials along with consultant presented the proposal before the Authority.

The PWD has proposed construction of Bank protection work (Length -558.94 m) at Masurkar Khot Juva, Ta. Malvan, Dist. Sindhudurg, Maharashtra.

The PWD has proposed the Bank Protection Work to protect the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct bank protection work (Length- 558.94m) at Masurkar Khot Juva, Ta. Malvan, Dist. Sindhudurg.

The PWD has presented that the CWPRS report, design cross-section of the bank protection work consists of stepped zinc-polymer coated G.I. wired filled with 20 to 50 kg hard trap stones, neatly hand packed. The arrangement includes multiple layers of gabions placed at successive elevations with appropriate offsets to ensure stability. A 3 m wide toe-berm is provided at elevation +3.6 m, consisting of 50 to 100 kg stones laid on a 1:2 slope to resist scouring action. A geo-fabric filter layer is proposed at the bed level for separation and filtration, along with a 0.15 m thick cushioning layer of gunny/nylon bags filled with sand or stone grit (5 mm gabion structures).

Consultant presented that, the project site falls in CRZ IB and CRZ III (NDZ) area, as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS and proposed anti-sea erosion bund is permissible in accordance with para 5.1.2 (i) (d) and 5.3(i) of the CRZ Notification, 2019.



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DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-IB and CRZ-III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, as per which:

Proposed activity	CRZ IB	CRZ III (NDZ)
Retaining wall	452.11 sqm	106.83 sqm

The PP has submitted the EIA report prepared by the Fine Envirotech Engineers Pvt Ltd. The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:

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

(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone clearance, based on the

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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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. PWD to ensure that Beach area should not be disturbed and no construction waste is dumped on the beach.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained.


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Item no.6: Proposed construction of Bank Protection Work (Length - 260 m) at Satarda adjoining to Creek, Ta. Sawantwadi, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department, Sindhudurg (Proposal No.: IA/MH/CRZ/575527/2026)

INTRODUCTION:

Proposed construction of Bank Protection Work (Length - 260 m) at Satarda adjoining to Creek, Ta. Sawantwadi, Dist. Sindhudurg by Harbor Engineering department Ratnagiri (Public Works Department)

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed the Bank Protection Work to protect the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct bank protection work (Length - 260 m) at Satarda adjoining to Creek, Ta. Sawantwadi, Dist. Sindhudurg.

The PWD has presented that the CWPRS report, design cross-section of the bank protection work consists of stepped zinc-polymer coated G.I. wired filled with 20 to 50 kg hard trap stones, neatly hand packed. The arrangement includes multiple layers of gabions placed at successive elevations with appropriate offsets to ensure stability. A 3 m wide toe-berm is provided at elevation +3.6 m, consisting of 50 to 100 kg stones laid on a 1:2 slope to resist scouring action. A geo-fabric filter layer is proposed at the bed level for separation and filtration, along with a 0.15 m thick cushioning layer of gunny/nylon bags filled with sand or stone grit (5 mm gabion structures).

Consultant presented that, the project site falls in CRZ IB and CRZ III (NDZ) area, as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS and proposed anti-sea erosion bund is permissible in accordance with para 5.1.2 (i) (d) and 5.3(i) of the CRZ Notification, 2019.

DELIBERATIONS:



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The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-IB and CRZ-III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per which:

Proposed activity	CRZ IB	CRZ III (NDZ)
Retaining wall	138.69 sqm	121.05 sqm

Dr. Ranganathan, Expert Member observed that, proposed anti sea erosion bund would have adverse impact on other side of the creek bank. Hence, PWD need to submit the report from CWPRS about the impact of the proposed bund on the opposite side of bank and flooding studies around the project site.

DECISION:

After deliberation, the Authority decided to defer the proposal for want of above information.



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Item no.7: Proposed construction of Bank Protection Work (Length - 195 m) at Sarambal besides creek, Ta. Kudal, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department, Sindhudurg (Proposal No.: IA/MH/CRZ/575514/2026)

INTRODUCTION:

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed construction of Bank Protection Work (Length - 195 m) at Sarambal besides creek, Ta. Kudal, Dist. Sindhudurg.

The PWD has proposed the bund to overcome this situation and to reduce erosion, it is essential to construct an Bank Protection Work (Length-195 m) at Sarambal besides creek, Ta. Kudal, Dist. Sindhudurg, Maharashtra.

Consultant presented that, Bank Protection Work in turn would protect coastal erosion, structures from damage caused by high waves during bad weathers. Moreover, it would also protect beach from erosion.

Consultant presented that, the project site falls in CRZ IV B and CRZ III (NDZ) area, as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS and proposed bank protection work is permissible in accordance with para 5.1.2 (i) (d) and 5.4 of the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-IVB and CRZ-III (NDZ) area, as per approved CZMP map, 2019. Length of the proposed bund falling in CRZ IVB is 2.40 meter and CRZ III (NDZ) is 192.45 meter.

The PP has submitted the EIA report prepared by the Fine Envirotech Engineers Pvt Ltd. The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority.


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The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:

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

*(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;*

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022): CRZ clearance for permissible and regulated activities-
Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone 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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. PWD to ensure that no construction waste is dumped along the shore.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.



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4. PWD to ensure that no construction is allowed in mangroves & its 50 m buffer zone.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
8. All other required permission from different statutory authorities should be obtained



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Item no.8: Proposed construction of Anti Sea Erosion Bund (Length - 632 m) at Sagartirtha, Ta. Vengurla, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department, Sindhudurg (Proposal No.: IA/MH/CRZ/575505/2026)

INTRODUCTION:

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed the construction of Anti Sea Erosion Bund (Length - 632 m) at Sagartirtha, Ta. Vengurla, Dist. Sindhudurg.

The PWD has proposed the anti sea erosion bund for protection of the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct an Anti Sea Erosion Bund (Length - 632 m) at Sagartirtha, Ta. Vengurla, Dist. Sindhudurg, Maharashtra.

Consultant presented that, the project site falls in CRZ III (NDZ) area as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS. However, the bund is proposed in CRZ III (NDZ) area only which is permissible in accordance with para 5.3(i) read with para 5.1.2 (i) (d) of the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the length of the bund falling in CRZ III (NDZ) area is 632 meter.

During the meeting, the PWD officials presented that, the PWD has proposed the anti-sea erosion bund in of length 632 meter in CRZ III(NDZ) area.

The PP has submitted the EIA report prepared by the Fine Envirotech Engineers Pvt Ltd. The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority.

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During the meeting, consultant showed the NoC /remarks of the Mangrove Cell. However, it was noted that, said Mangrove NoC mentions length of the anti sea erosion bund as 232 meter. PWD in the instant proposal has proposed the bund of length 632 meter. Hence, the Authority noted that PWD need to obtain the NoC/remarks of the Mangrove cell from turtle site point of view for instant proposal of bund of length 632 meter. Consultant & PWD officials agreed for the same.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:

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

(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone 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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:


Member Secretary


Chairperson

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1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. PWD to strictly ensure that anti-sea erosion bund is proposed in CRZ III (NDZ) area only and no construction is allowed in CRZ IA area, as agreed by the PWD.
3. PWD to ensure that Beach area should not be disturbed and no construction waste is dumped on the beach.
4. PWD need to obtain the NoC/remarks of the Mangrove cell from turtle site point of view for instant proposal of bund of length 632 meter.
5. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
6. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
9. All other required permission from different statutory authorities should be obtained



Member Secretary



Chairperson

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Item no.9: Proposed construction of Bank Protection Work (195 m) at Kavthani, Ta. Sawantwadi, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department, Sindhudurg (Proposal No.: IA/MH/CRZ/575500/2026)

INTRODUCTION:

Proposed construction of Bank Protection Work (195 m) at Kavthani, Ta. Sawantwadi, Dist. Sindhudurg by Harbor Engineering department Ratnagiri (Public Works Department)

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed the Bank Protection Work to protect the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct bank protection work (Length -195 m) at Kavthani, Ta. Sawantwadi, Dist. Sindhudurg.

The PWD has presented that the CWPRS report, design cross-section of the bank protection work consists of stepped zinc-polymer coated G.I. wired filled with 20 to 50 kg hard trap stones, neatly hand packed. The arrangement includes multiple layers of gabions placed at successive elevations with appropriate offsets to ensure stability. A 3 m wide toe-berm is provided at elevation +3.6 m, consisting of 50 to 100 kg stones laid on a 1:2 slope to resist scouring action. A geo-fabric filter layer is proposed at the bed level for separation and filtration, along with a 0.15 m thick cushioning layer of gunny/nylon bags filled with sand or stone grit (5 mm gabion structures).

Consultant presented that, the project site falls in CRZ IB and CRZ III (NDZ) area, as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS and proposed anti-sea erosion bund is permissible in accordance with para 5.1.2 (i) (d) and 5.3(i) of the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed

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Member Secretary


Chairperson

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project site falls in CRZ-IB and CRZ-III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per which:

Proposed activity	CRZ IB	CRZ III (NDZ)	Total
Retaining wall	26.34 m	168.44 m	194.78 m

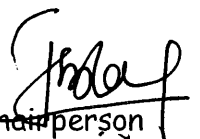
The Authority observed that, proposed bund may have adverse impact on the backside of the bund. PWD need to submit the contour study to understand the flow pattern and flooding in the area.

DECISION:

After deliberation, the Authority decided to defer the proposal for want of above information.

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Member Secretary


Chairperson

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Item no.10: Proposed construction of Anti Sea Erosion Bund (Length - 190 m) from Shri. Dev Dandeshwar Temple to Moreshwar Temple, Ta. Malvan, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department, Sindhudurg
(Proposal No.: IA/MH/CRZ/575210/2026)

INTRODUCTION:

The PWD officials along with consultant presented the proposal before the Authority.

The PWD has proposed the construction of Anti Sea Erosion Bund (Length - 190 m) from Shri. Dev Dandeshwar Temple to Moreshwar Temple, Ta. Malvan, Dist. Sindhudurg.

The PWD has proposed the anti sea erosion bund for protection of the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct an Anti Sea Erosion Bund (Length - 190 m) from Shri. Dev Dandeshwar Temple to Moreshwar Temple, Ta. Malvan, Dist. Sindhudurg.

Consultant presented that, the project site falls in CRZ III (NDZ) area as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS. However, the bund is proposed in CRZ III (NDZ) area only which is permissible in accordance with para 5.3(i) read with para 5.1.2 (i) (d) of the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the length of the bund falling in CRZ III (NDZ) area is 190 meter.

During the meeting, the PWD officials presented that, the PWD has proposed the anti-sea erosion bund in of length 190 meter in CRZ III (NDZ) area.


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Chairperson

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The PP has submitted the EIA report prepared by the Fine Envirotech Engineers Pvt Ltd. The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:

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

*(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;*

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone 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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.


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Chairperson

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2. PWD to strictly ensure that anti-sea erosion bund is proposed in CRZ III (NDZ) area only and no construction is allowed in CRZ IA area, as agreed by the PWD.
3. PWD to ensure that Beach area should not be disturbed and no construction waste is dumped on the beach.
4. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
8. All other required permission from different statutory authorities should be obtained.


Member Secretary


Chairperson

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Item no.11: Proposed construction of Anti Sea Erosion Bund (Length - 282 m) from Babu Raulkar's House to Arvind Raulakar's House at Shrikrishnawadi, Devbag, Ta. Malvan, Dist. Sindhudurg, Maharashtra, by Harbour Engineering Department (Proposal No.: IA/MH/CRZ/575185/2026)

INTRODUCTION:

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed the anti sea erosion bund for protection of the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct an Anti Sea Erosion Bund (Length - 282 m) from Babu Raulkar's House to Arvind Raulakar's House at Shrikrishnawadi, Devbag, Ta. Malvan, Dist. Sindhudurg.

Consultant presented that, the project site falls in CRZ III (NDZ) area as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS. However, the bund is proposed in CRZ III (NDZ) area only which is permissible in accordance with para 5.3(i) read with para 5.1.2 (i) (d) of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, showing the site under reference. As per which:

Proposed activity	CRZ III (NDZ)
Anti sea erosion bund	282 m

The Authority noted that, there is existing seawall along the coast and proposed anti sea erosion bund is overlapping with the existing seawall. Hence, proposed bund may not be required at the site. Consultant and PWD officials agreed that there is overlap and hence proposed could be withdrawn.

DECISION:

After deliberation, the Authority decided to delist the proposal from records of the MCZMA

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Member Secretary


Chairperson

**Minutes of the 200th Meeting of Maharashtra Coastal Zone Management
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Item no.12: Proposed construction of Anti Sea Erosion Bund (Length - 289 m) from Nishan Kathi to Tarkarli, Ta. Malvan, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department, Sindhudurg
(Proposal No.: IA/MH/CRZ/575136/2026)

INTRODUCTION:

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed the construction of Anti Sea Erosion Bund (Length - 289 m) from Nishan Kathi to Tarkarli, Ta. Malvan, Dist. Sindhudurg.

The PWD has proposed the anti sea erosion bund for protection of the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct an Anti Sea Erosion Bund (Length - 289 m) from Nishan Kathi to Tarkarli, Ta. Malvan, Dist. Sindhudurg.

Consultant presented that, the project site falls in CRZ III (NDZ) area as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS. However, the bund is proposed in CRZ III (NDZ) area only which is permissible in accordance with para 5.3(i) read with para 5.1.2 (i) (d) of the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the length of the bund falling in CRZ III (NDZ) area is 289 meter.

During the meeting, the PWD officials presented that, the PWD has proposed the anti-sea erosion bund in of length 289 meter in CRZ III (NDZ) area.

The PP has submitted the EIA report prepared by the Fine Envirotech Engineers Pvt Ltd. The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:


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Chairperson

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

(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone 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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. PWD to strictly ensure that anti-sea erosion bund is proposed in CRZ III (NDZ) area only and no construction is allowed in CRZ IA area, as agreed by the PWD.
3. PWD to ensure that Beach area should not be disturbed and no construction waste is dumped on the beach.



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Chairperson

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4. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
8. All other required permission from different statutory authorities should be obtained.



Member Secretary



Chairperson

**Minutes of the 200th Meeting of Maharashtra Coastal Zone Management
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Item no.13: Proposed construction of Anti Sea Erosion Bund (Length - 474 m) from Vitthal Mandir to Christianwadi at Devbag, Ta. Malvan, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department, Sindhudurg
(Proposal No.: IA/MH/CRZ/574143/2026)

INTRODUCTION:

The PWD officials along with consultant presented the proposal before the Authority.

The PWD has proposed the anti sea erosion bund for protection of the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct an Anti Sea Erosion Bund (Length - 474 m) from Vitthal Mandir to Christianwadi at Devbag, Ta. Malvan, Dist. Sindhudurg.

Consultant presented that, the project site falls in CRZ III (NDZ) area as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS. However, the bund is proposed in CRZ III (NDZ) area only which is permissible in accordance with para 5.3(i) read with para 5.1.2 (i) (d) of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, showing the site under reference. As per which:

Proposed activity	CRZ III (NDZ)
Anti sea erosion bund	474m

The Authority noted that, there is existing seawall along the coast and proposed anti sea erosion bund is overlapping with the existing seawall. Hence, proposed bund may not be required at the site. Consultant and PWD officials agreed that there is overlap and hence proposed could be withdrawn.

DECISION:

After deliberation, the Authority decided to delist the proposal from records of the MCZMA

Member Secretary

Chairperson

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Item no.14: Proposed construction of Anti Sea Erosion Bund (Length- 437 m) from Yashwant Gad Fort to Siddheshwar Temple (Part-2) at Redi, Ta. Vengurla, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department, Sindhudurg (Proposal No.: IA/MH/CRZ/575071/2026)

INTRODUCTION:

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed the construction of Anti Sea Erosion Bund (Length- 437 m) from Yashwant Gad Fort to Siddheshwar Temple (Part-2) at Redi, Ta. Vengurla, Dist. Sindhudurg.

The PWD has proposed the anti sea erosion bund for protection of the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct an construction of Anti Sea Erosion Bund (Length- 437 m) from Yashwant Gad Fort to Siddheshwar Temple (Part-2) at Redi, Ta. Vengurla, Dist. Sindhudurg.

Consultant presented that, the project site falls in CRZ IB and CRZ III (NDZ) area as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS. However, the bund is proposed in CRZ III (NDZ) area only which is permissible in accordance with para 5.3(i) read with para 5.1.2 (i) (d) of the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per which:

Proposed activity	CRZ IB	CRZ III (NDZ)
Retaining wall	167.92 sqm	268.93sqm

During the meeting, the PWD officials presented that, the PWD has proposed the anti-sea erosion bund in of length 437 meter in CRZ III (NDZ) area.



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Chairperson

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The PP has submitted the EIA report prepared by the Fine Envirotech Engineers Pvt Ltd. The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:

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

*(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;*

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone 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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.


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2. PWD to strictly ensure that anti-sea erosion bund is proposed in CRZ III (NDZ) area only and no construction is allowed in CRZ IA area, as agreed by the PWD.
3. PWD to ensure that Beach area should not be disturbed and no construction waste is dumped on the beach.
4. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
8. All other required permission from different statutory authorities should be obtained.



Member Secretary



Chairperson

**Minutes of the 200th Meeting of Maharashtra Coastal Zone Management
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Item no.15: **Proposed construction of Bank Protection Work (Length - 245 m) at Vadatar Vadis, Ta. Devgad, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department, Sindhudurg (Proposal No.: IA/MH/CRZ/575052/2026)**

INTRODUCTION:

Proposed construction of Bank Protection Work (Length - 245 m) at Vadatar Vadis, Ta. Devgad, Dist. Sindhudurg by Harbor Engineering department Ratnagiri (Public Works Department)

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed construction of Bank Protection Work (Length - 245 m) at Vadatar Vadis, Ta. Devgad, Dist. Sindhudurg.

The PWD has proposed the Bank Protection Work to protect the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct bank protection work (Length - 245 m) at Vadatar Vadis, Ta. Devgad, Dist. Sindhudurg.

Consultant presented that, the project site falls in CRZ III (NDZ) area, as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS and proposed anti-sea erosion bund is permissible in accordance with para 5.1.2 (i) (d) and 5.3(i) of the CRZ Notification, 2019.

Consultant presented that, the proposed cross-section consists of stepped zinc-polymer coated G.I. wired gabions of sizes 3.0 m × 1.0 m × 0.5 m and 1.0 m × 1.0 m × 0.5 m filled with 20-50 kg neatly hand-packed hard trap stones. The gabions are provided from +1.5 m to +3.5 m with a 2.0 m offset. The gap between the retaining wall and the gabion layers is filled with 50-100 kg trap stones.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed



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Chairperson

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project site falls in CRZ-III (NDZ) area, as per approved CZMP map, 2019. The length of bank protection work will be 245 m.

The PP has submitted the EIA report prepared by the Fine Envirotech Engineers Pvt Ltd. The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:

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

*(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;*

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone 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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ



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

2. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
3. PWD to ensure that eco concrete should be used for the structure facing the sea water/ marine environment.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained.



Member Secretary


Chairperson

**Minutes of the 200th Meeting of Maharashtra Coastal Zone Management
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Item no.16: Proposed construction of Anti Sea Erosion Bund (Length - 472 m) at Devbag (Part 2), Ta. Malvan, Dist. Sindhudurg, Maharashtra by Harbour Engineering Department (Proposal No.: IA/MH/CRZ/574970/2026)

INTRODUCTION:

The PWD officials along with consultant presented the proposal before the Authority.

The PWD has proposed the anti sea erosion bund for protection of the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct an Anti Sea Erosion Bund (Length - 472 m) at Devbag (Part 2), Ta. Malvan, Dist. Sindhudurg.

Consultant presented that, the project site falls in CRZ III (NDZ) area as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS. However, the bund is proposed in CRZ III (NDZ) area only which is permissible in accordance with para 5.3(i) read with para 5.1.2 (i) (d) of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, showing the site under reference. As per which:

Proposed activity	CRZ III (NDZ)
Anti sea erosion bund	472 m

The Authority noted that, there is existing seawall along the coast and proposed anti sea erosion bund is overlapping with the existing seawall. Hence, proposed bund may not be required at the site. Consultant and PWD officials agreed that there is overlap and hence proposed could be withdrawn.

DECISION:

After deliberation, the Authority decided to delist the proposal from records of the MCZMA


Member Secretary


Chairperson

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Item no.17: Proposed construction of Bank Protection Work (Length- 215 m) at Chendvan Sanekar's House, Ta. Kudal, Dist. Sindhudurg, Maharashtra by Harbor Engineering Department Sindhudurg (Proposal No.: IA/MH/CRZ/574944/2026)

INTRODUCTION:

Proposed construction of Bank Protection Work (Length- 215 m) at Chendvan Sanekar's House, Ta. Kudal, Dist. Sindhudurg by Harbor Engineering department Ratnagiri (Public Works Department)

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed the Bank Protection Work to protect the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct bank protection work (Length- 215 m) at Chendvan Sanekar's House, Ta. Kudal, Dist. Sindhudurg.

The PWD has presented that the CWPRS report, design cross-section of the bank protection work consists of stepped zinc-polymer coated G.I. wired filled with 20 to 50 kg hard trap stones, neatly hand packed. The arrangement includes multiple layers of gabions placed at successive elevations with appropriate offsets to ensure stability. A 3 m wide toe-berm is provided at elevation +3.6 m, consisting of 50 to 100 kg stones laid on a 1:2 slope to resist scouring action. A geo-fabric filter layer is proposed at the bed level for separation and filtration, along with a 0.15 m thick cushioning layer of gunny/nylon bags filled with sand or stone grit (5 mm gabion structures).

Consultant presented that, the project site falls in CRZ III (NDZ) area, as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS and proposed bank protection work bund is permissible in accordance with para 5.1.2 (i) (d) and 5.3(i) of the CRZ Notification, 2019.

DELIBERATIONS:

✓

Member Secretary


Chairperson

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The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per which:

Proposed activity	CRZ III (NDZ)	Total
Bank Protection Work	215 m	215 m

Dr. Rangnathan, expert member observed that purpose the bund is not clear. Consultant presented that bund is proposed to mitigate flooding. Dr Rangnathan asked to justify the same with past records of flooding in the area. Consultant agreed to submit the same.

DECISION:

After deliberation, the Authority decided to defer the proposal for want of above information.

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Member Secretary


Chairperson

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Item no.18: Proposed construction of Bank Protection Work (Length- 215 m) from Chendvan Khari Bund to Chendvan Malewadi, Ta. Kudal, Dist. Sindhudurg., Maharashtra by Harbor Engineering department Sindhudurg (Proposal No.: IA/MH/CRZ/574925/2026)

INTRODUCTION:

Proposed construction of Bank Protection Work (Length- 215 m) from Chendvan Khari Bund to Chendvan Malewadi, Ta. Kudal, Dist. Sindhudurg by Harbor Engineering department Ratnagiri (Public Works Department)

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed the Bank Protection Work to protect the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct bank protection work (Length- 215 m) from Chendvan Khari Bund to Chendvan Malewadi, Ta. Kudal, Dist. Sindhudurg.

The PWD has presented that the CWPRS report, design cross-section of the bank protection work consists of stepped zinc-polymer coated G.I. wired filled with 20 to 50 kg hard trap stones, neatly hand packed. The arrangement includes multiple layers of gabions placed at successive elevations with appropriate offsets to ensure stability. A 3 m wide toe-berm is provided at elevation +3.6 m, consisting of 50 to 100 kg stones laid on a 1:2 slope to resist scouring action. A geo-fabric filter layer is proposed at the bed level for separation and filtration, along with a 0.15 m thick cushioning layer of gunny/nylon bags filled with sand or stone grit (5 mm gabion structures).

Consultant presented that, the project site falls in CRZ III (NDZ) area, as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS and proposed bank protection work bund is permissible in accordance with para 5.1.2 (i) (d) and 5.3(i) of the CRZ Notification, 2019.

DELIBERATIONS:



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The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per which:

Proposed activity	CRZ III (NDZ)	Total
Bank Protection Work	215 m	215 m

Dr. Rangnathan, expert member observed that purpose the bund is not clear. Consultant presented that bund is proposed to mitigate flooding. Dr Rangnathan asked to justify the same with past records of flooding in the area. Consultant agreed to submit the same.

DECISION:

After deliberation, the Authority decided to defer the proposal for want of above information.

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Member Secretary


Chairperson

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Item no.19: Proposed construction of Anti Sea Erosion Bund (Length- 483 m) from Shri Vilas Jhad's house to Shri Govind Pednekar's house at Talashil-Tondavali, Ta. Malvan, Dist. Sindhudurg., Maharashtra by Harbor Engineering department Sindhudurg (Proposal No.: IA/MH/CRZ/574903/2026)

INTRODUCTION:

The PWD officials along with consultant presented the proposal before the Authority.

The PWD has proposed the anti sea erosion bund for protection of the villager's properties, farms to safeguard the lives of village people. To overcome this situation and to reduce erosion, it is essential to construct an Anti Sea Erosion Bund (Length- 483 m) from Shri Vilas Jhad's house to Shri Govind Pednekar's house at Talashil-Tondavali, Ta. Malvan, Dist. Sindhudurg.

Consultant presented that, the project site falls in CRZ III (NDZ) area as per approved CZMP, 2019 & CRZ map (1:4000 scale) of IRS. However, the bund is proposed in CRZ III (NDZ) area only which is permissible in accordance with para 5.3(i) read with para 5.1.2 (i) (d) of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, showing the site under reference. As per which:

Proposed activity	CRZ III (NDZ)
Anti sea erosion bund	483 m

The PP has submitted the EIA report for the project. The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:


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

(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone 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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
3. PWD to obtain the NoC / remarks from Mangrove Cell with respect to turtle site point of view.
4. PWD to ensure that eco concrete should be used for the structure facing the sea water/ marine environment.



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5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
8. All other required permission from different statutory authorities should be obtained.



Member Secretary


Chairperson

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Item no.20: Proposed Construction of Jetty at Anpur Rameshwar village, Tal. Devgad, Dist. Sindhudurg, Maharashtra by Maharashtra Maritime Board (Proposal No.: IA/MH/CRZ/580898/2026)

INTRODUCTION:

The officials from the MMB along with consultant presented the proposal before the Authority. The MMB has proposed Construction of Jetty at Anpur Rameshwar village, Tal. Devgad, Dist. Sindhudurg, Maharashtra.

Consultant presented that, the proposed activities falls in CRZ IB, CRZ III (NDZ) and CRZ IV area, as per CRZ Notification, 2019 which are permissible as per para 5.1.2, 5.3 and 5.4 of the CRZ Notification, 2019

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, the project site falls in CRZ IB, CRZ III (NDZ) and CRZ IV area.

Project Activity	CRZ IB	CRZ III (NDZ)	CRZ IV
Platform	212.55 sqm	83.44 sqm	
Jetty	116.30 sqm		145.91 Sqm

The PP has submitted the EIA report prepared by the MITCON Consultancy and Engineering Service Limited (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report. As per the EIA report, proposed construction of the step jetty and platform is not expected to cause any significant adverse impact on the biological environment. The anticipated impacts during the construction phase are primarily temporary, localized, and limited to minor disturbance of terrestrial and aquatic habitats. With the implementation of appropriate mitigation measures, including controlled construction practices, protection of surrounding habitats, and prevention of pollution, these impacts can be effectively minimized. During the operation


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phase, no major negative impacts are anticipated, and the structure may potentially enhance local marine habitat by acting as an artificial substrate for aquatic organisms. To conclude, the project is environmentally sustainable with respect to biological components, and no long-term or irreversible impacts on flora and fauna are envisaged.

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 stand-alone 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"

The Authority noted that, the project will enhance safe berthing and improve coastal connectivity, supporting efficient fishing and local marine activities. It will generate livelihood opportunities, strengthen local trade, and contribute to the socio-economic development of the region.

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.
2. Proposed construction of jetty should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.



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3. Prior High Court permission should be obtained, if the project is affected by mangrove or 50 m buffer zone
4. MMB to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
5. MMB to ensure that Ecologically sensitive areas / Natural geomorphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
6. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
7. 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.
8. 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.
9. All other required permission from different statutory authorities should be obtained before starting construction at the site.



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Item no.21: Proposed construction of retaining wall work at Pavnai Bramhandevache Bhatle village, Tal-Devgad, Dist-Sindhudurg by Maharashtra Maritime Board (Proposal No.: IA/MH/CRZ/583836/2026)

INTRODUCTION:

The MMB officials along with consultant presented the matter before the Authority. The MMB has proposed construction of retaining wall work at Pavnai Bramhandevache Bhatle village, Tal-Devgad, Dist-Sindhudurg. Length of the retaining wall is 200 meter.

The width of the base of the retaining wall shall be 2.77 meters and the width of the wall above the base shall be 0.60 meters at the base end and 0.6 meters at the top. A 0.75-meter-deep foundation shall be made of rubble soling. The retaining wall shall be lined with a 0.3-meter-thick filter layer made of stones and gravel along the landward face of the wall to allow the seepage and free flow of the percolated water in the soil strata. This feature shall help to relieve the pore pressure in the soil and further strength the slope and minimize the risk of failure of the retaining wall.

The project aims to protect the riverbank from erosion, stabilize the river bank and reduce flood-related impacts. The retaining wall will safeguard nearby village, public utilities and adjoining land from riverbank scouring. The retaining wall is proposed at the outer edge of meandering section of the river which is always prone to erosion during turbulent flows.

Consultant presented that, the proposed activities falls in CRZ IB and CRZ (NDZ) and CRZ IV B) area as per CRZ Notification, 2019 which are permissible as per 5.1.2(ii) & 5.3 (i) of the CRZ Notification, 2019

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per which:



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Proposed activity	CRZ IB	CRZ III (NDZ)	CRZ IV B	Total
Retaining wall	140.45 sqm	115.47 sqm	42.65 sqm	298.57 sqm

The PP has submitted the EIA report prepared by the Building Environment (India) Pvt. Ltd (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

The Authority noted that retaining wall as erosion control measure is permissible under para 5.1.2(i) (d) and para 5.3 (i) of the CRZ Notification, 2019

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone 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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. PP to ensure that project activities to be implemented ensuring minimal disturbance to the coastal environment.
3. MMB to ensure that eco concrete should be used for the structure facing the sea water/ marine environment.



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4. MMB to ensure that Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. MMB to ensure that Ecologically sensitive areas / Natural geomorphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
6. Tree cutting permission needs to be obtained by PP, if tree cutting is proposed.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. 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.
9. All other required permission from different statutory authorities should be obtained



Member Secretary



Chairperson

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Item no.22: Proposed construction of a retaining wall at Shiroda
Kerwada, Tal. Vengurla, Dist. Sindhudurg by Maharashtra
Maritime Board (Proposal No.:
IA/MH/CRZ/583929/2026)

INTRODUCTION:

The MMB officials along with consultant presented the matter before the Authority. The MMB has proposed construction of a retaining wall at Shiroda Kerwada, Tal. Vengurla, Dist. Sindhudurg. Length of the retaining wall is 69 meter. The wall covers a total area of 103.54 sq.m.

MMB officials presented that, the proposed project is for strengthening of existing approach road for fishing harbor.

The width of the base of the retaining wall shall be 1.83 meters and the width of the wall above the base shall be 0.60 meters at the base end and 0.6 meters at the top. A 0.75-meter-deep foundation shall be made of rubble soling. The retaining wall shall be lined with a 0.3-meter-thick filter layer made of stones and gravel along the landward face of the wall to allow the seepage and free flow of the percolated water in the soil strata. This feature shall help to relieve the pore pressure in the soil and further strength the slope and minimize the risk of failure of the retaining wall.

The project aims to protect the riverbank from erosion, stabilize the river bank and reduce flood-related impacts. The retaining wall will safeguard nearby village, public utilities and adjoining land from riverbank scouring. The retaining wall is proposed at the outer edge of meandering section of the river which is always prone to erosion during turbulent flows.

Consultant presented that, the proposed activities falls in CRZ III (NDZ) area as per CRZ Notification, 2019 which are permissible as per 5.3 (i) of the CRZ Notification, 2019

DELIBERATIONS:



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The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per which:

Proposed activity	CRZ III (NDZ)
Retaining wall	103.54 sqm

The PP has submitted the EIA report prepared by the Aditya Environmental Services Pvt. Ltd., (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

The Authority noted that retaining wall as erosion control measure is permissible under para 5.3 (i) of the CRZ Notification, 2019

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) 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 the Central Government for Coastal Regulation Zone 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, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. PP to ensure that project activities to be implemented ensuring minimal disturbance to the coastal environment.


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3. MMB to ensure that eco concrete should be used for the structure facing the sea water/ marine environment.
4. MMB to ensure that Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works and dredging activity.
5. MMB to ensure that Ecologically sensitive areas / Natural geomorphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
6. Tree cutting permission needs to be obtained by PP, if tree cutting is proposed.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. 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.
9. All other required permission from different statutory authorities should be obtained


Member Secretary


Chairperson

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Item no.23: Proposed Development of Mangrove Park at Village Ghodbundar, Taluka, District Thane, Maharashtra by Mira Bhayandar Municipal Corporation (Proposal No.: IA/MH/CRZ/579071/2026)

INTRODUCTION:

The MBMC officials along with consultant presented the matter before the Authority. The MBMC has proposed development of Mangrove Park at Village Ghodbundar, Taluka, District Thane.

The proposal falls within CRZ-IA (Mangroves) and CRZ-IA (50 m Mangrove Buffer Zone) as per the approved CZMP and is covered under the permissible eco-tourism activities specified in CRZ Notification, 2019 [Clause 5.1.5.1.1(i) and 5.1.5.2(i) & (ii)], subject to statutory approvals.

The project has been planned adopting environmentally sensitive design principles. The structures are proposed on stilts to maintain the natural tidal flow, with minimum ground coverage and minimal site disturbance. The design incorporates renewable energy through solar panels, Atmospheric Water Generation (AWG) systems for water supply, modular bio-digesters for sewage treatment, and low-maintenance prefabricated construction systems to minimize ecological impacts.

The project has been carefully designed in such a manner that no mangrove trees are required to be cut for implementation of the proposed development. The alignment and layout of all proposed facilities have been planned by utilizing existing open spaces and naturally available gaps within the project area, thereby ensuring complete protection of the existing mangrove vegetation while facilitating eco-tourism and environmental education

Nature Interpretation Centre (NIC)

- Acts as the central hub for educating visitors about the wetland ecosystem.
- Showcases interactive exhibits, informative displays, and engaging activities for students, tourists, and researchers.
- Raises awareness about conservation, sustainability, and local biodiversity.


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Wooden board walk, pause points through the Water Body

- Elevated walkway designed to blend with the natural surroundings.
- Provides a unique opportunity to observe wetland plants, birds, and aquatic life closely and safely.
- Supports eco-tourism by offering an immersive nature experience with minimal environmental impact.

The project aims to promote conservation of mangrove ecosystems through environmentally sustainable eco-tourism while strengthening environmental awareness, biodiversity conservation and community participation.

Consultant presented that, the project site falls in CRZ-IA (Mangrove Area) and CRZ-IA (50 metre Mangrove Buffer Zone), as per the approved CZMP, 2019 and project activities are permissible under CRZ Notification, 2019

DELIBERATION:

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, as per which, the project site falls in CRZ IA. As per the report:

Description	CRZ IA sqm	CRZ IA (50 m mangrove buffer zone)	Total area
Project site boundary	21920.24	2009.76	23930
Proposed building NIC	1364.58	635.42	2000
Proposed board walk	3958.34	230.66	4189
Proposed pause point	250.00	-	250

The PP has submitted the EIA report by Eco Foot Forward Pvt Ltd (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.


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The Authority asked the ownership of the land, to which, Consultant & MBMC officials informed that land belong to forest dept. The Authority asked MBMC officials whether NoC from the Mangrove Cell is obtained for the project. MBMC officials informed that process of obtaining the mangrove cell noc is underway. The Authority instructed the MBMC to submit the Noc from the Mangrove Cell since the land ownership is with forest dept. MBMC officials agreed for the same.

DECISION:

In the light of above, the Authority after detailed discussion and deliberation decided to defer the matter for submission of NoC from Mangrove Cell for the project.



Member Secretary


Chairperson

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Item no.24: **Proposed Construction of Bridge Connecting Nariman Point to Colaba / Cuffe Parade, Mumbai, Maharashtra by MMRDA**
(Proposal No.: IA/MH/CRZ/583056/2026)

INTRODUCTION:

The Mumbai Metropolitan Region Development Authority (MMRDA) officials along with consultant presented the proposal before the Authority. The MMRDA has proposed construction of 4 lane Bridge Connecting Nariman Point to Colaba / Cuffe Parade, Mumbai.

Mumbai Metropolitan Region Development Authority (MMRDA) proposes to construct a Coastal Stilt Bridge with Two-Level Ramps connecting Nariman Point and Colaba/Cuffe Parade in South Mumbai, Maharashtra. The proposed project aims to provide a direct road connection between Nariman Point and Cuffe Parade, thereby reducing travel distance and travel time, improving traffic circulation, and enhancing accessibility to the Central Business District (CBD) of South Mumbai. The project has been conceived as an important transportation infrastructure initiative to address chronic traffic congestion on Captain Prakash Pethe Marg and adjoining road network. The bridge will also function as an important link to the Mumbai Coastal Road and Metro Line-3 corridor.

The consultant presented that the proposed bridge alignment starts from Subhash Chandra Bose Road near Nariman Point and ends at Captain Prakash Pethe Marg / Rodehouse Marg at Colaba. Proposed Bridge alignment partly traverses coastal stretches and marine zones. Total land acquisition is 1765.5198 Sq.mt

The starting Point of the Project on road between 18.916279°N 72.823368°E and end Point of the project site on road between 18.927853°N 72.820522°E.

Total Project Length including ramps	1.869Km
Length of Flyover Bridge (Ramp-1 & Bridge)	704m (475 m+ 229m)


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Double Decker Bridge (Ramp-2 & Bridge)	418m (175m + 243m)
Length of Bridge over Sea (Ramp-1 & Ramp-2)	614m (307m + 307m)
Length of Coastal Road (Stilt)	599m
Improvement Dorabjee Tata Road (Marine Drive)	259m

The project aims to disperse the traffic of Coastal Road to Colaba /Cuffe Parade and decongest the Capt. Prakash Pethe Marg & Madam Cama Road (Mantralaya) and reduce travel time from 25 min to 8 min. The project will provide important connectivity between Nariman Point and Colaba.

Consultant presented that, the proposed activities falls in CRZ IB, CRZ II, CRZ III (NDZ) and CRZ IVA area as per approved CZMP, 2019 and permissible under para 5.1.2 (c), 5.3(ii) (c) and 5.4 (ii) of the CRZ Notification, 2019

DELIBERATIONS

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, the project site is situated partly in CRZ IA, CRZ IB, CRZ II and outside CRZ area.

Sr. No.	CRZ - Classification	Area in Sq.m
1	CRZ - IB	8481.11
2	CRZ - II	17999.03
3	CRZ - III (NDZ - Within CRZ-II Greater Mumbai)	4093.76
4	CRZ - IVA	7780.99
Sub-total in CRZ- A		38354.89
5	Outside CRZ- B	16535.47
Total- A+B-		54890.37


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The PP has submitted the EIA report for the project prepared by the M/s Ultra Tech (Nabet accredited consultant). Certain observations of the EIA report is as follows-

- The project involves transplantation of 79 trees falling within the project ROW. The removal of trees in the right of way will lead to loss of terrestrial flora and habitats, which support a variety of fauna.
- Transportation and storage of raw materials can lead to accidental spillage or leakage of chemicals, fuel and construction materials, which can contaminate soil and water. Such contamination may negatively impact terrestrial plants, reduce soil fertility and harm aquatic organisms through toxic exposure or oxygen depletion.
- Piling activities in the marine area may result in sediment contamination and increased turbidity in the sea water, potentially impacting the flora and fauna of the marine environment.
- Excavation and piling is expected to generate approximately 2212 cubic meters of muck. The disposal of this muck in the sea region may affect the aquatic flora and fauna
- Noise and vibrations from machinery can disturb terrestrial and aquatic fauna, altering their natural behavior and potentially displacing them from habitats.
- Improper waste disposal and sewage management from labour colonies can lead to contamination of nearby habitats. Organic waste and sewage may result in nutrient overloading in aquatic environments, causing eutrophication and oxygen depletion.
- Fishermen are engaged in small scale fishing and fish farming activity along proposed project region which may have impact during construction phase of the project.
- Approach path till piling area should be determined based on minimal loss of Trees.
- Bridge design and construction method is selected in such a way that it requires minimum number of piles in the sea region, ensuring negligible disturbance to the fisherman.
- Construction debris and excavated muck generated during construction should be disposed at designated site to avoid impact on sediment fauna. Temporary storage sites should be lined and covered to prevent leachate and runoff. Silt curtains and sediment traps should be installed in water



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bodies to prevent the spread of sediment. Piling methods causing minimal disturbance, such as pre-fabricated piling, should be prioritized.

- Noise barriers should be installed near sensitive locations and high noise activities should be restricted to daytime hours
- Vehicular and equipment maintenance should be carried out regularly to minimize noise levels. DG sets to be deployed on site should be covered with acoustic enclosure to reduce noise levels.

As per EIA report, Project aims to improve transport efficiency between Colaba and Nariman Point, which will contribute to expansion of economic opportunities through (i) enhancing the capacity for road asset development and management through improvement of the existing infrastructure, (ii) facilitating safe and appropriate road usage, (iii) increasing efficiency of transport services (iv) reducing travel time, accidents, vehicular air emissions, (v) improved access to economic Centers will enhance local employments and support to national economy.

The Authority noted the permissibility of the project activities as per CRZ Notification, 2019:

Project Activity	CRZ category	Permissibility as per CRZ Notification, 2019
Proposed Bridge and Pipeline	CRZ IB	5.1.2 (c)
	CRZ - III (NDZ - Within CRZ-II Greater Mumbai)	5.3 (ii), (c)
	CRZ IVA	5.4 (ii)

As per para 7(iii) of the CRZ Notification, 2019-

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

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DECISION

In the light of above, The Authority after deliberation decided to recommend the proposal from CRZ point of view to MoEF&CC, New Delhi subject to following conditions:

1. The proposed activity should be undertaken strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. PP to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
3. PP to implement muck disposal plan scientifically as per rules. Muck should be transported in covered vehicles to approved disposal sites. Disposal should avoid residential and ecological areas. Dust suppression methods should be applied at storage and disposal points.
4. The construction schedule to be planned considering the local fishing schedules and locations to avoid the impact. PP to ensure that fishing activity of the local fishermen should not be disturbed. NoC from office of commissioner of fisheries to be obtained by the PP.
5. 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.
6. PP to implement C & D waste management plan strictly as per Construction and Demolition Waste Management Rules, 2016.
7. PP to ensure that all the precautions to be undertaken while installation of lights on bridge to mitigate adverse effect on birds.
8. Waste such as paint cans, used brush, metal wastes etc. generated during maintenance work should be stored away from waterbody and disposed to authorized recycler.
9. PP to ensure use of low-noise machinery and well-maintained equipment is recommended. Noise-generating activities should be scheduled with public notice.
10. Temporary noise barriers or acoustic enclosures should be installed around piling sites, especially near residential zones. Piling activities should be confined to permitted daytime hours and monitored for compliance with local noise standards.



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11. All equipment must be installed with acoustic enclosures or housed within sound-insulated structures. Regular maintenance of machinery is essential to minimize mechanical noise. Placement of noisy equipment should be done away from residential areas and ecological sensitive zones wherever feasible.
12. All work should be scheduled during daytime and controlled to avoid high noise levels. Use of low-noise equipment and provision of personal protective equipment (PPE) such as earplugs for workers is essential. All vehicles and mechanical plant to be fitted with effective exhaust silencers
13. PP to Prepare and implement a Waste Management Plan before construction to cover all aspects of waste storage disposal and accidental spills.
14. PP to ensure storage of the construction waste at designated site and disposal as per C&D waste rules 2025.
15. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
16. 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.
17. 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. Mobile toilets with mobile STPs to be provided in work front area.
18. All other required permissions from different statutory authorities should be obtained prior to commencement of work.



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Item no.25: Reclassification CRZ-III (NDZ within CRZ-II - Greater Mumbai) to CRZ-II for proposed Agri Koli Bhavan (Multipurpose Community Centre) on land bearing C.T.S. No. 319 F(Part), North Ward Village Dahisar, Dahisar (W), Mumbai by MHADA (Proposal No.: IA/MH/CRZ/584676/2026)

The proposal for CRZ clearance and Reclassification CRZ-III (NDZ within CRZ-II - Greater Mumbai) to CRZ-II form proposed Agri Koli Bhavan (Multipurpose Community Centre) on land bearing C.T.S. No. 319 F(Part), North Ward Village Dahisar, Dahisar (W), Mumbai - 400068.

Consultant presented that the proposed project site falls partly in CRZ-III (NDZ - Within CRZ-II Greater Mumbai) with remaining area outside CRZ and we are proposing development as per para 7 of the Annexure IV of the CRZ Notification 2019.

Consultant presented that On DP remark report the Reservation of land is Residential Zone. The designation of Recreation Ground (EOS2.6) shown on the land bearing C.T.S. No. 319F(pt), Village- Dahisar, Mumbai is changed partly for the area admeasuring approx. 1500 sq.m. from reservation of Multipurpose Community Centre (RSA2.1) as shown on plan & Letter.

SI. No.	CRZ-Classification	Area in Sq.m
1	CRZ - III (NDZ - Within CRZ - II Greater Mumbai)	931.21
2	Outside CRZ	568.79
Total		1500.00

DELIBERATION:

The Authority noted that, as per Para 10.3 Sub Clause (i) of CRZ Notification 2019, "In order to protect and preserve the 'green lung' of the Greater Mumbai area, all open spaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorized as No Development Zone and a Floor Space Index up to 15% shall be allowed only for construction of civic amenities,



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stadium and gymnasium meant for recreational or sports-related activities, and the residential or commercial use of such open spaces shall not be permissible."

Consultant presented that, Urban Development department vide Order dated 02.09.2024 mentioned that, "The reservation of 'recreation ground (EOS2.6) shown on the land bearing CTS no. 319 F (pt), village Dahisar, Mumbai is changed partly for the area admeasuring approx.. 1500 sqm from recreation ground to the reservation of Multipurpose Community Centre (RSA2.1)". Therefore, PP requested for CRZ clearance considering the CRZ-II area.

The Authority noted that the as para 7 of the Annexure IV of the CRZ Notification, 2019 provides for the revision of the CZMP, as per which, matter of revision in CZMP shall be referred to NCSCM who shall the examine the matter. It was observed that the matter of relocation of CRZ-II (NDZ) area may be referred to NCSCM, Chennai for examination through MoEF&CC, New Delhi. It was further noted that as per 49th meeting of the NCZMA, Delhi held on 8.5.2026, all proposals pertaining to correction / revision of the CZMP shall first be placed before the Technical Scrutiny Committee (TSC) for examination and recommendation prior to consideration by the NCZMA.

DECISION:

In view of above, the Authority after deliberation decided to refer the matter to NCSCM, Chennai for examination through MoEF&CC, New Delhi.



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Item no.26: Proposed Construction of Water Pipeline at Old Survey Nos. 242/4, 5, 243/4, 5, 6, 9 & 244 (New Survey Nos. 32, 33 & 35) at Village Navghar, Mira Bhayandar Municipal Corporation, Thane District by M/s. Mira Bhayandar Municipal Corporation (MBMC). (Proposal No.: IA/MH/CRZ/585294/2026)

INTRODUCTION:

The Mira Bhayandar Municipal Corporation (MBMC) officials along with consultant presented the proposal before the Authority. The MBMC has proposed construction of Water Pipeline at Old Survey Nos. 242/4, 5, 243/4, 5, 6, 9 & 244 (New Survey Nos. 32, 33 & 35) at Village Navghar, Mira Bhayandar Municipal Corporation, Thane District.

The consultant presented that the proposed construction of water Pipeline is from Seven Eleven Club to sports complex at Old Survey Nos. 242/4, 5, 243/4, 5, 6, 9 & 244 (New Survey Nos. 32, 33 & 35) in Village Navghar, , Bhayandar (E), Thane District.

- Length of the water pipeline is - 1500 meter
- Width of the pipeline is - 2 meter
- Diameter of the pipeline is 1 meter

The Co- ordinates of proposed water pipeline affected by CRZ are given below:

Sr.	Latitude	Longitude
A	19° 18' 11.916" N	72° 52' 23.303" E
B	19° 18' 11.933" N	72° 52' 14.833" E

Consultant presented that, the proposed pipeline is passing through CRZ IB and CRZ II area and outside CRZ area as per approved CZMP, 2019 and permissible under para 5.1.2 (c), 5.3 (ii) (c) and 5.4 (ii) of the CRZ Notification, 2019

DELIBERATION:

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The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, the project site is situated in CRZ IB and CRZ II area. The length of the proposed pipeline is various CRZ category is as follows:

CRZ - Classification	Length (m)
CRZ - IB	46.12
CRZ- II	180.28
Total	226.4

The Authority noted that the PP has submitted the EIA report prepared by the M/s Mantec Consultants Pvt Ltd (Nabet Accredited).

The EIA report which states that, the water supply situation in Mira Bhayandar is facing challenges due to rapid urban growth, increasing population, and outdated infrastructure. The primary source of water for the region is the Surya River, with additional supplies from nearby Mumbai's water pipelines. However, the rising demand from new residential, commercial, and industrial developments has strained the existing water distribution network, leading to issues such as water shortages, inconsistent supply, and occasional contamination, particularly in high-density areas and informal settlements. The extension of pipelines into underserved or newly developed areas, especially in Mira Road and Bhayandar East, ensures that the growing population has access to a reliable water supply.

The Authority discussed the anticipated impacts, mitigation measure, Environmental Monitoring plan, Disaster Management Plan as suggested in the EIA report. The EIA report states that No mangrove cutting is envisaged during construction phase. Care will be taken that no mangroves are being disturbed. Certain mitigation measures as mentioned in the EIA report is as follows:

- Every care has to be taken to avoid damage to the top soil. It has to be preserved and utilized. Problems could arise from dumping of construction spoils (Concrete, bricks) waste materials (from contractor


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camps), etc. causing surface and ground water pollution. However, it is proposed to have mix concrete directly from batching plant for use at site

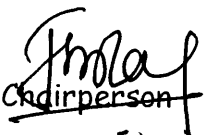
- Mitigation measures should include proper water supply, sanitation, drainage, healthcare and human waste disposal facilities. In addition to these, efforts need to be made to avoid water spills, adopt disease control measures and employment of local labour.
- construction material such as steel, bricks, etc. should be housed in a fenced stored yard. The balance material from store yards will be removed for use/ disposal at the end of work
- Proposed project is on plain area and thus the excavation would be limited to piers and their piling. The soil would be used for refilling at other site. If there would be some residual soil, it would be utilized by MBMC for internal use for refilling sites and, if surplus, it would be disposed-off at designated locations as per Local Authority permission
- Trucks carrying soil, sand or stone will be covered with traps to avoid spilling and blowing by wind from quarry to the site of construction
- Sprinkling water will control fugitive dust entrainment
- Latest construction equipment and technologies will be used with arrangements for dust and noise control
- During construction phase, the solid waste generated will be disposed-off at authorized places. The construction debris will be transported via closed trucks to avoid fugitive dust emission, which will give rise higher SPM to the surrounding area. No solid waste shall be dumped/ disposed in CRZ and/or mangrove areas.

The Authority noted that the proposed water pipeline project is for the benefit of resident of the MBMC area. However, MBMC need to implement all necessary measures during construction phase to minimize the impact on surrounding area. As suggested by the Expert Members, the MBMC to explore & implement the options of HDD or caterpillar methodology of laying the water pipeline to minimize the impact on the CRZ area during the construction phase. All the mitigation measure suggested in the EIA report should be strictly implemented by the MBMC.

The Authority noted the permissibility of the project activities as per CRZ Notification, 2019:

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Project Activity	CRZ category	Permissibility as per CRZ Notification, 2019
Proposed Water Pipeline	CRZ IB	5.1.2 (i)
	CRZ II	5.2 (i)

The Authority noted, as per para 7(iii) of the CRZ Notification, 2019 & OM dated 29th November, 2022, the proposal requires final CRZ clearance from the MoEF&CC, New Delhi. The said provision is reproduced as follows:

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

DECISION:

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

1. The proposed 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.
2. MBMC to explore & implement the options of HDD or caterpillar methodology of laying the water pipeline to minimize the impact on the CRZ area during the construction phase.
3. 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.
4. PP to implement muck disposal plan scientifically as per rules. Muck should be transported in covered vehicles to approved disposal sites. Disposal



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- should avoid residential and ecological areas. Dust suppression methods should be applied at storage and disposal points.
5. The construction debris and excavated material should not be disposed off in the mangrove area & creek water to avoid any adverse impact on mangroves and marine water quality.
 6. Debris generated during the project activity should not be dumped in CRZ area.
 7. PP to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
 8. PP to ensure that Ecologically sensitive areas / Natural geo-morphological features like Mangrove, sand dunes, if any should not be disturbed.
 9. 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.
 10. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.

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Item No.27: Proposed Tourist Home Project located at Gat no. 66 and 67, Village- Borli, Taluka- Murud, District- Raigad by Mrs. Tanya Rawat (Proposal No.: IA/MH/CRZ/582090/2026)

INTRODUCTION

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Tourist Home Project located at Gat no. 66 and 67, Village- Borli, Taluka- Murud, District- Raigad.

Proposed Tourist Home comprises of :-

TYPE OF BLDGS	GROUND	FIRST	TOTAL	NO. OF BLDG	GRAND TOTAL
BUNGLOW TYPE-A	206.28	93.33	299.61	4.00	1198.44
BUNGLOW TYPE-B	285.97	155.11	441.08	5.00	2205.40
TOTAL					3403.84

Consultant presented that, Plot area is 11,040.00 Sqm, and total construction area is 3403.84 Sqm. The project site partly falls in CRZ-III (NDZ) and partly in CRZ IIIA area (50-500m). Consultant further presented that proposed Tourist Home project is proposed CRZ IIIA area (50-500m) i.e. beyond NDZ area in permissible as per para 5.3 (a) and Annexure -III of CRZ Notification, 2019.

DELIBERATION :

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site boundary for the proposed beach resort project located at Gat Nos. 66 and 67, village Borli, taluka Murud, Raigad district, Maharashtra falls partly in CRZ III A (50m to 500m from HTL) with the remaining area falling in CRZ III (No Development Zone). The distance between the High Tide Line (HTL) and the plot boundary corner points 'A' and 'H' are 42.31m and 54.05m


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respectively. The proposed building, swimming pool and walkway fall completely in CRZ III A (50m to 500m from HTL).

Extent of project site in various CRZ

Gut No.	CRZ-Classification	Area (in sq.m)	Total Area (in sq.m)
66	CRZ III A (50m to 500m from HTL)	1570	1570
67	CRZ III A (50m to 500m from HTL)	9141.74	9470
	CRZ III (No Development Zone)	328.22	
	Total		11040

The Authority noted that as per para 5.3 CRZ-III of the CRZ Notification, 2019, (iii) *Regulation of activities for CRZ-III areas beyond NDZ:*

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

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

"Construction of beach resorts and hotels in designated areas of CRZ- III for occupation of tourists orvisitors shall be subject to the certain conditions"

The Authority noted the concerned planning Authority should ensure that proposed construction of Holiday Resort should be in accordance with Annexure III of the CRZ Notification, 2019. Concern Planning Authority should ensure that, overall height of construction up to the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor). The total covered area on all floors shall not exceed 33 per cent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.

DECISION:


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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 concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed construction in resort buildings are allowed between 200 m to 500 m from the HTL of seafront (beyond NDZ) as per CRZ Notification, 2019
3. The concerned Planning Authority should strictly ensure that no construction is allowed within No Development Zone of CRZ-III as per CRZ Notification, 2019. Further, PP to submit undertaking to that effect.
4. PP to strictly ensure the compliance of guidelines stipulated in Annexure-III of the CRZ Notification, 2019.
5. PP to ensure the minimum Tree cutting and compensatory plantation will be carried out as per applicable norms.
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.
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. Safe disposal of the wastewater should be ensured.
10. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by District Collector.



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Item No. 28: Proposed construction of residential cum commercial building known as "Kaveri Imperium" on Plot No. 19, Sector 19, Taloja, Navi Mumbai, Maharashtra by Mr. Ram Kashinath Keni & 2 Others
(Proposal No.: IA/MH/CRZ/576096/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of residential cum commercial building known as "Kaveri Imperium" on Plot No. 19, Sector 19, Taloja, Navi Mumbai

Consultant presented that, Proposed single building having building configuration as Ground (Commercial + Stilt) + 1st to 3rd Podium Parking + 4th to 22nd Residential floors

The plot area of the project is 1499.79 sqm, FSI area is 7954.553 sqm, Non FSI area is 3994.513 sqm and Total Construction area is 11949.066 sqm

Consultant further presented that, at present, the site is vacant. The proposal was earlier considered in 198th meeting of MCZMA held on 16.06.2026. The plot is marginally affected by CRZ - II & on landward side of the existing road. CIDCO, vide its letter dated 18.06.2026, has confirmed that the said road has been in existence since 10.03.2012, i.e., prior to 18.01.2019. Hence, Proposed construction is permissible as per clause 5.2 (ii) & (iii) of CRZ Notification, 2019.

DELIBERATIONS:

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

- The proposed project site bearing Plot No. 19 in Sector 19 of Taloja (Phase II) located in Pendhar Village, Navi Mumbai, Maharashtra partly falls in CRZ II while the remaining area falls outside CRZ as per CRZ Notification 2019.



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- The CRZ statement of the project site bearing Plot No. 19 in Sector 19 of Taloja (Phase II) located in Pendhar Village, Navi Mumbai, Maharashtra by Superimposing on Approved CZMP (Map No. MH 77) as per CRZ Notification 2019 and the detailed statement is shown in Table.

Area of proposed project site in various CRZ:-

CRZ Classification	Area in Sqm
CRZ-II	92.15
Outside CRZ	1407.63
Total	1499.78

The Authority asked consultant whether any construction is proposed in CRZ-II area. Consultant submitted that, small portion of proposed construction is situated in CRZ-II area and remaining major portion is situated in non CRZ area.

The Authority noted that the proposal was earlier considered in 198th meeting of MCZMA held on 16.06.2026 and asked PP to submit a clarification from the concerned planning authority confirming that the project site is on the landward side of existing road constructed prior to 18.01.2019 as per para 5.2 (ii) CRZ-II of the CRZ Notification, 2019. PP obtained CIDCO letter dated 18.06.2026 which states that, 1st Stage of asphaltting of roads in Sector 19, Taloja was completed on 10.03.2012.

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

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

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



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The Authority noted that part of proposed project 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 construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed construction in CRZ-II 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.
4. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 29: Proposed construction of residential cum commercial building on Plot No. 85, Sector 53, Dronagiri, Navi Mumbai, Maharashtra by Mr. Ganesh Bhoir & Others
(Proposal No.: IA/MH/CRZ/576075/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of residential cum commercial building on Plot No. 85, Sector 53, Dronagiri, Navi Mumbai.

Consultant presented that, Proposed single Building having building configuration - Ground (Commercial + Stilt) + 1st to 2nd Podium Parking + 3rd (Amenity+ Residential) + 4th to 14th Residential Floors.

The plot area of the project is 1899.90 sqm, FSI area is 6365.201 sqm, Non FSI area is 3642.584 sqm and Total Construction area is 10007.785 sqm

Consultant further presented that, at present, the site is vacant. The proposal was earlier considered in 198th meeting of MCZMA held on 16.06.2026. The plot is partly affected by CRZ - II & on landward side of the existing road. CIDCO, vide its letter dated 25.06.2026, has confirmed that the said road has been in existence since March 2016, i.e., prior to 18.01.2019. Hence, Proposed construction is permissible as per clause 5.2 (ii) & (iii) of CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site boundary, the proposed building line and the proposed podium line falls in CRZ-II and outside CRZ areas as per approved CZMP(Map No: MH 69) map vide CRZ Notification 2019.

Area of proposed project site in various CRZ:-


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Description	CRZ Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - II	836.15	1899.90
	Outside CRZ	1063.75	
Proposed Podium Line	CRZ - II	450.77	1118.17
	Outside CRZ	667.4	
Proposed Building Line	CRZ - II	239.85	518.14
	Outside CRZ	278.29	

The Authority asked consultant whether any construction is proposed in CRZ-II area. Consultant submitted that, part portion of proposed construction is situated in CRZ-II area and remaining portion is situated in non CRZ area.

The Authority noted that the proposal was earlier considered in 198th meeting of MCZMA held on 16.06.2026 and asked PP to submit a clarification from the concerned planning authority confirming that the project site is on the landward side of existing road constructed prior to 18.01.2019 as per para 5.2 (ii) CRZ-II of the CRZ Notification, 2019. PP obtained CIDCO letter dated 25.06.2026 which states that, development of road up to 1st Stage in front of plot no. 85, Sector 53, Dronagiri node was completed on March 2016.

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

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

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


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The Authority noted that part of proposed project 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 construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed construction in CRZ-II 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.
4. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


Chairperson

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Item No. 30: Proposed redevelopment on property bearing C.T.S No. 1059/A of Village Versova, At J.P Road, Versova, K/West Ward, Andheri (West), Mumbai, Maharashtra by M/s. Evita Constructions Pvt. Ltd. (Proposal No.: IA/MH/CRZ/581994/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on property bearing C.T.S No. 1059/A of Village Versova, At J.P Road, Versova, K/West Ward, Andheri (West), Mumbai under Regulation 33(11) of DCPR 2034.

Consultant presented that, the project has received building approval from BMC dated 05.11.1982 For the BUA of 2461.56 Sq.Mt. i.e. 308.98 Sq.Mt of Bungalow + 2152.63 Sq.Mt. of Residential building (Beach Queen CHS).

Proposed single Tower having building configuration 3 Basements + Gr. Floor (Comm. + Stilt) + 1st to 5th Floor (Podium Parking) + 6th Floor (E - Deck) + 7th to 30th Residential Floor. SRA has issued IOA dated 10.04.2026.

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

The plot area of the project is 2114.80 sqm, FSI area is 11419.74 sqm, Non FSI area is 12407.59 sqm and Total Construction area is 23827.33 sqm

DELIBERATION:

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

The Authority noted that, as per CRZ map, the site under reference is situated on Seaward side of existing road. Consultant presented that, the proposed redevelopment is confined entirely to the landward side of the existing



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authorized fixed structure (Bungalow), with no construction proposed on its seaward side.

The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:

"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette .."

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

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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019. 3. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the plinth level of existing authorized building on seaward side.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within



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- the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the plinth level of existing authorized building on seaward side.
 4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
 5. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
 6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
 7. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
 8. Safe disposal of the wastewater should be ensured.
 9. PP to comply with all other regulations as applicable to the said land.
 10. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 31: Proposed Development of DP Road & R.O.S (Recreational Open Space) on Plot Bearing S.No.155 H. No. 1, 2 & 3B at Village- Diwanman; Taluka- Vasai; District- Palghar, Maharashtra by M/s. Aarti R. Kondkar & 5 others (Proposal No.: IA/MH/CRZ/584348/2026)

DELIBERATION:

The project proponent was absent for the meeting. The Authority decided to defer the proposal.



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Item No. 32: Proposed Residential cum Commercial Building on Plot Nos. 47 & 48, Sector 50, Dronagiri, Navi Mumbai, Maharashtra by Mr. Omkar Rajendra Shinde
(Proposal No.: IA/MH/CRZ/584303/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential cum Commercial Building on Plot Nos. 47 & 48, Sector 50, Dronagiri, Navi Mumbai.

Consultant presented that, Proposed single building having building configuration as Ground (Commercial + Stilt) + 1st to 7th Residential floors.

The plot area of the project is 1049.830 sqm, FSI area is 4322.141 sqm, Non FSI area is 422.549 sqm and Total Construction area is 4744.687 sqm

Consultant further presented that, at present, the site is vacant. Plot No 47 is falling outside CRZ areas. Plot No 48 is partially affected by CRZ-IA, CRZ-II & outside CRZ area & on landward side of existing authorized road. Proposed construction is permissible as per clause 5.2 (ii) & (iii) of CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, The proposed project site in Plot No. 48, Sector - 50, Dronagiri, Navi Mumbai, Maharashtra located near creek and Mangroves. The project area falls partially in CRZ - IA (50m Mangrove Buffer Zone), CRZ - II with remaining area outside CRZ as per CZMP (Map No. MH 69) map prepared by NCSCM, Chennai vide CRZ Notification 2019.

Area of proposed project site in various CRZ:-

CRZ Classification	Area in Sq.m
CRZ - IA (50 m Mangrove Buffer Zone)	11.49 sqm


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CRZ - II	94.79
Outside CRZ	543.66
Total	649.94

The Authority observed that, PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai for Plot No. 48 (Plot Area- 649.94sqm). However, proposal submitted for Plot Nos. 47 & 48 (Plot Area-1049.830 sqm). The Authority further observed that, PP has submitted CRZ map in 1:4000 scale without superimposition of proposed building layout.

The Authority asked PP to submit CRZ map in 1:4000 scale & report from MoEF&CC authorised agency for both Plot Nos. 47 & 48 having total Plot Area of 1049.830 sqm. Further, PP to submit said CRZ map in 1:4000 scale with superimposition of proposed building layout through MoEF&CC authorised agency.

DECISION:

In the light of above, the Authority decided to defer the proposal, for want of above information.


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Item No.33: Proposed Cluster Redevelopment Scheme project under 33 (9) of DCPR 2034 on plot bearing C.T.S. Nos. 1227/1 (Pt), 1227/2 & 1216/1-A/1 (Pt) of Village Versova, Andheri (West), Mumbai - 400061 by M/s. Narang Realty Pvt. Ltd.
(Proposal No.: IA/MH/CRZ/584908/2026)

INTRODUCTION

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

The proposal is for Cluster Redevelopment Scheme project under 33 (9) of DCPR 2034 on plot bearing C.T.S. Nos. 1227/1 (Pt), 1227/2 & 1216/1-A/1 (Pt) of Village Versova, Andheri (West), Mumbai.

Consultant presented that, the existing buildings Inlaks CHSL (Wings A to E: G + 3 floors) have been occupied since 1983-1985 and Wildwood CHSL (Wings A to C: G + 5/7) has been occupied since 1995. The proposed redevelopment will have 6 Residential Towers (Tower A to F) having 637 Nos. of flats.

Bldg. Name	Configuration	Height (m)
Tower A to C	5B + G (pt)/Stilt (pt) + 1st to 5th Podium + 6th to 34th upper floors	114.35
Tower D	5B + G (pt)/Stilt (pt) + 1st to 5th Podium + 6th to 38th upper floors	119.35
Tower E	5B + G (pt)/Stilt (pt) + 1st to 5th Podium + 6th to 37th upper floors	116.35
Tower F (MHADA)	5B + G (pt)/Stilt (pt) + 1st to 5th Podium + 6th to 30th upper floors	95.35
Parking Tower for MHADA	2 Nos.	12.60

PP has applied for EC vide No. SIA/MH/INFRA2/584951/2026 dated. 10.07.2026. Project site is in partly CRZ II (190.99 m²) & non-CRZ area (13,886.51 m²) as per CZMP 2019 (landward side of the existing authorized road). No construction or development activities are proposed within the CRZ area.



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

The plot area of the project is 14,077.50 sqm, FSI area is 70,032.48 sqm, Non FSI area is 1,21,188.84 sqm and Total Construction area is 1,91,221.32 sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2(iv) of the CRZ Notification, 2019

DELIBERATION:

The PP has submitted the CRZ map in 1:4000 scale and report of the IRS, Chennai. As per the IRS report, The proposed redevelopment of land bearing CTS Nos. 1227/1(pt), 1227/2, and 1216/1A/1(pt) Versova village, KW ward, Mumbai, Maharashtra partly falls in CRZ II and the remaining area falls outside CRZ as per CRZ Notification 2019. However, the proposed redevelopment completely falls outside CRZ. As per CRZ map, the site under reference is situated on landward side of existing road. The area statement of the project site -

Sr.No	Zonation	Area in Sqm	Total Area in Sqm
1	CRZ - II	190.99	14077.5
2	Outside CRZ	13886.51	

The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:

"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette .."

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



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Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. PP to comply with all other regulations as applicable to the said land.
9. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 34: Proposed Logistics Park Project consisting of warehouse buildings on Plot Nos. IN-201, Sector-2, Industrial Node, situated on Funde-Sheva Road, Village Funde, Taluka Uran, District Raigad, within the JNPA area. by JWR Logistics Private Limited
(Proposal No.: IA/MH/CRZ/585324/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Logistics Park Project consisting of warehouse buildings on Plot Nos. IN-201, Sector-2, Industrial Node, situated on Funde-Sheva Road, Village Funde, Taluka Uran, District Raigad, within the JNPA area.

Consultant presented that, the project includes three warehouses, each of them consist of Pre-Engineered Building (PEB) structure along with office buildings A and B.

- Warehouses 3, 4 & 5- PEB Structure - Ground Floor with Mezzanine
- Office Buildings A and B (RCC) - G+2

The plot area of the project is 1,10,000 sqm, FSI area is 70,298.826 sqm, Non FSI area is 2,152.913 sqm and Total Construction area is 72,451.739 sqm

Consultant further presented that, the plot is partly falls CRZ - II & partly outside CRZ & situated on landward side of HTL. Proposed construction is permissible as per clause 5.2 (ii) of CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by NCSCM, Chennai as per approved CZMP 2019. The NCSCM report states that, as per approved CZMP the part of proposed activities such as Warehouse and project boundary falls in CRZ-II (CRZ landward of HTL).

Area of the proposed project activities falls under each CRZ categories as per approved CZMP of Maharashtra State (2019)



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Sr.No.	Proposed Project Activities	Area in sqm		
		CRZ-II (CRZ Landward of HTL)	Outside of CRZ Area	Total Area
1	Warehouse	16280.26	37274.09	53554.35
2	Project Boundary	45708.23	69096.56	114804.79

The Authority deliberated on the proposal for the development of a Logistics Park comprising warehouse buildings. The Authority noted the submission made by the project proponent that a part of the proposed construction falls within the CRZ-II area, while the remaining portion is located outside the CRZ area.

Consultant & PP during the meeting presented that JNPA is the landowner and proposed warehouse is on landward side of existing road prior to 2019 and BPCL pipeline.

The Authority during the meeting asked the PP to submit the clarification from the concern planning Authority whether the proposed warehouse is on landward side of exiting road prior to 2019 and accordingly CRZ map in 1:4000 scale to be submitted by the PP.

DECISION:

In view of above, the Authority after deliberation decided to defer the proposal for want of above said information by the PP.


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Item No.35: Proposed construction of Guest House at Plot Bearing Survey No. 64/34/1, Village Khavane, Tal. Vengurla, Dist., Sindhudurg, Maharashtra by Shakti Satori Resort Private Limited
(Proposal No.: IA/MH/CRZ/578385/2026)

INTRODUCTION

The project proponent along with consultant presented the proposal before the Authority. The proposal is for construction of Guest House at Plot Bearing Survey No. 64/34/1, Village Khavane, Tal. Vengurla, Dist., Sindhudurg

Consultant presented that, proposed construction of Guest House comprises of Main Guest House of G+ 1 floor, Guest Art Studio, Service Block, Driver room cum watchmen cabin, Gazebo of G floor.

The Plot area is 10063.00 Sqm, FSI area is 1113.40 sqm, Non FSI area is 179.50 Sqm, Total Construction area is 1292.90 Sqm

Consultant further presented that, proposed construction activities are beyond NDZ area of the CRZ III area. The proposed activity is permissible as per the para 5.3 (iii)(a) & Annexure -III of the CRZ Notification, 2019.

DELIBERATION

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. The IRS report states that, the Proposed Development of Tala Guest House on Land Bearing CTS No.64/34/1, Khavane, Village Vengurla, Tal. Dist. Sindhudurg, Maharashtra falls fully in CRZ - III (200 m to 500 m from HTL) as per CRZ Notification 2019.

Expert Members asked about the provisions of the treatment of the sewage and tree cutting involved in the project. Consultant presented that the STP of 10 KLD capacity is proposed to be installed to treat the domestic sewage generated. No trees will be cut due to the proposed project activity. However, total 290 native trees are proposed to be planted in 1810 sq m area as well as boundary of the project site.



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The Authority noted that as per para 5.3 CRZ-III of the CRZ Notification, 2019, (iii) *Regulation of activities for CRZ-III areas beyond NDZ: (a) Development of vacant plots in designated areas for construction of beach resorts or hotels or tourism development projects subject to the conditions or guidelines at Annexure-III to this notification..*"

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

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

The Authority noted the concerned planning Authority should ensure that proposed construction of Guest House should be in accordance with Annexure III of the CRZ Notification, 2019. Concern Planning Authority should ensure that, overall height of construction up to the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor). The total covered area on all floors shall not exceed 33 per cent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.

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 concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. PP to strictly ensure the compliance of guidelines stipulated in Annexure-III of the CRZ Notification, 2019.
3. The concerned Planning Authority should strictly ensure that proposed construction are allowed between 200 m to 500 m from the HTL of seafront (beyond NDZ) as per CRZ Notification, 2019.
4. The total covered area on all floors shall not exceed 33 per cent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.



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5. Concerned Planning Authority to strictly ensure that overall height of construction up to the highest ridge of the roof, shall not exceed 9 metres and the construction shall not be more than two floors (ground floor plus one upper floor)
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.
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. Safe disposal of the wastewater should be ensured.
10. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by District Collector

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Item No. 36: Request for revision of Coastal Zone Management Plan (CZMP) Classification under CRZ Notification, 2019 For Plot bearing C.T.S. NO. 832/1 OF village Ambivali, at J.P. Road, Andheri (West), in K/W Ward, Mumbai by M/s. Ajmera Realty & Infra India Ltd
(Proposal No.: IA/MH/CRZ/584194/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for revision of Coastal Zone Management Plan (CZMP) Classification under CRZ Notification, 2019 For Plot bearing C.T.S. NO. 832/1 OF village Ambivali, at J.P. Road, Andheri (West), in K/W Ward, Mumbai.

Consultant presented the followings before the Authority:-

- 1) M/s. Ajmera Realty & Infra India Ltd. are the developer of the property having Plot bearing C.T.S. NO. 832/1 OF village Ambivali, at J.P. Road, Andheri (West), in K/W Ward, Mumbai.
- 2) The Project site falls in CRZ-IA (50 m Mangrove Buffer Zone), CRZ-II and Non CRZ area.
- 3) PP has obtained CRZ recommendation dated 26.08.2025 for construction in CRZ-II and Non CRZ area.
- 4) The MCGM issued IOD vide No. P-24461/2024/(832/1)/K/W WARD/ AMBIVALI/ IOD/1/ NEW Dated November 28, 2025 subject to condition No. 34(s) stating "That the specific NOC from MCZMA (CRZ clearance) shall be submitted before asking C.C. to the proposal or before claiming the FSI of plot affected under CRZ-1A, as per Hon. High Court order in PIL No. 87 of 2006 dt. 29.7.2015 i.e. to treat the said plot as falling within CRZ-II."
- 5) As per CRZ Notification 2019 Clause 1.1(ii)b Page 44 mentions that "Mangroves in private land will not require a buffer zone."
- 6) Hon'ble High Court has passed an order dated 11 th February, 2026 in WP 789 2026 (M/s Eversmile properties Pvt Ltd Vs Union of India orsin the matter Hon'ble High Court observed that", if the land ownership of the mangrove area near the project site is private then Such 50 m setback from the mangrove to be treated as CRZ II area.

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- 7) The adjacent CTS No. 864 A, which shows the presence of mangroves, the buffer zone of the same is shown on plot under CRZ IA (50m mangrove buffer zone) is the private land.

Consultant further presented that, as the CTS No. 864 A in which mangroves are located is a private land CRZ 1A is not applicable and falls under CRZ II. Hence, PP requested revision of Coastal Zone Management Plan (CZMP) Classification under CRZ Notification, 2019 For Plot bearing C.T.S. NO. 832/1 OF village Ambivali, at J.P. Road, Andheri (West), in K/W Ward, Mumbai

DELIBERATIONS:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-IA (50 m Mangrove Buffer Zone), CRZ-II and out side CRZ area. The CRZ Classification of the project area are as follows:

CRZ- Classification	Area In Sq.m.
CRZ -IA (50M Mangrove Buffer Zone)	702.70
CRZ -II	385.98
Outside CRZ	4221.32
Total	5310

The Authority noted that, PP has presented that, mangroves are present on private land and hence, 50 m mangrove buffer zone is not applicable to the subject site, in view of the provisions of the CRZ Notification, 2019 and order passed by Hon. High Court in WP 789 2026 (M/s Eversmile properties Pvt Ltd Vs Union of India ors.

The Authority observed that, PP need to submit report of Mangrove cell clarifying whether existing mangroves in the vicinity of the subject site are on Government Land or Private land, in order to determine applicability of 50 mangrove buffer zone.

DECISION:

In the light of above, the Authority decided to defer the proposal, for want of above information.



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Item no. 37: Proposed redevelopment of existing building on property bearing C.T.S. No. 900/C-4(pt) & 900/C-8(pt) of Bandra D village, H/W Ward Taluka - Andheri, Road no. 21, khar (west), Mumbai - 400052 by Steelmax Developers Llp
(Proposal No.: IA/MH/CRZ/585381/2026)

INTRODUCTION

The project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment of existing building on property bearing C.T.S. No. 900/C-4(pt) & 900/C-8(pt) of Bandra D village, H/W Ward Taluka - Andheri, Road no. 21, khar (west), Mumbai.

Consultant presented that, the existing building was demolished in 2025 after receiving the IOA. The building had a configuration of Ground + 4 upper floors.

Proposal is developed under the Scheme [30(A) + 33 (20)(B) + 33(12)(B)] as per DCPR 2034.

The project proposal includes the construction of a residential building comprising 2 no's of Basement + Ground + Amenity Floor Plan + 1st to 21st upper floors (Height: 69.95m).

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

The plot area of the project is 734.95 sqm, FSI area is 3959.72 sqm, Non FSI area is 2311.21 sqm and Total Construction area is 6270.93 sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2 (iv) of the CRZ Notification, 2019

DELIBERATIONS:

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



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project site of M/s. Steelmax Developers LLP, Regd. 1st Floor, Sheela Niwas, Parajpe 'A' Scheme, Ramabai Chemburkar Marg, Vile Parle East, Mumbai 400 057 falls partly inside the 500m setback line from HTL of Arabian Sea as per approved CZMP (Map No.MH 75) published vide CRZ Notification 2019. Hence project site falls partly inside CRZ-II with remaining area outside CRZ as per approved CZMP. The proposed structure within the project site falls partly in CRZ-II with remaining area outside CRZ as indicated in the local level CRZ map.

Area of project site in various CRZ :-

CRZ Classification	Area in Sqm
CRZ-II	493.22
Outside CRZ	241.73
Total	734.95

The Authority noted that, as per CRZ map, the site under reference 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 reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

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


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1. The concerned Planning Authority shall ensure that 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.
2. The concerned Planning Authority should strictly ensure that proposed project 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. PP to explore possibility to install modular STP to treat the domestic sewage.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
5. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 38: Proposed Resort Project at Survey Nos. 11, 12/3/2, 13/1, 13/2/7B, 13/4, 14/13, 14/14, 14/15B/2, 15, 16 & 17, Navabag, Taluka Vengurla, District Sindhudurg by Navabag Resorts LLP (Proposal No.: IA/MH/CRZ/585271/2026)

DELIBERATION:

The project proponent was absent for the meeting. The Authority decided to defer the proposal.


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Item No. 39: Proposed Expansion of Redevelopment of Worli Shivshahi CHS Ltd., Shivprerana CHS. Ltd. on MHADA plot bearing C.S. No.998 (pt.) & 999 (pt.) at village Worli, in G/S Ward under Regn. 33(5) of DCPR 2034 with proposed slum rehabilitation scheme on property bearing C.S. No. 1008, 778- 780 (pt) for Shivaji Nagar CHS(Prop.) and Shree Krushna CHS (Prop.) at Village Worli in G/S Ward under Regn. 33(10) of DCPR 2034, situated at Annie Besant Road, Worli Mumbai -400 030 by M/s. Prestige Falcon Mumbai Realty Private Limited (Proposal No.: IA/MH/CRZ/585009/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Expansion of Redevelopment of Worli Shivshahi CHS Ltd., Shivprerana CHS. Ltd. on MHADA plot bearing C.S. No.998 (pt.) & 999 (pt.) at village Worli, in G/S Ward under Regn. 33(5) of DCPR 2034 with proposed slum rehabilitation scheme on property bearing C.S. No. 1008, 778- 780 (pt) for Shivaji Nagar CHS(Prop.) and Shree Krushna CHS (Prop.) at Village Worli in G/S Ward under Regn. 33(10) of DCPR 2034, situated at Annie Besant Road, Worli Mumbai.

Consultant presented that, Earlier MCZMA vide letter dated 07.06.2024 has recommended the proposal from CRZ point of view under CRZ Notification, 2019. Further PP has obtained Environmental Clearance Vide EC File No. SIA/MH/INFRA2/463309/2024 Dated. 12.11.2024. Accordingly, Work of Wing A is initiated at site and excavation for the rest of the wings is under progress as per EC.

As per previous CRZ recommendations dated 07/06/2024 and the EC obtained, the total construction area approved for the project was 2,86,008.75 m² which comprised of 1,38,200.16 m² of FSI + and 1,47,808.59 m² of Non FSI.

Now, PP has submitted proposal for grant of amendment of CRZ Clearance +EC as per the revision in the plot area and the amendment in the proposal. The



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project is falling under category 8b(B1) hence ToR has been obtained Vide File No. SIA/MH/INFRA2/557061/2025 Dated 05.11.2025. Application for EC is submitted vide proposal no. SIA/MH/INFRA2/584788/2026 Dated. 13/07/2026.

Consultant further presented the comparative statement as per earlier CRZ Demarcation & Current CRZ Demarcation:-

Sr. No	C.S. No	Area as per earlier Demarcation (m ²)	Area as per current Demarcation (m ²)	Remarks
1	998 (pt), 999 (pt)	14,664.78	14,664.78	No change in the plot boundary.
2	1008	6,963.00	7,906.1	Earlier area 6,963 sq.m.; physical survey and updated records show actual area 7,906.1 sq.m. Plot unchanged; increase due to updated measurements.
3	778 (pt) to 780 (pt)	1,797.86	223.54	Revised demarcation considers only 223.54 sq.m. for the scheme; only structures within revised area considered.
	Total	23,425.64	22,794.42	

As per DP remark 2034, the plots under reference are situated in Residential Zone. The Plot bearing CS No. 998 (pt) & 999(pt) having no reservation. However, CS No. 1008 ,Total plot area is 7906.10 sq.mt -out of that 1377.91 is not reserved for ROS 1.50 ,balance area of 6528.19 sq.mt is reserved for ROS 1.50 & 778 to 780 (pt) are reserved for police staff quarters.


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Plot area is 22,570.88 Sqm, FSI area is 1,44,749.40 sqm, Non FSI area is 1,88,445.02 Sqm, Total Construction area is 3,33,194.42 Sqm

DELIBERATIONS:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report (June 2026) prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the proposed project site is located in C.S Nos. 778(pt), 780(pt), 998(pt), 999(pt) & 1008 of Worli Division, Dr. Annie Besant Road, Worli, Mumbai, Maharashtra and also in the vicinity of Arabian Sea and Mahim Bay. The project site located in C.S Nos. 778(pt), 780(pt), 998(pt), 999(pt) & 1008 of Worli Division, Dr. Annie Besant Road, Worli, Mumbai, Maharashtra falls partially in CRZ-II with the remaining area in CRZ-III (NDZ - Within CRZ-II - Greater Mumbai). The proposed building completely falls in CRZ-II as per CRZ Notification, 2019.

The area details of Proposed Project Site

C.S. No.	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
998 (Pt) & 999 (Pt)	CRZ - II	14664.78	14664.78
1008	CRZ - II	1377.91	7906.10
	CRZ - III (NDZ - WITHIN CRZ - II - GREATER MUMBAI)	6528.19	
778 (Pt) & 780 (Pt)	CRZ - II	223.54	223.54
Grand Total		22794.42	22794.42

Consultant presented that the project site is partly situated in partly in CRZ II area and partly CRZ II (NDZ) area, being Garden reservation. Further, the site is situated on landward side of existing road. The proposed construction of buildings in CRZ-II area only and area under garden reservation to be handed over to MCGM.



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Sr No	Description	As Per EC File No. SIA/MH/INFRA2/463309/2024 dated 12/11/2024	As per Amendment proposed	Remark
1	Name & Location of the project	Proposed Redevelopment of Shivshahi CHS, Shivprerna CHS and Shivaji Nagar CHS and Shree Krushna CHS under the scheme of 33(5) and 33(10) of MCGM DCPR 2034 of Project At C.S No 998(pt), 999(pt), 1008 & 778 to 780(pt) of Worli Division, situated in G/S Ward, Shivaji Nagar, Dr Annie Besant Road, Worli, Mumbai ByM/s. Prestige Falcon Mumbai Realty Private Limited	Proposed Expansion of EC+CRZ for Redevelopment under regulation 33(5) and 33(5) (10) read with 33(10) of MCGM DCPR 2034 of Worli Shivshahi CHS Ltd., Shivaji Nagar Shivprerna CHS. Ltd. on MHADA plot bearing C.S. No.998 (pt.) & 999 (pt.) at village Worli, in G/S Ward under Regn. 33(5) of DCPR 2034 with proposed SRA scheme on property bearing C.S. No. 1008, 778- 780 (pt) for Shivaji Nagar CHS(Prop.) and Shree Krushna CHS (Prop.) at Village Worli in G/S Ward under Regn. 33(5) (10) read with 33(10) of DCPR 2034, situated at Annie Besant Road, Worli Mumbai By M/s. Prestige Falcon Mumbai Realty Private	


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			Limited.	
2	Project category	8b (B1)	8b (B1)	-
3	CRZ Details	CRZ - II : 17251.24 m ² CRZ III (NDZ-Within CRZ-II- Greater Mumbai): 6174.49 m ² Total : 23425.64 m ²	CRZ - II : 16042.69 m ² CRZ III (NDZ- Within CRZ-II- Greater Mumbai): 6528.19 m ² Total : 22,570.88 m ²	As per the condition mentioned in the forwarding letter dated April 29, 2024 issued by SRA area of 778-780 (pt) is omitted from plot area.
4	Plot Area	23,425.64 sq.m.	22,570.88 sqm	As per Approval received from MHADA.
5	Deductions	9,337.31 sq.m.	7,401.22 sqm	Reduction in road setback area
6	Net Plot area	14,087.69 sq.m	15,169.66 sqm	Increase in net plot area
7	FSI Area	1,38,200.16 sqm	1,44,749.40 sqm	Increased as per Approval received from MHADA
8	Non-FSI Area	1,47,808.59 sqm	1,88,445.02 sqm	Increased as per revised planning
9	Total Construction Area	2,86,008.75 sqm	3,33,194.42 sqm	Increased in total construction area as per revised planning
10	Project cost	Rs. 4200 Cr	Rs 4350 Cr	Increase in project cost as per

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				current planning
11	Ground Coverage	8551.64 sq.m (36%)	8004.70 sqm (35%)	Reduction in ground coverage due to change in planning
12	RG Area	RG required=1451.51sqm RG provided= 1761.48 sqm	R.G required = 1548.10 sqm RG provided = 1964.92sqm.	Increase as per MHADA approvals

As per Earlier CRZ and EC			Proposed Amendment			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Remarks
Shivshahi bldg. (MHADA bldg.)	1B+G+9P+10th floor amenity+ service floor+11th to 43rd floor+ terrace	149.25	Wing A, Worli Shivshahi CHSL (MHADA bldg.)	1B+ G + 9 P+ 10 th floor for Amenity + 11 th floor for Services + 12th to 44th (Pt.) floor	148.95	No change in planning. Slight red uction in height
SRA Bldg	1B (services)+G+1st to 56th (pt) floor+ terrace (2 mechanized parking tower)	166.2	Wing B, SRA Rehab Wing of Shivaji Nagar CHS	2B (services)+G+1 st to 2 nd floor for 2-wheeler parking +3 rd to 66 th pt floor+ terrace (2 mechanized parking tower with height 39.30 m)	195.00	Change in planning.
Shivprerna bldg. (MHADA bldg.)	5B +G+1s to 23rd floor + terrace	69.9	Wing C Shivaji Nagar Shivprerna CHSL. (MHADA bldg.)	4B +G+1st to 21st floor	69.95	Change in planning

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Sale Tower 1- 4	5B +G+1st to 3rd podium +E- deck level+ service floor+1st to 37th floor+ service floor +lower club level +upper club level+terrace) along with Recreational structure on CS no. 1008	172.4	Wing D(N3), E(N2) F(N1) Sale Tower	5B + ground floor(pt.) /stilt (pt.) + 1st Floor (pt.) service Floor + 2nd to 8th podiums + 9th Podium top + 10th service floor+11th to 41st floors + 42nd Service floor + 43rd to 58th floors + 59th service floor + 60th lower club floor + 61st upper club floor+ 62 nd Service floor+terrace	260.35	Change in planning
Mahila mandal	G+1		OB1	Ground	4.35	Change in planning.

The Authority further noted that in certain matters, the Mumbai High Court has passed an order dated 20th October, 2022 in WP (L) No. 32454/2022 (Akshay Sthapatya Pvt 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


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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...

(iv) Reconstruction of authorised 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 para 10.3 of CRZ Notification, 2019:
CRZ areas falling within municipal limits of Greater Mumbai:

- (i) In order to protect and preserve the 'green lung' of the Greater Mumbai area, all open spaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorized as No Development Zone and a Floor Space Index up to 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities and the residential or commercial use of such open spaces shall not be permissible

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



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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to 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 / RG/ PG reservation on portion of the project site, which is NDZ area as per approved CZMP, 2019.

Decision:

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

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. Planning Authority should strictly ensure that the proposed construction is on the landward side of the existing road and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Planning Authority should strictly ensure that no construction is allowed in Garden / RG/ PG reservation on the project site area which is NDZ area as per approved CZMP, 2019. Provision of the para 10.3 (i) of the CRZ Notification, 2019 should be strictly adhered to.
4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.



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5. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
6. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
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.
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. Safe disposal of the wastewater should be ensured.
10. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No.40: Proposed Residential development (E.W.S) outside CRZ area and proposed activity in CRZ- II area as per Para 7 (iii) on land bearing S. No. 48 of Village Achole, Tal. Vasai, Dist. Palghar by M/s. Mangalmurti Realty Developers LLP
(Proposal No.: IA/MH/CRZ/585654/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential development (E.W.S) outside CRZ area and proposed activity in CRZ- II area as per Para 7 (iii) on land bearing S. No. 48 of Village Achole, Tal. Vasai, Dist. Palghar

Consultant presented that, the project site is situated in CRZ-II & Non CRZ area. Proposed project comes under jurisdiction of VVCMC. The proposed development of 5 wings & Club House is on the NON CRZ area of the plot, proposing RG, Electrical Substation & STP in CRZ II area and proposing FSI utilization of CRZ II area on Non CRZ area. CC Approval obtained from VVCMC under Proposal Code VVCMC-25-122359 on 03 February 2026 for the development on the Non CRZ Portion of the land.

The project was previously listed for consideration in the 199th Meeting of the MCZMA, scheduled on 29 June 2026. However, the Authority decided to delist the proposal for resubmitting the project information details. Now, PP has submitted proposal along with project information details.

Consultant further presented that, proposed project involves following components along with permissibility :-

1. **Construction of Residential development (E.W.S) & Club House on the NON CRZ area of the plot-** *Proposed on the NON CRZ area of the plot.*
2. **Utilities like STP & Electrical Substation proposed in CRZ-II-** *Proposed within the CRZ-II area, As per the clause 5.2. (i) read with para 5.1.2 (ix) (x) & (xv) of the CRZ Notification, 2019, treatment facilities for waste/effluents, conveyance of treated effluents, storm-*



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water drains, pipelines, and conveying systems (including transmission lines) are permissible activities within the CRZ-II zone.

3. **Utilization of FSI of CRZ-II on NON CRZ area-** As per the clarification dated 28.09.2015 issued by the MoEF&CC, New Delhi, a single owner is permitted to utilize the FSI of a CRZ-II area on the contiguous NON-CRZ portion of the land.
4. **ROS/R.G activity in CRZ-II-** Proposed in CRZ-II area. As per the decisions of the 87th meeting of the MCZMA, a green belt is permitted within the 50-meter buffer zone to protect mangroves from illegal encroachment. Since the CRZ-II mangrove buffer is highly sensitive and allows a green belt, permission is sought for a Recreational Ground (without any construction) to protect the CRZ-II area from illegal encroachment.

DELIBERATIONS:

The Authority noted that, Earlier the proposal was considered in 199th meeting of MCZMA held on 29.06.2026 wherein the Authority asked PP to submit fresh proposal along with revised Project Information details and permissibility clauses as per CRZ Notification, 2019 for proposed activities in CRZ area. Accordingly, PP has submitted fresh proposal along with project information details.

The Authority noted that PP has submitted proposal along with the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls partly in CRZ-II with remaining area Outside CRZ areas as per approved CZMP (Map Nos: MH 82, 83, 87 & 88) map vide CRZ Notification 2019.

Proposed Project site Details in various CRZ area, as stated in the IRS report is as follows:-

Sr. No.	CRZ Classification	Area in Sqm
1	CRZ-II	1171.42
2	Outside CRZ	11318.58
	Total	12490.00


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The Authority asked PP whether Construction of Residential development (E.W.S) & Club House on the NON CRZ area of the plot as per approved CZMP 2019. Consultant presented that, as per approved CZMP, 2019 Construction of Residential development (E.W.S) & Club House is situated on the NON CRZ area and accordingly, VVMC vide letter dated 03 February 2026 has approved the Building plans.

The Authority observed that, PP has submitted CRZ map indicating only plot boundary in 1:4000 scale prepared by IRS Chennai as per approved CZMP, 2019 on Parivesh Portal. The Authority asked PP to submit CRZ map in 1:4000 scale with superimposition of project layout by IRS Chennai as per approved CZMP, 2019.

DECISION:

After deliberation, the Authority decided to defer the proposal for want of above information.



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Item No.41: Proposed construction of Inland Water Transport Terminal-Development of Marina" at Cuffe Parade Mumbai, Maharashtra by Rashmi Development Private Limited (Proposal No.: IA/MH/CRZ/572762/2026)

INTRODUCTION:

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

The proposal was earlier considered in 198th meeting of MCZMA held on 16.06.2026 and MCZMA vide letter dated 01.07.2026 recommended the proposal to MoEF&CC, New Delhi under CRZ Notification, 2019.

The MoEF&CC, New Delhi has proposal is returned and raised queries on 21.07.2023 which was communicated to the Project Proponent on Parivesh Portal.

DELIBERATION:

During the meeting, Consultant presented the reply with respect to points raised by MoEF&CC, New Delhi.

Sr. No.	Query	Reply of PP
1)	The uploaded PARIVESH proposal No. IA/MH/CRZ/572762/2026 for 'Construction of an Inland Water Transport Terminal - Development of Marina at Cuffe Parade', Mumbai, Maharashtra by M/s Rashmi Development Private Limited has been examined. The proposal seeks CRZ Clearance under CRZ Notification, 2019.	Noted.
2)	As per the recommendation of Maharashtra Coastal Zone Management Authority (MCZMA), the proposal	Noted. It is submitted that the proposed building forms an integral component of the


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	involves construction of an 8-storey building (2 basements + 6 floors) over reclaimed land in the sea, falling within CRZ-IVA. The proposed built-up area is approximately 35,000 sq.m., which is substantially above 20,000 sq.m.	Marina Project and is intended to provide marina-related operational and support facilities. The accommodation component is ancillary to the marina and no standalone hotel is proposed
3)	Accordingly, the project attracts the provisions of the EIA Notification, 2006 under Category 'B' and requires Environmental Clearance from Maharashtra SEIAA, after recommendation of MCZMA. This has also been clarified vide OM dated 29/11/2022 regarding procedure for clearance under CRZ Notification, 2019.	Noted.
4)	The CRZ Notification, 2019 is applicable in Maharashtra. Marinas are not explicitly listed as a permissible activity under the said Notification. However, depending upon their nature, design and components, they may be examined under the category of waterfront or foreshore-dependent facilities such as ports, harbours, jetties, quays, wharves, and "the like".	Noted. It is respectfully submitted that the proposed Marina is a waterfront /foreshore- dependent facility by its very nature and function. The project has therefore been proposed for consideration under the applicable provisions of the CRZ Notification, 2019 governing such waterfront and foreshore-dependent activities
5)	While the marina component may be considered as a waterfront/foreshore-dependent facility, the proposed hotel building cannot ipso facto be treated as part of such facility. Hotels are not inherently waterfront or foreshore-dependent activities, and the CRZ Notification, 2019 does not permit construction of hotels in CRZ-IVA	Justification of Marina as an Integrated Foreshore Facility: • The proposed marina is a dedicated maritime infrastructure inherently requiring waterfront access. • CRZ Notification


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	merely as part of a marina development.	permits ports, harbours, and comparable infrastructure under the "and the like" provision. • A Ministry of Shipping Press Release (August 07, 2015) explicitly clarified that marinas are recognized foreshore facilities. • The MoEF&CC has affirmed that foreshore facilities, including marinas, are permissible under the CRZ framework. • The complex includes Immigration facilities, Parking, FMCG, FnB, Convention facilities, Retail, A Naval Club for the Sailors. • The Sailors who alongwith their crew dock at the jetties will not stay away from their boats when on land. • The proposed building is not a standalone commercial hotel but temporary accommodation for these sailors . • It is an integral ancillary component providing essential services such as administration,
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		maritime support, and crew amenities. The temporary accommodation is functionally linked to and dependent upon the primary marina operations and should not be considered as a hotel.
6)	In view of the above, it is suggested that clarification may be submitted by the Project Proponent/MCZMA regarding the legal basis and necessity of the proposed hotel component in CRZ-IVA. Alternatively, the Project Proponent may be advised to delete the hotel component from CRZ-IVA, as the same is not permissible under the provisions of CRZ Notification, 2019. If the hotel component is excluded from CRZ-IVA and proposed in a permissible area such as CRZ-II, the project would still attract EIA Notification, 2006 under Category 'B' and would require Environmental Clearance from Maharashtra SEIAA, after recommendation of MCZMA. This has been clarified vide OM dated 29/11/2022 on the procedure for clearance under CRZ Notification, 2019.	Legal Basis and Necessity of Temporary Accommodation: - The structure is designed as temporary transit accommodation for marina stakeholders, which is fundamentally different from a detached commercial hotel. - The development is sited on a legally demarcated and surveyed land parcel (C T Survey No. 1981, Fort Division). - The site holds a valid Property Card and is a legally recognized component of the Backbay Reclamation Scheme area. - On-site accommodation is a non-negotiable operational necessity for yacht owners, crew, and visiting sailors ensuring the marina's global

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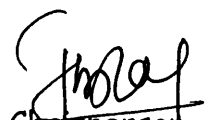
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		viability. • All naval clubs attached to marinas have accommodation for their members. • Deleting or relocating this integrated component would critically compromise the functionality of the proposed Inland Water Transport Terminal. • The Cruise Ship is proposed to be anchored approximately 2 nautical miles away from the marina. • The proposal warrants evaluation as a singular, unified maritime facility under the CRZ Notification, 2019, to proceed toward Environmental Clearance.
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During the meeting, the Authority observed the followings-

- As per remarks of MoEF&CC, Hotels are not inherently waterfront or foreshore-dependent activities, and the CRZ Notification, 2019 does not permit construction of hotels in CRZ-IVA. Response of the PP states that the accommodation component is ancillary to the marina and no standalone hotel is proposed. Expert Members, MCZMA observed that the building proposed in CRZ IV area, even if it is not termed as 'hotel building', the nature of activities proposed in the said building is not inherently waterfront foreshore-dependent / requiring activities. Hence, such building in CRZ IV (water area) by reclamation is not permissible activity, as per provisions of the CRZ Notification, 2019.


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- MoEF&CC remarks further states that If the hotel component is excluded from CRZ-IVA and proposed in a permissible area such as CRZ-II, the project would still attract EIA Notification, 2006 under Category 'B' and would require Environmental Clearance from Maharashtra SEIAA, after recommendation of MCZMA. Expert Members, MCZMA observes that, MoEF&CC need to clarify whether buildings having construction area more than 20,000 Sqm proposed in CRZ IV area by reclamation can be treated as category 'B' projects. Expert Members further observed that, if the PP deletes the building/ hotel component from the project and only proposes marina which is waterfront & foreshore requiring project in CRZ I & IV area, Then, in that case, project requires CRZ clearance from MoEF&CC, New Delhi in view of para 7(ii) of the CRZ Notification, 2019. which states as- "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:

In view of above, after deliberation, the Authority decided to communicate the reply of PP along with MCZMA remarks to MoEF&CC, New Delhi for further necessary decision in the matter.



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Discussion Item : Request for revision of Coastal Zone Management Plan (CZMP) for land bearing CTS no 1103/A/1, 1103/A/2, 1103/B & 1103/1 to 1103/409 situated at Aram Nagar, Versova, Andheri (West), Mumbai by Aaramnagar Realty LLP (Proposal No.: IA/MH/CRZ/582437/2026)

INTRODUCTION:

Earlier, the matter of revision of Coastal Zone Management Plan (CZMP) for land bearing CTS no 1103/A/1, 1103/A/2, 1103/B & 1103/1 to 1103/409 situated at Aram Nagar, Versova, Andheri (West), Mumbai was considered in 199th meeting of MCZMA held on 29.06.2026.

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

Accordingly, MCZMA vide letter dated 15.07.2026 referred the matter to NCSCM, Chennai for examination through MoEF&CC, New Delhi.

DELIBERATION:

The MoEF&CC, New Delhi vide letter dated 21.07.2026 informed that "the NCZMA, in its 49th NCZMA meeting held on 08/05/2026, decided that all proposals pertaining to the correction/revision of Coastal Zone Management Plans (CZMPs) shall first be placed before the Technical Scrutiny Committee (TSC) for examination and recommendations prior to their consideration by the NCZMA. In light of the above, it is requested to place the above mentioned proposal before the TSC for its examination and recommendations before it is considered by the NCZMA"



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The Authority noted that the as para 7 of the Annexure IV of the CRZ Notification, 2019 provides for the revision of the CZMP, as per which, matter of revision in CZMP shall be referred to NCSCM who shall the examine the matter.

DECISION:

In view of above, the Authority after discussion decided to communicate the above said MoEF&CC letter 21.07.2026 received in the matter to NCSCM, Chennai for further appropriate action in the matter.



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Annexure I

List of members/officials present in the online meeting:

1. CCF, Mangrove Cell, Member MCZMA
2. Dy CHE, MCGM, Member MCZMA
3. Shri. Mirashe, representative Industries Dept, Member MCZMA
4. Dr. L. R. Ranganath, CWPRS, Expert Member, MCZMA
5. Dr. Milind Sardesai, Savitribai Phule Pune University, Expert Member, MCZMA
6. Dr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA


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