

**Minutes of the 73<sup>rd</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held under Chairmanship of Secretary (Environment) on 30<sup>th</sup> December 2011 at Mantralaya, Mumbai**

The list of members present in the meeting is enclosed as **Annexure-I**.

Principal Secretary, Urban Development Department, Mantralaya, Mumbai; Principal Secretary, Industries Department, Mantralaya, Mumbai; Municipal Commissioner (Municipal Corporation of Greater Mumbai); Additional Chief Secretary, Revenue Department, Mantralaya, Mumbai; Secretary (Fisheries), Agriculture & ADF Department, Mantralaya, Mumbai; President (Vanarai Pratishthan); Dr. (Mrs.) Leela J. Bhosale (Botanist), Dr. S. K. Gupta, Centre for Environmental Science & Engineering, IIT Bombay, Powai, Mumbai and Director, Central Institute of Fisheries Education (CIFE), Mumbai could not attend the meeting. The meeting was adjourned for 30 minutes for want of quorum.

**Item No. 1: Confirmation of minutes of the 72<sup>nd</sup> meeting of MCZMA held under Chairmanship of Secretary (Environment) on 4<sup>th</sup> November 2011 at Mantralaya, Mumbai**

The minutes of 72<sup>nd</sup> meeting of the MCZMA were confirmed by the members of the Authority present in the meeting present in the meeting.

**Item No. 2: Status of the proposals received in the year 2011**

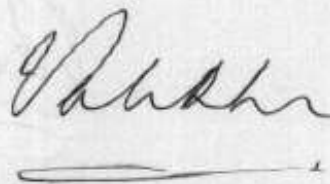
Authority took on record the status of the proposal received in 2011 and as indicated in the agenda note.

Following applications are awaited for submission in prescribed format through planning authority concerned (as per MCZMA Office Memorandum dated 02.07.2011):

Sr. No.	File No.	Subject
1	CRZ-2011/ CR-1/ TC-3	CRZ clearance for proposed Jetty project & proposed thermal power plant
2	CRZ-2011/ CR-8/ TC-3	CRZ Clearance for proposal of development on land bearing CTS No. 1193, Kille Gaothan, at Shahabai village, Belapur, Navi Mumbai
3	CRZ-2011/ CR-9/ TC-3	CRZ permission for Manjare Kharland Scheme Tal. Sansmeshwar, Dist. Ratnagiri and Pomendi Khurd Kharland Scheme Tal. and Dist. Ratnagiri
4	CRZ-2011/ CR-11/ TC-3	CRZ Clearance for Tonde Kharland Scheme Taluka and District- Ratnagiri
5	CRZ-2011/ CR-14/ TC-3	Proposed CRZ Clearance for the new construction at plot bearing S. No. 2, H. No. 1/48 at Village Sagartirth Taluka- Vengurla

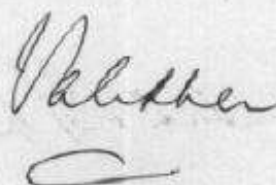
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*Minutes of 73<sup>rd</sup> meeting of MCZMA held on 30.12.2011*



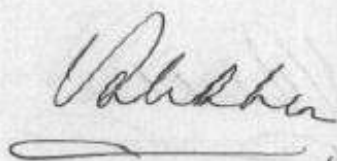
Sr. No.	File No.	Subject
6	CRZ-2011/ CR-17/ TC-3	CRZ clearance for proposed project "RNA-Aram Nagar" on plot bearing CTS No. 1103/A, 1103/B of Versova Village, Aram Nagar, Andheri (West), Mumbai
7	CRZ-2011/ CR-20/ TC-3	CRZ clearance for proposed redevelopment of Residential Bungalow at CTS No. 343/B, Plot No. 66, Village Juhu, Taluka Andheri
8	CRZ-2011/ CR-27/ TC-3	Relaxation for Kharland works from CRZ Notification, 1991
9	CRZ-2011/ CR-28/ TC-3	Relaxation from CRZ for proposed Kharland scheme at Village Vilye-Kondwadi, Taluka Rajapur, District Ratnagiri
10	CRZ-2011/ CR-29/ TC-3	Relaxation from CRZ for proposed Kharland scheme at Village Sanvas-Tumbad, Taluka Khed, District Ratnagiri
11	CRZ-2011/ CR-30/ TC-3	CRZ Clearance for Vilye-Kolivadi and Upale Kharland Scheme Taluka- Rajapur, Dist. Ratnagiri
12	CRZ-2011/ CR-34/ TC-3	CRZ clearance for redevelopment on plot bearing FP No. 1212 of TPS-IV, Mahim Division, Prabhadevi Road, Mumbai
13	CRZ-2011/ CR-35/ TC-3	CRZ clearance for the development of property bearing CTS No. 372 of Bandra-A Village in H/W Ward
14	CRZ-2011/ CR-36/ TC-3	CRZ clearance for proposed jetty in Varsava (Vasai) creek at S. No. 28, Taluka Vasai, District Thane
15	CRZ-2011/ CR-47/ TC-3	Permission for the additional 0.33 FSI of property bearing C.S.No.438 of Malbar Hill Division
16	CRZ-2011/ CR-49/ TC-3	Permission for construction of staff quarters & health centre on plot admeasuring 1.00.00 Ha.r. & bearing S. No. 80A (pt) of Village Panju, Taluka Vasai, District Thane
17	CRZ-2011/ CR-53/ TC-3	CRZ clearance to adopt pollution control devices to dry up fish & to reduce smell nuisance
18	CRZ-2011/ CR-54/ TC-3	CRZ clearance of new construction at CTS No. 694 of Village Madh, Malad
19	CRZ-2011/ CR-56/ TC-3	CRZ clearance for residential project at S. No. 109/1 at Village Versave, Taluka & District Thane
20	CRZ-2011/ CR-59/ TC-3	CRZ Clearance for the Proposed project of Natural Gas transmission pipeline passing through Kharghar Creek, Navi Mumbai
21	CRZ-2011/ CR-60/ TC-3	CRZ Clearance for the Proposed project of Natural Gas transmission pipeline passing through Bhivandi Creek, parallel to the existing bridge Durgadipul in Kalyan

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Sr. No.	File No.	Subject
		West, Dist. Thane
22	CRZ-2011/ CR-64/ TC-3	Proposed building on CTS No. 173 of Bangur Nagar on CTS No. 1054, Pahadi Goregaon for Malyali Samaj
23	CRZ-2011/ CR-65/ TC-3	CRZ NOC for development of property bearing CTS No. 372 of Bandra-A Village in H/W Ward
24	CRZ-2011/ CR-66/ TC-3	Proposed reconstruction of "Manori" municipal School CTS No.1730,1731,1733 of Manori Village in P/N wards
25	CRZ-2011/ CR-70/ TC-3	CRZ Clearance for the redevelopment under DCR 33(7), Property Bearing C.S.No.1800, Plot No.90 of Mahim Division, Situated at Dr. M.B Raut Marg, Off. Shivaji Park Scheme, Dadar, Mumbai- 28
26	CRZ-2011/ CR-74/ TC-3	CRZ Clearance for proposed Storm Water Pumping Station at Reti Bunder in MbPT area in 'E' Ward
27	CRZ-2011/ CR-75/ TC-3	CRZ permission as per notification 2011 for proposed Redevelopment of property at C.S.No.1876 of Mahim Division, on plot no.167, Shivaji Park Scheme, Dadar,Mumbai-400028
28	CRZ-2011/ CR-76/ TC-3	Proposed 2*800 MW Coal based TPP at Village Bankot, Narayan Nagar, Kengwal, Veshvi and Velas Tal, Mandangad, Dist. Ratnagiri
29	CRZ-2011/ CR-79/ TC-3	Amendment in CRZ clearance for C2-C3 Pipeline, including crossing Dharamtar Creek, of M/s. Reliance Industries Limited- Nagothane Manufacturing Division (RIL-NMD)
30	CRZ-2011/ CR-81/ TC-3	CRZ Clearance for proposed construction of Star Hotel on plot bearing C.S.No.14/738 & 15/738 of Malabar-Cambala Hill Division at Pandit Madan Mohan Malaviya Road, Mumbai
31	CRZ-2011/ CR-82/ TC-3	CRZ clearance for proposed temporary transit camp building at CTS 4207(pt) & 7643 (pt) of village Kalekalyan, Bandra (E), Mumbai
32	CRZ-2011/ CR-84/ TC-3	CRZ clearance for redevelopment of cessed building on plot bearing CS No. 1/590 of Malabar Hill Division at 24, Nepean Sea Road, Mumbai
33	CRZ-2011/ CR-86/ TC-3	Remarks with plan for CRZ-I, II & III from HTL for property bearing CTS No. 1212, 1213(pt), 1214(pt), 1216, 1232(pt), 233 of Village Eksar situated at Link Road, near Municipal Pumping Station, Borivali (West), Mumbai- 400 091
34	CRZ-2011/ CR-100/ TC-3	Permission non-agricultural purpose for land at Village

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Sr. No.	File No.	Subject
		Nagaon, Taluka Alibag, District Raigad
35	CRZ-2011/ CR-101/ TC-3	CRZ permission for proposed 'Jahangir Terrace' building on plot bearing CS No. A/591, Village Bandra, Taluka Andheri
36	CRZ-2011/ CR-108/ TC-3	Proposed redevelopment on plot bearing plot No.76,CTS No.1374/B/164,Akshata C.H.S. Saradar Vallabhai Patel Nagar at Andheri (W) Mumbai
37	CRZ-2011/ CR-109/ TC-3	Construction of promenade/ bund from Priyadarshini Park to Amarson Park, Malabar Hill
38	CRZ-2011/ CR-111/ TC-3	Application for CRZ clearance for our proposed project of Natural Gas transmission pipeline passing from fountain hotel to chena river bridge (Thane Mira Road Looping)
39	CRZ-2011/ CR-112/ TC-3	Proposed redevelopment on plot bearing plot No.76,CTS No.1374/B/346,Sahil C.H.S. Saradar Vallabhai Patel Nagar at Andheri (W) Mumbai
40	CRZ-2011/ CR-113/ TC-3	Proposed redevelopment on plot bearing CTS No. 22(pt), Trupti C.H.S. Village Goregaon, Siddharth Nagar, Goregaon (W). Mumbai
41	CRZ-2011/ CR-114/ TC-3	Proposed redevelopment on plot bearing plot No.13,CTS No.1374/B/347,Jay bhavani C.H.S. Saradar Vallabhai Patel Nagar at Andheri (W) Mumbai
42	CRZ-2011/ CR-117/ TC-3	CRZ permission for Kharland Schemes in villages- Varedi Khuntepada, Dolvi Dababa, Dushmi Kharpada, Talula- Pen
43	CRZ-2011/ CR-127/ TC-3	Married accommodation project (MAP), PH II, Mumbai (Army) CRZ Clearance
44	CRZ-2011/ CR-130/ TC-3	CRZ clearance for plot bearing C.S.No,50,Building known as "BOB BANGLOW" situated at hospital lane & Dholkar street, Mazgaon Division, E/ward, Byculla, Mumbai- 400 010
45	CRZ-2011/ CR-131/ TC-3	Grant of additional FSI to the existing school building on plot bearing C.S. No. 6/591, Malabar Hill Division, Nepean Sea Road, 'D' Ward, Mumbai
46	CRZ-2011/ CR-134/ TC-3	Proposed residential building on plot bearing CTS No. 1301/24 of Versova situated at J P Road, Andheri (West)
47	CRZ-2011/ CR-141/ TC-3	CRZ permission for proposed Kharland schemes in villages 1) Dedale 2) hikhalpada 3) Vangaon 4) Dehne 5) Umroli

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Sr. No.	File No.	Subject
48	CRZ-2011/ CR-142/ TC-3	CRZ permission for proposed 11 Kharland schemes in Sindhudurg District
49	CRZ-2011/ CR-143/ TC-3	Regarding allocation of land admeasuring 40 Gunthe & bearing S. No. 89/1A of Village Korlai, Taluka Murud, District Raigad
50	CRZ-2011/ CR-144/ TC-3	Permission for providing tourism facilities in nearby seashore of Village Velas Tal. Mandangad, Harne and Kelashi Tal. Dapoli, Guhaghar Tal. Guhaghar bt Tourism Center Dist. Ratnagiri
51	CRZ-2011/ CR-146/ TC-3	CRZ Permission for proposed garden beatification and providing tourism facility at Vengurla
52	CRZ-2011/ CR-147/ TC-3	Coastal Issues (150 Acres Township at Guhagar)
53	CRZ-2011/ CR-148/ TC-3	CRZ Clearance for proposed addition & alterations to the existing Temple on plot bearing CTS No.1406 & 1409 of Sudhindra Nagar, Dahisar (E), Mumbai-400068
54	CRZ-2011/ CR-149/ TC-3	Proposed building on plot bearing C.T.S. No. 535/A of Village Eksar at I. C. colony, Borivali (W)
55	CRZ-2011/ CR-158/ TC-3	Proposed CRZ clearance for the reconstruction of building on plot bearing City Survey No.144B, 145 at Village Chendani, Thane East
56	CRZ-2011/ CR-159/ TC-3	CRZ clearance for the residential construction Gut No.2 at Village Marai, Taluka- Shrivardhan
57	CRZ-2011/ CR-163/ TC-3	Proposed CRZ clearance for the reconstruction of shade, Mira Bhayandar Municipal Corporation
58	CRZ-2011/ CR-166/ TC-3	CRZ clearance for strengthening of existing toll plaza to create better tolling infrastructure, to support canopy of the toll plaza and installation & display of various media formats
59	CRZ-2011/ CR-170/ TC-3	CRZ clearance for proposed construction of "CNG station at GOM Plot Mankhurd, Plot bearing CTS No. 1(pt), village- Mankhurd, Mumbai
60	CRZ-2011/ CR-174/ TC-3	Proposed redevelopment of transit camp with transit EWS & MIG type tenements at Kannamwar Nagar, Vikhroli- East
61	CRZ-2011/ CR-175/ TC-3	CRZ clearance of Proposed "Residential Project" located on plot bearing S.No.10, H.No.19 at Village Manikpur, Taluka- Vasai, Dist, Thane
62	CRZ-2011/ CR-182/ TC-3	Proposal for CRZ clearance of proposed "Residential Cum Commercial Project" located on plot bearing S.No.354(N) H.No.2, Village- Juchandra, Taluka-

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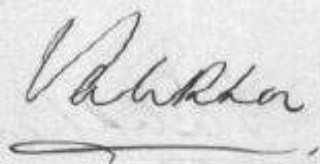
Sr. No.	File No.	Subject
		Vasai, Dist-Thane
63	CRZ-2011/ CR-183/ TC-3	CRZ Clearance for Guhagar Khalcha paat Kharaland Scheme Taluka- Guhagar, Dist. Ratnagiri
64	CRZ-2011/ CR-187/ TC-3	Proposed redevelopment of property on plot bearing C. S. No. 2085 & 2086 of Bhuleshwar Division situated at J.S.S. Road, Thakurdwar, Mumbai-400 002
65	CRZ-2011/ CR-189/ TC-3	CRZ clearance for proposed of "CNG Station" at BEST Malwani Bus Depot at CTS No- 3525(PT) at Village- Malwani, Malad (W), Mumbai
66	CRZ-2011/ CR-190/ TC-3	CRZ clearance for proposed of "CNG Station" at BEST Dharavi Bus Depot at CS No-1/528.1A/530,1/666 and 2/666 at Dharavi, Mumbai
67	CRZ-2011/ CR-193/ TC-3	Proposed CRZ Clearance for "Residential Cum Commercial Project" located on plot bearing Old S. No. 73/17(Pt), 73/17(Pt), 73/17(Pt), 73/17(Pt), 75/5, 6, 7, 8, 80/1,2, 81/2,3, 82 & 83/1/1, 81/1/2, 83/1/3(PT), 83/2, 83/3(PT), 83/3(PT) & new S. No. 150/17A, 150/17B, 150/17C, 150/17D, 152/5, 152/6, 152/7, 152/8, 157/1, 157/2, 158/2, 158/3, 159, 160/1A, 160/1B, 160/1C, 160/1D, 160/2, 160/3B, 160/3C at Village Balkum, Tal. and Dist. Thane
68	CRZ-2011/ CR-194/ TC-3	Proposed CRZ Clearance for "Commercial Project" located on plot no. 76 Sector 15 C.B.D. Belapur, Navi Mumbai
69	CRZ-2011/ CR-195/ TC-3	Proposed CRZ Clearance for "Commercial Project" located on plot no. 75 Sector 15 C.B.D. Belapur, Navi Mumbai
70	CRZ-2011/ CR-196/ TC-3	CRZ Permission for proposed Residential Cum Commercial project located on plot bearing S. No. 360(N), H. No. 1B at Village- Juchandra, Tal. Vasai & Dist- Thane
71	CRZ-2011/ CR-197/ TC-3	CRZ Clearance for proposed Gymkhana and Club house on C.S. No. 1948, Fort Division, Mumbai
72	CRZ-2011/ CR-207/ TC-3	NOC for proposed redevelopment of Parijat Society at plot No. 49, S. No. 161, Juhu-Versova Link Road, Andheri (West), Mumbai- 400 053
73	CRZ-2011/ CR-211/ TC-3	CRZ permission for alterations (installation of lift) in existing building on plot bearing CTS No. D-1110/8, Plot No. 16, Golf Links, Khardanda, Khar (West)
74	CRZ-2011/ CR-213/ TC-3	Permission for widening of Ganesha idol immersion

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Sr. No.	File No.	Subject
		jetty and development of garden on the land under jurisdiction of Mira-Bhayandar Municipal Corporation
75	CRZ-2011/ CR-217/ TC-3	CRZ permission for grave-yard on plot no.122 D under surveillance of Mira Bhayandar Municipal Corporation
76	CRZ-2011/ CR-225/ TC-3	CRZ permission for Kharland schemes in Sindhudurg (Villages Bandivade, Magavane Masure, Kothewadi, Baparde, Tirlot Dalviwadi, Vaniwade, Belwadi-Jamsande
77	CRZ-2011/ CR-228/ TC-3	CRZ Clearance for the construction of building on plot bearing Survey No.93/1, 96/8,C.S.No.1752,1755 at Village Murud Taluka-Murud, Dist- Raigad
78	CRZ-2011/ CR-231/ TC-3	CRZ Recommendation for the proposed Bulk Cement Terminal and Captive Jetty in Vasai Creek, Vasave Village, Thane District, Maharashtra
79	CRZ-2011/ CR-233/ TC-3	CRZ Clearance for proposed construction of NAMTTRI Building for MMRDA in BKC
80	CRZ-2011/ CR-243/ TC-3	CRZ clearance for mangrove plantation & mangrove regeneration/ protection/ plantation in Dahanu
81	CRZ-2011/ CR-245/ TC-3	Regarding building construction on CRZ affected land admeasuring 51.23 sq. m. & bearing S. No. 11/121A, CS No. 2138 at Village Murud, Taluka Murud
82	CRZ-2011/ CR-248/ TC-3	NOC for proposed redevelopment on plot bearing CS No. 63 of Colaba Division, situated at Shahid Bhagatsingh Road, "A" Ward, Colaba in Mumbai City
83	CRZ-2011/ CR-250/ TC-3	Application for prior CRZ clearance under CRZ Notification, 2011 for Uran-Chakan/ Shikrapur underground LPG Pipeline (UCSPL), Maharashtra
84	CRZ-2011/ CR-253/ TC-3	Proposed redevelopment under the provision of DC Rule 33(7) of DGR 1991 with joint venture with MHADA at property bearing CS No. 979, 980, 985, 4/997 & 997(pt) of Mahim Division, G/North Ward, Mahim, Mumbai
85	CRZ-2011/ CR-254/ TC-3	Application for permission for development of land bearing old S. No. 663, new S. No. 237, Village Bhayandar, Thane that partly falls under CRZ-III as per CRZ plan of Mira-Bhayandar Municipal Corporation
86	CRZ-2011/ CR-261/ TC-3	Application for CRZ clearance for proposed "Gaurav Wood" located on plot bearing S. No. 280, 433, 435, 437, 438, 439 of Village Navghar, S. No. 231, 54, 55, 63, 69, 53, 41, 80, 232, 64 of Village Ghodbunder, Near

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Sr. No.	File No.	Subject
		Cinemax, Mira Road (East), Thane
87	CRZ-2011/ CR-262/ TC-3	Application for CRZ clearance for proposed "Residential-cum-Commercial Complex" located on plot bearing S. No. 2841(pt) at Village Malvani, Malad (West), Mumbai- 400 097
88	CRZ-2011/ CR-271/ TC-3	Construction of wholesale fish market at S. No. 234/2, Village Vadkun, Dahanu, Thane District

## Reclassification/ demarcation proposals received:

Sr. No.	File No.	Subject
1	CRZ-2011/ CR-5/ TC-3	Seeking modification in the zoning remarks under CRZ near Thane
2	CRZ-2011/ CR-6/ TC-3	Proposal for reclassification from CRZ-III to CRZ-II by Mira-Bhayandar Municipal Corporation
3	CRZ-2011/ CR-12/ TC-3	CRZ status of plot bearing CTS No. E/86/14-A, E/86/14-B of Village Bandra for Dr. Ambedkar CHS Ltd. at Khardanda, Bandra, Mumbai
4	CRZ-2011/ CR-13/ TC-3	Change in the approved CZMP of Khardanda & its applicability to property bearing CTS No. E/86/13, Plot No. 9 of Village Bandra (West)
5	CRZ-2011/ CR-15/ TC-3	Deletion of land bearing CTS No. G/625/9 at Santacruz (West), Bandra, H-West, Mumbai from CRZ
6	CRZ-2011/ CR-16/ TC-3	Deletion of land bearing FP No. 82/1C & CTS No. G/169/3 at Santacruz (West), Village Bandra, H-West Ward, Mumbai from CRZ
7	CRZ-2011/ CR-22/ TC-3	CRZ/ creek status of plot bearing CTS No. G-405 of Village Bandra at 16th Road, Opp. Rotary Park, Santacruz (West), Mumbai- 400 054
8	CRZ-2011/ CR-31/ TC-3	CRZ/ creek status of plot bearing CTS No. G/171-B & G/171-C of Village Bandra (FP No. 82/3B & 3C) at Saraswati Road, Santacruz (West), Mumbai- 400 054
9	CRZ-2011/ CR-32/ TC-3	CRZ/ creek status of plot bearing CTS No. G/624-7 of Village Bandra, Corner of 17 <sup>th</sup> Road, Opp. Blooming Day School, Khar (West), Mumbai- 400 052
10	CRZ-2011/ CR-57/ TC-3	Development of land bearing CTS No. 625/1 & 625/2 of Bandra-G Village
11	CRZ-2011/ CR-67/ TC-3	Proposed redevelopment of existing building on plot No. K-4, D N Nagar, Godavari Pravara CHS Ltd., D N Nagar, Andheri (West)


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Sr. No.	File No.	Subject
12	CRZ-2011/ CR-68/ TC-3	Submission of documents for Godavari Pravara CHS, Building No. K-4 bearing CTS No. 195(pt), D N Nagar, Village Andheri, Andheri (West)
13	CRZ-2011/ CR-77/ TC-3	Redevelopment of land bearing CTS No. G/169/4, FP No. 82/1D, TPS-II located on Saraswati Road, Santacruz (West), Mumbai (Sujata Bank of Baroda CHS)
14	CRZ-2011/ CR-78/ TC-3	Redevelopment of land bearing CTS No. G/321, FP No. 82/16, TPS-II on Saraswati Road, Santacruz (West), Mumbai (Jajwalya CHS Ltd.)
15	CRZ-2011/ CR-102/ TC-3	Reclassification of property bearing CTS No. 86/21, Bandra-E Village for Khar Samata CHS Ltd., Khar (West)
16	CRZ-2011/ CR-103/ TC-3	Reclassification of property bearing CTS No. 195(pt) known as D N Nagar Janani CHS Ltd., Andheri
17	CRZ-2011/ CR-105/ TC-3	Deleting land of Varap Gaon, Taluka Kalyan, District Thane from CRZ (Letter from Suresh (Pappu) Kalani)
18	CRZ-2011/ CR-121/ TC-3	S. No. 161(part), CTS No. 1/161 of Village Pahadi, Mumbai Suburban District
19	CRZ-2011/ CR-136/ TC-3	Reclassification of property bearing CTS No. G/625/4 of Village Bandra, 17th Road, Mumbai
20	CRZ-2011/ CR-156/ TC-3	Change in the approved CZMP of Khardanda area, Khar (W) and its applicability to property bearing CRZ No. 625/1, Bandra-G Village (Cornell CHS Ltd.)
21	CRZ-2011/ CR-157/ TC-3	Change in the approved CZMP of Khardanda area, Khar (W) and its applicability to property bearing CRZ No. 625/2, Bandra-G Village (Manik Moti CHS Ltd.)
22	CRZ-2011/ CR-176/ TC-3	Change in the approved CZMP of Khardanda area, Khar (W) & its applicability to property bearing CTS No. E/34, 18th Road, Khar (West)
23	CRZ-2011/ CR-177/ TC-3	Reclassification & delineation of HTL, LTL & CRZ for development site in (CTS No. 178 to 190) in Village Bandra, Mumbai
24	CRZ-2011/ CR-178/ TC-3	Reclassification & delineation of HTL, LTL & CRZ for development site in CTS No. 1096 & 1097 in Village Bandra, Mumbai
25	CRZ-2011/ CR-179/ TC-3	Reclassification & delineation of HTL, LTL & CRZ for development site in (CTS No. 220 to 229) in Village Bandra, Mumbai
26	CRZ-2011/ CR-180/ TC-3	Reclassification & delineation of HTL, LTL & CRZ for development site in CTS No. A/449, A/350, A/351 in Village Bandra, Mumbai

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Sr. No.	File No.	Subject
27	CRZ-2011/ CR-181/ TC-3	Reclassification & delineation of HTL, LTL & CRZ for development site bearing CTS No. 1007, 1008, 1009 & 1010 in Village Bandra, Mumbai
28	CRZ-2011/ CR-184/ TC-3	To reclassify the present CRZ allocation for Dadar Village, Taluka Pen, District Raigad [Narayan Patil, Chairman, Gram Sudhar Committee Dadar]
29	CRZ-2011/ CR-215/ TC-3	Request to approve the plans for amalgamation, alteration proposal for shop No. G5/ G6, situated on the ground floor of the building known as Nicholas CHS (CTS No. 1287), Sherly Rajan Road, Rizvi Complex, Bandra (West), Mumbai- 400 050
30	CRZ-2011/ CR-222/ TC-3	NOC for ADTP Thane for approval of construction of residential apartment on S. No. 46/1, 46/2 & 46/4, 350 m away from Ulhas River at Varap, Taluka Kalyan
31	CRZ-2011/ CR-229/ TC-3	Demarcation of HTL & delineation of CRZ boundaries along the plot bearing old S. No. 747(part), New S. No. 98(pt) & old S. No. 748(pt), New S. No. 99(pt) of Village Bhayandar, District Thane
32	CRZ-2011/ CR-252/ TC-3	Reclassification of CRZ area of site at 72, Mahul, Mumbai as per Court Order

**Item No. 3: CRZ clearance for Anik-Panjarpole Link Road (APLR) project by MMRDA – permission to cross Mahul Creek and mangroves near Bhakti Park and BPT pipeline, village Saltpan – Reg.**

Authority noted that the proposal was considered in the 67<sup>th</sup> and 70<sup>th</sup> meeting of MCZMA held on 22.12.2010 and 1.7.2011 respectively. As decided in the 70<sup>th</sup> meeting, the matter was recommended to MoEF vide letter No. CRZ-2010/ CR-180/ TC-3 dated 20.9.2011.

Authority further noted that the MoEF vide letter dated 23.11.2011, returned the proposal back to MCZMA mentioning that as per Clause 5(x) of CRZ Notification, 2011, "All development activities listed in this notification shall be regulated by the State Govt., Union territory Administration, the authority or the concerned CZMA within the framework of such approved CZMPs as the case may be in accordance with provisions of this Notification". Accordingly, the above project is returned herewith

Authority took note of background the matter and reviewed the details of the proposal. The proposal details are as follows:

1. MMRDA has proposed the project of Eastern Freeway IS having length of 20 km which starts from P. D'Melo Road at Chhatrapati Shivaji Terminus and passes along Mumbai Port Trust area, Anik, Vashi Naka, Panjarpole, Govandi ROB to

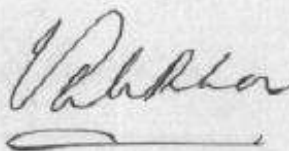


Mankhurd-Ghatkopar Link Road. Considering the need of future traffic demand of Mumbai, Mumbai Port Trust and Mumbai Trans-harbour Link Road, the construction of Eastern Freeway is proposed to improve the connectivity and thus a separate corridor will be available for traffic movement between Island city and suburbs. Considering the Port Trust requirement, elevated corridor is proposed for fast evacuation of Port bound heavy vehicular traffic as well as other traffic.

2. The stretch of Eastern Freeway passes through protected forest land near Anik, for which in-principle clearance from Forest Department is obtained separately vide letter dated 02.11.2010. The density of mangroves in the area under reference is less than 0.2.
3. As per the approved CZMP of Mumbai, it is observed that a small length of 350 m is passing through CRZ area. The total area for which CRZ clearance is sought is 16226 sq. m. (1.62 Ha). The proposed construction in this area is of the nature of construction of bridges and its approaches near Mahul Creek and near BPT Toll where elevated bridge is supposed to be constructed.
4. The submitted project details are as follows:

Sr. No.	Location	Type of area	Area in sq. m.	Total length in CRZ area	No. of piers falling in CRZ area	Total area of piers in sq. m.	Cost of construction
1	<b>Project-1:</b> APLR Mahul Creek (i) Low level bridges across Mahul Creek (ii) Elevated viaduct across Mahul Creek	CRZ-I	6930	55 m	6 Nos. (6 Piers)	25.2	Rs. 4.70 crores
		CRZ -II	6296	105 m	6 Nos. (4 Abutments + 2 Piers)	91.80	
2	<b>Project-2:</b> Eastern Freeway (elevated bridge) at BPT Toll Naka	CRZ-II	3000	190 m	Nil	Nil	Rs. 1.8 crores
	<b>Total:</b>		16226 sq. m. (1.62 Ha)	350 m		117 sq. m. (0.011 Ha)	

5. Total cost of the Eastern Freeway project is Rs. 531 crores. The cost of Anik-Panjarpole Link Road is Rs. 221 crores.





6. As per the revised submission, overall Cost for Project-1 is Rs. 15.25 crores and for that of Project-2 is Rs 4.64 crores. The cost in CRZ area is Rs. 4.70 crores for Project-1 and that for Project-2 is Rs. 1.80 crores.

In the 67<sup>th</sup> meeting, as per the CRZ Notification, 1991, Authority decided to recommend Project-1 which is falling in CRZ-I and CRZ-II area and having investment of Rs. 15.25 crores to be recommended to MoEF for CRZ and Environmental clearance. Further Authority decided to clear Project-2 from CRZ point of view and communicate to MMRDA since it is in CRZ-II with investment of Rs. 4.70 crores which is less than Rs. 5 crores. Authority further noted that, till the minutes of the 67<sup>th</sup> meeting were confirmed, MoEF published CRZ Notification, 2011 on 6<sup>th</sup> January 2011 in supersession with CRZ Notification, 1991. The letters in the matter as per the decision taken in the 67<sup>th</sup> meeting however were not issued.

The MMRDA, vide letter dated 02.02.2011 re-submitted the same proposal with Form 1 as prescribed in CRZ Notification, 2011. Authority further noted that, the Form 1 is submitted only for the abovementioned Project-1 i.e. APLR at Mahul Creek: (i) Low level bridges across Mahul Creek (ii) Elevated viaduct across Mahul Creek and not for Project-2 i.e. Eastern Freeway (elevated bridge) at BPT Toll Naka. Authority also noted that, MMRDA vide letter dated 11.04.2011 has submitted the CZMP (in the scale of 1:4000) with proposed site superimposed on it. The Disaster Management Plan and Environmental Monitoring Programme have also been submitted with the same letter.

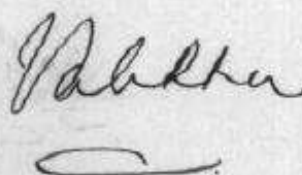
With respect to the CRZ Notification, 2011, Authority noted that, construction of bridge in CRZ-IB, CRZ-II and CRZ-III area is permissible; however, the same in CRZ-IA area is not permissible. However, as per the para 4(ii)(a) of CRZ Notification, 2011, the activities which are not listed in EIA Notification, 2006 require clearance from MoEF.

Authority noted that Now, MoEF vide letter dated 23.11.2011, returned the proposal back to MCZMA mentioning that as per Clause 5(x) of CRZ Notification, 2011, "All development activities listed in this notification shall be regulated by the State Govt., Union Territory Administration, the local authority, or the concerned CZMA, within the framework of such approved CZMPs as the case may be in accordance with provisions of this Notification".

Authority deliberated on clause 5(x) of CRZ Notification, 2011. Authority discussed that only activities listed in 4(ii) of CRZ Notification, 2011 requires clearance from MoEF, as stated in the notification.

In light of the background of the case and MoEF letter dated 23.11.2011, vide which, MoEF returned the proposal back, hinting the state Govt. that the proposal falls within the jurisdiction of State Govt./ MCZMA, Authority after deliberations decided to recommend the proposal to MMRDA subject to following conditions:

1. No non-forest activities are allowed on land affected by mangroves as per the Hon. High Court Order dated 27<sup>th</sup> January 2010. Hence, prior permission for the proposed activity under Forest Conservation Act, 1980 and prior permission of Hon. High Court of Mumbai should be obtained.



2. MMRDA should submit detailed plan of compensatory plantation of mangroves as per para 8(V)(ii) of CRZ Notification, 2011.
3. MMRDA should ensure free flow of tidal water and no reclamation in inter-tidal area during the construction and post-construction.

Authority noted that, following proposals received from MMRDA seeking permission from CRZ point of view were considered in 71<sup>st</sup> meeting of MCZMA held on 26.08.2011:

1. Proposed widening of Morva Creek Bridge at Village Morva District Thane
2. Proposed construction of Rail Over Bridge (ROB) near Naigaon Railway Station, Thane District

In the 71<sup>st</sup> meeting, it was decided to recommend the cases to MoEF subject to submission of certain proposal details as well as documents (viz. CRZ map of 1:4000 scale from MoEF authorized agency, EIA report, Disaster Management Plan etc.) as per para 4.2 of the CRZ Notification, 2011. However, in light of the clarification issued by MoEF vide letter dated 23.11.2011 regarding applicability of para 5(x) of the CRZ Notification, 2011 (in the matter of Anik-Panjarpole Link Road (APLR) project), Authority decided to recommend the proposals to MMRDA subject to the submission of the requisite documents as mentioned in the minutes of 71<sup>st</sup> meeting of MCZMA.

**Item No. 4: Four laning, Improvement, O&M and toll collection of Bhiwandi-Kalyan-Shil Phata Highway on BOT basis (Phase-II) – Construction of Kalyan Bypass including bridge on Ulhas Creek, ROB on Central Railway**

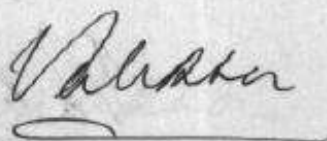
The MSRDC officials presented the matter before the authority. Authority noted the followings:

1. The Govt. has approved the project of four laning & improvement of Bhiwandi-Kalyan-Shil Phata road vide GR dated 24.07.2006 and entrusted the work to MSRDC on BOT basis. As per the GR, the work is to be completed in 2 phases as under:

Phase	Description	Total estimated cost as per GR
I	Four laning and strengthening of 21.65 km road from Shil Phata to Bhiwandi, construction of Desai Creek Bridge, construction of Katai ROB including construction of slab drain & CD work	Rs. 127.334 crores
II	Construction of Kalyan Bypass Road along with Railway Over Bridge, major bridge on Ulhas Creek along with approaches and flyover bridge on Bhiwandi Bypass junction. Construction of new Durgadi Bridge to replace the existing abandoned steel bridge is also being taken up under this project.	Rs. 100.996 crores

2. Phase-I work is completed by MSRDC and its operation and maintenance activities are in progress. MSRDC now proposes to take up the Phase-II work for which permission from MCZMA is requested.

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3. As indicated on the CZMP submitted by Kalyan-Dombivali Municipal Corporation (KDMC) which is prepared by CESS, Kerala in the scale of 1:5000, the proposed bridge across Ulhas Creek is located in CRZ-I (non-mangrove inter-tidal area) i.e. CRZ-I(B) and CRZ-III (on landward side of HTL).

4. MSRDC further presented the proposal details in phase II which is as follows:

Sr. No.	Section	Length
1	Existing road (Shil Phata-Kalyan) Tata Power House Chowk to MIDC Road Junction near Bus Depot	0.620 km
2	MIDC Road Junction to Viaduct Start	0.720 km
3	Viaduct, ROB and Creek Bridge	1.400 km
4	Creek Bridge/ Viaduct to Durgadi toll plaza (existing road Kalyan-Bhiwandi)	1.620 km
Total =		4.36 km

5. Total cost of the project is mentioned as Rs. 196 crores, out of which Rs. 12.65 crores is the cost of bridge proposed in the CRZ areas.
6. The project in the CRZ areas involves construction of 1320 m (1.32 km) long viaduct/ ROB/ creek bridge across Ulhas Creek and Central Railway tracks with approach roads (3010 m) on either side.
7. The area of bridge deck passing over CRZ is 480 sq. m. and 3600 sq. m. in CRZ-I(B) and CRZ-III respectively. The details of the proposed work is summarized as follows:

Sr. No.	Zone	Area of bridge in CRZ (in sq. m.)	No. of piers	Pier No. as per GAD	Diameter of pier (in m)	Total area of pier in CRZ (in sq. m.)	Cost
1	Non-mangrove inter-tidal zone [CRZ-I(B)]	480	12	P15 & P16	1.5 m (12 Nos.)	21.2	Rs. 1.49 crores
2	CRZ landward of HTL [CRZ-III]	3600	26	P12, P13 & P14	1 m (20 Nos.) 1.5 m (6 Nos.)	26.3	Rs. 11.16 crores
	Total	4080	38			47.5	Rs. 12.65 crores

8. No tunneling is involved in the project and quarrying for construction is only involved.
9. It is also mentioned that, there are neither mangroves vegetation nor mudflats near the proposed bridge location.





10. MSRDC has also submitted the information viz. environmental impacts & mitigation measures, Environmental Management Plan, Risk Analysis & Disaster Management Plan.

Further, The MSRDC officials presented the photos of the site under reference. From the photos, Authority noticed the vegetation surrounding the project site. Authority felt that there might be mangroves species surrounding the project site, particularly, on the edge of the Ulhas creek.

In light of the above details of the proposal and before taking final decision in the matter, Authority decided to get the following information from the MSRDC:

1. Details of the proposal (Construction of new Durgadi Bridge to replace the existing abandoned steel bridge) such as CRZ status, vegetation surrounding the project site, size, length, width etc of the bridge, excavation details etc.
2. Area, density, quantitative details of mangroves species among the existing vegetation affecting the project site along with detailed plan of compensatory mangroves plantation. MSRDC may take advice of Head of Botany Department, Institute of Science, Mumbai for conducting survey of the area in this regard.
3. Details of mudflats, wetland or other eco-sensitive area in the area, if any.
4. Road side compensatory afforestation plan in the area acquired by MSRDC for road development. Plan should indicate length of entire road, number and species of plants to be planted along both the side of the road, timeframe, cost, watering mechanism etc., name of the officer concerned for implementing the work along with plantation. This officer will be held responsible and liable for action under Environment (Protection) Act, 1986 in case of failure in compliances.

**Item No. 5: CRZ permission for proposed Storm Water Pumping Station at Britannia outfall at Reti Bunder in MbPT area in 'E' Ward**

The MCGM officials presented the matter before the authority. Authority noted that MCGM has proposed to construct Storm Water Pumping Station at Britannia outfall at Reti Bunder in MbPT area in E ward. The land under reference falls in CRZ I area and situated on seaward side of existing road. The said Land is vacant and proposed area is 2200 sq. m. with permissible FSI 1.

The MCGM officials voiced the need the project stating that the project would help in avoiding/ minimizing the flooding as well as water lodging in MbPT and surrounding area, during the monsoon period. Further, they explained that drainage water from the MbPT and surrounding area would be sucked in with the help of suction pumps and expelled out onto the sea.

Authority discussed about the rate of the suction and discharge of the drainage water. MCGM officials expressed that while designing/ selecting pumps; amount of drainage, high tides in the sea, average monsoon and other technical aspects would be taken into account, so that during high tide, sea water would not enter onto the land.



Authority noted that as per 3(iv)(d) of CRZ Notification, 2011: Land reclamation, bunding or disturbing the natural course of seawater is prohibited except those: Measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structures for prevention of salinity ingress and freshwater recharge based on carried out by any agency to be specified by MoEF. Further, as per 3(v)(b) of CRZ Notification, 2011: Setting up and expansion of units or mechanism for disposal of wastes and effluents is prohibited except facilities required for:- storm water drains and ancillary structures for pumping.

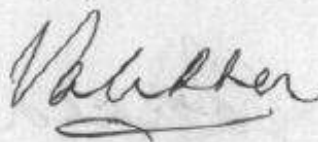
In light of the details of the matter and need of the proposal, authority after deliberations, decided to recommend the proposal to MCGM subject to following conditions:

1. Construction should be in accordance with the provisions of CRZ Notification, 2011 (as amended from time to time).
2. FSI should be in accordance with Town and country planning rules existing as on 19.02.1991 i.e. DCR 1967.
3. No non-forest activities are allowed on land affected by mangroves, as per the Hon. High Court Order dated 27<sup>th</sup> January 2010. Hence, prior permission for the proposed activity under Forest Conservation Act, 1980 and prior permission of Hon. High Court of Mumbai should be obtained, if the land under reference is affected by mangroves.
4. MCGM to ensure that, drainage water containing hazardous and toxic waste should not be released into the sea.
5. No other work will be allowed on the site under reference.

**Item No. 6: Development of Garden/ beautification at Juhu on land bearing CTS No. 1213, 1211 of village Juhu in K/W ward, by MHADA**

The MHADA official presented the proposal before the authority. Authority noted the following proposal details:

1. The MCGM remarks dated 4.9.2011 mentions that the land under reference falls partly in No Development Zone (NDZ) and partly in Residential Zone. The reservation affecting the land area Drying ground, post & telegram office, Ext to Cemetery, Municipal primary school and Recreation ground.
2. As per MCGM remarks the land under reference belongs to Government of Maharashtra. The land is a vacant land.
3. As per approved CZMP of Mumbai, the land under reference falls in CRZ I and CRZ II category and situated on the seaward side of the existing road. But the entire project falls in CRZ II area. As per the documents submitted by the proponent, Area under project site is – 11,300 Sq m.
4. The proposal involves creation of Garden with small compound wall, pavements, plantation, walking paths, sitting benches etc on plot bearing CTS No. 1213, 1211 of village Juhu in K/W ward, Juhu, Mumbai.



5. The land under reference belongs to Government of Maharashtra, and proposed beautification of the land will be done by MHADA. The proposed project entirely falls in CRZ II area.
6. Proponent has submitted the approved CZMP showing site under reference, DP sheet showing project under reference, Collector NoC dated 17.7.2010, MMB NOC dated 2.6.2010, lay out plan etc.

Further, MHADA official voiced the concern about the likely illegal encroachments on the land under reference. Further, he expressed that the project involves the interest of the common people and help in improving the living standards of the surrounding people.

Authority noted the CRZ permissibility of the proposal as per CRZ Notification, 2011 which is as follows:

As per 8.III.CRZIII (iii)(a) of CRZ Notification, 2011

"However, the following activities may be permitted in NDZ –

- a. agriculture, horticulture, gardens, pasture, parks, play field, and forestry"

As per 8.V.(e) of CRZ Notification, 2011, "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 CRZ-III, that is, 'no development zone'.

As per 3.(xiii) of CRZ Notification, 2011, Dressing or altering the sand dunes, hills, natural features including landscape changes for beautification, recreation and other such purpose is prohibited activity"

In light of the proposal details, authority after deliberation, decided to recommend the proposal to concern Planning authority i.e. MCGM, subject to following conditions:

1. The proposed activity should be in accordance with the provisions of CRZ Notification, 2011 (as amended from time to time).
2. The proposed garden should be entirely in CRZ-II area.
3. No sand dredging is allowed during the creation of the proposed garden.
4. No non-forest activities are allowed on land affected by mangroves, as per the Hon. High Court Order dated 27<sup>th</sup> January 2010. Hence, prior permission for the proposed activity under Forest Conservation Act, 1980 and prior permission of Hon. High Court of Mumbai should be obtained, if the land under reference is affected by mangroves.
5. No other construction work will be allowed on the site under reference.

**Item No. 7: CRZ permission for proposed mangroves plantation on degraded land in Dahanu Forest Division**

The Officials from the Dahanu Forest Division, presented the proposal before the authority. Authority noted the followings:

The proposal is for mangroves plantation (of local mangroves species) under World Bank funded National Cyclone Risk Mitigation Project, for protection,





conservation and rejuvenation of the degraded land (due to anthropogenic activities) in the CRZ areas under Dahanu Forest Division.

Further, the officer stated the location details of the proposed sites on which mangroves plantation is proposed, which are tabulated as follows:

Sr. No.	Village Name	Sr. No./ Plot No.	Proposed area for mangrove plantation	Taluka	District
1.	Tebhikhodave	56	39.50	Palghar	Thane
2.	Mahim	935	30.00	Palghar	Thane
3.	Pamtembhi	161,207	40.00	Palghar	Thane
4.	Vadhiv Saravli		10.50	Palghar	Thane
5.	Dativare	105	100.00	Palghar	Thane
6.	Ghivali	85	50.00	Palghar	Thane
7.	Pathrali	363	50.00	Palghar	Thane
8.	Vengani	364	25.00	Palghar	Thane
9.	Kurgaon	176	10.00	Palghar	Thane
10.	Asangaon	216	25.00	Palghar	Thane
11.	Dapoli	73	112.00	Palghar	Thane

Authority discussed at length about the mangroves species to be planted under the proposal. Authority felt that it would be environmentally appropriate to plant the diverse species of the mangroves, instead of focusing on the single species. It would help in enriching the bio-diversity of the area. Further, proper monitoring mechanism need to be in place, so that mangroves species get better survival rate. Authority requested to provide the species of mangroves along with their area, density, to be planted, Along with the half yearly compliance report the proposal.

Authority after deliberation, decided to recommend the proposal for mangroves plantation on degraded land in Dahanu Forest Division.

**Item No. 8: Proposed construction of Type-IV Quarter for Chief Postmaster General (Maharashtra) on plot bearing CS No. 372, Malabar Hill, Mumbai. The MCGM official presented**

The MCGM official presented the matter before the authority. As presented by the MCGM official, Authority noted the followings:

1. The proposal is for construction of Type-IV quarters comprising of Stilt + 2 (part) with proposed built-up area of 322.10 sq. m. The proposed construction will be carried out by demolishing old wireless house and driver's quarter. The Post Office building is a heritage building and is to be retained by the owner. A separate proposal for heritage NOC has been submitted by the owner to Mumbai Heritage Conservation Committee (MHCC). The MCGM has given the remarks 'No restriction' for the permissible height in this case.

2. The plot under reference falls in Residential Zone and the reservations affecting the land are mentioned as 'Garden & Reservoir (part of larger reservation). It is also mentioned that, as per the Govt. Notification No. TPB/1010/CR-23/04/UD-11 dated 30.10.2004; the reservation of Garden & Reservoir on CS No. 372 has been changed/ modified to designation of Post Office.
3. The plot under reference is designated for Postal Office as per DP of 1967 as well as DP of 1991
4. As approved CZMP of Mumbai (scale 1:25000), the plot under reference falls in CRZ-II and on the landward side of the existing road. CZMP of 1:4000 scale has not been submitted along with the proposal.
5. The plot is owned by the Department of Post (Central Govt.). As per the submitted PR card, total area of the plot under reference is 1476.60 sq. m. (1766.00 sq. yards).
6. The details of old existing Post Office structure viz. OC, CC, FSI consumed etc. are not available as the Post Office structure is old and constructed prior to 1940. In this case, IOD has been issued vide letter dated 20.05.2011.

Authority noted the remarks of the MCGM which states that the existing building is old and constructed prior to 1940. However, it is not considered as cessed building as per Point-6(c) of Part-B of checklist developed vide MCZMA Office Memorandum dated 02.07.2011. Also, the owner is seeking the applicability to the present proposal as per clause 8(V)(c) of CRZ Notification, 2011. This provision is applicable for redevelopment of dilapidated, cessed and unsafe buildings. Therefore, DCR of 1967 will be applicable to the proposed development and plan should be revised as per existing DCR of 1967.

Authority felt that it should be ensured whether the existing structure is categorized as cessed building. If yes, then the conditions of para 8(i)(V)(1)(c) of the CRZ Notification, 2011 will be applicable in the instant case.

In light of the details of the proposal, authority after deliberation, decided to get the following details from the MCGM.

1. Zone and Reservation of the land under reference under DCR 1967 and 1991.
2. Permissibility of the proposal as per DCR 1967 and 1991 and building plan as per the applicable DCR
3. Authorization details / confirmation of the existing structure as per the records of MCGM
4. As per remarks of MCGM, The existing building is old and constructed prior to 1940. However, it is not considered as cessed building. Clarification on the same.

**Item No. 9: Reclassification proposals by Hon. MP Dr. Akhtar Hasan Rizvi**

Authority noted that Hon. MP Dr. Akhtar Hasan Rizvi has submitted following proposals of reclassification and delineation of HTL & LTL to MCZMA:

Sr. No.	Subject	File No.
1	Reclassification & delineation of HTL, LTL & CRZ for	CRZ-2011/ CR-177/ TC-3

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Sr. No.	Subject	File No.
	development site in (CTS No. 178 to 190) in Village Bandra, Mumbai	
2	Reclassification & delineation of HTL, LTL & CRZ for development site in CTS No. 1096 & 1097 in Village Bandra, Mumbai	CRZ-2011/ CR-178/ TC-3
3	Reclassification & delineation of HTL, LTL & CRZ for development site in (CTS No. 220 to 229) in Village Bandra, Mumbai	CRZ-2011/ CR-179/ TC-3
4	Reclassification & delineation of HTL, LTL & CRZ for development site in CTS No. A/449, A/350, A/351 in Village Bandra, Mumbai	CRZ-2011/ CR-180/ TC-3
5	Reclassification & delineation of HTL, LTL & CRZ for development site bearing CTS No. 1007, 1008, 1009 & 1010 in Village Bandra, Mumbai	CRZ-2011/ CR-181/ TC-3

Authority noted the following:

1. MoEF has issued Office Memorandum dated 1<sup>st</sup> July 2011, regarding reclassification of CRZ areas of CZMP approved in 1996 under the CRZ Notification, 1991. As per this Office Order, only those reclassification proposal which involves "Error evident on record" will be considered by MoEF, after recommendations from respective CZMA..
2. MoEF further issued Office Memorandum dated 8<sup>th</sup> August, 2011. As per this office memorandum:

"It has been decided that any proposal for reclassification citing the ground of "error evident on record" should be preceded by an in depth examination by the State/ Union Territory Coastal Zone Management Authority (CZMA) concerned bringing out clearly what is the error on record because of which the area/ plot in question does not fall in the CRZ, or has been wrongly classified; the Authority/ officials responsible for the error, as to how the error is proposed to be rectified, the corroborative/ independent evidence supporting the proposed rectification of error – in the form of satellite imagery, Survey of India map, etc; and the conduct of field verification by a team involving the CZMA, Municipal/ Revenue Authorities and Experts, which should include one Expert from one of the Agencies authorized by MoEF for demarcating High Tide Line. It may be ensured that the Expert for the field verification should not be from the same authorized Agency, which demarcated the High Tide Line, on record, for the area/ plot in question".

Further authority noted that under CRZ Notification, 2011, MoEF has entrusted the responsibility of preparing the new Coastal Zone Management Plans (CZMPs) as per the provisions of CRZ Notification, 2011. The Environment Department/MCZMA has

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already appointed the MoEF authorized agencies and in the process, for the work of preparation of CZMPs, under CRZ Notification, 2011.

Authority further, took note of the para 5(xii) of the CRZ Notification, 2011 which state that "The CZMPs already approved under CRZ notification, 1991 shall be valid for a period of twenty four months unless the aforesaid period is extended by MoEF by a specific notification subject to such terms and conditions as may be specified therein".

In light of the above, authority after deliberation decided that new reclassification proposals would not be considered henceforth, since preparation new CZMPs as per CRZ Notification, 2011, is under process. However, the proposals which are already been discussed and in process at the NCZMA / MoEF level, could be considered for further appropriate proceedings, in light of MoEF's letter dated 8<sup>th</sup> August, 2011. In light of above, the authority decided to reject the request for reclassification of the above referred area.

**Table Item No. 1: Proposed construction of Guest House plus Emporium Building on plot No. 3C, Sector 30A, Navi Mumbai, for the Uttarakhand State Infrastructure Development Corporation**

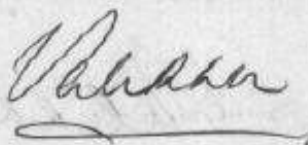
Project proponent presented the matter before the Authority. Authority noted that, Navi Mumbai Municipal Corporation has forwarded the proposal regarding "proposed construction of Guest House plus Emporium Building on plot No. 3C, Sector 30A, Navi Mumbai" vide letter dated 25.11.2011.

Authority noted the land details as follows:

1. The Navi Mumbai Municipal corporation's remarks dated 19.11.2011,
  - As per sanctioned development plan & G.D.C.R. (CIDCO), 1973, plot No. 3C, Sector 30A, Vashi is situated in Residential Zone.
  - As per CZMP, the land falls in CRZ-II and situated on landward side of existing bund road.
2. The project report submitted by the proponent mentions that currently the plot is vacant. The Uttarakhand State Infrastructure Development Corporation Ltd. is the lease holder of the plot under reference.
3. As per documents submitted by the proponent, the plot area = 3968.70 sq. m.

Authority noted the proposal details as follows:

1. The proposal is for construction of Guest House cum Emporium Building on plot No. 3C, Sector 30A, Vashi, Navi Mumbai for Uttarakhand State Infrastructure Development Corporation Ltd.
2. The proposed structure comprises of Basement + Ground floor + 1<sup>st</sup> to 4<sup>th</sup> upper floors.
3. The proposed building incorporates high quality spaces like Multipurpose Halls, Exhibition Hall, Emporium, Executive & presidential Suits for VVIP's of the State, Common facilities, Dormitories with kitchen facility, Gym, recreation area, Administration office, conference room etc.



4. FSI details as per the layout plan submitted by the project proponent:
  - Area of plot = 3968.70 sq. m.
  - permissible FSI = 1
  - Permissible floor area = 3968.70 sq. m.
  - Ground floor built-up area = 1098.88 sq. m.
  - First floor built-up area = 724.03 sq. m.
  - Second floor built-up area = 764.29 sq. m.
  - Third floor built-up area = 764.29 sq. m.
  - Fourth floor built-up area = 603.13 sq. m.
  - Proposed built-up area = 3954.62 sq. m.
5. As per the remarks of Navi Mumbai Municipal Corporation remarks dated 25.11.2011, the area of staircase, life lobby etc. is excluded from FSI computation. From layout plan submitted by proponent, it is observed that the area of basement is also excluded from FSI computation.

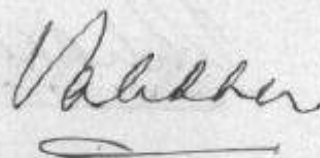
Authority further noted the permissibility of the proposal as per the CRZ Notification, 2011 which is as follows:

- As per para 8(i)(II)CRZ-II:
  - (i) Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures (existing prior to 19.02.1991).
  - (ii) buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road:
- As per para 5(xii):

"The CZMPs already approved under CRZ Notification, 1991 shall be valid for a period of twenty four months unless the aforesaid period is extended by MoEF by a specific notification subject to such terms and conditions as may be specified therein."

In light of the above, Authority after deliberations decided to recommend the matter to the concerned planning authority i.e. Navi Mumbai Municipal Corporation subject to the compliance of following conditions:

1. Construction should be in accordance with the provisions of CRZ Notification, 2011 (as amended from time to time).
2. The FSI involved in the proposal should be 1.00 only as per Town and Country Planning Regulations prevailing as on 19.02.1991.
3. Submission of CRZ map (of scale 1:4000) prepared by MoEF authorized agency as indicated in the para 4.2 of CRZ Notification, 2011 since CZMP of Navi Mumbai was not approved by MoEF.
4. Submission of general site location map indicating authorized road, distance from HTL, year of construction of existing authorized road with documental evidence.



5. Submission of copy of the existing development plan of the area as on 19.02.1991 indicating existing road referred in the proposal.
6. Prior to issue of Commencement Certificate, project proponent should obtain NOC from concerned Regional Office, MPCB. Project proponent should also obtain NOC from Ground Water Board for construction of basement involved in the proposal.

**Discussion Item No. 1:**      **Regarding Office Memorandum (OM) dated 8<sup>th</sup> November 2011 issued by MoEF regarding "Removal of sand in the Coastal Regulation Zone area of rivers/ estuaries by manual methods by traditional communities"**

Authority took on record the Office Memorandum (OM) dated 8<sup>th</sup> November 2011 issued by MoEF regarding "Removal of sand in the Coastal Regulation Zone area of rivers/ estuaries by manual methods by traditional communities".

Authority noted that, as mentioned in the OM, following conditions have been stipulated by MoEF for removal of sandbar by traditional coastal communities only by manual methods (i.e. sand collection in non-mechanized dinghies or small boats using baskets by human beings) in various coastal states:

- (a) The District Collector shall chair a seven-member committee of concerned officials as also at least one representative of each from a scientific or technical institute, the local communities, like fisher folk and the local civil society.
- (b) Based on the recommendations of the above committee, the District Collector may permit such removal of sand in the specified time period in a particular area along with specific quantity subject to such conditions, such as registration of local community persons permitted to remove the sand manually.
- (c) The Environmental Official at district level shall monitor the removal of sand and submit report to the Collector, as may be specified, say quantity of sand removed in the period concerned.
- (d) The above permit shall be renewed on yearly basis.
- (e) The agenda and the minutes of the aforesaid committee, permits issued by Collector and monitoring reports of the removal of sand would be uploaded on the website of the Collectorate and also made available hard copy to Zila parishad etc., as may be directed by the Collector.
- (f) The accumulation of sand bar, its removal the process etc. shall be studied by the State Government with the help of satellite Imageries, GPS etc. It shall be ensured that the permits are not accorded in such areas which are identified as eco-sensitive zones, fish migratory and breeding grounds. The permits shall be given taking into consideration the local circumstances and ecological settings.

Further Authority noted that if area of sand dredging/ mining from the sandbar attracts EIA Notification, 2006, proper prior permission shall be obtained by District Collector as per the provision of the Notification.





In light of the above, Authority after discussion decided to issue letters to the concerned District Collectors for compliance of the MoEF letter dated 08.11.2011.

**Discussion Item No. 2:      Outsourcing of the MCZMA Website**

Authority noted that, as per para 4.2(vi) of the CRZ Notification, 2011:

- “(vi) To maintain transparency in the working of the CZMAs it shall be the responsibility of the CZMA to create a dedicated website and post the agenda, minutes, decisions taken, clearance letters, violations, action taken on the violations and court matters including the Orders of the Hon’ble Court as also the approved CZMPs of the respective State Government or Union territory”.

Authority further noted that, MCZMA has already developed the website i.e. <http://mczma.maharashtra.gov.in> for the compliance of the abovementioned provision. However, it was noted that the present website is in ‘static’ form and for the speedy uploading of data on the website and for updating the website time to time, it is necessary to have the website in the ‘dynamic’ form.

In light of the above, Authority decided to outsource the work of website such as conversion of website to dynamic form, maintaining of the website, creation of Content Management System (CMS), uploading and updation of the data; to the suitable agency identified and approved by the National Informatics Centre (NIC) at the State level or by Department of Information Technology (DIT), Government of Maharashtra.

**Discussion Item No. 3:      Compliance status of preparation of CZMP for Maharashtra as per the CRZ Notification, 2011**

The matter was placed before the Authority. The Authority noted that, meetings were held with MoEF authorized agencies, local planning authorities and concerned officials on 24<sup>th</sup> November 2010 and 26<sup>th</sup> July 2011 under the Chairmanship of Secretary (Environment) & Chairperson (MCZMA) at Mantralaya for preparation of CZMP for Maharashtra as per the guidelines stipulated in the CRZ Notification, 2011. Authority noted the decision taken in the said meetings as follows:

1. The CZMP will be prepared District-wise as per the guidelines mentioned in the Annexure-I of CRZ Notification, 2011.
2. The Centre of Earth Science and Studies (CESS), Kerala shall prepare the CZMP of Thane District.
3. Institute of Remote Sensing (IRS), Chennai shall prepare the CZMP of Raigad and Ratnagiri district. Authority also approved and noted MoU in between IRS Chennai and Government of Maharashtra for preparing CRZ map for Raigad District. Further authority noted the release of first installment of Rs. 72 lakh to IRS Chennai for mobilization of work.
4. Further Authority noted that, CESS Kerala shall prepare CZMP of Sindhudurg District as per the guidelines decided by MoEF and MCZMA.

Current status of the CZMP preparation is as given below:



Sr. No.	Area/ District	Agency appointed for CRZ mapping	Agency appointed by	Current status
1	Mumbai city and suburban	IRS, Chennai	MCGM	Work order is being issued. Work will start in Jan 2012 and will be completed in 12 months
2	Thane district excluding Navi Mumbai region	CESS, Kerala	Environment Dept / MCZMA	MoU approved and work order will be issued soon.
3	Navi Mumbai	IRS, Chennai	NMMC	Work already started and expected to be completed in 12 months
4	CIDCO area	IRS, Chennai	CIDCO	Work started and expected to be completed in 12 months
5	Raigad district excluding Navi Mumbai and CIDCO	IRS, Chennai	Environment Dept/ MCZMA	Work started and expected to be completed in 12 months
6	Ratnagiri	IRS, Chennai	Environment Dept/ MCZMA	MoU approved and work order will be issued soon
7	Sindhudurg	CESS, Kerala	Environment Dept/ MCZMA	MoU approved and work order will be issued soon
8	JNPT area	IRS, Chennai	JNPT	Work already started and expected to be completed in 12 months.

**Discussion Item No. 4: Appointment of technical staff**

Authority noted that, there is a need of technical staff considering the workload and time-bound compliance of processing of the proposals for clearance, complaints, court cases and compliance of applications under RTI Act. Proposal for staff on contractual basis was sent to Government for approval. Authority noted that Government and Finance Department approved the staff as follows for MCZMA:

Sr. No.	Post	No. of posts	Fixed Payment Minimum-Maximum (Rs.)	Remarks
1	Coastal Officer	2	13000-25000	Depending upon qualification & experience

Minutes of 73<sup>rd</sup> meeting of MCZMA held on 30.12.2011



Sr. No.	Post	No. of posts	Fixed Payment Minimum-Maximum (Rs.)	Remarks
2	Project Analyst	2	12000-25000	Depending upon qualification & experience
3	Project Coordinator/ Coastal Coordinator	3	8000-15000	Depending upon qualification & experience
4	Law Officer	1	10000-20000	Depending upon qualification & experience
5	Accountant	1	10000-20000	Depending upon qualification & experience
6	Stenographer	1	10000-15000	Depending upon qualification & experience
7	Data Entry Operator	1	8000-12000	Depending upon qualification & experience
8	Clerk-cum Typist	1	8000-12000	Depending upon qualification & experience
9	Office Boy/ Driver	2	7000-10000	Depending upon qualification & experience

MCZMA decided to fill the above posts through advertisement on website and newspaper. Expenditure on staff, office maintenance, vehicle, computer purchasing, seating fees, court matter, communication, travel, website development etc. will be done through funds given by State Government and from processing fees collected.

**Discussion Item No. 5: Levying of processing fees for proposals**

As decided in the 69<sup>th</sup> meeting of MCZMA held on 29.04.2011, Authority decided to levy processing fees for the proposals scrutinized by MCZMA. The fee structure proposed as follows is approved by Government and Finance Department:

Project-wise	Investment	Processing fee
▪ Projects for permission from CRZ point of view	Rs. 2 crores to 5 crores	Rs. 1.00 Lakhs
	Rs. 5 crores to 50 crores	Rs. 2.00 Lakhs
	Rs. 50 crores and above	Rs. 5.00 Lakhs
▪ Proposals for	--	No fees

Minutes of 73<sup>rd</sup> meeting of MCZMA held on 30.12.2011





Project-wise	Investment	Processing fee
reconstruction of Koliwad, Gaonthan, small houses in areas other than Mumbai (having investment upto Rs. 1.99 crores)		

The meeting ended with vote of thanks to all the members.



Chairperson,  
MCZMA

**Item No. 1:** Confirmation of minutes of the 72<sup>nd</sup> meeting of MCZMA held under Chairmanship of Secretary (Environment) on 4 November 2011 at Maharashtra Museum.

The minutes of 72<sup>nd</sup> meeting of the MCZMA were confirmed by the members of the Authority present at the meeting present at the meeting.

**Item No. 2:** Status of 15 proposals received in the year 2011.

Following proposals are invited for submission of proposals through the MCZMA Office Memorandum dated 30.12.2011.

Sl. No.	File No.	Subject
1	CR/2011/CR-1/10-3	CRZ clearance for proposed new project of proposed Thermal Power plant.
2	CR/2011/CR-1/10-3	CRZ Clearance for the proposed development of 1000 bearing CRZ No. 1103, The Government of Maharashtra, Mumbai.
3	CR/2011/CR-1/10-3	CRZ permission for the proposed scheme of Sanatorium, CRZ, Ratnagiri and Ponnai, District Ratnagiri.
4	CR/2011/CR-1/10-3	CRZ Clearance for the proposed scheme of 1000 bearing CRZ No. 1103, The Government of Maharashtra, Mumbai.
5	CR/2011/CR-1/10-3	CRZ Clearance for the proposed scheme of 1000 bearing CRZ No. 1103, The Government of Maharashtra, Mumbai.

### Annexure-I

**List of the members present for the 73<sup>rd</sup> meeting of MCZMA is as follows:**

1. Mrs. Valsa R. Nair-Singh, Chairperson (MCZMA) and Secretary, Environment Department, Mantralaya, Mumbai
2. Dr. S. B. Chaphekar, Botanist, Mumbai
3. Dr. B. N. Patil, Member Secretary (MCZMA), Environment Department, Mantralaya, Mumbai

1	Chairperson	1	2000-2000	Depending upon qualification & experience
2	Member Secretary	1	2000-2000	Depending upon qualification & experience
3	Secretary	1	2000-2000	Depending upon qualification & experience
4	Joint Secretary	1	2000-2000	Depending upon qualification & experience
5	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
6	Joint Secretary	1	2000-2000	Depending upon qualification & experience
7	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
8	Joint Secretary	1	2000-2000	Depending upon qualification & experience
9	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
10	Joint Secretary	1	2000-2000	Depending upon qualification & experience
11	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
12	Joint Secretary	1	2000-2000	Depending upon qualification & experience
13	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
14	Joint Secretary	1	2000-2000	Depending upon qualification & experience
15	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
16	Joint Secretary	1	2000-2000	Depending upon qualification & experience
17	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
18	Joint Secretary	1	2000-2000	Depending upon qualification & experience
19	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
20	Joint Secretary	1	2000-2000	Depending upon qualification & experience
21	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
22	Joint Secretary	1	2000-2000	Depending upon qualification & experience
23	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
24	Joint Secretary	1	2000-2000	Depending upon qualification & experience
25	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
26	Joint Secretary	1	2000-2000	Depending upon qualification & experience
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73	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
74	Joint Secretary	1	2000-2000	Depending upon qualification & experience
75	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
76	Joint Secretary	1	2000-2000	Depending upon qualification & experience
77	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
78	Joint Secretary	1	2000-2000	Depending upon qualification & experience
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80	Joint Secretary	1	2000-2000	Depending upon qualification & experience
81	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
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93	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
94	Joint Secretary	1	2000-2000	Depending upon qualification & experience
95	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
96	Joint Secretary	1	2000-2000	Depending upon qualification & experience
97	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
98	Joint Secretary	1	2000-2000	Depending upon qualification & experience
99	Deputy Secretary	1	2000-2000	Depending upon qualification & experience
100	Joint Secretary	1	2000-2000	Depending upon qualification & experience

MCZMA decided to be the above posts through advertisement to recruit and select the candidates on the basis of their qualifications, experience, and other relevant factors. The selection process will be done through a committee formed by State Government and from professional field experts.

**Discussion Item No. 5:** Levying of processing fees for proposals

As decided in the 69<sup>th</sup> meeting of MCZMA held on 21.9.2011, it was decided to levy processing fees for the proposals submitted by MCZMA. The fee structure for processing of proposals is approved by Government Land Revenue Department.

Project area	Investment	Processing fee
Proposals for permission	Rs. 7 crore to 5 crore	Rs. 1.00 Lakh
Proposals for 2 part of view	Rs. 5 crore to 10 crore	Rs. 2.00 Lakh
Proposals for 3 part of view	Rs. 10 crore and above	Rs. 3.00 Lakh
Proposals for		No fee