

**Minutes of the 81<sup>st</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Secretary (Environment) on 26<sup>th</sup> April, 2013 at MEDC Conference Hall, Y. B .Chavan Centre, Mumbai.**

List of members present in the meeting is enclosed as Annexure-I

Municipal Commissioner, Municipal Corporation of Greater Mumbai, Mumbai; The Additional Chief Secretary, Revenue Department, Mantralaya, Mumbai; Principal Secretary Industries Department, Mantralaya, Mumbai; Principal Secretary, Urban Development Department could not attend the meeting. The meeting was adjourned for 30 minutes for want of quorum

**Item No. A: Confirmation of Minutes of the 80<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 11.2.2013**

The draft minutes of the 80<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 11.2.2013 were circulated to all members of MCZMA through email for confirmation. The members were requested to provide suggestions/ objections, if any, on draft minutes. Accordingly, the minutes were confirmed.

**DISCUSSION ITEMS**

**Item No. 1: Review of District Coastal Zone Monitoring Committee- Mumbai City**

The Authority noted that in exercise of powers conferred under the provision 6 ( C ) of CRZ Notification, 2011; the Environment Dept, Govt of Maharashtra had constituted the District Coastal Zone Monitoring Committee vide order dated 23.3.2011. Respective Collector of the district is the chairperson of the Committee. The Authority further noted that the function of the committee includes the protection and conservation of coastal stretch, identification of violations of provisions under CRZ Notification, action against the violations, identify the ecological sensitive areas and formulate the plan for it etc.

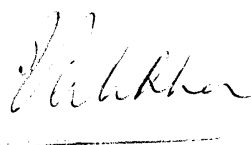
The review of Mumbai City DCZMC was proposed. The Deputy collector, Mumbai City attended the meeting; however; he could not appraise the Authority about the functioning of the DCZMC due to lack of information. Hence it was decided to take the review of DCZMC, Mumbai City in next meeting with prior intimation to the Collector.

**COURT MATTERS**

**Item No. 1: SRA Scheme on plot bearing CTS No. B-908 to B-910, B-911 (pt) of village Bandra for Jaferbaba, Shiv Mandir, Hill people and Durga Mata CHS.- M/s Hubtown Limited ( formerly known as Ackruti City Ltd.)**

The Authority noted the detailed background of the matter which is as follows-

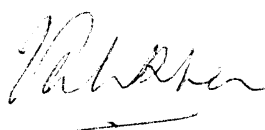
1. The matter is pertaining to SRA scheme on plot bearing CTS No. B-908 to B-910, B-911 (pt) of village Bandra for Jaferbaba, Shiv Mandir, Hill people and Durga Mata CHS.



2. The Slum Rehabilitation scheme has the Letter of Intent (LoI) on 23.11.1998, Revised LoI dated 29.12.2998, Amended LOI dated 30.10.2004 and Intimation of Approval (IOA) for rehab building dated 22.12.1998 issued by the Slum Rehabilitation Authority (SRA).
3. The Application for CRZ clearance for the benefit of 2.5 FSI against the sanctioned FSI of 1.25 by SRA was made to MCZMA on 6.2.2007
4. MCZMA in its 52<sup>nd</sup> meeting held on 14.5.2009 referred the matter to MoEF. The MoEF vide letter dated 31<sup>st</sup> August, 2009 rejected the proposal stating development of residential / commercial use of such garden / open space are not permissible. Further MoEF vide letter dated 16<sup>th</sup> feb, 2010 mentioned that the scheme under reference is situated on seaward side of existing road.

(However, project proponent submitted a letter dated 4.7.2011 of MCGM stating that "As per the record available in this office authorized road has existed prior to 2.1.1990 and is leading from St. Jogn Baptista Road upto Shiv Mandir Colony")

5. Project proponent filed an appeal to NCZMA on 1.10.2010 and contended that category of land was CRZ II.
6. Since, no action taken on appeal dated 1.10.2010, the Writ petition No. 946/2011 ( Durgamata CHS & Ors Vs Union of India ) was filed in Hon. Mumbai High Court. The petition was disposed off with a direction to MoEF to decide the petitioner's representation dated 1<sup>st</sup> October. 2010 as expeditiously as possible.
7. A complaint was filed before MCZMA vide letter dated 17.2.2011 alleging the violation of CRZ in the said SRA scheme. Taking the cognizance of the said complaint, the MCZMA vide letter dated 2.9.2011 issued Directions under Section 5 of the Environment (Protection) Act, 1986 to M/s Akruti Nirman, thereby directing to stop the construction work immediately and submit the necessary documents of permission / clearances obtained from the different statutory authorities including MCZMA.
8. The NCZMA discussed the matter in its 23<sup>rd</sup> meeting held on 4.1.2012 wherein NCZMA decided that
  - The petitioner request amounts to reclassification of the CRZ area from CRZ III to CRZ II which cannot be considered as re-engineered CRZ Notification, 2011 has been issued and the procedure has been detailed in the OM dated 8<sup>th</sup> August, 2011.
  - Since the scheme is for slum improvement, the MCZMA shall consider such issues in the CZMP to be prepared under CRZ Notification, 2011 so as to prevent the hurdles for such socially important projects.
9. The project proponent filed an appeal before National Green Tribunal ( NGT ) No. 13/2012 against the order of NCZMA dated 4.1.2012 and appeal No. 19 of 2012 against the order of MoEF dated 31.8.2009, intimated to the MCZMA.
10. The main observations of Green Tribunal orders (NGT order) are-
  - a) A close scrutiny of the record shows that there was no existence of garden or parks on the subject plots since much prior to 1991. It is admitted fact that the area is covered by hutments. It is a fact that a large group of hutments dwellers falls under the census carried out by the Govt agency in or about 1976. In other words, the subject plots were treated as gardens / parks only because of the CRZ, 1991.
  - b) There is no magic wand under CRZ, 1991 to make disappear such slums which already existed since long before issuance of the CRZ, 1991



- c) The Notification dated 3.6.1992 issued by UDD, GoM under section 3(1) of the MRTP Act, 196 recognized the fact that the slums were in existence in the areas which were not designated as residential areas. This Notification of UDD dated 3.6.1992 appears to have been ignored by the NCZMA. The communication served by the MoEF which are challenged in present appeals, area passed by rendering Non-speaking orders. The NCZMA (MoEF) appears to have given no tangible reasons in support of their decisions. The decisions passed by MoEF are contrary to principles of natural justice. Non-speaking order is one of the category which violates the principles of natural justice.
- d) Considering the legal and factual position, the NCZMA and MoEF ought to have properly exercised the discretion by harmonious interpretation of CRZ, 1991 and subsequent Notification dated 1992 as well as the purpose of classification under the CRZ Notification, 1991.

11. NGT gave the following directions, (excerpts of the directions)-

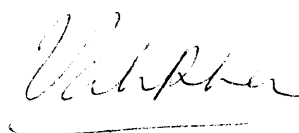
“For the reasons discussed herein above, we partly allow both the appeals ( appeal no. 13 & 14 of 2012 ) and directed the MoEF to restore the earlier representation of the appellants ( M/s Hubtown ) and to take a fresh decision in the light of observation made above. It is clear that we have not given any finding on merits of the matter and it will be within discretion of the competent authority to take any decision which will be backed by reasons”

The project proponent presented their stand in the matter before the Authority. The Authority noted the followings-

- a) The Slum Rehabilitation scheme under reference has been initially approved by the Slum Rehabilitation Authority prior to 4.1.2002 as it was the competent Authority at the relevant time. The SRA had taken the cognizance of the provisions of CRZ Notification, 1991 while approving the said scheme.
- b) The SRA scheme is situated on landward side of existing road. Further, it is situated on landward side of imaginary line drawn between two structures. The project proponent has submitted a letter dated 4.7.2011 of MCGM stating that “As per the record available in this office authorized road existed prior to 2.1.1990 and is leading from St. Jogn Baptista Road upto Shiv Mandir Colony”
- c) The CZMP of Mumbai approved by MoEF vide letter dated 20<sup>th</sup> January, 2000 shows the site under reference falls in CRZ II area. The demarcation done by NIO as well as IRS Chennai shows, the site falling in CRZ II area.
- d) Condition No. xvi) of the MoEF letter No. J-17011/8/95-IA-III dated 27.9.1996 mentions that “Parks, Play Grounds, Regional parks, Green zones and other non-build able areas falling within CRZ-II areas are categorized as CRZ-III”

The above condition doesn't talk about the reservation of Parks, Play Grounds, Regional parks, Green zones indicated in Development Plan (DP). Rather, it talks about the physical existence of the said reservations.

The above condition has been got clarified by Advocate General. A copy of his legal opinion was sent to principal secretary, UDD vide letter dated 14.10.1997. As per said clarification, the condition No. xvi) applicable to existing parks, playgrounds, regional parks, green ones and other Non buildable reservation which are required to be treated as CRZ III., though the area falls in CRZ II.



Condition No. xvi) is not applicable in the instance case, since there was no existence of garden or parks on the subject plots since much prior to 1991. There was existence of slum on site under reference since 1976. A large group of hutments dwellers falls under the census carried out by the Govt agency in or about 1976.

- e) Work has been carried out consuming only 20 % of approved FSI of 1.25. Hence, there is no violation in the case.

Taking into account the observations of the National Green Tribunal order dated 17<sup>th</sup> Oct, 2012 and the representations made by Proponent; The Authority after detailed discussions and deliberation decided the followings-

1. Stop work Notice issued to the SRA scheme dated Sept, 2011 by the MCZMA to be withdrawn.
2. The Slum Rehabilitation Authority (concern planning authority) approved the said SR scheme under CRZ Notification, 1991 prior to 4.1.2002 . The SRA should ensure that the FSI of the said scheme is in accordance with the DCR existing and inforce as on 19.2.1991 ie. DCR 1967.

**Item No. 2: CRZ NOC for project situated on Municipal plot Bearing C.S.No.777(pt), 778(pt), 779(pt) & 780(pt) New C.S.No.1004 of Worli Dn. G/S Ward, Sasmira Marg, Worli Mumbai known as "Prerana CHS Ltd" - Saumya Buildcon Pvt ltd**

The project proponent during the meeting submitted a letter dated 25.4.2013 informing that the present proposal submitted to MCZMA would have to be revised, as per sanctioned and approved plans ( IOD dated 9.5.2008 & CC dated 5.1.2009 ) as well as recent order of Hon. High Court of Mumbai.

The Proponent requested Authority to consider the proposal in next MCZMA meeting after submission of revised proposal to MCZMA.

**Item No 3. Proposal for deletion of plots bearing CTS No. 195 (pt) of Village Andheri, New D. N. Nagar, Mumbai from M/s Vaidehi Akash Housing Pvt. Ltd ( Rustomjee Reality Ltd Vs Union of India 647 / 2012 )**

The Authority noted that the Hon. High court of Mumbai has passed the order dated 25<sup>th</sup> March, 2013 in the subject matter. The excerpts of the court order is as follows-

*"In the facts and circumstances of the present case when the MCZMA has already found that the land in question does not fall within the distance indicated in the CRZ Notification dated 19<sup>th</sup> February, 1991 and 6<sup>th</sup> January 2011 and NCZMA is not in a position to dispute this finding, the society with 480 members which has already demolished its old tenements, cannot be asked to wait for one more year, merely, because NCZMA and MCZMA are going to revise Coastal Zone Management Plan in accordance with the self same Notification.*

*Accordingly, We allow the petition and the Municipal Corporation for Greater Mumbai 'directed to consider the petitioners' application for FSI as is permissible under the Development Control Regulation for the layout on the basis that the land in question falls out side the CRZ area"*

The Authority took court order dated 25<sup>th</sup> March, 2013 of the Hon. High court of Mumbai on record. After detailed discussion and deliberation, it was decided to direct the MCGM to consider the site of "The



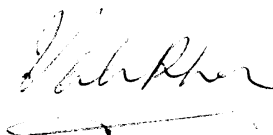
New D.N.Nagar Co-operative Housing Societies Union Ltd” as Non CRZ. The same should be conveyed to MoEF, New Delhi

### GOVT. PROPOSALS

**Item No. 1: Construction of Major Bridge across Bankot Creek between Kolmandla in Raigad District and Veshvi in Ratnagiri District on Revas Reddy road MSH-4.**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

<b>Proposal Details:</b>	1.	This is a proposal of construction of 1800mt Length Bridge across the creek with 2 connecting approach roads on both the sides.																		
	2.	It is proposed to construct the bridge with 2 cable stayed spans of 100m. each with single pylon and rest of the structure with 50m. spans with cantilever box PSC box girders.																		
	3.	Total three alignment have been proposed across the Bankot creek is as follows:																		
		<table><tr><th>Attributes</th><th>Alignment A</th><th>Alignment B</th><th>Alignment C</th></tr><tr><td>Length of the bridge</td><td>1425 m</td><td>1250 m</td><td>1050 m</td></tr><tr><td>Length of both approach roads.</td><td>155m- towards Bagmandala  257.642- towards Bankot</td><td>350m- towards Bagmandala  600- towards Bankot</td><td>1300m- towards Bagmandala  750- towards Bankot</td></tr><tr><td>Effect on mangroves</td><td>Least</td><td>Moderate</td><td>High</td></tr></table>	Attributes	Alignment A	Alignment B	Alignment C	Length of the bridge	1425 m	1250 m	1050 m	Length of both approach roads.	155m- towards Bagmandala  257.642- towards Bankot	350m- towards Bagmandala  600- towards Bankot	1300m- towards Bagmandala  750- towards Bankot	Effect on mangroves	Least	Moderate	High		
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4.	Out of these, Second alignment is not suitable for bridge construction as the villages like Bagmandala and Vesavi are situated on northern and southern bank. Hence, land acquisition could be major hindrance. In case of third alignment, major mangroves are observed along the approach roads.																			
5.	However, first alignment close to creek mouth, though comparatively more in length than that of two alignments, seems to be most appropriate for this development also no mangroves were observed on first alignment.																			
<b>Location of the Project:</b>	1.	The project sites are at Bankot creek and Savitri River dividing Raigad and Ratnagiri districts in Konkan division, Maharashtra.																		
	2.	The proposed location for this activity is between Kolmandla in Raigad Dist. and Vesvi in Ratnagiri Dist.																		
<b>CRZ Status</b>	As per planning authority remarks, the proposed site falls in CRZ – I.																			
<b>Rapid EIA:</b>	On submitting Environment Management Plan (EMP), it is observed that a high power watch dog committee will be set up which will have a power of																			



	<p>sudden spot inspections, checking of documents and listening to complaints if any. This committee will supervise over the monitoring environmental management cell, generally, over the following facets of works:</p> <ol style="list-style-type: none"><li>I. Permit management</li><li>II. Construction management</li><li>III. Treatment and emission management</li><li>IV. Transport management</li><li>V. Disposal management</li><li>VI. Monitoring</li><li>VII. Documentation</li><li>VIII. Law enforcement.</li></ol>
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The Authority further noted that the project falls in CRZ I and CRZ IV (water area of creek) area. The Authority after discussion and deliberation decided to recommend the proposal to MoEF subject to compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Proponent should consult the local fisherman communities about their issues and should strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
3. Height of pillars and pylon should be such that free movement of fishing boats is ensured. Flow of tidal water shall not be obstructed.
4. Solid Waste generated during the construction phase of the bridge should not be dumped in the creek water and mangroves area, but should be disposed scientifically in compliance with prevailing Environment legislation.
5. Construction of bridge should not increase the turbidity of water body. Oil and greese from the equipment and machineries should not be allowed to enter into creek water.
6. Proponent should have separate Environment Cell to implement Environment Management Plan and specific and adequate financial budget should be allocated for this.
7. Flow of creek water will not be obstructed by any means.
8. Hon'ble High Court permission is mandatory for construction activity in mangroves or its 50 meter buffer zone area, if any.
9. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project

**Item No.2: Proposed Storm Water Pumping Station on Mahul Nalla and realignment and construction of Vashi Naka Nalla on plot bearing CTS No. 233(B/1) and CTS No.233 (B/2) of village Anik and CTS No. 1 (pt) of village Mahul along MBPT Road, Chembur, M/W Ward**

The MCGM officials presented the proposal before the Authority. The Authority noted the followings-

1. The proposal is for construction of storm water pumping station on Mahul Nalla at the downstream of MBPT Road Culvert and it is also proposed to realign and to construct Vashi Naka Nalla along the MBPT road to abate flooding during high intensity rains coupled with high tide.
2. The land under reference falls within CRZ – I and is situated on seaward side of existing road.



3. The said plot falls in No Development Zone (NDZ) and is not reserved for any public purpose.
4. The plot under reference is a part of creek and there are no authorized structures abutting to the plot under reference.
5. As per DP remarks of MCGM dt. 14.3.2012, the plot under reference is partly reserved for garden.
6. Functioning of the storm water pumping is as follows-

Operation of flood gates:-

During low tide the gates will be opened to drain out storm water into sea by gravity.  
During high tide the tidal control gates will be closed when the nalla water stops discharging by gravity into sea. This will prevent back entry of sea water into the drain.

Gravity discharge:-

During low tide the tidal control gates will be kept open to discharge the storm water into sea by gravity.

Operation of Pumps for Pumping of storm water:-

During high tide, when the tidal control gates are closed and when it is raining, the pumps will be operated. Water level in the inlet channel will be maintained at 25.5 m THD, by operating the pumps from one no. to twenty (approx.) nos. as may required. The aim is to ensure that the inlet channel can continuously receive storm water and discharge by pumping when there is high tide and tidal control gates are closed.

7. FSI details-

**Area under proposal:**

- For storm water pumping station – Approx. 12375.00 Sq.mtr.
- For Nalla realignment and access road – Approx. 7980.00 Sq.mtr.

**Area as per record:**

- CTS No. 233 B/1 of village Anik – 6347.20 Sq.mtr
- CTS No. 233 B/2 of village Anik – 8461.50 Sq.mtr
- CTS No. 1 of village Mahul – 394427.00 Sq.mtr
- Total – 409235.70 Sq.mtr

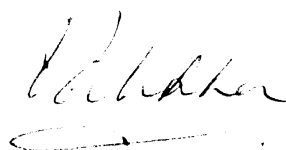
Permissible FSI – 0.5 as per DCR 1967

Proposed FSI – 0.03

The Authority deliberated that the storm water pumping station is proposed entirely on mangroves area, wherein the entire thick patch of mangroves area will be cut / destroyed for the project. Authority also discussed about various alternatives available for the project to ensure minimum or no destruction of mangroves.

The Authority after detailed discussion and deliberation decided to direct the MCGM to rework the proposal under reference. The MCGM should explore other alternatives wherein minimum or No damage of mangroves is envisaged and revert with the detailed proposal having following details / studies-

- Details of catchments area such as volume, area
- How much is the average Rainfall and inflow of tidal water.



- Hydraulic characteristics of the system with
- Modeling studies of tidal water.
- Disaster Management issues.
- Cost- Benefit Analysis of the project.

**Item No 3. :    Proposal for setting up Rain Water Harvesting mechanism in Shivaji Park, Dadar, in G/North Ward, Mumbai.**

The Authority noted that the Municipal Corporation of Greater Mumbai (MCGM) has proposed to install the Rain Water Harvesting Mechanism in the Shivaji Park at Dadar, Mumbai in G/North Ward, consisting of the 11 Nos. of Water Entrances, 4 Nos. of Walls (existing) and 4 Nos. of Bore Wells.

The site under reference falls in CRZ II area and situated on landward side of existing Swatantraveer Savarkar Marg.

- Total area of the project is about 60,000sqmt
- The main purpose of the said Rain Water Harvesting Mechanism is to provide appropriate ground water distribution and recharging of network, which will enable maintenance of greenery and elimination of flooding spots on the ground.

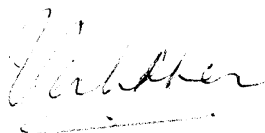
It was noted that the proposal would ensure conservation of natural resources which will result in protection of Environment and greenery, is permissible activity. The Authority after discussion decided to recommend the proposal to concerned planning Authority ie. MCGM subject to submission of the detailed lay out plan along with CZMP plan showing site under reference

**Item No.4:    Permission proposed pipeline for water supply of laying 1200 mm dia waterman by constructing 1700 mm dia Micro tunnel at a depth of 10 M plot bearing CS No. 263 across Malad creek, Malad(W) in P/N Ward, MCGM, Mumbai.**

The MCGM officials presented the proposal before the Authority. The Authority noted the followings-

1. The proposal is for laying of new pipeline for water supply by constructing tunnels from Bhandup complex to Malad and Kandivali.
2. Proposed site falls in CRZ – I and CRZ – II.
3. Length of the proposed pipeline is 300 m.
4. As per DP remarks, the site under reference falls in No Development Zone (NDZ) and Residential zone.
5. The site under reference is surrounded by mangroves. Balance laying of 300 RM is to be carried out in mangroves portion. Hence, to avoid cutting of mangroves proposed laying is through micro tunneling method at 10 m depth without disturbing the existing surface and mangroves.
6. The mangrove area declared as “Reserved forest” by Government of Maharashtra.

Sr. No.	Name of Village	Survey No.	Legal status of land	Area of forest land under in Sq.mtr.	Area of land forest land under reference in Hectors.
1.	Malvani	263	Reserve Forest	510.00 Sq.mtr.	0.051 Ha.





It was noted that this project would be implemented by laying of 1200 mm dia mild steel water main across Malad creek by micro tunneling method by providing 1700 mm outer dia RCC pipe for a length of about 300 RM. The work would be carried out by micro tunneling method from Evershine nagar extension to lagoon road across Malad creek.

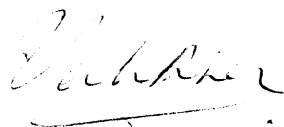
The Authority after discussion and deliberation decided to recommend the proposal to MoEF subject to following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Proposed pipeline for water supply through micro tunneling method should be at 15 m depth, instead of 10 mt; without disturbing the existing surface and mangroves, taking into account the Ground Water Survey of the project site.
3. Shaft excavation should be carried in areas of no vegetation.
4. The material excavated/ debris generated will be used for backfilling purposes on site. Remaining debris will be disposed to authorized waste disposal site outside CRZ area.
5. Ecology of the surrounding area will be maintained. Flow of creek water will not be obstructed by any means.
6. Waste water including grease and oil shall not be discharged in CRZ area.
7. Hon'ble High Court permission is mandatory for construction activity in mangroves or its 50 meter buffer zone area.
8. All the other mandatory permission from different statutory authorities should be obtained prior to commencement of work

**Item No.5: Proposed augmentation of existing 1800 mm dia. Sewer by P/L additional 1800 mm dia. R.C. NP3 Pipe sewer along 18.20 mtr. Vide D.P. Road from Municipal colony jn. To Bhandup pumping stn. In Bhandup (E), Mumbai.**

The MCGM officials presented the proposal before the Authority. The Authority noted the followings-

1. Proposal is for augmentation of existing 1800 mm dia sewer by P/L additional 1800 mm dia R.C. NP 3 pipe sewer along 18.20 mtr vide DP road from Municipal colony Jn to Bhandup pumping stn in Bhandup (E).
2. The project of augmentation of existing sewer line is initiated under Jawahar Nehru National Urban Renewable Mission (JNNURM) for improving existing infrastructure civic amenities with larger public interest.
3. The work includes providing and laying of 1800 mm dia R.C> NP3 class sewer line parallel to existing 1800 mm dia sewer line for the total length of 895 mts.
4. At present trunk sewer line of 1800 mm dia caters vast population from Powali, LBS marg, Bhandup (W) and Mulund (w), Mumbai.
5. Entire sewage from Bhandup (W) and Mulund (W) is conveyed through networks of small sewer line which merge into existing 1800 mm dia sewer line. Due to increase in population in Bhandup and Mulund (W) existing sewer network capacity needs to be augmented.
6. The work of P/L 1800 mm dia sewer line at crossing of E.E. highway for a length of about 175 mtr is proposed to be undertaken by indoscopic method and necessitates a temporary pit to be taken out the microtunnelling machine. The pit will be refilled after taking out the machine and the work will not be visible above ground level.
7. As per the CZMP of Mumbai approved by MoEF, New Delhi, the proposed site falls in CRZ I.



8. The letter from Forest Department U.No. 2021 dated 2.7.2012 mentioned that the site under reference does not fall under 'protected forest'. However, the Forest Dept has suggested to take cognizance of WP No. 3246/2006 dated 6.10.2005 and Environment (Protection) Act, 1986
9. As shown in DP remarks, the site falls beyond 50 mtr buffer zone of mangroves area.

The Authority after discussion and deliberation decided to recommend the proposal to MoEF subject to following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Proposed pipeline for water supply through micro tunneling method should be at 15 m depth, instead of 10 mt; without disturbing the existing surface and mangroves, taking into account the Ground Water Survey of the project site.
3. Shaft excavation should be carried in areas of no vegetation.
4. The material excavated/ debris generated will be used for backfilling purposes on site. Remaining debris will be disposed to authorized waste disposal site outside CRZ area.
5. Hon'ble High Court permission is mandatory for construction activity in mangroves or its 50 meter buffer zone area.
6. All the other mandatory permission from different statutory authorities should be obtained prior to commencement of work

**Item No. 6: Proposed Water Supply Pipeline along NH4 from Taloja River to Jal Marg Entry Point, Kharghar, Dist. Raigad, Maharashtra by M/s. CIDCO**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

The Authority noted the proposal details as follows

1. The City And Industrial Development Corporation of Maharashtra Limited (CIDCO) proposes water supply pipeline from Kalamboli junction to MBR sector 26 at Kharghar to cater for water supply requirement of new coming nodes of new Panvel, Kamothe, Kalamboli and proposed airport.
2. The project involves laying of 1.9 Km MS pipeline of 1500mm diameter along NH4 from Kamothe Entry Road to Jal Marg Entry Point, Kharghar, Dist. Raigad, Maharashtra.
3. As per CIDCO, Out of the 1.9 Km, only 650 m comes under CRZ I and CRZ II area.
4. Total Land requirement for this project will be 0.65 Ha.
5. The study area shows some scattered patches of mangroves viz, *Avicennia marina*, *Avicennia officinalis* and *Acanthus ilicifolius*. The pipeline route (5m width including RoW) have total length of 1.8 km, most part of which passes through existing bund, except near Jue and Khargar creeks where a bridge is proposed to be constructed. Dense mangroves vegetation of *Avicennia marina* and *Acanthus ilicifolius* are available in this area. The mangroves (*Avicennia marina*) near Jue creek possess height 2 and 5 m, while near Khargar creek species *Avicennia marina* have good height whereas *Avicennia officinalis* showed shunted growth.

The Authority after discussion and deliberation decided to recommend the proposal to MoEF subject to following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.



2. The material excavated/ debris generated will be used for backfilling purposes on site. Remaining debris will be disposed to authorized waste disposal site outside CRZ area.
3. Five times the number of mangroves destroyed/cut during the construction process should be replanted. The plan for the same should be submitted to MCZMA.
4. Hon'ble High Court permission is mandatory for construction activity in mangroves or its 50 meter buffer zone area.
5. All the other mandatory permission from different statutory authorities should be obtained prior to commencement of work

**Item No. 7: Proposed construction of Type VI quarter for Chief Postmaster General Maharashtra at Malbar hill on plot CS No. 372, Mumbai**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

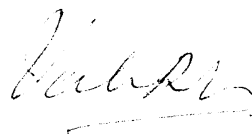
1. The matter was considered in 73<sup>rd</sup> meeting of MCZMA held on 30.12.2011, wherein MCGM official presented the matter before the authority. As presented by the MCGM official, Authority noted the followings:
2. The proposal is for construction of Type-IV quarters comprising of Stilt + 2 (part) 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.
3. 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.
4. The plot under reference is designated for Postal Office as per DP of 1967 as well as DP of 1991
5. 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.
6. 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).
7. 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.

It was 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.

Based on the decision taken in 73<sup>rd</sup> meeting of MCZMA, certain information was sought from MCGM vide letter dated 02.03.2012.

Authority noted the point wise reply of Assistant Director Postal Services to MCZMA is follows:

- Zone and reservation of the land under reference under DCR 1967 and 1991.



The DP remarks and lay out plan are enclosed. 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.

- Permissibility of the proposal as per DCR 1967 and 1991 and building plan as per the applicable DCR. Compliance as per point no. 1
- Authorization details / confirmation of the existing structure as per the records of MCGM  
The authorization details / confirmation of the existing structure as per the records for MCGM is related to the Asst. Engineer, B.P. 'E' ward MCGM, Mumbai – 400 008
- 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.

The existing structure on the said plot is very old constructed during the year 1887-88 i.e. before independence and the post office in the said structure is functioning with effect from 01.04.1926.

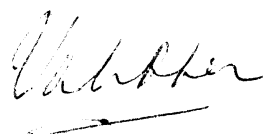
The Project proponent during the meeting informed that the building plan has been amended based on the recommendations of Heritage Committee. In light of this, the Authority after deliberation decided to direct proponent to

- submit the amended proposal after due approval of the MCGM
- Existing use as on 19.2.1991 Vs proposed use of the structure under reference.

**Item No.8 :     Reconstruction of existing Urdu School building on land bearing C.T.S.No.651 at Alibag- Alibag Mun.Council**

The proposal is submitted through Alibag Municipal Council, vide letter dated 10.01.2013.

Sr.No.	Particulars	Details
1	<b>Proposal Details:</b>	1. The proposal is for reconstruction of Urdu School building in lieu of existing Urdu School. As per layout plan, 2. Proposed reconstruction of school building comprising of Ground + 1 <sup>st</sup> floor on vacant land. 3. The existing school is already demolished.
2	<b>Location of the Project:</b>	Plot bearing C.T.S. No. – 651, old Market, Mouje Alibag, Tal. Alibag, Dist. Raigad – 402 201.
3	<b>Proposal Category:</b>	As per lay out plan, proposed building is for school purpose.
4	<b>CRZ Category of the proposed site:</b>	As per sanctioned CZMP of Alibag, plot under the reference falls in CRZ – II and landward side of existing road which is prior to 19.2.1991.
5	<b>DP Remarks, a. Zone:</b>	As per 19.2.1991 approved plan, the said land is



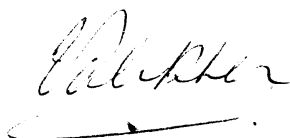
	<p><b>b. Existing Use:</b></p> <p><b>c. Proposed Use:</b></p>	<p>reserved for school. As per first amended sanctioned development plan, reservation of school extension remains same (Reservation No. 24).</p> <p>School (which is demolished as mentioned in the layout plan).</p> <p>School</p>
6	<b>DCR Applicable:</b>	DCR as on 19.02.1991
7	<p><b>FSI Details,</b></p> <p><b>a. Permissible FSI:</b></p>	1.0 as on DCR 1991
8	<p><b>Area Details,</b></p> <p><b>a) Total area of the plot:</b></p> <p><b>b) Area under road widening :</b></p> <p><b>c) Net plot area :</b></p> <p><b>d) Permissible Built up area per floor :</b></p> <p><b>e) Proposed Built up area per floor:</b></p> <p><b>f) Total proposed area:</b></p> <p><b>g) Permissible FSI:</b></p>	<p>As per layout plan submitted by Project proponent ;</p> <p>687.10 Sq.mtr.</p> <p>74.10 Sq.mtr.</p> <p>609.00 Sq.mtr.</p> <p>304.50 Sq.mtr.</p> <p>167.52 Sq.mtr.</p> <p>335.04 Sq.mtr.</p> <p>1.00</p>

The Authority after discussion decided to recommend the proposal to MoEF subject to following conditions-

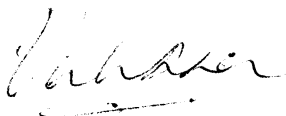
1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The concerned planning authority should ensure that there is no change of present use for the proposed redevelopment of existing authorized building.
4. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 19.2.1991
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No.9:** Proposed redevelopment of existing residential hotel building on plot bearing CTS No. 564/1 of village Juhu, Off.Juhu Tara Road, Vile Parle (W), Mumbai by - Sea king Pvt Ltd.

The Authority noted that the proposal was deliberated in 76<sup>th</sup> meeting of MCZMA held on 30<sup>th</sup> July, 2012 wherein the Authority noted the following proposal details-



<b>Proposal Category</b>	Redevelopment of three starred residential hotel building
<b>Location of the Project</b>	Plot bearing C.T.S. No. 564/1 of village Juhu, off. Juhu Tara Road, Vile Parle (W), Mumbai
<b>Details of the project site,</b> a) CRZ Category b) Project site	CRZ II Landward side of existing authorized building.
<b>DP Remarks,</b> <b>Zone</b> <b>Reservation</b>	Residential Zone Not reserved for any public purpose
<b>Existing Structure Details</b>	<ol style="list-style-type: none"> <li>1. As per MCGM letter dt 15/09/2011, the said hotel is authorized building as well as authorized user in existence prior to 19.2.1991.</li> <li>2. The existing structure comprising Gr. + 5<sup>th</sup> floors residential hotel building. The plinth area of existing structure is 209.29 sqmt.</li> <li>3. The Occupation Certificate has been issued by the MCGM on 14.2.1981 for the existing structure on land under reference.</li> </ol>
<b>Proposal Details</b>	<ol style="list-style-type: none"> <li>1. The proposal is for redevelopment of three starred residential hotel building by demolishing existing three starred category hotel building in lieu of plot potential and additional permissible 2.90 FSI under Reg. No.33(4) of DCR 1991 as well as DCR 10 (2) of DCR 1967 as per Government Notification.</li> <li>2. Proposed three starred Residential hotel bldg. comprising of lower basement (for services) &amp; upper basement (for parking) + Gr. Floor (partly for entrance lobby &amp; stilts for parking), 1<sup>st</sup> floor a restaurant and 2<sup>nd</sup> &amp; 3<sup>rd</sup> fl. As podium for car parking, 4<sup>th</sup> to 13<sup>th</sup> fl. Levels (for guest rooms for residential use.) on plot bearing C.T.S. No. 564/1 of village Juhu, off. Juhu Tara Road, Vile Parle (W), Mumbai</li> </ol>
<b>FSI Details,</b> a) Permissible FSI a) FSI to be proposed	<p>1 3.90</p> <p>A. The MCGM letter dated 15.9.2011 mentions that the user and FSI are admissible as per DCR prevailing as on 19.2.1991. Additional FSI is sanctioned by the State Govt UDD for total 3.90 FSI. Staircase &amp; lift area is counted in FSI.</p> <p>B. The proponent has submitted the UDD letter dated 29<sup>th</sup> January, 2011 regarding the additional FSI granted to proposed redevelopment. The letter indicates that additional FSI 2.90 over &amp; above the permissible FSI of 1.00 is granted i.e. additional area of 3034 Sqmt including lift, staircase and lobby.</p>
<b>Area Details,</b> a) Total area of the plot b) FSI Credit available allowable from U.D. Dept. as per Government	<p>1046 sq.mtr.</p> <p>3034 sq.mtr.</p>



<b>Notification dt. 29.1.2011</b>	
<b>c) Permissible floor area</b>	4080sq.mtr.
<b>d) Proposed floor area</b>	3841.06sq.mtr.
<b>e) Excess balcony area taken in FSI</b>	234.48sq.mtr.
<b>f) Total area proposed</b>	4075.54sq.mtr.
<b>g) Total Construction area</b>	6887.31sq.mtr.
<b>h) Built up area for FSI Purpose</b>	4075.54sq.mtr.
<b>Areas claimed as Free of FSI</b>	2811.77sq.mtr.  a. Basement: 1205.48sq.mtr. b. Podium: 1278.18sq.mtr. c. Refuse area: 118.43sq.mtr. d. Part stilt: 209.68sq.mtr.

The Authority further noted the decision taken in 76<sup>th</sup> meeting of MCZMA, which is as follows-

“The Authority noted the additional FSI of 2.90 granted over & above the permissible FSI of 1.00 granted by UD vide letter dated 29<sup>th</sup> January, 2011 submitted by the proponent.

After due deliberation, it was decided to request the Urban Development Department to provide the speaking order pertaining to grant of additional FSI in the proposal., The Authority decided to take appropriate decision in the matter after the speaking order is submitted. Prior permission of the State Ground Water Authority should be obtained”

It was noted that the project proponent vide letter dated 16.4.2013 informed that, as the file papers were burnt in fire in Mantralaya, the same were not easily available. However, the proponent got the scanned copied of the complete file of Urban Development Dept under RTI Act, 2005. As seen from the note dated 23.7.2010, the proposal was accorded by Hon. C.M. to avail of a total of 3.90 FSI, for proposed starred category residential hotel on plot under reference.

The Authority after discussion decided to direct re-examination of the case by the UDD as it involved FSI concessions granted under DCR 1967. The matter to be taken up in MCZMA after UDD comments.

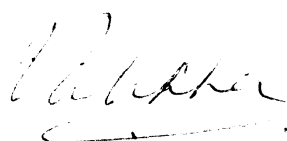
**Item No 10: Proposed redevelopment of existing cessed building on plot bearing F.P. No. 879 TPS-IV, Mahim Division, at S.K. Bole Road, Dadar, Mumbai**

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

**Item No.11: Proposed building on plot bearing C.T.S.No.B-870-B of village Bandra at Kane Road, Bandra(W) - Samudra Developers Pvt.Ltd**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

The matter was considered in the 77<sup>th</sup> meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 9<sup>th</sup> October, 2012, wherein the Authority noted the following proposal details-



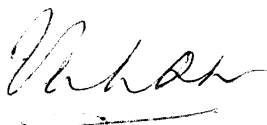
<b>Proposal Details:</b>	The proposed construction is development of residential building comprises of 2 basement + Stilt + 1 <sup>st</sup> to 28 <sup>th</sup> Upper Floor for residential use.
<b>Location of the Project:</b>	Plot bearing C.T.S No. B/870-B of village Bandra at Kane Road, Bandra (W), Mumbai
<b>Proposal Category:</b>	Redevelopment
<b>Details of the project site, CRZ Category: Project site:</b>	CRZ II Landward side of existing road i.e. B.J Road prior to 19.02.1991
<b>DP Remarks,</b>  d. Zone e. Reservation f. Proposed Use	<b>As per the Old Development Plan (1967) as well as revised sanctioned DP (1993)</b> a) Residential Zone b) Not reserved for any public purpose c) Residential Development
<b>FSI Details,</b> b. Permissible FSI as on 19.02.1991: c. FSI proposed to be consumed:	a) 1.00 b) 0.99
<b>Area Details,</b> a) Total area of the plot: b) Net area of plot: c) Permissible floor area: d) Proposed floor area: e) Total construction area: f) Built up area free of FSI: g) Total Built up area proposed:	a) 919.30sqmt b) 902.06sqmt c) 919.30sqmt d) 874.55sqmt e) 10282.50sqmt f) 9365.11sqmt g) 917.39sqmt
<b>Proposed height of the structure:</b>	99.75mtr

The Authority further noted that based on the decision taken in 77<sup>th</sup> meeting, the Authority vide its letter dated 30.11.2012 directed the project proponent to stop the construction work on site under reference and MCGM should ensure the same. Further, the MCZMA vide its letter dated 30.11.2012 sought information from the MCGM on certain points of the mater.

Accordingly, the MCGM has forwarded their reply dated 03.01.2013 on the points raised by the MCZMA. The Authority taken on record the point wise reply of MCGM which is as follows-

1. Current status of the construction on site under reference.

The MCGM has approved plans for two level basement + stilt + 28 upper floors and commencement certificate is issued up to top of 2<sup>nd</sup> floor. However, MCGM has issued stop work notice since the work is carried out above 2<sup>nd</sup> floor. Presently work is stopped and no activities are in progress.





2. Whether the current construction is as per the conditions of previous CRZ clearance dated 16<sup>th</sup> June, 2008 granted by MoEF

The current construction is as per the conditions stipulated in the previous CRZ clearance granted by MoEF dated 16.06.2008.

3. Whether the FSI involved in previous plans of building comprising two basement + stilt + 4 upper floors is in accordance with DCR existing as on 19.2.1991 i.e. DCR 1967.

The FSI involved in previous plans of building comprising of 2 basement + stilt + 4 upper floors is in accordance with the DCR existing as on 19.02.1991 i.e. DCR 1967.

4. Whether the FSI and height of the proposed building comprising two level basement + stilt + 28<sup>th</sup> upper floors is in accordance with DCR existing as on 19.2.1991 i.e. DCR 1967.

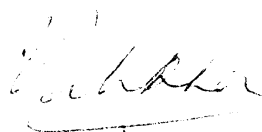
The FSI and height of the proposed building comprising of two level basement + stilt + 28 upper floors is in accordance with DCR existing as on 19.02.1991 i.e. DCR 1967.

5. Whether the FSI of the proposed building, includes any FSI concessions granted by Municipal Corporation under DCR 1991.

In this case Municipal Commissioner has granted concessions which are commonly mentioned in DCR 1967 and 1991.

The Authority after detailed discussion and deliberation decided to withdraw the Stop Work Notice dated 30.11.2012 issued the project and recommend it to concerned planning authority ie. MCGM subject to following conditions-

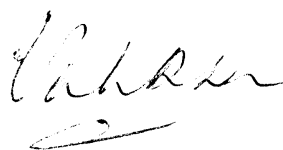
1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
3. 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 (i.e. as per DCR of 1967 only).
4. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
5. The MCGM should ensure that FSI , Non FSI and concessions granted by Municipal Commissioner is strictly as per the provisions of DCR 1967
6. Project proponent should implement green initiatives such as Rainwater Harvesting system for ground water recharge, Solar panel for generation of renewable energy for captive consumption.
7. Project proponent should install Sewage Treatment Plant (STP).
8. All the other mandatory from different statutory authorities should be obtained prior to commencement of work



**Item No. 12: Proposed redevelopment of plot bearing C. S. No. 1 (pt) of Worli Division situated at Samandar Point, off Dr. Annie Besant Road, Worli, Mumbai – 400 018**

The project proponent presented the proposal before the Authority. The Authority noted the followings

Particulars	Details
<b>Proposal Details:</b>	As per Municipal Corporation of Greater Mumbai (MCGM) remarks, vide letter dated 02.06.2012, 1. The proposal is for development of residential building comprising of 2 basements + stilt floor + 6 upper floor as per approved plan dt. 23.11.2011. 2. As per property card, area of plot is 6497.54 Sq.mtr. out of which the subject plot is of area 750 Sq.mtr.
<b>Location of the Project:</b>	Plot bearing C. S. No. 1 (pt) of Worli Division situated at Samandar Point, off Dr. Annie Besant Road, Worli, Mumbai – 400 018.
<b>Proposal Category:</b>	As per lay out plan, proposed building is for residential purpose.
<b>Existing Structure Details:</b>	As per MCGM remarks, there exists old structure on the plot, in existence prior to 1961-1962, which is proposed to be demolished.
<b>CRZ Category of the proposed site:</b>	As per CZMP of Mumbai, the said plot falls in CRZ – II and situated on landward side of existing 9mtr. private access road Viz. Hornby Villa Road/ Motilal Sanghi Road which is prior to 19.2.1991.
<b>DP Remarks,</b> a) Zone:  b) Proposed Use:	The plot under reference falls in residential zone and partly in commercial zone as per old DP as well as revised sanctioned DP (1993) and is not under any reservation as per both of these development plans.  Residential
<b>DCR Applicable:</b>	DCR as on 19.2.1991
<b>FSI Details,</b> Permissible FSI:	1.33 as per DCR 1967
<b>Area Details,</b> Total area of the plot: Permissible Built up area: Proposed Built up area Stilt floor: 1 <sup>st</sup> , 3 <sup>rd</sup> and 5 <sup>th</sup> floor: 2 <sup>nd</sup> , 4 <sup>th</sup> and 6 <sup>th</sup> floor:	As per layout plan submitted by Project proponent ; 750.00Sq.mtr 997.50 Sq.mtr  4.92 Sq.mtr 519.18 Sq.mtr (173.06 * 3 floors) 473.10 Sq.mtr (157.70 * 3 floors) 997.20 Sq.mtr



<b>Total proposed area:</b>	192.50 Sq.mtr
<b>Lower Basement Area:</b>	192.50 Sq.mtr
<b>Upper Basement Area:</b>	As per Municipal Corporation of Greater Mumbai (MCGM) remarks, vide letter dated 02.06.2012, details of FSI/ free of FSI area permissible as per DCR 1967;
	<ul style="list-style-type: none"> <li>• <b>Total construction area:</b> 1835.00 Sq.mtr</li> <li>• <b>Proposed Built up area for FSI purpose:</b> 927.20 Sq.mtr.</li> <li>• <b>BUA claimed free of FSI for purposes like basement, stilt area etc.:</b> 858.45 Sq.mtr</li> <li>• Basement and stilt is allowed free of FSI as per clause 51(vi)(a) of DCR 1967</li> <li>• Balcony is allowed free of FSI as per clause 37(a)(i) of DCR 1967</li> </ul>

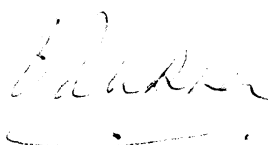
The Authority after detailed discussion and deliberation decided to recommend the proposal to concerned planning authority ie. MCGM subject to following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The concerned Planning authority should ensure that FSI, lay out plan, height, involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. The MCGM should ensure that FSI, Non FSI and concessions granted by Municipal Commissioner, if any, is strictly as per the provisions of DCR 1967
5. Project proponent should implement green initiatives such as Rainwater Harvesting system for ground water recharge, Solar panel for generation of renewable energy for captive consumption.
6. All the other mandatory permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No.13: Proposed redevelopment on plot bearing FP No. 824 of TPS-IV, Mahim Division in G/North Ward, Mumbai**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

1. The proposal has earlier CRZ NoC dated 9<sup>th</sup> August, 2011 with FSI 2.00. The present proposal is as per the para 8.V.of CRZ Notification, 2011.
2. The DP remarks of MCGM dated 3.5.2011 shows, the land under reference falls in Residential zone and not reserved for any public purpose.
3. As per approved CZMP of Mumbai, the land under reference falls in CRZ II and situated on landward side and is abutting 9.15 m wide T.P. road at 27.45 m S.K. Bole Road.
4. As P.R. card submitted by the proponent, total plot area- 220.47 Sqmt
5. As per MCGM remarks dated 18.7.2011, the proposed building comprises of part Stilt + part Ground + 7 upper floors.
6. FSI details:



As per lay out plan submitted by the project proponent,

- Area of plot – 220.74 sqmt
- Permissible FSI – 2.50
- Permissible proposed area- 551.5 Sqmt
- Proposed built up area- 550.98 (FSI- 2.49)
- Area staircase, lift, lift lobby, passages are taken as free of FSI.

7. The MCZMA vide letter dated 22.11.2011 sought information on certain points from MCGM. Accordingly, the MCGM has forwarded the reply vide letter dated 22.10.2012
8. The public hearing was conducted for the project on 29.8.2012; the report of the same has been submitted. The proponent has submitted IOD dated 31.10.2011 and CC dated 18.2.2012.

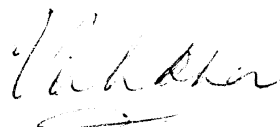
The Authority after deliberation decided to recommend the proposal to concerned planning authority subject to strict compliance of the following conditions-

1. The proposed construction and storage should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The concerned planning authority should ensure that there is no change of use for the proposed redevelopment of existing authorized building.
4. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 6.1.2011.
5. The MCGM should ensure that FSI, Non FSI and concessions granted by Municipal Commissioner, if any, is strictly as per the provisions of DCR existing as on 6.1.2011.
6. Project proponent should implement green initiatives such as Rainwater Harvesting system for ground water recharge, Solar panel for generation of renewable energy for captive consumption.
7. All other mandatory from different statutory authorities should be obtained prior to commencement of work

**Item No 14: Proposed Petrol Pump on plot bearing C.T.S. No. 1208 A of village Eksar at Link Road, Borivali (West), Mumbai**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

1. As per DP Remarks of MCGM vide letter dated 24.12.2009, the land under reference is situated in partly Residential Zone & partly in No Development Zone (NDZ) and partly affected by 36.60mt. Wide DP road, Municipal Primary School & Play Ground.
2. As per MCGM vide its letter dated 9.4.2012, the plot under reference is falls in CRZ -III and seaward side of the existing 36.60mt wide DP road (link road, Borivali (west)).
3. Total area of the plot = 900.20 Sq.mtr.
4. As per MCGM vide its letter dated 9.4.2012,
  - Proposal is for proposed Petrol Pump on plot bearing C.T.S. No. 1208 A of village Eksar at Link Road, Borivali (West), Mumbai.
  - As per DCR clause 21(3) table 5(3), the minimum permissible area of the plot for petrol filling station without service bay is 545.00 Sq.mtr.
  - As per lay out plan submitted, proposed petrol pump comprising of canopy and ground + 1 floor in No Development Zone.
5. FSI Details:



As per the layout plan,

- a. Area of the plot = 900.20 Sq.mtr.
- b. Permissible FSI = 0.05
- c. Permissible Floor area = 45.01 Sq.mtr
- d. Proposed Built up area = 44.75 Sq.mtr.
- e. FSI Consumed = 0.049

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concerned planning authority subject to following conditions-

1. The proposed construction and storage should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. The proposed construction lay out plan and FSI calculations should be as per the sanctioned Development Control Rules/ Regional Plan/ Town Planning Regulations existing and in force as on 19.02.1991.
3. No construction as well as storage should be carried out in CRZ-I area.
4. The waste generated due to the proposed activity should not be disposed off in the CRZ area.
5. All other mandatory permission from different statutory authorities should be obtained prior to commencement of work

**Item No. 15: CRZ remarks pertaining to Proposed Slum Redevelopment Scheme of Sant Dnyaneshwar Nagar CHS on plot No. 629(pt) at F- Block of BKC, Bandra (E), Mumbai by M/s. Akshay Sthapatya**

The Authority noted that the file on the subjected matter was forwarded to MCZMA from Urban Development Department with a request to provide remarks from CRZ point of view on the proposal.

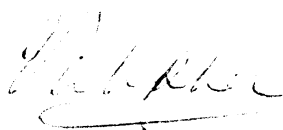
M/s. Akshay Sthapatya has proposed Slum Redevelopment Scheme of Sant Dnyaneshwar Nagar CHS on plot No. 629(pt) at F- Block of BKC, Bandra (E), Mumbai.

As per approved CZMP of Mumbai, the plot under reference is partly falls in CRZ area (i.e. CRZ – II and 50 meter Mangrove buffer zone) and partly falls in Non – CRZ area. However, the proposed Slum Redevelopment Scheme of Sant Dnyaneshwar Nagar CHS is falls in non CRZ area.

As per CRZ map & report prepared by NIO, Goa, the plot under reference out of land bearing CTS No. 629(pt) of village Bandra (E), Mumbai, Maharashtra state does not fall within the CRZ boundary from Vakola Nalla originated from the Mahim River. Thus the property does not fall within the ambience of CRZ legislative boundary.

The matter is placed before the Authority to certain the CRZ status of proposed Slum Redevelopment Scheme under reference of Sant Dnyaneshwar Nagar CHS on plot No. 629(pt) at F- Block of BKC, Bandra (E), Mumbai.

After detailed discussion and deliberations, the project proponent was directed to submit the demarcation of SRA scheme from the collector office and revert.



**Item No. 16: Redevelopment of property bearing CS No. 280 of Malabar Hill Division - M/s Earth Builders. (M/s Earth Builders)**

The Authority noted that the matter was considered in 62<sup>nd</sup>, 65<sup>th</sup>, 74<sup>th</sup> and 75<sup>th</sup> meeting of the MCZMA held on 20.5.2010, 9.11.2010, 23.4.2012 and 15.5.2012 respectively.

The brief history of the proposal is as follows-

As per the CZMP of Mumbai approved by MoEF, New Delhi the plot under reference is in CRZ II area and is situated on seaward side of the existing road.

Original proposal was for demolition and redevelopment of existing cessed building having Gr + 3 upper floors, located on CTS No. 280 admeasuring 679.77 Sqmt.

The Urban Development Department vide letter no. TPB 4398 / 1562 / CR 33 / 99 – UD 11 dated 31<sup>st</sup> May, 1999 issued NoC from CRZ point of view, under CRZ Notification, 1991, for the redevelopment of cessed structure on CTS NO. 280 only. The said NoC of the UDD was subject to the condition that the development can be permitted as per the DC Rules prevailing as on 19.2.1991.

As per the CRZ Notification of 1991, the DCR of 1967 was applicable as on 19.2.1991 for the redevelopment of the existing buildings without change in existing use.

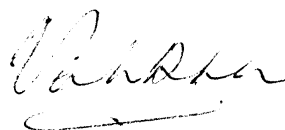
The plot on which U D. had accorded NOC from CRZ point of view was landlocked and there was no access to the road, therefore; the proponent acquired area admeasuring 456.00 Sqmt from the abutting CTS No. 1/278 in the year 2003 and amalgamated with the CTS No. 280. The single property card and CS plan of CS No. 280 showing area 1135.77 Sqmt were issued by the Collector's office.

IOD for the revised area (CTS No. 280 + CTS No. 1/278) was obtained from the MCGM on 30.12.2005 with the area of the plot consisting of 1135.75 Sqmt (after amalgamation). The Commencement Certificate (CC) up to Stilt level was accorded by MCGM on 13.2.2006.

Since the project profile was changed and NoC issued by UDD was only for CTS No. 280; the MCGM vide letter dated 22.1.2010 forwarded the revised proposal to MCZMA as per the provisions of the CRZ Notification, 1991 for CRZ recommendation. The revised proposal comprised of 4 level basement + stilt + 12 upper floors with investment of project as Rs 5.25 Cr. Further, as per the CRZ Notification, 1991; proposals with investment of more than Rs. 5 crores required CRZ clearance from MoEF, New Delhi after mandatory recommendation from MCZMA.

This revised proposal involved redevelopment of cessed structure on CTS No. 280 area 679.77 Sqmt with FSI of 2.00 (Cessed) and CTS No. 1/278 with area admeasuring 456.00 Sqmt with FSI of 1.33. However, the proposal was processed as per 33(7) of DCR of 1991 which was in contradiction with the CRZ Notification, 1991, wherein DCR 1967 was applicable.

UDD vide their office note dated 5.7.2010 issued comments on the proposal mentioning that the area of balcony, lift lobby, Staircase etc area not included in the FSI and as per the rules, same should be included in the FSI calculations as per DCR 1967. In the meantime, MCZMA had received a complaint by Dani Sadan CHS vide letter dated 10.9.2009. It was alleged in the said complaint that investment in the project was more than Rs 5 crores and CRZ clearance from MoEF was mandatory before issuing CC in the year 2006. Plans of the said project were sanctioned under 33(7) of DCR 1991, instead of DCR 1967, and construction was undertaken upto the 7<sup>th</sup> floors without permission of Municipal Corporation of Greater Mumbai and MCZMA.



The MCZMA issued directions under section 5 of EP Act of 1986 vide letter dated 17.3.2010 to the Collector, Mumbai and the Commissioner, MCGM to take action for the alleged violations.

The matter was considered in 62<sup>nd</sup> and 65<sup>th</sup> meetings of MCZMA held on 20.5.2010, 9.11.2010 respectively.

Hearing was given to complainant and project proponent in these meetings. Based on the decision of the Authority in the 65<sup>th</sup> meeting of MCZMA, the matter was recommended to MoEF, New Delhi under CRZ Notification, 1991.

Due to recurrent complaints in the matter and it was informed that project proponent undertaken construction work up to 7<sup>th</sup> floors without CRZ recommendation from MCZMA for the revised proposal. Hence, the recommendation dated 22.11.2010 was suspended and same was conveyed to MoEF, New Delhi vide letter dated 17.2.2010 and Stop Work Notice was issued to the project.

Meanwhile, the new CRZ Notification, 2011 was published by the MoEF, New Delhi and the proposal was sent back to MCZMA, for further decision in light of new CRZ Notification, 2011.

The M/s Earth Builder has filed a petition WP No. 2553 of 2011 in the Mumbai High Court. The High court has disposed of the petition on 1.2.2012 with following directions:-

***“Having heard learned counsel for the parties we dispose of this petition with a direction that respondent No.4-Maharashtra Coastal Zone Management Authority shall consider the petitioners' proposal which was considered at the meeting held on 9 September 2010 in accordance with law including the CRZ Notification of 2011, if applicable.”***

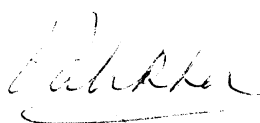
The matter was considered in the 74<sup>th</sup> and 75<sup>th</sup> meeting of MCZMA held on 23.4.2012. As per the decision taken in the said meeting, the MCZMA vide letter dated 2.10.2012 recommended the proposal from CRZ point of view, under the provision of CRZ Notification, 2011 to the concerned planning Authority i.e. MCGM. The recommendation was issued subject to the condition that FSI calculations should be as per the DCR 1967 wherein area of staircase, lift, lobby etc should be counted in FSI. This condition was stipulated as per the para 8.(i) Note-  
This is reproduced as follows:-

***“The word existing use hereinafter in relation to existence of various features or existence of regularization or norms shall mean existence of these feature or the regularization or norms as on 19.2.1991 wherein CRZ Notification was notified.”***

This provision was made applicable as per the original application of the Project Proponent for redevelopment of cessed building along with non cess FSI of adjacent land as application before the Authority was not in conformity with para 8.v of CRZ Notification, 2011. Further the Project Proponent also made a request during the meeting to consider only his original proposal for clearance. which was as per the original application.

The Authority noted that the MCZMA had issued the CRZ clearance dated 2.10.2012 as per the provision 8(i) note of CRZ notification of 2011 wherein existing development is allowed as per DCR of 1967.

M/s Earth Builder addressed a letter dated 20<sup>th</sup> November, 2012 requesting the benefit of staircase, lift, lift lobby and passages etc. for the proposal which had got the CRZ clearance dated 2.10.2012 from the MCZMA under the provisions of DCR 1967.



MCGM requested vide letter dated 27.11.2012 to clarify to whether the DCR 1967 as amended upto 19.2.1991 or the DCR 1991 amended upto 6.1.2011 shall be made applicable in this particular case.

In light of the proponent request and MCGM's letter dated 27/11/2012; the matter was deliberated in 79<sup>th</sup> and 80<sup>th</sup> meeting of MCZMA held on 5.1.2013 and 11.2.2013 respectively. In the said meetings, The Authority rejected the request of the project proponent to render the benefit of staircase, lift, lift lobby and passages as free of FSI etc. The DCR 1967 does not allow the benefit of staircase, lift, lift lobby and passages as free of FSI in the Mumbai city area, as stipulated in aforesaid paragraphs, as per CRZ Notification, 2011.

The MPCB vide letter dated 16.1.2013 forwarded the public consultation report as mentioned in Para 8.V. (b) of CRZ Notification, 2011. The Authority took on record the said report. The Authority shall examine and decided the proposal in accordance with para 8.V (C) of CRZ Notification, 2011 in forthcoming meeting of MCZMA.

Further, The MCZMA vide letter dated 23.4.2013 has sought whether, the area of staircase, lift, lift lobby etc was free of FSI, under DCR 1967, for redevelopment of Cess building in CRZ area.

In the 81<sup>st</sup> meeting of MCZMA held on 26<sup>th</sup> April, 2013; the Authority decided the followings-

1. The MCGM should be informed that the DCR 1967 should be made applicable as stated in the CRZ recommendation letter dated 2.10.2012 issued by MCZMA as per the provision of CRZ Notification, 2011.
2. The MCGM should provide the clarification required by MCZMA vide letter dated 23.4.2013
3. MCGM to confirm alleged violations of CRZ Notification, 1991 as well as 2011 for the construction undertaken upto 7<sup>th</sup> floor without CRZ recommendation from MCZMA and clearance from MOEF
4. Since the proponent has submitted the public hearing report, the proposal can be considered again under para 8.v. of CRZ Notification, 2011 subject to submission of following –
5. Proponent to submit the MHADA NoC for FSI 2.5
6. Final judgment of WP No. 54 / 2012 Federation of Church gate Residents Vs Municipal Corporation of Greater Mumbai & Ors ( Vasant Sagar case )
7. Legal Action on violation as per OM of MOEF dated 12/12/2012.

**Item No.17: NOC from CRZ point of view for Hoardings/ Advertising Structures**

The authority has taken policy decision in 72<sup>nd</sup> and amended in 79<sup>th</sup> meeting of MCZMA held on 4<sup>th</sup> November, 2011 and 5<sup>th</sup> January 2013 respectively, regarding the erection/ installation of Hoarding/ Advertising Structures in CRZ areas.

**Abstracts of the minutes of 79<sup>th</sup> meeting of MCZMA held on 5<sup>th</sup> January 2013:**

The Authority had taken a policy decision regarding CRZ clearance for erection of Hoardings in CRZ areas in the 72<sup>nd</sup> meeting of MCZMA held on 4<sup>th</sup> November, 2011. The said policy is amended as follows-

1. Erection or installation of hoardings/ boards in CRZ areas or structures in CRZ areas to be allowed only in CRZ II areas or landward of 200 meter setback line in CRZ III areas.
2. The hoarding in CRZ II area should be allowed only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.



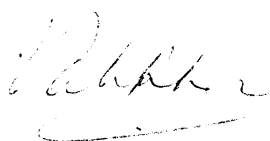


3. Project proponent should apply for CRZ recommendations with duly filled Form I, CZMP plan showing site under reference, DP remarks/sheet, Google image showing site under reference, site photographs and other supporting documents, if any.
4. No such activity to be allowed in CRZ I area and in No Development Zone areas of CRZ III.
5. No hoarding shall be installed in mangroves or the 50 mt buffer zone areas.
6. No trees should be cut / destroyed during the installation of Hoardings.
7. Every hoarding to be installed in CRZ area will have to display messages/ slogans/ quotes related to environmental and coastal conservation, education either given by the environment department/planning authority or developed by the hoarding owner in consultation with the Department. Appropriate place and area for the same shall be earmarked as per the size on the hoarding.
8. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per hoarding as the Scrutiny fees.

The Authority after deliberation decided to recommend the following proposals to concerned planning authority subject to following conditions-

1. The concern planning authority should ensure that the proposed installation of Hoardings / Advisement structure is situated on landward side of existing road ( ie prior to 19.2.1991 )
2. No hoarding shall be installed in mangroves areas and its 50 mt buffer zone area..
3. Every hoarding to be installed in CRZ area will have to display message/ slogan/ quote related to environmental and coastal conservation, education

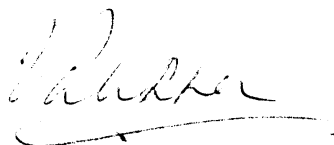
Sr. No.	No. and size of Hoarding	Location	CRZ Status	Project Proponent
1	1 No. 20'X 20' (Back to Back)	In the compound of Jaslok Hospital, C.S. No. 746 & 1A/722 of Malabar Hill division, Peddar Road, Mumbai	As per remarks of MCGM, the plot under reference falls in CRZ - II	M/s. Enkon Pvt.Ltd.
2	1 No. 20'X 20'	In the compound of Smruti Building , C.S. No. 794 of Malbar Hill Division, Bhulabhai Desai Road, Mumbai – 400 026	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	Nalinibai R. Kara & Others
3	1 No. 40'X 20'	At T.G. Trust Compound, C.S. No. 792 of Malbar Hill Division, Bhulabhai Desai Road, Mumbai – 400 026	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	M/s. Yoag Advertiser
4	1 No. 20'X 20' (V Shape)	In the compound of Khatau Mansion, 95KA, Bhullabhai Desai Road, Mumbai – 400 026	As per DP remarks of MCGM, the plot under reference falls in CRZ – II	M/s. Kalabharati Advertising
5	1 No. 30' X 20' (Back to Back)	In the compound of Dariya Sarang Machhimar Rahiwasi Sangh, near Church junction, C.S. 1462 of Mahim Division, Mahim, Mumbai – 400 016	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	M/s. R.D. Advertisers
6	1 No.	In the compound of Khatijabai Umer	As per DP remarks	M/s. Zareen Arts



	20'X 20'	Abdulkarim Manzil, S.V.S. Marg, Cadell Road, C.S. No. 1011 of Mahim Division, Mahim, Mumbai – 400 016	of MCGM, the plot under reference falls in CRZ - II	
7	1 No. 30'X 20'	In the compound of Dhuru Lodge, 364, S.V.S. Road, Before Kirti College, Dadar, Mumbai -	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	M/s. Bhairavi Arts
8	2 No. 30'X 20' & 35'X 20'	In the Compound at Haji Ali Junction, Near Lala College, Opp. Juice Centre, Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	M/s. Selvel Publicity & Consultant Pvt. Ltd.
9	1 No. 30'X 20'	In the Compound at Raote Building, , Worli, Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	
10	1 No. 30'X 20'	In the Compound at Nilkanteshwar Temple, Dr. A.B. Road, Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	
11	1 No. 40'X 20'	In the Compound at Worli, Ram Mandir / Glaxo, Opp Dunlop, Dr. A.B. Road, Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	
12	1 No. 30'X 20'	In the Compound at Worli, Vaswani Chamber, Opp. Passport Office, Dr. A.B. Road, Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	
13	2 No. 20'X 20' & 20'X 30'	In the compound of National Library, Bandra (W), Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	
14	1 No. 40'X 20'	In the compound of Tata Blocks, Bandra (W), Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	
15	1 No. 40'X 20'	In the compound of Tata Blocks, Bandra (W), Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	
16	1 No. 20'X 20'	In the compound of Nirmal bhavan, Khar linking road, Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	
17	1 No. 20'X 20'	In the compound of building known as Brij Bhavan, Opp. Vama Showroom, Peddar Road, Mumbai – 400 026	As per CZMP of Mumbai, the plot under reference falls in CRZ - II	M/s. Orion Advertisers
18	2 No.	In the Compound ( North & South	As per CZMP of	

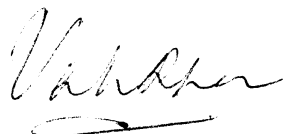


	20'X 20'	Corner) of the building premises which is known as M.D. Dhanwatay & others plot no. 80, Dr. A.B. Road, Worli Flyover, Mumbai	Mumbai, the plot under reference falls in CRZ - II	
19	1 No. 20'X 20'	At 4A Paresh Building, Bhulabhai Desai Road, C.S. No. 787, Worli Division, Malbar – Cumballa Hill, Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	Dr. Vora's Maternity & Gynecological Hospital
20	1 No. 40'X 20'	In the compound of T.G. Trust, Bhulabhai Desai Road, Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	M/s. Mass Hoardings Pvt. Ltd.
21	1 No. 20'X 20'	Govt. Land Mahim Couseway, Mahim CS No. 1471, Mumbai.	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	M/s. Hoardings
22	1 No. 30'X 20'	In the compound of Fisherman's Hut Mahim Couseway CS No. 1470 , Mumbai.	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	
23	1 No. 20'X 20'	In the Eastern end of Madam Cama Road (On the Govt. land) Opp. Air India Building, Nariman Point. BBR No. 10230A (Plot No. 239 A), Mumbai	As per remarks of MMRDA, the plot under reference falls in CRZ - II	
24	1 No. 30'X 20'	In the compound of Loylka Band Stand Chowpatty CS No. 392, Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	
25	1 No. 20'X 20'	In the compound of Dhobighat, Near Cross Road, Tardeo CS. No. 16/738, Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	
26	1 No. 20'X 20'	In the compound of Mendonca House, S.V.S. Marg, Mahim, Mumbai – 400 016	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	M/s. Sheen ads
27	2 No. 40'X 20' (Back to Back)	At Markandeshwar Nagar Association compound, Markandeshwar Nagar, Dr. A.B. Road, Worli, Mumbai	As per DP remarks of MCGM, the plot under reference falls in CRZ - II	M/s. Shaheen Publicity



The Authority after deliberation decided to seek DP remarks / CZMP showing site under reference from the following proposals-

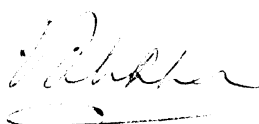
Sr. No.	No. and size of Hoarding	Location	CRZ Status	Project Proponent
1	1 No. 20' X 20'	In the Premises of Dhuru compound , prabhadevi, S.V.S. Marg, Mumbai	--	M/s. Enkon Pvt.Ltd.
2	1 No. 30' X 20'	In the premises of Bengal Chemical & Pharmaceutical Limited on S.V. Savarkar Marg, Prabhadevi, Mumbai	--	
3	1 No. 30' X 20'	In the compound of Junction Restaurant, Opp. Mahim Bus Depot, Mahim, Mumbai	--	M/s. Yoag Advertiser
4	1 No. 20' X 10'	In the compound of Trikoni Baug, Babulnath Road, Mumbai	--	M/s. Admyre Advertising Agency
5	1 No. 20' X 20'	In the compound of Satnam Sagar, Peddar Road, Mumbai	--	M/s. Paramount Advertising Services
6	1 No. 20' X 20'	On top of garage of Surya prakash Building at babulnath Roa, Mumbai	--	
7	1 No. 30' X 20'	At Veer Savarkar Road, at Ratnaji nivas facing evening tariff coming from siddhivinayak and proceeding towards bandra , Mumbai	--	M/s. Bhairavi Arts
8	2 Nos. 20' X 20'	In the compound of Ketty House, Kemps Corner, Mumbai	--	M/s. Cosmos Advertising
9	3 Nos. 20' X 20'	2 Nos. in the compound of Ornate House, S.V.S. Marg, Dadar (W), Mumbai and one in the compound of cadel Road Ashiyana Co-op Hsg Soc Ltd., S.V.S. Marg, Mahim (W), Mumbai	--	M/s. In & Out Advg.
10	2 No. 40' X 40'	2 Nos. on Collectors plot (CS No. 629), Bandra East Mumbai	--	M/s. Arise Advertisers
11	1 No. 40' X 20'	on Collectors plot (CS No. 629), Bandra East Mumbai	--	
12	1 No. 30' X 20'	one on MHDA land at village Parighkhar bearing CTS No. 1, Bandra (W), Mumbai	--	
13	3 No. 40' X 20' Back to back	In MSRDC land, Bandra ramp 'B' on Mahim Interchange, Mumbai	--	
14	1 No. 60' X 20'	At Kshitija apartment, B wing, 313, Bazar Road, Bandra (W) Mumbai. CTS. No. A/268 to 271	--	M/s. Hava Impex



15	1 No. 30'X 20'	In the compound of Dr. Antony Da Silva Technical High school, S.V.S Road, Dadar, Mumbai – 400 028	--	M/s. Balaji Advertisers
16	1 No. 20'X 20'	At Maryland, Near MTNL Exchange Building, Cadell Road, Dadar (W), Mumbai – 400 028	--	M/s. Highlight Advertising
17	1 No. 20'X 20'	In compound of Pleasant Park CHS Ltd. Peddar Road, Opp.Vila Theresa School, Mumbai	--	M/s. V.R. Advertisers
18	1 No. 20'X 20'	On Compound wall of Ajoomal CHSL. Peddar road, Mumbai	--	
19	1 No. 20'X 20'	in compound of New Miramar CHS Ltd. L.Jagmohandas Marg, next to St.Stephens Church, Mumbai-	--	M/s. New Miramar CHS
20	1 No. 12'X 16'	In the compound of Maynoosh Casbah, Chowpatty, Mumbai	--	M/s. R.D. Advertisers
21	2 No. 10'X 20'	In the compound of Sneh Kutir Apt CHSL., Dr. Gopalrao Deshmukh Marg, Mumbai	--	M/s. Advance Advertisers.
22	1 No. 20'X 20'	In the compound of Wilson College, St. Andrew House, Mumbai	--	
23	1 No. 30'X 20'	At South West Compound, Wilson College, N.A. Purandare Marg, Chowpatty, Mumbai	--	
24	2 No. 40'X 20'	In the compound of Kalptaru Apt. CHSL. 39- Dr. Gopalrao Deshmukh Marg, Mumbai	--	
25	1 No. 20'X 20'	In the compound of Kapadwala Chawl, S.V.S. Marg, Prabhadevi, CS No. 1193, TPS No. 914 & 915 – IV, Mumbai	--	M/s. Hoardings
26	1 No. 20'X 20'	In the compound of Ashirwad Building, Dr, Annie Besant Road, Worli, CS. No. 1638 & 1030/3, 985 & 986, Mumbai	--	
27	2 Nos. 40'X 20' / 20'X 20'	In the compound of Juhu Blue Sea CHSL, Juhu Tara Road, Juhu, Mumbai – 400 019	--	M/s. Sheen ads
28	1 No. 20'X 20'	In the compound of Maheshwar Niketan CHSL, Dr. Gopalrao Deshmukh Marg (Peddar Road), Mumbai – 400 026	--	M/s. Paramount Advertising Services

The Authority decided to direct the MCGM to submit the DP remarks of the structure of the following-

1 No. 20'X 20'	At Anand Darshan CHSL, 13, Dr. Gopalrao Deshmukh Marg, Mumbai – 400 026	As per DP remarks of MCGM, the plot under reference partly falls in CRZ – II. However Hoarding site falls in non CRZ area.	M/s. Kalabharati Advertising
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**Item No. 18: Strengthening of boundary wall of Main Plant and Ash Pond Area around Dahanu TPS for enhanced security by M/s. Reliance Infrastructure Limited**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

1. The fencing along the boundary of Dahanu Thermal Power Station (DTPS) plant was constructed in the year 1995. The structure of fencing, over the years has become rusted and dilapidated.
2. It is proposed to renovate the existing boundary wall having length 8.3 Km around the DTPS and create fencing having length 13 km around the ash pond to improve security.
3. As per submitted information the land under reference falls in CRZ – I.
4. Project Proponent has submitted the EIA Report and Demarcation of HTL map prepared by IRS, Chennai.
5. Fencing along the boundary of DTPS Plant was constructed in the year 1990. Existing fencing height is 2 meters.
6. It is proposed to renovate the existing structure by RCC beams, Columns, Ash brick wall and plastering. Total length of the boundary wall which needs to be renovated is 8.3 km.
7. Ash Pond Fencing –
  - At Present there is no fencing.
  - Length is 13 km and Ash pond area – 370 Hector.
8. The HTL and LTL demarcation of the site has been carried out by Institute of Remote Sensing, Chennai, in 1:4000 scale.
9. The proposed project is a requirement from safety point of view.

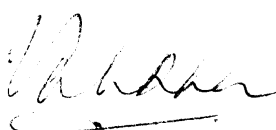
The Authority after deliberation decided to recommend the proposal to concerned planning authority subject to compliance of the following conditions-

- i. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
- ii. Tidal flow of water should not be obstructed due to proposed compound wall & fencing.
- iii. Peep holes will be provided at certain distances to discharge the water.
- iv. Solid Waste generated during the construction phase of the compound wall & fencing should not be disposed in the CRZ area.
- v. The project proponent to submit the detailed dimensions of the proposed compound wall.
- vi. All other mandatory permission from different statutory authorities should be obtained prior to commencement of work.

**Item No. 19: CRZ permission for redevelopment of building on Mouje Chendani, Thane(E) Tikka No.1, CTS No. 144B, 145 -Vaishnavi Enterprises**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

Sr.No.	Particulars	Details
1	Proposal Details:	The Thane Municipal Corporation has forwarded the proposal for redevelopment of building on property bearing Tika. No. 1, C.S. No. 144B, 145 at chendani Koliwada, Thane (E) (Sector 1)
2	Location of the Project:	Property bearing Tika. No. 1, C.S. No. 144B,

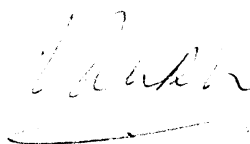


		145 at chendani Koliwada, Thane (E) (Sector
3	<b>Proposal Category:</b>	Redevelopment
4	<b>CRZ Category of the proposed site:</b>	CRZ-II Landward side of existing creek Road.
5	<b>DP Remarks,</b>  a. <b>Zone:</b> b. <b>Proposed Use:</b>	As per the Development Plan  Residential Residential use
6	<b>FSI Details</b> a) <b>Permissible FSI (As on 19.02.1991) –</b> b) <b>FSI proposed to be consumed</b>	1.33 and 2.00 (Residential - 1.5 + Commercial – 0.5 as per D. C. Rules of 1995) 1.41
6	<b>Area Details</b> a) <b>Total area of Plot –</b> b) <b>Area under road widening -</b> c) <b>Net area of the plot –</b> <b>(CRZ affected area + Non CRZ affected area)</b> d) <b>Addition of area under road widening</b> e) <b>Permissible built up area –</b> f) <b>Permissible floor space –</b> g) <b>Proposed built up area –</b> h) <b>Balance area –</b>	227.40sqmt 10.38sqmt 217.02sqmt (134.83sqmt + 82.19sqmt) 10.38sqmt 227.40sqmt 343.70sqmt 306.72sqmt 36.98sqmt

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concern planning authority subject to strict compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The concerned planning authority should ensure that there is no change of present use for the proposed redevelopment of existing authorized building.
4. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 19.2.1991
5. All other mandatory permission from different statutory authorities should be obtained prior to commencement of work.

**Item No 20.:** The proposed project admeasuring about 38920.00 sq.mt. plot area located on plot no bearing Old S.No. 73/17 (pt), 73/17 (pt), 73/17 (pt), 73/17 (pt), 75/5, 75/6, 75/7, 75/8, 80/1, 82, 81/3, 83/1/1, 83/1/2, 83/1/3(pt), 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, 159,



**158/3, 160/1A, 160/1B, 160/1C, 160/1D, 160/2, 160/3B, 160/3C. At Village Balkum, Tal & District Thane by M/s. Siddhi Krish Developers**

The project proponent presented the proposal before the Authority. The Authority noted that the matter was considered in the 79<sup>th</sup> meeting of the MCZMA held on 5<sup>th</sup> January 2013, wherein the Authority sought following certain information from project proponent.

Accordingly, the Project Proponent vide letter dated 28.3.2013 has submitted the details/ compliance as under:

1. Details of designated reservations, as per development plan/ regional plan as on 19.02.1991 and as per current prevailing development plan of the area.

The list of designated reservation, which is affected by CRZ belt with area, is as follows:

As per development plan as on **19.02.1991**

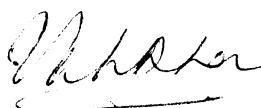
SR NO	TYPE OF RESERVATION	AREA UNDER RESERVATION AND AFFECTED BY CRZ II BELT
1	NONE	NONE

As per current development plan

SR NO	TYPE OF RESERVATION	AREA UNDER RESERVATION AND AFFECTED BY CRZ II BELT (SQ.MTR)
1.	ROAD	3606.16
2.	SHOPPING CENTER	4.54
3.	GARDEN	1402.38
4.	MATERNITY HOME	2358.02
5.	MRTS	1989.82

2. Details of construction of new Survey. No. 150/17B, 150/17C, 150/17D, 152/5, 6, 7, 8, 157/1, 159 are as under.

1	150/17B	NOT IN CRZ II , PARTLY IN 20.00 MT ROAD and NO CONSTRUCTION PROPOSED
2	150/17C	NOT IN CRZ II , PARTLY IN 20.00 MT ROAD and NO CONSTRUCTION PROPOSED
3	150/17D	NOT IN CRZ II, PARTLY IN 20.00 MT ROAD and NO CONSTRUCTION PROPOSED
4	75/5	NOT IN CRZ II AND CONSTRUCTION PROPOSED
5	75/7	NOT IN CRZ II AND CONSTRUCTION PROPOSED
6	75/6	PARTLY R ZONE PARTLY IN 15.00MT ROAD PARTLY IN SHOPPING CENTER RESERVATION & PARTLY CRZ II BUT CONSTRUCTION PROPOSED ONLY IN NON CRZ R-ZONE AREA AND NO CONSTRUCTION PROPOSED IN CRZ II AREA
7	75/8	PARTLY R ZONE PARTLY CRZ II BUT CONSTRUCTION PROPOSED ONLY IN NON CRZ R-ZONE AREA AND NO CONSTRUCTION PROPOSED IN CRZ II AREA
8	157/1	PARTLY IN M.H. RESERVATION, PARTLY IN GARDEN





		RESERVATION, PARTLY IN 20 MTR AND 15 MTR ROAD AND PARTLY IN CRZ BUT NO CONSTRUCTION PROPOSED
9	159	PARTLY R ZONE PARTLY CRZ II BUT CONSTRUCTION PROPOSED ONLY IN NON CRZ R-ZONE AREA AND NO CONSTRUCTION PROPOSED IN CRZ II AREA

Please note that we are not proposing anything in CRZ II but construction is proposed only in NON CRZ II R-ZONE area and no construction is proposed in CRZ II AREA but using FSI of CRZ belt in the NON CRZ AREAS. More so as on 19/02/1991 FSI Permissible in "R" ZONE was 1.00 and plans are proposed accordingly.

3. Verification of exact total plot area and plot area falls in CRZ II but construction proposed only in non CRZ R-ZONE area and no construction is proposed in CRZ II area (survey No wise). Below is the table:

SR NO	OLD S. NO.	NEW S. NO.	AREA NON CRZ	AREA CRZ II	TOTAL
1.	73/17(PT)	150/17 A,B,C,D	2090		2090.00
2.	75/5	152/5	3260.00		3260.00
3.	75/6	152/6	382.83	2347.17	2730.00
4.	75/7	152/7	1900.00		1900.00
5.	75/8	152/8	1536.42	1063.58	2600.00
6.	80/1	157/1		7690.00	7690.00
7.	82	159	6127.72	1557.79	7685.51
8.	81/3	158/3	225.81	1564.19	1790.00
9.	83/1/1	160/1A	830.00		830.00
10.	83/1/2	160/1B	1370.00		1370.00
11.	83/1/3(pt)	160/1C	1570.00		1570.00
12.	83/1/3(pt)	160/1D	3090.00		3090.00
13.	83/2	160/2	880.00		880.00
14.	83/3(pt)	160/3B	680.00		680.00
15.	83/3(pt)	160/3C	720.25	9.75	730.00
TOTAL AREA			24663.03	14232.48	38895.51

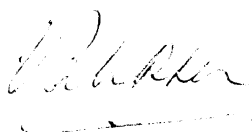
4. Zoning, reservation on CRZ II land as per DCR as on 19.02.1991

All survey nos. of our proposal on CRZ II land currently were in R-Zone as per MMRDA plan in force as on 19.02.1991 and permissible FSI was 1.00 as per D.C.Rules in force as on 19/02/1991.

5. Details of proposed construction in CRZ II

The subject plot is partly affected by CRZ II & non CRZ also. The CRZ II affected area is left without any construction thereon. The FSI of the CRZ II affected plot is consumed in the development on Non-CRZ affected part of the plot.

6. Permissibility of the height as per DCR enforce as on 19.02.1991 and as per current prevailing DCR



As there is no construction is proposed in CRZ II area and only FSI is proposed to be consumed in the Non-CRZ area, the height permissibility as per DCRs in force as on 19.02.1991 will not be applicable in the instant case.

In non CRZ areas, the building is proposed as per DCRs in force as on today.

**7. Permissible FSI in CRZ II as per DCR as on 19.02.1991**

The permissible FSI in CRZ II for Residential zone is 1 as per clause no 12 Table below and clause 12 (b) of DCR in force as on 19/02/1991 (i.e. DCR of 1974).

**8. It may be further mentioned that Thane Municipal Corporation has approved plan by using FSI of CRZ land in non- CRZ portion vide V.P.No. S/05/0040/11 dated: 06/02/2013.**

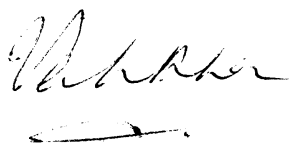
The Authority after deliberations decided to get the information from the Thane Municipal Corporation regarding the reservation / zoning as on 19.2.1991 of the CRZ portion of land.

**Item No. 21: NOC for proposed residential building on CTS No. 1978B, 1979B and 1982 village Dhovali, Tal. Vasai, Dist. Thane**

The project proponent presented the proposal before the Authority. The Authority noted that the followings-

<b>Proposal Details:</b>	The proposal for redevelopment of existing structure on C.T.S. No. 1978-B, 1979-B & 1982, Village Dhovali, Tal. Vasai, Dist. Thane.
<b>Location of the Project:</b>	Plot bearing C.T.S. No. 1978-B, 1979-B & 1982, Village Dhovali, Tal. Vasai, Dist. Thane.
<b>Proposal Category:</b>	Redevelopment
<b>CRZ Category of the proposed site:</b>	As per the approved CZMP of Vasai, CRZ-II Landward side of existing road.
<b>DP Remarks,</b> <b>a. Zone:</b> <b>b. Proposed Use:</b>	As per the Development Plan, 2007, Residential Zone Residential use
<b>FSI Details,</b> <b>a. Permissible FSI:</b> <b>b. Consumed FSI:</b>	1.00 0.91
<b>Area Details,</b> <b>a) Total area of the plot:</b> <b>b) Net plot area:</b> <b>c) Proposed built up area:</b>	As per the layout plan submitted by PP, 910.50sqmt 910.50sqmt 831.75sqmt

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concern planning authority subject to strict compliance of the following conditions-



1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The concerned planning authority should ensure that there is no change of present use for the proposed redevelopment of existing authorized building.
4. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 19.2.1991
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

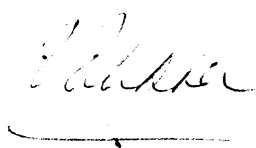
**Item No.22: Construction of residential building on land bearing CTS 183 Pt. /1 Area 0-61-0 Ha.Are at Mouje Masoli, Tal. Dahanu, Dist. Thane.**

The project proponent presented the proposal before the Authority. The Authority noted that the followings-

<b>Proposal Details:</b>	The proposed construction is development of structure comprising of Ground + 2 upper floors
<b>Location of the Project:</b>	Plot bearing G. No. 183(pt), Village Masoli, Tal. Dahanu, Dist. Thane
<b>Proposal Category:</b>	New Development
<b>CRZ Category of the proposed site:</b>	CRZ-II Landward side of existing road
<b>DP Remarks,</b> 1. <b>Zone:</b> 2. <b>Reservation:</b> 3. <b>Proposed Use:</b>	As per sanction the Development Plan of Dahanu Residential Zone Residential Residential Use
<b>FSI Details,</b> 1. <b>Permissible FSI (as per the Town Planning Authority, Branch Office, Palghar)</b> 2. <b>FSI to be proposed:</b>	0.75 0.74
<b>Area Details,</b> 1. <b>Total area of the plot:</b> 2. <b>Net plot area:</b> 3. <b>FSI allowed 0.75% of not plot:</b> 4. <b>Total built up area:</b>	1) 6100.00sqmts 2) 5759.20sqmts 3) 4319.40sqmts 4) 4559.91sqmt

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concern planning authority subject to strict compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.

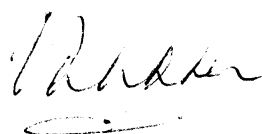


3. Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road: the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.
4. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

**Item No. 23: Construction of residential building on land bearing CTS No. 687A-1 + 688A/4B Area 1513.81 at Dahanu village, Dist. Thane**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

<b>Proposal Details:</b>	Proposed construction is development of residential building comprising of Ground (pt) + 1 <sup>st</sup> & 2 <sup>nd</sup> floor and Stilt (pt) + 3 <sup>rd</sup> upper floors.
<b>Location of the Project:</b>	Plot bearing C.T.S No. 687A-1 + 688A/4B of Village Dahanu, Tal. Dahanu, Dist. Thane.
<b>Proposal Category:</b>	Redevelopment
<b>CRZ Category of the proposed site:</b>	As per the approved CZMP in scale 1: 5000 prepared by CESS, a) CRZ-II b) Landward side of existing authorized structure and road.
<b>DP Remarks,</b> a. Zone: b. Reservation: c. Proposed Use:	As per the sanction Development Plan of Dahanu, a. Residential Zone b. Residential c. Residential Use
<b>FSI Details,</b> c. Permissible FSI: d. FSI to be proposed:	As per the plan submitted by PP and DCR under clause no. 30 of MRTP Act, 1966, a) 1.50 b) 1.49
<b>Area Details,</b> a) Total area of the plot: b) Proposed BUA of Ground Floor c) Proposed BUA of First Floor d) Proposed BUA of Second Floor e) Proposed BUA of raised Second Floor f) Total built up area:	As per the layout plan submitted by the Town Planning letter dated 29.01.2013, a) 1513.81sqmts b) 171.73sqmt c) 746.73sqmt d) 746.73sqmt e) 596.52sqmt f) 2261.71sqmt



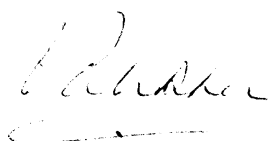
The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concern planning authority subject to strict compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
3. 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: the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.
4. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

**Item No. 24: NOC for CRZ at Penkarpada, S.No. 236(Old), 71(New) for Bhakti Vedant Hospital, Thane**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

<b>Proposal Details:</b>	<ol style="list-style-type: none"> <li>1) Proposed hospital comprising of 5 (pt) + 6 (pt) upper floors on existing Bhakti Vedant Hospital (area - 1002.42 Sq.mtr) and Building B (Newly proposed) comprising of Basement + Ground + 8 (pt) floors (area - 5384.13 Sq.mtr).</li> <li>2) The total plot area of Bhakti Vedant Hospital is 7381.00 Sq.mtr. and proposed additional area for hospital use is 6386.55 Sq.mtr.</li> </ol>
<b>Location of the Project:</b>	Plot bearing S. No. – 236 (Old), 71 (New), Mouje Penkarpada, Thane, Mira Road (E).
<b>Proposal Category:</b>	As per lay out plan, proposed buildings are for Hospital purpose.
<b>Existing Structure Details:</b>	<ol style="list-style-type: none"> <li>1. Occupation Certificate is granted.</li> <li>2. Commencement Certificate issued on 20.3.1985 and last revised on 3.12.1996.</li> <li>3. Permitted Built up area = 6157.32 Sq.mtr</li> <li>4. FSI consumed = 0.99</li> </ol>
<b>CRZ Category</b>	As per CZMP, proposed site falls in CRZ – II and situated on landward side of existing road which is constructed prior to 19.2.1991.



<b>DP Remarks,</b> <b>a) Zone:</b>  <b>b) Existing Use:</b>  <b>c) Proposed Use:</b>	As per Development Plan dt. 2.6.1973 of Bombay Metropolitan Regional Planning Board, the plot under reference falls in residential zone.  As per part - B, zoning was residential as on 19.2.1991 in which hospital use was permissible.  Hospital
<b>DCR Applicable:</b>	DCR as on 19.02.1991
<b>FSI Details,</b> <b>1. Permissible FSI:</b> <b>2. FSI proposed to be consumed:</b>	2.00 as per DCR 1991 2.00
<b>Area Details,</b> <b>a) Total area of the plot:</b> <b>b) Built up area statement =</b> <b>c) Building – A</b> <b>d) Existing Built up area =</b> <b>e) Proposed Built up area =</b> <b>f) Building – B</b> <b>g) Proposed Built up area =</b> <b>h) Total area =</b> <b>i) Permissible FSI =</b> <b>j) Permissible Floor Area =</b> <b>k) Existing Floor Area =</b> <b>l) Proposed area = 1002.42 + 5384.13 =</b> <b>m) Total Built up area proposed =</b>	As per layout plan submitted by Project proponent ;  7381.00 Sq.mtr  6157.32 Sq.mtr 1002.42 Sq.mtr  5384.13 Sq.mtr 12543.87 Sq.mtr 2.00 12547.70 Sq.mtr 6157.32 Sq.mtr  6386.55 Sq.mtr 12543.87 Sq.mtr

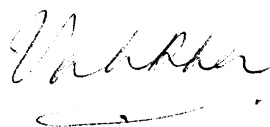
The Authority after deliberations decided to recommend the project subject to submission of following details-

1. Permissible FSI for the proposal as per local town and country planning regulation existing and in force as on 19.2.1991
2. Whether proposed FSI is within the limit of permissible FSI in force as on 19.2.1991 on land under reference.

**Item No.25: Regarding residential and commercial construction on survey no. 8/1, 8/2,12/1,12/2,12/4 to 12/7,13/1,13/2 and 14/1to 14/4, village Mharal, Tal- Thane**

The project proponent presented the matter before the Authority. The Authority noted the followings-

1. The proposal for residential and commercial construction on land bearing survey No. 8/1,8/2,12/1,12/2,12/4 to 12/7,13/1,13/2 and 14/1to 14/4, village Mharal, Tal- Thane admeasuring



- area – 51,060 Sqmt is under consideration. The matter was discussed in 75<sup>th</sup> and 78<sup>th</sup> meeting of MCZMA held on 15.5.2012 and 3.11.2012 respectively.
2. As per approved CZMP prepared by Space Application Centre (SAC) in the scale of 1:25000, the site falls in CRZ area. In the said map, 500 mt CRZ line was demarcated along the tidally influence water bodies such as creek, river, estuaries etc.
  3. The MOEF vide letter No.J-17011/8/95/-IA-III dated 27/9/1996 stipulated specific conditions with respect to CRZ area demarcation along tidally influence water bodies such as creek, river, estuaries etc. As per the said letter of MoEF-  
The Coastal Regulation Zone in respect of creeks, rivers and backwaters is as follows:
    - 100 meters or less where the width of the river, creek or backwater is upto 100 meters or less.
    - 100 meters where the width of the river, creek or backwater is in the range of 100 – 350 meters.
    - 150 meters where the width of the river, creek or backwater is more than 350 meters
  4. The Town Planning office, Thane mentioned that the site under reference is **300 mt** from the HTL of Ulhas river.
  5. The proposal involves only the adaptation of slab system of CRZ area along the creek, river, estuaries etc as mentioned in MoEF's letter dated 27/9/1996. SAC has demarcated 500 mt CRZ line along the river whereas it should be maximum 150 mt along the river. For adaptation of slab system there is no need to send the proposal to NCZMA / MoEF.
  6. The Project proponent has submitted the minutes of 19<sup>th</sup> National Coastal Zone Management's meeting, wherein in one of case of reclassification, NCZMA had given the following decision-

**"After deliberation, it was noted that the Ministry has already notified the slab system in 1997 and hence there is no need of permission for adaptation of slab system. APCZMA may accordingly modify the CZMP and submit to MoEF for information and record"**

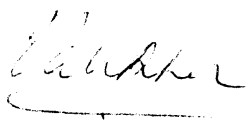
7. The matter was discussed in 75<sup>th</sup> and 78<sup>th</sup> meeting of MCZMA held on 15.5.2012 and 3.11.2012 respectively, wherein the Authority discussed the CRZ status of the site and felt that the matter fits into the category of "error evident on record" as per the Office Memorandum (OM) dated 8.8.2011 issued by the MoEF. Authority decided to direct the project proponent to follow the procedure laid down by MoEF vide their OM

The Authority after detailed discussion and deliberation decided to direct the project proponent to submit the CRZ map in 1:4000 scale superimposing site under reference, prepared by one of the agency authorized by the MoEF, New Delhi as per the provisions of CRZ Notification, 2011 and revert. Based on the said map, the Authority will take the final decision in the matter.

**Item No. 26: Proposed construction of compound wall along the HTL of Desai River at village Nilje & Ghesar, Tal – Kalyan, Dist – Thane**

The officials from M/s Lodha Buildcon Pvt Ltd presented the proposal before the Authority. The Authority noted the followings-

1. There was a Earlier NOC from CRZ point of view was issued vide letter dated 23.4.2010 for construction of compound wall length 933.92 meters & height 1.5 meter along the HTL of Desai River at Nilje on Survey No. 169/3, 174/1, 174/3, 173/2, 172/1, 172/2, 176/1, 176/5A, 171/1, 169/1, 169/2, 169/13, 169/12, 169/10 & 169/11 and NOC from CRZ point of view was issued vide letter dated 24.4.2010 for construction of compound wall of length 1249.16 meters & height



- 1.5 meter along the HTL of Desai River at Ghesar on Survey No. . 80, 79, 75, 73, 70, 66/4, 66/5, 66/7 & 76.
2. Present proposal involves construction of compound wall along the HTL of Desai River at Nilje on Survey No. 143, 148, 161, 162, 203, 204, 208, 209, 227, 228, 229 and Survey No. 81 of Ghesar.
  3. The total length of proposed compound wall at Nilje village is 1115 m and Ghesar village is 500 m.
  4. The proposed development will involve site formation works and construction of compound wall. The Nilje and Ghesar Grampanchyat has given their NOC for the construction of Compound wall.
  5. The project proponent has mentioned that as per the CRZ Map prepared by the Centre for earth science Studies, Kerala, the proposed construction of Compound wall comes under CRZ III.
  6. The purpose of the proposed project is to protect the land from encroachment and to secure it.
  7. The proponent has submitted a Rapid EIA report.

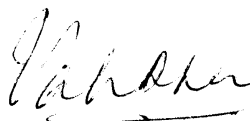
The Authority after deliberation decided to recommend the proposal to concerned planning authority subject to compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Project proponent should submit the detailed dimensions of the proposed compound wall.
3. Tidal flow of river water should not be obstructed due to proposed compound wall.
4. Waste generated during the construction phase should not be dumped in the river water and mangroves area or in CRZ areas.
5. Peep holes will be provided at certain distances to discharge water.
6. Prior High court permission should be obtained, if the proposed activity is in mangroves area or its 50 mt buffer zone area.
7. All other required permission from different statutory authorities should be obtained prior to commencement of work

**Item No.27:** **Proposed Fish processing plant by Seafresh Aquatic Exports Pvt Ltd. on plot bearing CTS No. 839 D, Survey No. 55A, Hissa No. 3, at village Rahatghar, Pethkilla, Ratnagiri. (Municipal Fishing Zone)**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

1. The proposal was considered in 75<sup>th</sup> meeting of MCZMA wherein authority after deliberation, decided to reject the proposal since it was not permissible as per the provisions of CRZ Notification, 2011.
2. The proposal was for setting up of fish processing plant on plot bearing CTS No. 839 D, Survey No. 55A, Hissa No. 3, at village Rahatghar, Pethkilla, Ratnagiri. (Municipal Fishing Zone)
3. The Ratnagiri Municipal Council remarks mentions that the land under falls in Fishing Industrial Zone of Development Plan of Ratnagiri Municipal Council.
4. As per the Ratnagiri Municipal Councils remarks and CZMP submitted by the proponent, the plot under reference falls in CRZ II and situated on landward side of existing road.
5. As per the documents submitted by the proponents, plot area – 5066.30 sq. m.
6. Proposed fish processing plant will have 2 cold storages, pre- processing Hall, packing Hall, Ante Roo, Office Block, Machine Room, R.M. receiving, Security Cabin Chill Room, Changing Room for male and female etc.





7. FSI Details of the proposal was :

- Area of plot- 5066.30 sq. m.
- Road Set back area- 306.90 sq. m.
- Net area of plot – 4759.40 sq. m.
- Permissible built up area – 4759.40 sq. m.
- proposed built up area –  
Ground Floor- 2340.26 sq. m.  
First Floor- 58.80 sq. m.  
Second Floor – 58.80 sq. m.  
Total- 2457.86 sq. m.

The project proponent presented the proposal before the Authority-

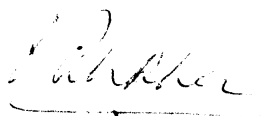
1. The site under reference falls in CRZ II and situated on landward side of existing road constructed prior to 19.2.1991
2. The site falls in “fishing zone” notified by Government of Maharashtra in 1974. Accordingly, there are fishing industries in the whole stretch. That made the proponent believes that fish processing plant would be allowed.

During the meeting, proponent submitted a request before the authority and requested the authority that at least activities such as freezing and packaging of fishes, which would also involves facilities such as office block, ante room, Machine room, Chill Room, RM receiving, security cabin, changing room( male/female) be allowed on site under reference, instead of fish processing activities. Considering the livelihood aspect of the proposal and land being CRZ II and situated on landward side of existing road prior to 1991 and falling in “fishing zone” notified even prior to 1991, the Authority consented for the activities. I sincerely acknowledge the decision of the Authority.

Accordingly, project proponent submitted a letter dated 27.4.2013 proposing the activities such as freezing, packaging of fishes, office block, ante room, Machine room, RM receiving, security cabin, changing room( male/female) on site under reference. Proposed construction to be totally in accordance with local town and country planning regulation existing and in force prior to 19.2.1991.

The Authority after deliberation decided to recommend the proposal of freezing and packaging of fishes, which would also involves facilities such as office block, ante room, Machine room, Chill Room, RM receiving, security cabin, changing room (male/female) from the CRZ point of view, subject to submission of said revised proposal from the project proponent with authentication from the concerned Municipal Council. The proposal should comply following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
3. 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:the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.
4. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.



5. Effluent treatment plant (ETP) should be installed for treatment of waste water.
6. Fish processing activities shall not be undertaken.
7. Adequate measures should be taken to avoid leakage of ammonia gas.
8. All other mandatory permissions from different statutory authorities should be obtained prior to commencement of work

**Item No. 28: Regarding building construction on CRZ affected land admeasuring 150 sq. m. & bearing S. No. (21)92, H. No. 1761 at Village Murud, Taluka Murud**

The Authority noted that the Chief Officer, Murud Janjira Municipal Council vide letter dated 19.10.2011 has forwarded a proposal for regularization of “development on plot bearing S. No. (21) 92, Hiss No. 1B, S. S. No. 1761 (area- 150 Sqmt ) at village Murud, Tal- Murud, Dist- Raigad”

It was noted from the Chief Officer, Ratnagiri District letter that-

1. The land under reference is in CRZ II, as per approved CZMP under CRZ Notification, 1991. It is situated on landward side of existing road.
2. The construction of building is complete on land under reference.
3. Murud Janjira Municipal Council has given construction permission to the said development on 1999. Accordingly, the construction is complete. Further, the building got the Occupation Certificate (OC) from the Murud Janjira Municipal Council on 2000.

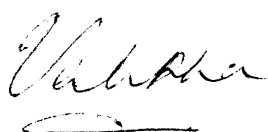
The Authority discussed that the responsibility of examining the CRZ proposal and recommending them from CRZ point view was with MCZMA from 4.1.2002. The said construction under reference of building has CC and OC prior to year 2000.

In light of above, the Authority after discussion and deliberation decided that the proposal needs no CRZ recommendation from the MCZMA.

**Item No. 29: Proposal for residential complex Kohinoor Heritage at survey no. 121 Hissa No. 4/1, CTS No. 993, Village Zadgaon, Taluka & Dist- Ratnagiri**

The project proponent presented the proposal before the Authority. The Authority noted that the matter was considered in the 78<sup>th</sup> meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 3<sup>rd</sup> November, 2012, wherein the Authority noted the following proposal details-

<b>Proposal Details:</b>	The proposed construction is development of residential building comprising of Stilt + upper 4 floors for residential use.
<b>Location of the Project:</b>	Survey no. 121 Hissa No. 4/1, CTS No. 993, Village Zadgaon, Taluka & Dist- Ratnagiri.
<b>Proposal Category:</b>	New Development
<b>CRZ Category of the proposed site:</b>	CRZ-II Landward side of existing road Prior to 19.02.1991
<b>DP Remarks, Zone- Proposed Use-</b>	Residential Zone. Land use at present is for Agricultural use



	Residential.
<b>FSI Details as per stringent DCR, Permissible FSI:</b>	0.75
<b>Area Details as per stringent DCR,</b>	
1) Total area of the Plot No.1:	1) 1587.74sqmt
• As per 7/12:	• 4210.00sqmt
• As per property card:	• 4632.90sqmt
2) Permissible built up area as per stringent DCR-	2) 1190.81sqmt
3) Area of proposed road as shown in plan-	3) 183.10sqmt
4) Additional FSI of 20% on payment of premium( $1190.81 \times 0.20$ )-	4) 238.16sqmt
5) Total permissible built up area ( $1190.81 + 238.16$ )-	5) 1428.97sqmt
6) Total permissible built up area + Area under road-	6) 1612.07sqmt
7) Total built up area-	7) 1612.07sqmt
<b>Permissibility of the height:</b>	12m

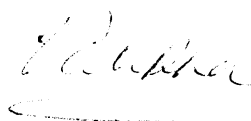
It was noted that in 78<sup>th</sup> meeting of MCZMA it was decided to direct the project proponent to submit the Non Agricultural (NA) certificate for land under reference and revert.

It was further noted that, the Project proponent has forwarded the Collector's, (Ratnagiri District) letter dated 09.01.2013 in the subjected matter.

The collector, Ratnagiri District vide his letter dated 09.01.2013 has informed that, the proposal for Non Agricultural (NA) NOC on plot bearing S. No. 121, Hissa No. 4/1, C.S No. 993, village Zadgaon, Ratnagiri has been received. However, NOC from the Maharashtra Coastal Zone Management Authority (MCZMA) is mandatory for issuing Non Agricultural (NA) NOC.

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concern planning authority subject to strict compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
3. 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:the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.
4. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.



5. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

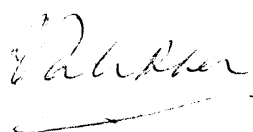
**Item No.30: CRZ permission for reconstruction of building on land bearing C.T.S.No. 2107 area 126 sq.mts. at Mouje Murud, Tal.Murud**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

<b>Proposal Details:</b>	As per the Murud - Janjira Municipal Council letter dated 3.1.2013, The proposal for redevelopment on property bearing C.T.S. No. 2107, Murud, Dist. Raigad.
<b>Location of the Project:</b>	Property bearing C.T.S. No. 2107, Murud, Dist. Raigad.
<b>Proposal Category:</b>	Redevelopment
<b>CRZ Category of the proposed site:</b>	As per the approved CZMP, The plot is in CRZ II Landward side of existing road prior to 1991.
<b>DP Remarks,</b> a. <b>Zone:</b> b. <b>Proposed Use:</b>	As per the Development Plan, Residential Zone Residential use
<b>Area Details,</b> a) <b>Total area of plot:</b> b) <b>Permissible FSI</b> c) <b>Permissible built up area/floor:</b> d) <b>Proposed built up area/floor:</b> e) <b>Total built up area:</b>	As per the layout plan submitted by PP, a) 126.00sqmt b) 1.8 c) 94.50sqmt d) 77.31sqmt e) 154.62sqmt

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concern planning authority subject to strict compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The concerned planning authority should ensure that there is no change of present use for the proposed redevelopment of existing authorized building.
4. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 19.2.1991
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.



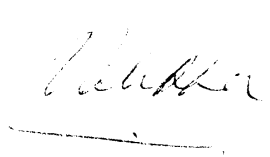
**Item No.31: Proposed Guest House construction on S.No.223, H.No.6-A at Shriwardhan, District Raigad**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

1	<b>Proposal Details:</b>	As per layout plan submitted by the proponent, proposed construction comprising of Ground + 1 <sup>st</sup> Floor on vacant land.
2	<b>Location of the Project:</b>	Survey No. 223 / 6-A, at Shriwardhan, Dist. Raigad.
3	<b>Proposal Category:</b>	Guest House.
4	<b>CRZ Category of the proposed site:</b>	As per CZMP, said land falls in CRZ – II, Block – 1 and situated on landward side of existing Jivna Road.
5	<b>DP Remarks,</b> a) <b>Zone:</b>  b) <b>Existing Use:</b>  c) <b>Proposed Use:</b>	As per Shriwardhan Municipal Council remarks dt. 5.1.2013, the land under the reference situated in residential zone as per Development Plan (1985) of Shriwardhan.  Vacant Land  Guest house.
6	<b>DCR Applicable:</b>	DCR as on 19.02.1991
7	<b>FSI Details,</b> h) <b>Permissible FSI:</b>	1.00
8	<b>Area Details,</b> 1. Area of plot – 2. Proposed Built up area – Ground floor – First floor – 3. Total proposed BUA –	As per layout plan submitted by Project proponent ; 2500 Sq.mtr.  294.47 Sq.mtr. 294.47 Sq.mtr. 588.94 Sq.mtr.

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concern planning authority subject to strict compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
3. 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



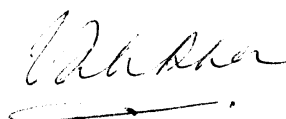
permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road: the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.

4. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 32: CRZ permission for reconstruction of residential house on CTS No. 131, at Alibag, Dist. Raigad**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

Sr.No.	Particulars	Details
1	<b>Proposal Details:</b>	As per Alibag Municipal Council remarks dt. 7.2.2013, proposed reconstruction of residential house comprising of Stilt + Ground floor + First floor by demolishing existing structure.
2	<b>Location of the Project:</b>	C.T.S. No. 131, Alibag, Taluka – Alibag, Dist. Raigad.
3	<b>Proposal Category:</b>	As per lay out plan, proposed building is for residential purpose.
4	<b>CRZ Category of the proposed site:</b>	As per CZMP, proposed site falls in CRZ – II.
5	<b>DP Remarks,</b> a) <b>Zone:</b>  b) <b>Reservation:</b>  c) <b>Existing Use:</b>  d) <b>Proposed Use:</b>	The said area falls in densely populated area as per amended section 37 of Maharashtra Regional and Town Planning, 1966.  According to sanctioned Development Plan of Alibag city, the plot under reference was reserved for residential purpose as on 19.2.1991.  Residential  Residential
6	<b>DCR Applicable:</b>	DCR as on 19.02.1991
7	<b>FSI Details,</b> i) <b>Permissible FSI:</b>	1.00
8	<b>Area Details,</b> 4. Area of plot – 5. Proposed Built up area – Ground floor –	As per layout plan submitted by Project proponent ;  138.80 Sq.mtr.  10.22 Sq.mtr.



	First floor –	53.45 Sq.mtr.
	Second floor –	53.45 Sq.mtr.
6.	Total proposed BUA –	117.12 Sq.mtr.
7.	Balanced area –	21.68 Sq.mtr.
8.	Total height of building –	8.35 mtr.

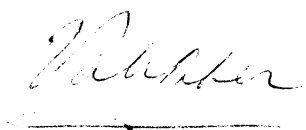
The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concern planning authority subject to strict compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The concerned planning authority should ensure that there is no change of present use for the proposed redevelopment of existing authorized building.
4. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 19.2.1991
6. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No.33: Proposed construction on land bearing S. No. 29A/1, plot No. 132, MHADA Colony, Tal- Alibag, Dist-Raigad**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

1	<b>Proposal Category</b>	Construction of residential building in CRZ –II
2	<b>Location of the Project</b>	land bearing S. No. 29A/1, plot No. 132, MHADA Colony, Tal- Alibag, Dist-Raigad
3	<b>Proposal Details</b>	The proposal is for construction of residential building comprises of ground + 1 upper floor on land bearing S. No. 29A/1, plot No. 132, MHADA Colony, Tal- Alibag, Dist-Raigad.
4	<b>Details of the project site,</b> a) CRZ Category b) Project site	The CZMP of Alibag Municipal Council area and Alibag Municipal Council letter dated 26.2.2012 indicates the land under reference in CRZ II and landward side of existing road.
5	<b>DP Remarks, Zone</b>	Alibag Municipal Council mentions, as per sanctioned Development Plan the land under consideration is reserved for Stadium, However in the year 1986 as per MRTP Act 1966 the land under consideration is included in residential zon
6	<b>FSI Details</b>	As per the layout plan submitted by Project Proponent, 1. Total area of the plot = 72.00 Sq.mtr. 2. Permissible FSI = 1 3. Permissible built up area = 72.00 Sq.mtr. 4. Total proposed built up area = 72.00 Sq.mtr.



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The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concern planning authority subject to strict compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
3. 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: the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.
4. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 34: CRZ Status of plot bearing survey No. 356/7B of Maouje Gavan, Tal- Panvel, Dist- Raigad**

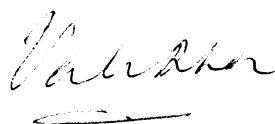
The project proponent presented the proposal before the Authority. The Authority noted the followings-

1. M/s. Robo Silicon Pvt. Ltd. Vide letter dated 23.11.2012 requesting to provide CRZ Status of plot bearing survey No. 356/7B of Mouje Gavan, Tal- Panvel, Dist- Raigad for proposed stone crusher on the plot under reference.
1. Project Proponent submitted the Coastal Landuse Map (1:25000 scale) indicating the site under reference, which shows the site under reference does not falls in CRZ area.
2. The MCZMA vide letter dated 5.12.2012 requested the CIDCO to provide CRZ Status of the plot under reference. Accordingly, the CIDCO vide letter dated 1.1.2013 forwarded reply to MCZMA.
3. The CIDCO vide letter dated 1.1.2013 informed that, the sanctioned CZMP for Navi Mumbai is in 1:25000 scale, wherein the details survey nos. have not been shown. In view of this, requested CRZ status of the plot under reference can not be furnished.
4. However, as per the Maharashtra Remote Sensing Applications Centre (MRSAC), Mangrove statistics data available in the Department shows that, the plot bearing Survey No. 356 falls in Tidalflat / Mudflat.

The Authority after detailed discussion and deliberation decided to direct the project proponent to submit the CRZ map in 1:4000 scale superimposing site under reference, prepared by one of the agency authorized by the MoEF, New Delhi as per the provisions of CRZ Notification, 2011 and revert. Based on the said map, the Authority will take the final decision in the matter.

**Item No. 35: Expansion of Redi Port, Redi Village, Vengurla Taluk, Sindhudurg District, Maharashtra**

The project proponent presented the proposal before the Authority. The Authority noted the followings-





1. The proposal was deliberated in 78<sup>th</sup> meeting of MCZMA held on 3<sup>rd</sup> November, 2012, wherein the Authority noted the following proposal details-
  - a) The existing port at Redi village is located along the Konkan Coast in Vengurla Taluk of Sindhudurg district, Maharashtra. The site lies 85 km north of Goa and 150 km south of Ratnagiri. The Site is about 2.5 nautical miles north of Goa border.
  - b) The Redi Port Limited proposed expansion of the existing Redi port. It is to be all weather multipurpose port.
  - c) An all-weather multipurpose port is proposed to be developed in an area of 98 ha (242 acres). Out of this 98 ha, 55.5 ha of land is planned to be reclaimed for the port development purpose. Remaining 42.5 ha resemble of an elevated highland falling under survey no. 15 and 58.
  - d) The expansion of Redi Port is proposed towards 2.0 km south of the existing port.
  - e) The proposed expansion development to consist of port buildings, cargo storage area, greenbelt and infrastructure facilities. The details of the project is-

**Proposed land use break up (Phase I & Phase II)**

S. No.	Description	Area (ha)
1	Storage area	42.6
2	Buildings	7.0
3	Infrastructure	2.0
4	Green belt	13.0
5	Internal road corridor	10.0
6	Other area available for Port operations	23.4
Total		98.0

**The salient features of Port Layout are-**

Length of Northern Breakwater	Phase I – 0 m Phase II – 100 m	
Length of Northern Breakwater	Phase I – 860 m Phase II 1800 m	
	Phase I	Phase II
Rock Bund	2150 m	Phase I facility will suffice Phase II requirement.
Diameter of Turning Circle	460 m	
Depth of the Turning Circle (below CD)	(-) 14.5 m	
Number of Berths	2 Nos	3 Nos (Cumulative)
Depth of Berthing area	(-) 13.9 m	(-) 13.9 m
Dredging quantity	3.36 MCM	-
Reclamation quantity	5.5 MCM (0.93 MCM of dredged material and remaining will be sourced from borrow material.	
Dredge spoil disposal	2.43 MCM will be disposed at identified offshore dredge spoil disposal site located in (-) 25 m to (-) 30 m.	
Approach Channel		
Length	4565 m	Phase I facility will suffice Phase II requirement.
Width	165 m	
Depth	(-) 15.1 m	

**Cargo Handling Capacity in MTPA-**

Type of Cargo	Phase I	Phase II
Coal	2.40	7.50
Iron Ore	2.76	4.89

*Signature*

General Cargo	-	1.35
Total	5.16	13.74

The Authority noted the CRZ status of the land under reference-

The project site falls partly in in CRZ –I (B) and CRZ –III and the facilities falls in CRZ –IV.

As per report of the demarcation of HTL, LTL and delineation of CRZ boundaries are proposed expansion of Redi Port,

- The proposed land for development meets the CRZ –III criteria.
- The proposed port area mostly falls in CRZ –I (ii) between LTL and HTL.
- The proposed port location does not contain environmentally sensitive areas such as national parks / marine parks, sanctuaries, wildlife habitat, corals / coral reefs. It also does not include breeding and spawning grounds of fish and other marine life, area of outstanding natural beauty / historically / heritage area, area rich in genetic diversity except a small patch of mangroves in the tidal marsh area.

Authority noted that based on the decision taken 78<sup>th</sup> meeting of MCZMA wherein authority sought information on certain points; proponent vide letter dated 31.1.2013 submitted the following reply-

Present status of erosion of site under reference

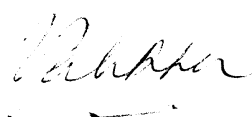
- ICMAM and INCOS ( 2009) have carried out a study using the satellite imagery to report violation of land use along the CRZ and impact of port structure on shoreline along the Indian coast. The report has consolidated information on eroding stretches along the Indian coast based on information provided by State govt. For the Redi port side, No erosion was reported for Sindhudurg district of Maharashtra
- NIO (1997) based on their studies along the coastal stretch of Redi conducted that the coastal stretch of Redi has negligible long shore sediment movement.
- It can be concluded that the study regions including the proposed Redi Coastal Stretch has negligible long shore sediment movement.

Impact of erosion due to proposed port on surrounding area.

- The modeling software GENEIS is used to examine long term shoreline change due to the proposed breakwater. The shoreline study has been carried out for the existing scenario and for the scenario including the proposed development, for a period of 10 years.
- The simulated result shows an average accretion reate of 2.5 m/year and diminishes over 600 mt to negligible level. The rate of accretion diminishes with passing years indicating that the shoreline is in the verge of stabilization. No significant erosion/ accretion in the coastal stretch towards north or south of proposed port except in the vicinity of the proposed port breakwater.

Seasonal sediment flow around the proposed port.

- The major geomorphological features along the study stretch includes headland, bay, pocket beach, wave cut cliff, rock outcrop, offshore islands, submerged bedrock and gently raising low peaked hills. The coastal stretch of Redi has negligible long shore sediment movement.
- This was based on the water sample analysis around the Redi which indicatd suspended sediment distribution at the surface ranging from 1.7 to 10.01 mg/l in the surface and 4.8 to 19.7 mg/l in the bottom. Since no new development activities have come up after the survey, it is presumed long shore sediment transport rate at the site has remained the same.
- The calculated annual net potential transport rate ( 0.502 Million cum / year ) is closely matching with value cited in the literature ( 0,529 million cum / year )



Coral reef study around the proposed site.

- The coral reefs along the Sidhudurg coast have been recorded at Vengurla Rock Island, Malvan and Angira Bank. Of these sites, corals are most abundant at Malvan and along a shallow sunken atoll on the continent shelf in the area called the Angira Bank. Eleven species of the corals have been reported. Corals are found attached on rocky substratum intertidal and sub-tidal regions. Angira Bank is a thriving coral habitat. The bottom is composed of sand, shells and coral.
- The Redi port is located at a distance of 25 km from Vengurla Rocks, 40 km from Malvan Sanctuary and 175 km from Angira Bank. It is evident that there is no presence of coral reefs near Redi port area.
- The marine environment survey was carried out in the coastal waters of Redi port expansion area in order to assess the existing status of marine environment. No coral reefs were found / recorded in any of sampling locations during marine environment analysis.
- The shallow seismic survey as well as Side Scan Sonar Survey was carried out and during the study no presence of coral reefs was found.

Impact of proposed port on surrounding fishing villages, fishing routes, local fishing activities.

- There are 8 fishing villages / fish landing centres in the study area of 10 km radius from port expansion area.
- No fishing activities is observed near coastal stretch identified for the port expansion. In the vicinity of proposed expansion area, fishing trawlers enters the sea through Keruvada creek, Terekhol river which are located > 3.0 km (along the coast) from the proposed expansion area. The movement / route being followed by the fishing trawlers / fish crafts are > 3km away from the port expansion area.
- In order to avoid any hindrance due to proposed construction and operation activities of port expansion, necessary marker buoys shall be installed around the operational areas. Interaction shall be initiated with the fishing communities about the marker buoys indicating the areas of construction and operation.

Breakwater study report

The final alignment of the breakwater is chosen based on the planning parameters, existing site conditions and form requirement of tranquility conditions that is to be maintained inside the harbour for predominant wave and wind directions prevailing at the site.

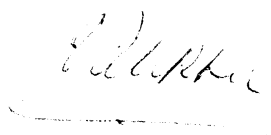
In order to ensure the tranquility inside the harbour basin from these waves, two rubble mound breakwaters are proposed – one southern breakwater of 1800 mt long and a northern breakwater of 100 mt length.

Public hearing report.

In line with the requirement of EIA Notification, 2006 (as amended) for Category A projects, public hearing was conducted at Redi Port Staff Colony, Near Jilla Parishad Purna Primary School, village Vengurla Dist- Sindudurg. For conducting public hearing, the draft EIA report was prepared in accordance to MoEF approved TOR and executive summary were submitted to MPCB. The public hearing was conducted on Sep 12, 2011 by MPCB in the presence of District Collector, Sindhudurg. (Minutes of hearing submitted)

The Authority after detailed discussion and deliberation decided to direct the project proponent to submit the following information and revert-

1. Ecological / biodiversity loss from the dredging ( clearing of waterways ) activity involved in the proposal
2. Biomass and fisheries endemism within the breakwater and reclamation area. Rate of endemism



3. Study of existence of corals
4. Rock fisheries study
5. Studies of impact on fisheries activities and action plan for its protection.
6. Action plan for control of erosion of coast
7. Details of area of reclamation

**Item No. 36: Regarding permission from CRZ point of view for the non-agricultural activity on land admeasuring 3800.00 sq. m. & bearing S.No. 439A1,A1, A1, A1, A1, A1, A1 H.No. 1/1A2, C1 & S.No. 439 1/1, A2 C2 at Village Jamsande, Taluka Devgad, District Sindhudurg**

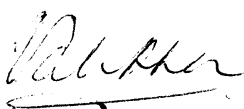
The project proponent presented the proposal before the Authority. The Authority noted that the matter was considered in the 75<sup>th</sup> and 79<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority held on 15<sup>th</sup> may, 2011 and 5<sup>th</sup> January 2013 respectively, wherein following was noted-

1. The remarks of Town planner, Sindhudurg vide dated 19.11.2011 mentions that as per the sanctioned tourism plan on 15.10.2004, plot under reference comes under Existing Urban Centre. But there is no Existing Urban Centre for Devgad, though the plot under reference is considered in T-2.and residential use of this land is allowed.
2. As per the remarks of Town Planner, Sindhudurg, the land under reference falls in CRZ-III as per the CZMP of Maharashtra approved on 27.09.1996. However, as per the coastal land-use map prepared by MRSAC, the land under reference falls in non-CRZ area. The same map has also been enclosed along with the application.
3. As per the remarks of the Town planner, Sindhudurg, the area of the plot – 3800 sq. m.
4. The land under reference is situated in the 'Critical Vulnerable Coastal Areas (CVCA)' of Maharashtra, as declared in the CRZ Notification, 2011.
5. The proposal is for the construction of residential building on plot bearing S.No. 439A1, A1, A1, A1, A1, A1, A1 H.No. 1/1A2, C1 & S.No. 439 1/1, , A2 C2 at Village Jamsande, Taluka Devgad, District- Sindhudurg
6. Proposed Construction comprises of Ground +1<sup>st</sup> Floor residential building in CRZ III area and on landward side of existing road, within the limit of Sindhudurg Municipal council.
7. The cost of the proposed project is mentioned as Rs. 4,50,00,000/-.
8. **FSI Details:**
  - Area of the plot : 4609.00 Sq.mt
  - Plot allowed to B.S.N.L. Tower: 610.00 Sq.mt
  - Net area of the plot: 3999.00 Sq.mt
  - Permissible FSI – 0.50 ( i.e. Permissible built up area – 1999.50 Sq.mt )
  - Total built up area- 1670.698 Sq.mt (i.e. BUA is within the limit of permissible FSI)
  - FSI Consumed: 0.4177

Based on the decision taken in 75<sup>th</sup> meeting of MCZMA, project proponent forwarded the remarks of the Town Planner, Sindhudurg which stipulates that **village - Jamsande, Tal – Devgad does not falls in CVCA**, hence the provisions of CVCA is not applicable to the land in the subjected proposal.

In 79<sup>th</sup> meeting of MCZMA, the Authority sought certain information from the proponent. Accordingly, the project proponent vide letter dated 22.1.2013 submitted following information-

1. Exact Distance from HTL:
  - a. To proposed residential building = 222.04 mtrs.
  - b. To existing bungalow of owner = 265.80 mtrs.



2. Details of proposed residential building:
  - a. Total built up area = 1607.69 sq.mtrs.
  - b. No. of flats / tenements = 37
  - c. No. of wings = 5 (A, B, C, D, E)
  - d. No. of building = 1
  - e. No. of floors = Ground + 1
3. FSI Details as per submitted layout plan,
  - a. Area of the plot = 4609.00 Sq.mtr
  - b. Plot allotted to BSNL Tower = 610.00 Sq.mtr
  - c. Net area of the plot = 3999.00 Sq.mtr
  - d. FSI Permissible = 0.50
  - e. Permissible floor area = 1999.50 Sq.mtr
  - f. Proposed Built up area = 1670.698 sq.mtr

The Authority observed that proposed construction falls in CRZ III area which is not in conformity with the provisions of CRZ Notification, 2011. However, considering the CRZ status of site, the Authority after detailed discussion and deliberation decided to direct the project proponent to submit the CRZ map in 1:4000 scale superimposing site under reference, prepared by one of the agency authorized by the MoEF, New Delhi as per the provisions of CRZ Notification, 2011 and revert. Based on the said map, the Authority will take the decision in the matter.

**Item No. 37: Proposed Ice factory Building on S.No. 34, Hissa No. 1, Deogad, Dist- Sindhudurg by Deodurg Machhimar Sahkari Sanstha Maryadit, Deogad.**

The project proponent presented the proposal before the Authority. The Authority noted the followings

<b>Proposal Category</b>	Construction of Ice Factory in CRZ –III
<b>Location of the Project</b>	Land bearing on S.No. 34, Hissa No. 1, Deogad, Dist- Sindhudurg
<b>Proposal Details</b>	The proposal is for permission for construction Ice factory Building comprising Ground + 1 upper floor on S.No. 34, Hissa No. 1, Deogad, Dist- Sindhudurg by Deodurg Machhimar Sahkari Sanstha Maryadit, Deogad
<b>Details of the project site, CRZ Category Project site</b>	As per CRZ map and remarks of the Town Planning and Valuation Department, Sindhudurg Branch, the land under reference falls in CRZ – III (within 100m from HTL)
<b>DP Remarks, a) Zone</b>	As per remarks of the Town Planning and Valuation Department, Sindhudurg Branch, as per revised Regional Plan for Sindhudurg District approved under Article 20.4 of MRTP Act 1966, the land under reference falls in Exclusive Tourism within Urban center & Outside Municipal Council Area (T-2).
<b>FSI Details</b>	1) Total area of the plot = 1510.00 Sq.mtr. 2) Permissible FSI = 0.5 3) Proposed Gr. Floor BUA = 300.63 Sq.mtr.

	4) Proposed First Floor BUA = 233.84 Sq.mtr. 5) Total proposed built up area = 534.47 Sq.mtr.
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The Authority after detailed deliberation decided to recommend the proposal to concerned planning authority subject to following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. The project proponent shall take all effective measures to avoid leakage of ammonia gas.
3. All other mandatory permission from different statutory authorities should be obtained prior to commencement of work

**Item No. 38: Proposed Residential Hotel building on plot no.7-A, Sector No.11, CBD, Belapur, Navi Mumbai**

The Authority noted that the matter was considered in the 77<sup>th</sup> meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 9<sup>th</sup> October, 2012, wherein the Authority noted the following proposal details-

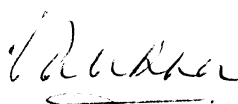
<b>Proposal Details:</b>	Development of Residential Hotel
<b>Location of the Project:</b>	Plot no.7-A, Sector No.11, CBD, Belapur, Navi Mumbai.
<b>Proposal Category:</b>	New Construction
<b>CRZ Category of the proposed site:</b>	CRZ II Landward side of existing bund Road.
<b>DP Remarks,</b> a) Zone: b) Reservation: c) Proposed Use:	a) Commercial b) Commercial c) Commercial
<b>FSI Details,</b> a. Permissible FSI: b. FSI to be proposed:	a) 2.00 b) 2.00
<b>Area Details,</b> a) Total area of the plot: b) Permissible floor area: c) Proposed floor area: d) Total built up area:	a) 5192.00sqmts b) 10384.00sqmts c) 5192.00sqmts d) 10380.32sqmts

Based on the decision taken in 77<sup>th</sup> meeting of MCZMA, Decision of the Authority in its 77<sup>th</sup> meeting

g, the Project Proponent (M/s Sunny Field Hotels Pvt. Ltd.) has submitted the CRZ map (1: 4000 scale) showing site under reference vide letter dated 15.04.2013.

The said CRZ map shows 100mt CRZ line along the Creek in accordance with CRZ Notification, 2011, as per which; the site under reference is partially falls in CRZ area.

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



**Item No. 39: Shifting of existing sewer line from plot no. R-1, Sector 40, Seawood railway Station, Nerul, Navi Mumbai**

The project proponent presented the proposal before the Authority. The Authority noted the followings-

<b>Land Details:</b>	<p>The proposal is for shifting of Sewer line from the present location i.e. Plot No. R – 1, Sector – 40, Seawoods Railway Station, Nerul, Navi Mumbai to the NMMC pump house located in Sector – 25 Nerul, Navi Mumbai.</p> <p>There is an existing Sewer line passing through the Railway embankment on the plot under reference.</p> <p>This Sewer line comes in the development of railway station as well as in the development commercial complex; therefore, there is a need to shift this sewer line.</p> <p>This shifting of existing sewer line has been approved by NMMC and the work will be executed by M/s. L&amp;T Ltd. and supervised by CIDCO.</p> <p>This plot measuring around 16.02 Ha. is allotted by CIDCO for the development of Seawoods Railway Station along with the commercial complex.</p>
<b>Proposal Details:</b>	<p>The shifting of 800 mm diameter pipeline is proposed parallel of existing pipeline will cross an existing Nallah and the length of pipeline is 375 m.</p> <p>This new Sewer line will be laid on stilted pedestal and for the same minor &amp; shallow excavation is required.</p> <p>The alignment of proposed pipeline is parallel to adjacent existing pipeline with minimum damage of existing surface and mangroves.</p>
<b>Location of the Project:</b>	Shifting of Sewer line from the present location i.e. Plot No. R – 1, Sector – 40, Seawoods Railway Station, Nerul, Navi Mumbai to the NMMC pump house located in Sector – 25 Nerul, Navi Mumbai.
<b>Existing Structure Details:</b>	The shifting of 800 mm diameter pipeline is proposed parallel of existing pipeline will cross an existing Nallah and the length of pipeline is 375 m.
<b>CRZ Category of the proposed site:</b>	As per CIDCO remarks dt. 4.2.2013, proposed route of pipeline does not come under CRZ area according to CZMP. However, few mangroves are observed adjacent to route of sewer line.
<b>DP Remarks, b) Zone:</b>	As per CIDCO remarks dt. 22.2.2013, Nerul Node is predominantly residential zone.

c) Existing Use:	Sewerage line
d) Proposed Use:	Sewerage line.

The Authority after discussion decided to issue CRZ NOC to the proposal subject to following conditions-

1. The proposed sewerage line should not dispose the untreated sewage in CRZ area.
2. The debris shall not be disposed in CRZ area.
3. Prior High court permission should be obtained as per High court order dated 27.1.2010, if the construction activity is in mangroves area or its 50 mt buffer zone area.
4. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No. 40:** CRZ clearance for the proposed Residential Building, Service Apartment and Hotel at Gothivali village S.Nos.17,22/2, 22/4,4/1, 28/1, 29, 30, 31, 32, 33, 34, 35, 45, 49, 98, 99, 100, 112,131 & Talavali village S.No.49, Navi Mumbai- Reliance Corporate IT Park Limited

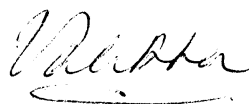
The project proponent presented the proposal before the Authority . The Authority noted the followings-

1. The NMMC letter mentions that as per the sanction Development Plan of Navi Mumbai Municipal Corporation, the plot under reference is in residential zone.
2. The NMMC vide their letter dated 05.12.2012 mentioned that as per the approved CZMP of Navi Mumbai Municipal Corporation, the plot falls partly in CRZ II and situated on landward side of existing bund road.
3. The total area of plot is 87,323.00sqmt
4. The proposal has got earlier C.C dated 04.06.2012 by NMMC for the plot area which is outside the CRZ-II limit. Now, the development is proposed on CRZ-II portion of plot, hence, now amended development permission is proposed.
5. In the Form I, submitted by the project proponent mentioned that, the proposal is for the development of Hotel, Service Apartments and Residential building by demolishing existing structure.
6. The proposed construction is development of residential building consists of Hotel, Service Apartments and Residential Building.

	No. of Podia	No. of Building	Configuration of the Building
Hotel	2	1	Ground + 3 upper floor
Service Apartments	1	1	Ground + 8 upper floor
Residential Buildings	1	5	Ground + 28 upper floor

The Authority noted the FSI Details as per the layout plan,

- 1) Total area of plot – 87,323.00sqmt





- 2) Permissible FSI – 1.00
- 3) The gross built up area (including FSI and non FSI areas) of the proposed development – 149169.597sqmt
- 4) Total permissible FSI – 1.5 (as per DCR no. 38.1.ii)
- 5) Present permissible FSI – 1.00
- 6) Present permissible FSI area – 87.323.00sqmt
- 7) Total proposed Hotel FSI area – 17543.864sqmt
- 8) Total proposed Residential FSI area – 51827.656sqmt
- 9) Total proposed Service apartment FSI area – 17950.480sqmt
- 10) Total proposed FSI area – 87322.00sqmt

After detailed discussion and deliberation, the Authority decided to seek following information from the project proponent and revert-

1. Whether any construction activity is going on site under reference. If yes, then status of the ongoing construction activities in CRZ area.
2. List of proposed activity in CRZ and Non CRZ area.
3. Existing use Vs proposed use of the activities proposed in CRZ area.
4. CRZ status of restaurant / Hotel on land under reference,

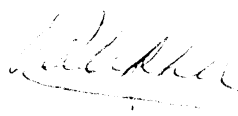
**Table Item 1 :                      Proposed reconstruction of vegetable market on S. No. A (112) 141 Hissa No. 1, C.T.S. No. 2058, 2059, Murud – Janjira Municipal Council**

The Murud – Janjira Municipal Council officials presented the proposal before the Authority. The Authority noted the followings-

1. The Murud – Janjira Municipal Council mentions that, as per revised sanctioned Development Plan, the said land is reserved for Vegetable Market (Reservation No. 34).
2. The Murud – Janjira Municipal Council mentions that, as per CZMP of Murud City, the plot under the reference falls in CRZ – II and situated on landward side of existing road which is prior to 1991.
3. Proposed construction is for vegetable market by demolition of existing vegetable market on S. No. A (112) 141 Hissa No. 1, C.T.S. No. 2058, 2059 in the premises of Murud – Janjira Municipal Council.
4. As per layout submitted by project proponent, the proposed building comprising of Parking floor + Stilt floor + First floor + Terrace floor in the area of 490 Sq.mtr.

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concerned Planning Authority subject to strict compliance of the following conditions-

1. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The concerned Planning Authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations as on 19.2.1991.
4. Demolition and construction waste should be disposed as per Municipal Solid Waste (Management & Handling Rules), 2000.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.



**Table Item 2: Complaint received by the MCZMA regarding CRZ violation at Kanjur Dumping site**

The Authority took the cognizance of the complaint dated 19.4.2013 emailed by Stalin D regarding the violation of CRZ norms in the Kanjur Dumping site. After discussion, the site visit was proposed by a sub-committee comprising the members - Dr. M.Baba, Expert Member, MCZMA; Prof. M.C. Deo, Expert Member, MCZMA; Shri. Ajay T. Fulmali, Member Secretary, MCZMA; Mr.Pravin Patil, incharge SRO, MPCB, Mumbai; Dy. Chief Engineer on 27<sup>th</sup> April, 2013 at 11.00 am at Kanjur Dumping site,

**Annexure-I**

- 1) The Commissioner, Fisheries Department, Government of Maharashtra
- 2) Dr. M. Baba, Former Director, Center for Earth Science Studies, Thiruvanthapuram
- 3) Dr. Baban Ingole, Scientist G, National Institute of Oceanography, Goa
- 4) Dr. M.C. Deo, Civil Engineering Department, IIT Bombay, Powai, Mumbai
- 5) Dr. Sushanta Chakraborty, Central Institute of Fishery Education, Mumbai
- 6) Dr. Mahesh Shindikar, Applied Science Department, College of Engineering, Pune
- 7) Mr. Ajay T. Fulmali, Member Secretary, MCZMA

