

**MINUTES OF THE 98th MEETING OF MAHARASHTRA COASTAL ZONE
MANAGEMENT AUTHORITY (MCZMA) HELD ON 31st JANUARY, 2015**

Ninety Eight (98th) meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment), GoM on 31st January, 2015 at 10.30 am at Sachivalay Gymkhana, Mumbai.

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

Item No.1: Proposed setting up 1220MW of Gas based Power Plant at Uran Dist. Raigad

The Authority decided to defer the matter.

Item No.2: Improvement of water supply for slum in MbPT areas situated at New Tank Bunder Road, Coal Bunder, Lakhri Bunder and Darukhana, Mazgaon in "E ward".

Project proponent was absent for the meeting. Hence, the Authority decided to defer the matter.

Item No.3: Proposed widening of existing container road towards east side from "Y" junction to North Gate Complex in JN Port

Representatives from JNPT, Uran presented the proposal that the proposal is for proposed widening of existing container road towards east side from "Y" junction to North Gate Complex in JN Port. As per typical cross section of road, the length of road to be widened is 23.5m towards east side from "Y" Junction to North Gate Complex in JN Port. As per typical cross section of road, the length of road to be widened is 23.5m towards east side from "Y" Junction to North Gate Complex in JN Port. Site under reference falls in CRZ I (ii). There are some sparse mangroves areas in the alignment. Area of proposed site- 150000m² Approx.

The Authority noted that the existing container road was a part of approved CZMP of JNPT. Now, the widening of the road is proposed. It was further noted that as per para 8,I.CRZ I(ii) (g) of CRZ Notification, 2011 construction of road on stilt without affecting tidal flow of water in the areas between LTL & HTL which are not ecological sensitive areas with necessary safety measures is permissible activity.

The Authority observed that the widening of the existing road is port related activity. The Authority after detailed discussion and deliberation decided to recommend the proposal to SEIAA from CRZ point of view in the light of CRZ Notification, 2011 as amended on 28th Nov, 2014 subject to compliance of following conditions:

1. The proposed activity should be as per the provisions of CRZ Notification, 2011 as amended from time to time.
2. During construction phase, minimum barest mangroves be cleared, for which, Prior permission from High Court of Mumbai should be obtained by JNPT in WP No. 3246/2004 & PIL 87/2006 for clearing of mangroves for widening of road on stilts.
3. Mangrove re-plantation plan should be implemented by JNPT.


Chairman


Member Secretary

4. Natural course of creek water should not be hampered due to proposed activities.
5. Debris should not be dumped into the CRZ area and mangroves & its 50 m buffer zone area.
6. No labor camp, machineries and material storage is allowed in CRZ area and mangroves & its 50 m buffer zone area. It should also be ensured that the waste water from these entities should not be released into the coastal water body.
7. The widening of road activity is allowed on stilt.
8. There should not be disposal of untreated sewage in coastal water body
9. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of all the above conditions shall be ensured by concerned Project Manager, JNPT by name

Item No.4: Reconstruction for development of Training Centre for Scuba Diving Awareness on plot bearing S. No. 59, 60, at mauje Tarkarli, Ta. Malvan, Dist. Sindhudurg by MTDC.

Minutes of the item is independently confirmed & signed.

Item No.5: Proposed construction of Anti-Sea Erosion Bunds at Thane, Sindhudurg Districts by Maharashtra Maritime Board (5 proposals)

Maharashtra Maritime Board (MMB) officials requested the Authority to defer the matter. Accordingly, the matter was deferred.

Item No.6: Proposed residential building on plot bearing CTS No.1056, Plot No. 175 of village Pahadi Goregaon (W), at Bangur Nagar, Goregaon(W), Mumbai by M/s. Manish Karnik & Associates

The Project proponent presented the proposal before the Authority. The Authority noted the following:

1. The proposal is for residential building on plot bearing CTS No.1056, Plot No. 175 of village Pahadi Goregaon (W), at Bangur Nagar, Mumbai. MCGM vide letter dated 30.12.2013 forwarded the proposal to MCZMA.
2. The proposed residential building comprises of stilt for car parking + 1st to 5th upper floors with height of 17.55 m on plot under reference.
3. The MCGM letter dated 30.12.2013 mentions that, as per sanctioned Development Plan of 1967, the plot under reference is situated in Residential Zone. As per revised DP remarks, the land is situated in District Commercial Zone.
4. As per MCGM letter dated 30.12.2013, As per CZMP of Mumbai, the plot under reference falls in CRZ II. The plot under reference is on landward side of 27.45 m wide proposed CZMP road on West Side. A.E. (Maint)P/South ward, MCGM mentioned, the plot under reference is on landward side of 30' wide existing road. The said road is maintained by


Chairman


Member Secretary

MCGM & reflected in layout plan dated 11.6.1968 on west side. Also, the development of the plot under reference is landward side of 18.30 mt wide DP road on North side.

5. FSI details, as per plans submitted with IOD dated 28.11.2013-

- Total plot area – 688.90 Sqm
- Permissible FSI- 1.00
- Permissible floor area – 688.90 Sqm
- Proposed Built up area – 687.05 Sqm
- Excess balcony area taken in FSI – 1.05 Sqm
- Total BUA Proposed – 688.10 Sqm

The Authority noted that the MCZMA vide letter dated 28.4.2014 requested MCGM and PP to submit certain information. PP submitted its reply on 30.12.2014 to MCZMA.

The Authority noted that the proposal is in accordance with para 8.II. CRZ II (i) & (ii) of CRZ Notification, 2011 wherein town & country planning regulations as existing as on 19.2.1991 are applicable.

In the light of above, the Authority after deliberations 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 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 from 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, 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, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
6. MCGM should ensure that there shall not be any construction in mangroves or its 50 m buffer zone area.
7. Debris generated during construction activity should not be dumped into the creek water.
8. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by the concerned Chief Engineer, MCGM


Chairman


Member Secretary

Item No.7: Proposed fencing security wall around complex to prevent attacks from terrorists from seaside on the lands held by M/s. Pan India Paryatan Pvt. Ltd

Project proponent (M/s. Pan India Paryatan Pvt. Ltd) presented that the proposal is for erecting fencing security wall having 9" thickness and 8 feet height with 2 feet further barb wire fencing around complex to prevent attacks from terrorists from seaside on the lands held by M/s. Pan India Paryatan Pvt. Ltd. There will be total 9 guard towers raised for the protection purpose along the total wall length. PP mentions that, Sr. Police Inspector, Gorai Police Station has been reminding time to time for taking all the necessary security measures to prevent attack on land from terrorist.

The Authority observed that the concerned planning Authority is yet to accord approval.

The Authority discussed the proposal and directed the PP to submit the approval of the concerned planning Authority for the boundary of the proposed fencing wall.

Item No.8: Proposed Deepening of existing Rain Water Harvesting Scheme on plot bearing Survey No. 219, 220/1, 222, 225/1, 223/1, 225/4, 224/2/1, 223/4, 227/2, 220/2, 220/3, 225/2, 225/3, 223/2, 223/5, 223/6, 223/7, 221/3, 221/6, 268 at Essel world, Gorai village, Taluka Borivali, Mumbai by M/s. Pan India Paryatan Pvt. Ltd

Project proponent (M/s. Pan India Paryatan Pvt. Ltd) presented that the proposal is for deepening of existing recharge pits as a rainwater harvesting scheme on Survey No. 219, 220, 221, 222, 223, 225 and 268 at Essel World, Gorai, Taluka Borivali, Mumbai.

PP further presented that existing recharge pits (ponds) are constructed in the year 1988 after obtaining approval from MCGM. Now, deepening of these existing recharge pits from 1 m depth to 5 m depth is proposed. No increase in surface area is involved in the project.

The Authority discussed the impact of the deepening of existing recharge pits on mangroves present in the vicinity of the land under reference. Authority expressed that deepening of recharge pits should not reduce the fresh water supply to mangroves vegetation.

PP vide letter dated 31.1.2015 submitted the following details regarding deepening of existing rainwater harvesting ponds:

	Area (Sqm)	Existing Dept (m)	Storage Capacity of Existing pond (cu.m)	Enhanced Depth (m)	Enhanced Capacity of Existing pond(Cu.m)
Pond 1	18542	10	185420	10	185420
pond 2	12337	0.6	7402	5	61685
pond 3	5995	0.6	3597	5	29975
pond 4	3274	0.6	1964	5	16370
pond 5	3025	5	15125	5	15125
Total			213508		308575


Chairman


Member Secretary

Authority observed that there is no increase in capacity on existing rainwater harvesting pond nos.. 1 & 5

The Authority after detailed deliberation and discussion decided to recommend the proposal from CRZ point of view to SEIAA, in the light of amended notification dated 28th Nov, 2014 subject to strict compliance of following conditions:

1. The proposed activity 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 from time to time.
2. This recommendation from CRZ point of view is only for deepening of existing rainwater harvesting ponds from existing storage capacity of 213508 Cu.m to proposed storage capacity of 308575 Cu.m .
3. No new recharge pits are allowed. Concerned planning Authority should ensure the same.
4. PP should ensure that trapping of extra water due to deepening of recharge pits should not lessen the fresh water availability to mangroves vegetation.
5. There should not be destruction / degradation of mangroves due to proposed deepening activity of existing rainwater harvesting ponds. Concerned Vice President of the company shall be personally held responsible if mangroves are affected due to proposed activity
6. Excavated soil should not be dumped in the CRZ area. It should be disposed in a scientific manner.
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above said conditions should be ensured by the Concerned Chief Engineer of the planning Authority.

Item No.9: Proposed redevelopment of property bearing F.P. No. 732, TPS-III, Mahim Division, situated at 9, Lohar Chawl Street, Mahim, G/ North Ward, Mumbai by M/s. Abid Rizvi & Associates

Project proponent (PP) presented that the proposal is for redevelopment of property bearing F.P. No. 732, TPS-III, Mahim Division, Mahim, G/ North Ward, Mumbai. PP further presented that the plot is fronting to Mahim Bay.

The Authority after discussion decided to direct the PP to submit the CRZ map in 1:4000 scale & report along with conclusion prepared by one of the agency authorized by MoEF and other related documents in order to seek the CRZ status of plot under reference as per provisions of CRZ Notification, 2011. Said CRZ map prepared by MoEF authorized agency should also indicate the HTL as per the approved CZMP of the Mumbai.

The Authority decided not to consider current proposal in the present format for discussion.


Chairman


Member Secretary

Item No.10: Proposed repairs amounting to reconstruction of existing bank office building on land bearing C.S. No. 305 of Fort Division Ward no. A-2097, 249-51 situated at Perin Nariman Street, Fort, Mumbai by M/s. Abhyudaya Co-operative Bank Ltd

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal involves repairs amounting to reconstruction of Ground + four and part fifth upper floor as existing, for the use of the Bank Office on land bearing C.S. No. 305 of Fort Division Ward no. A-2097, 249-51 situated at Perin Nariman Street, Fort, Mumbai.. MCGM vide letter date 18.10.2014 forwarded the proposal to MCZMA.
2. The building is proposed to be reconstructed exactly as it is existing. No change in floor plate / planning / height and user is proposed, except a lift within the building line and counted in FSI at all floors.
3. The proposal is under the category of repairs amounting to reconstruction and is as per circular dated 15.5.1996. The reconstruction is for dilapidated buildings on the same foot print for the same height of building in "as is where is" basis. No extra FSI is permitted.
4. In instant case, the foot print of existing plinth of building is retained. The proposal is of reconstruction with change in material along with addition of lift and ATM within plinth area.
5. MCGM has granted IOD on 3.9.2013 for the project. Proposed BUA is 509.64 sq.m.
6. MCGM letter dated 18.10.2014 mentions that, The plot under reference is in residential zone as per DP 1967 as well as per revised sanctioned DP 1991 and is not under any reservation as per both of these development plans.
7. The plot under reference falls in CRZ II area. The proponent has submitted the CRZ map in 1:4000 scale (November, 2012) prepared by IRS, Chennai (MoEF authorized agency) showing plot under reference. As per the said CRZ, the plot falls in 500 m from HTL. The CRZ map also 100m & 150 m line from HTL.

The Authority noted that MCGM vide letter dated 18.10.2014 mentions that the proposal is under the category of repairs amounting to reconstruction and is as per circular dated 15.5.1996. The Authority noted the proposal is of reconstruction of existing authorize structure wherein the town and country planning regulations as on 19.2.1991 is applicable, as per para 8.II. CRZ II. (iii) of CRZ Notification, 2011. The Authority noted that the circular of 15.5.1996 would not be applicable for the project activity.

The Authority noted that the proposal involves reconstruction of existing authorized buildings and as per para 8.II. CRZ II (iii) of CRZ Notification, 2011 "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"

The Authority noted that the proposal could be permissible in CRZ II area in accordance with town & country planning regulations as existed as on 19.2.1991 and accordingly, building plans could be sanctioned by the concerned planning Authority. Copy of the sanctioned plans be submitted to MCZMA for information.


Chairman


Member Secretary

The Authority after detailed discussion and deliberation decide to recommend the proposal from CRZ point of view to concerned planning Authority subject to submission of sanctioned plans as per town & country planning regulations as existed as on 19.2.1991 by PP and subject to strict compliance of following conditions:

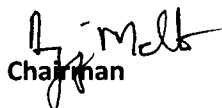
1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use
3. The concerned Planning authority should ensure that FSI, 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, if any, are strictly as per the provisions of DCR existing as on 19.2.1991
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by the concerned Chief Engineer, MCGM

Item No.11: Proposed horizontal extension to the existing school building on plot bearing CTS No. 937/A of village Juhu at Juhu Tara Road, Juhu Vile Parle (W), Mumbai 400 054 by M/s. Atul Situt & Associates

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for horizontal extension to the existing school building comprising of stilt + 1st top 2nd upper floor for proposed dormitory use in lieu of plot potential as per DCR 1967 on plot bearing CTS No. 937/A of village Juhu at Juhu Tara Road, Juhu Vile Parle (W), Mumbai. MCGM vide letter dated 31.10.2014 forwarded the proposal to MCZMA.
2. The copy of B.C.C. plans dated 1986, for existing building approved by MCGM on 28.5.1986 is submitted.
3. MCGM letter dated 31.10.2014 mentions that, the plot under reference is in residential zone as per DP 1967 as well as per revised sanctioned DP 1993 and is under designated reservation of Private Garden and vocational Center for Physically – Handicapped as per development plans.
4. MCGM letter dated 31.10.2014 mentions that, as per approved CZMP of Mumbai site under reference falls in CRZ II and is on landward side of Juhu Tara Road (in existence prior to 19.2.1991).
5. MCGM letter dated 31.10.2014 mentions that, there is old existing school building comprising of stilt + 1st + 2nd upper floor and at present no work has been commenced for the extension of building on site.
6. FSI details, as per plans submitted along with IOD dated 16.9.2013:
 - Plot area– 6715.00 Sqm.
 - Set Back Area –123.27 Sqm
 - Recreational Ground – 988.76 Sqm


Chairman


Member Secretary

- Total plot Area – 5602.97 Sqm
- Permissible FSI – 1.00
- Permissible BUA – 5602.97 Sq.m.
- Existing floor area – 3048.06 Sqm
- Proposed BUA - 419.50 Sq.m.
- Total BUA proposed – 3467.56 Sqm
- FSI Proposed to be consumed – 0.62

The Authority noted that the proposal is in accordance with para 8.II. CRZ II (i) & (ii) of CRZ Notification, 2011 wherein town & country planning regulation as existing as on 19.2.1991 is applicable.

In the light of above, the Authority after deliberations 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 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 from 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. Concerned planning Authority should ensure that no construction is allowed in private Garden.
5. The concerned Planning authority should ensure that FSI, plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
6. The MCGM should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by the concerned Chief Engineer, MCGM

Item No.12: Proposed redevelopment of residential building on plot bearing C.T.S. No. C-1255 of village Bandra, Bandra (W), Mumbai by M/s. Darvesh Properties Pvt. Ltd

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:


Chairman

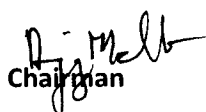

Member Secretary

1. The proposal is for redevelopment of existing dilapidated residential building on plot bearing C.T.S. No. C-1255 of village Bandra, Bandra (W), Mumbai. MCGM vide letter dated 29.10.2014 forwarded the proposal to MCZMA.
2. Proposed new building comprises of basement + stilt for parking + 1st to 10th upper floors for residential use. Municipal Commissioner, MCGM has approved various concessions for the proposed building on 30.11.2013. MCGM has issued IOD vide letter dated 28.7.2014 for the project.
3. As per MCGM letter dated 29.10.2014, the plot under reference is situated in residential zone and is not reserved for any public purpose except widening of existing road if any.
4. MCGM letter dated 29.10.2014 mentions that, as per approved CZMP of Mumbai the land under reference falls in CRZ II (within 500 m from HTL) and situated on landward side of existing Road.
5. MCGM letter dated 29.10.2014 mentions that, the existing building under reference is ground floor structure. The building under reference is in dilapidated condition as per visual inspection report of structural engineer.
6. FSI Details, as per plans approved (IOD) dated 28.7.2014:
 - Area of plot – 494.98 sqm
 - Permissible FSI – 1.00 ✓
 - Space Index Credit Available by Development Rights – 264.48 sqm
 - Permissible floors area – 759.46 sqm
 - Proposed BUA – 670.69 Sq.m.
 - Excess balcony area taken in FSI – 87.89 sqm
 - Total BUA proposed – 758.58 Sqm.
 - FSI consumed – 1.99
7. Public hearing was conducted on 9.4.2011 by MPCB as per CRZ Notification, 2011.

The Authority observed the proposal is for redevelopment of property in accordance with para 8.V. (c) of CRZ Notification, 2011 wherein the country & town planning regulations as existed as on 6.1.2011 is applicable.

The Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of 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 from time to time.
2. The concerned Planning authority should ensure that FSI, plans, height involved in the proposal is as per town and country planning regulations existing as on 6.1.2011.
3. The MCGM should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 6.1.2011.
4. 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.


Chairman


Member Secretary

5. Concerned planning Authority should ensure that there should not be violation of provisions of CRZ Notification, 2011
6. MCGM should ensure that there shall not be drawl of ground water and construction related thereto within 200 m of the HTL.
7. All other mandatory permissions from different statutory authorities should be obtained prior to the commencement of work.

Compliance of the above conditions should be ensured by the concerned Chief Engineer, MCGM

Item No.13: Proposed redevelopment of building on plot bearing CTS No. C/1526 of village Sherly at Off Carter Road, Bandra (W), Mumbai by M/s. Arch Dimension

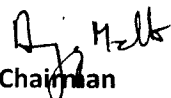
Project proponent presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for proposed redevelopment of building on plot bearing CTS No. C/1526 of village Sherly at Off Carter Road, Bandra (W), Mumbai. MCGM vide letter dated 12.11.2014 submitted the proposal to MCZMA.
2. Proposed building comprises of Ground + 2 upper floor for residential use. Municipal Commissioner, MCGM has approved various concessions for the proposed building on 7.4.2014. MCGM has issued IOD vide letter dated 25.6.2014 for the project.
3. As per MCGM letter dated 12.11.2014, the plot under reference is situated in residential zone and was not reserved for any public purpose in DP 1966. The user of residential was permissible as per landuse and zoning as on 19.2.1991.
4. MCGM letter dated 12.11.2014 mentions that as per approved CZMP of Mumbai the land under reference falls in CRZ II (within 500 m from HTL).
5. As per MCGM letter dated 22.8.2007 existing house prior to 1961- 62.
6. FSI Details, as per plans approved (IOD) by MCGM on 25.6.2014,
 - Area of plot – 112.00 sqm
 - FSI Permissible – 1
 - Permissible Floor Area- 112.00 sqm
 - Proposed BUA – 110.91 sq.m.

Authority noted that the Urban Development department has issued No Objection certificate for proposed redevelopment on 8.1.2008. PP however, stated that CC for the project is not yet received from MCGM. Authority directed PP to submit the clarification from MCGM whether CC is issued to the project.

The Authority noted that the proposal is in accordance with para 8.II. CRZ II (iii) of CRZ Notification, 2011 wherein town & country planning regulation as existing as on 19.2.1991 is applicable.

The Authority after deliberation decided to recommend the proposal to concerned planning authority from CRZ point of view subject to submission of clarification from MCGM that CC is not issued for the project and subject to strict compliance of the following conditions:


Chairman


Member Secretary

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 from 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 the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
4. The MCGM should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by the concerned Chief Engineer, MCGM

Item No.14: Proposed redevelopment on plot bearing C.S. No. 2C/738 of Malbar – Cumbala Hill Division, Building No. 8, bearing Cess Bo. D-34951(10B), at M.L. Dahanukar Marg, Mumbai by M/s. Windsor Residency Private Ltd

Project proponent presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for redevelopment on plot bearing C.S. No. 2C/738 of Malbar – Cumbala Hill Division, Building No. 8, bearing Cess No. D-34951(10B), at M.L. Dahanukar Marg, Mumbai. MCGM vide letter dated 11.11.2014 forwarded the proposal to MCZMA.
2. Proposed new residential building comprises of 2 basements + Ground floor + 1st to 8th upper floors for residential use.
3. Municipal Commissioner, MCGM has approved various concessions for the proposed building on 15.8.2014. MCGM has issued IOD vide letter dated 5.9.2014 for the project. The developer has not proposed any construction in the CRZ area, only the FSI of the same is used as in the approved plans.
4. MHADA vide letter dated 19.1.2013 issued No Objection Certificate for redevelopment with FSI 3.00 for portion of property do not fall under CRZ and FSI 2.50 for the land admeasuring 8.90 sqm which falls under CRZ area.
5. As per MCGM letter dated 11.11.2014, the plot under reference is situated in residential zone as per 1967 DP as well as in revised DP 1993 and is not under any reservation as per both of the development plans.
6. The user of residential was permissible as per land use and zoning as on 19.2.1991 as well as on 6.1.2011.
7. MCGM letter dated 11.11.2014 mentions that, as per approved CZMP of Mumbai the land under reference partly falls in CRZ II (within 500 m from HTL) & partly falls in non CRZ area and situated on landward side of existing Dr. Gopalrao Deshmukh Marg. A very small corner of the property admeasuring 8.90 sqm is falls in CRZ –II area.
8. MCGM letter dated 7.11.2007 mentions that, the property bearing D Ward No. D-3495(10B) situated at 8, Carmichael Road under Category A (Residential / Non – Residential) Cessed Building.
9. FSI Details, as per plans approved (IOD) dated 5.9.2014:


Chairman


Member Secretary

- Area of plot – 1623.76 sqm
- Deduction for CRZ area- 8.90 Sqm
- Net Plot Area – 1614.86 sqm
- FSI Permissible as per MHADA – 3.00
- Permissible Floor Area- 4844.58 sqm
- CRZ area (8.90 X 2.5) – 22.25 sqm
- Total Permissible BUA -4866.83 sqm
- Proposed BUA – 4865.61 sq.m.

10. Public hearing was conducted on 2.7.2013 by MPCB as per CRZ Notification, 2011.

The Authority noted that PP has submitted the CRZ map in 1:4000 scale superimposing the plot under reference prepared by one of the agency authorized by MoEF.

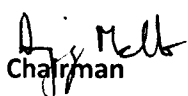
Authority noted that the report of IRS, Chennai does not mention as to whether HTL demarcated by the IRS as per CRZ Notification, 2011 corresponds to HTL of approved CZMP. PP need to submit the same through IRS, Chennai.

The Authority observed the proposal is for redevelopment of property in CRZ portion of plot in accordance with para 8.V. (c) of CRZ Notification, 2011 wherein the country & town planning regulations as existed as on 6.1.2011 is applicable.

The Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to submission of clarification by PP through IRS that HTL demarcated by the IRS as per CRZ Notification, 2011 corresponds to HTL of approved CZMP and strict compliance of 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 from time to time.
2. This CRZ recommendation is only for construction on CRZ portion of plot.
3. The concerned Planning authority should ensure that for CRZ portion of plot under reference FSI, plans, height involved in the proposal is as per town and country planning regulations existing as on 6.1.2011.
4. The MCGM should ensure that for CRZ portion of plot under reference, FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 6.1.2011.
5. Project proponent should implement green initiatives such rainwater harvesting system for ground water recharge, solar panel for generation of renewable energy for captive consumption.
6. Concerned planning Authority should ensure that there should not be violation of provisions of CRZ Notification, 2011
7. All other mandatory permissions from different statutory authorities should be obtained prior to the commencement of work.

Compliance of the above conditions should be ensured by the concerned Chief Engineer, MCGM


Chairman


Member Secretary

Item No.15: Proposed redevelopment of existing bungalow known as Prabhat Villa, situated on plot No. 30A/4, TPS II Santacruz, bearing CTS No. 1039/2 of village Juhu, Juhu Tara Road, Santacruz (W), Mumbai by M/s. Shilp Associates

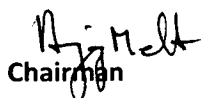
Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for redevelopment of existing bungalow known as Prabhat Villa, situated on plot No. 30A/4, TPS II Santacruz, bearing CTS No. 1039/2 of village Juhu, Juhu Tara Road, Santacruz (W), Mumbai. MCGM vide letter dated 18.11.2014 to MCZMA.
2. Proposed new residential building comprises of basements + stilt for parking + 1st to 5th upper floors on land under reference.
3. Municipal Commissioner, MCGM has approved various concessions for the proposed building on 16.9.2013. MCGM has issued IOD vide letter dated 22.5.2014 for the project.
4. As per MCGM letter dated 18.11.2014, the plot under reference is situated in residential zone as per 1967 DP as well as in revised DP 1993 and is not under any reservation as per both of the development plans.
5. MCGM letter dated 18.11.2014 mentions that, as per approved CZMP of Mumbai the land under reference falls within 500m from of HTL of Arabian Sea & in CRZ II. As per CRZ map prepared by IRS Chennai, the plot bearing CTS No. 1039/2 falls in CRZ-II area.
6. MCGM letter dated 18.11.2014 mentions that, the existing building comprising of Gr. + 1 upper storey is still existence and standing onsite and demolition will be insisted before issue of CC. The existing building is assessed before 31.3.1961 as per assessment extract.
7. FSI Details, as per plans approved (IOD) by MCGM on 22.5.2014 & MCGM letter dated 18.11.2014
 - Area of plot – 405.56 Sqm
 - Area plot of plot as per PR card – 376.50 Sqm
 - FSI Permissible - 1.00
 - Permissible Floor Area- 376.50 Sqm
 - Proposed BUA – 375.45 Sq.m.
 - BUA claimed Free of FSI – 2257.65

The Authority noted that MCGM in its letter dated 18.11.2014 has mentioned that CRZ clearance is already granted for F.P. No. 30A/3 & 30A/4 of TPS II Santacruz by MoEF, New Delhi. Authority asked PP about the same. PP declined about the earlier CRZ clearance to the project. Authority directed the PP to submit the undertaking regarding the same.

The Authority observed the proposal is for redevelopment of property in accordance with para 8.II of CRZ Notification, 2011 wherein the country & town planning regulations as existed as on 19.2.1991 is applicable.

The Authority after deliberation decided to recommend the proposal to concerned planning authority from CRZ point of view subject to submission of undertaking from PP that there is no earlier CRZ clearance to their project and subject to strict compliance of the following conditions:


Chairman


Member Secretary

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 from 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 the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
4. The MCGM should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by the concerned Chief Engineer, MCGM

Item No.16: Proposed Reconstruction of the existing building known as Shah House as per provision of D.C. Regn. 33(6) of DCR 1991 on plot 'E' on land bearing C.S. No. 2 (pt) of Worli Division at Dr. A.B. Road in G/S Ward, Mumbai

The Authority noted that the proposal was earlier considered in the 88th meeting of MCZMA held on 31.1.2014, wherein, the Authority noted that the MoEF vide letter no. 11-32/2008-IA-III dated 16th May, 2008 has earlier granted CRZ clearance to the project. Now, the redevelopment of commercial building is proposed as per 8.V. (c) of CRZ Notification, 2011. The Authority observed that the existing building is commercial & MoEF had granted CRZ clearance for commercial use. Now, the proponent has proposed residential building. The Authority decided to recommend the proposal with change in use from CRZ point of view under para 8.v. (c) of CRZ Notification, 2011 for final confirmation and approval by the MoEF, since the project has earlier CRZ clearance from MoEF. The Authority recommends the proposal subject to certain conditions. Accordingly, MCZMA vide letter dated 10.4.2014 the proposal recommended to MoEF, Delhi.

Authority noted that Project Proponent vide letter dated 21.1.2015, mentions that MoEF stated that these type of matter should be dealt at the state level i.e. in MCZMA. Project Proponent requested to grant approval from CRZ point of view. Authority noted that MCZMA is not in receipt of reference / communication till date from MoEF, New Delhi regarding the matter. However, the Authority decided to examine the proposal again, as it is within the purview of the MCZMA.

The project proponent (PP) presented the proposal before the Authority. The Authority noted the following:

1. The proposal is for reconstruction of the existing building known as "Shah House" as per provisions of DC reg. No. 33(6) of DCR 1991, on plot E on land bearing C.S.NO. 2(pt) of Worli Division at Dr. A.B. Road in G/South ward, Mumbai. MCGM vide letter dated 28.11.013 forwarded the proposal to MCZMA.
2. MCGM letter dated 21.3.2006 mentions that existing commercial building known as "Shah House" on the captioned property is unsafe and it should be demolished.
3. As per MCGM letter dated 28.11.2013, the plot under reference falls under Commercial zone I.


Chairman

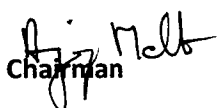

Member Secretary

4. The MCGM letter dated 28.11.2013 mentions that the plot under reference falls in CRZ II and is situated on landward side of existing layout road.
5. MCGM letter dated 28.11.2013 mentions that existing non cessed building (Ground + 9th (pt) floors) is declared dangerous by concerned authority. The same was demolished & proposed reconstruction under DC reg. 33(6) with existing area to be protected. Existing use of the building is commercial.
6. Earlier, MoEF vide letter no. 11-32/2008-IA-III dated 16th May, 2008 had granted CRZ clearance to the project for repairs and reconstruction of the existing building.
7. Proposed building comprising of basement + stilt + 8 upper floors + service floor + 1^{0th} to 2^{1st} floors with the total height of 78.28m up to top of terrace is for residential purpose. MCGM vide letter dated 25.4.2008 granted IOD by MCGM.
8. MCGM vide letter dated 22.10.2013 approved the amended building plans subjected to all conditions of IOD dated 25.4.2008.
9. As per the approved building plans dated 22.10.2013 submitted by MCGM–
 - Plot area – 12422.02sqm
 - Set back area – 102.00sqm
 - Existing area to be protected under DC reg No. 33(6) – 5186.73sqm
 - Permissible FSI- 5186.73sqm
 - Total built up area proposed – 4309.3sqm
 - Balance area kept in abeyance till the clearance from High Rise Committee for height more than 70 m - 877.43sqm
 - As per the MCGM letter dated 28.11.2013, built up area (protected) & permissible – 5186.73sqm, proposed FSI is – 5171.16sqm, Free of FSI is 14198.84sqm. Total construction area involved in the proposal is 19,300sqm.
10. MPCB has conducted public hearing on 24.10.2013. Public hearing report was submitted to MCZMA. Provisions such as Rainwater Harvesting, Solar water heating system are made towards environment management:

The Authority observed the proposal is for redevelopment of property in accordance with para 8.V. (c) of CRZ Notification, 2011 wherein the country & town planning regulations as existed as on 6.1.2011 is applicable.

The Authority after deliberation decided to recommend the proposal to concerned planning authority from CRZ point of view 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 from time to time.
2. All conditions of para 8.V.c of CRZ Notification, 2011 should be strictly complied with.
3. The concerned Planning authority should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 6.1.2011
4. The MCGM should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 6.1.2011 and as stipulated in CRZ regulation.
5. MCGM should ensure that there shall not be drawl of ground water and construction related thereto within 200 m of the HTL.


Chairman


Member Secretary

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

Compliance of the above conditions should be ensured by the concerned Chief Engineer, MCGM.

The Authority further decided to convey the above said decision of the Authority to MoEFCC, New Delhi.

Item No.17: Proposed reconstruction of residential building on plot No. 129, Sector – 8, Vashi, Navi Mumbai by Dr. Manmohan R. Gupta & Others

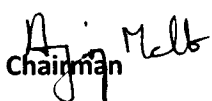
Project proponent presented the proposal before the Authority. The Authority noted the followings:

1. Proposal for reconstruction of residential bungalow comprises of ground floor + 2 upper floors on plot bearing Sector No. 8, plot no. 129, Vashi, Navi Mumbai. NMMC vide letter dated 14.11.2014 forwarded the proposal to MCZMA.
2. The Navi Mumbai Municipal Corporation letter dated 14.11.2014 mentions that as per sanction development plan of Navi Mumbai, the land under reference falls in residential zone. As per the approved CZMP of Navi Mumbai, the plot partly falls in CRZ II and situated on the landward side of the existing road.
3. CIDCO vide letter dated 3.3.1982 granted development permission and CC for residential bungalow and further, CIDCO have granted OC dated 4.10.1985.
4. FSI Details, as per the plans submitted by the PP:
 - Total plot area – 300.00sqm.
 - Permissible FSI – 1.00
 - Proposed BUA on ground floor – 15.910sqm
 - Proposed BUA on first floor – 126.00sqm
 - Proposed BUA on second floor – 126.00sqm
 - Total proposed BUA – 267.91sqm
 - Balance area – 32.09sqm
 - FSI proposed to be consumed – 0.893

The Authority noted that the proposal is in accordance with para 8.II. CRZ II (iii) of CRZ Notification, 2011 wherein town & country planning regulation as existing as on 19.2.1991 is applicable

The Authority after deliberation decided to recommend the proposal to concerned planning authority from CRZ point of view 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 from 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.


Chairman


Member Secretary

3. The concerned Planning authority should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
4. The MCGM should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by the concerned Chief Engineer, MCGM

Item No.18: Proposed construction of school building “New Horizon World School” on plot no. 58 to 62, sector 20, Koparkhairne, New Mumbai – by M/s Lalbahadur Shastri Mission Developers.

Project proponent was absent for the meeting. Hence, the matter was deferred.

Item No.19: Construction on plot No. 52, Sector, No. 17, at Kalmaboli, Roadpali, Navi Mumbai by M/s. Pruthvi Builders & Developers

Project proponent (M/s. Pruthvi Builders & Developers) presented that the proposal is for Construction on plot No. 52, Sector, No. 17, at Kalmaboli, Roadpali, Navi Mumbai. As per Kalmaboli Nodal Plan, the plot under reference falls in CRZ –II. CIDCO vide letter dated 8.6.2010 granted development permission for residential on plot under reference. Further, CIDCO vide letter dated 8.6.2010 issued Commencement Certificate for residential building. As per the said permissions, construction was started on site.

The Authority noted the clause (Viii) of S.O. 18(E) dated 4.1.2002 vide which, MoEF reconstituted MCZMA Authority. As per the said clause-

The Authority shall examine all projects proposed in Coastal Regulation Zone areas and give their recommendations before the project proposals are referred to the Central Government or the agencies who have been entrusted to clear such projects under the notification, of the Government of India in the Ministry of Environment and Forests vide number S.O. 144 (E) dated 19th February, 1991

The Authority observed that as per clause (Viii) of S.O. 18(E) dated 4.1.2002, prior CRZ recommendation from MCZMA was mandatory in the subject proposal, when development permission & Commencement Certificate (CC) was granted for the project by the CIDCO.

In the light of above, the Authority after detailed discussion and deliberation decided that this is a case of violation of CRZ Notification, 1991 & 2011 and matter be referred to Environment Department for further proceeding in accordance with Office Memorandum dated 12.12.2012 & 27.6.2013 & 24.7.2014 issued by the MoEF, New Delhi.

Item No.20: Bay proposals deliberated in 97th meeting of the MCZMA

The Authority noted that the MCZMA vide office noting dated 2.1.2015 had sought guidance of Advocate General through Law & Judiciary Dept in the Bay matter proposals as to whether such other


Chairman


Member Secretary

cases of Bay matter could be addressed as per Hon'ble High Court order dated 7.10.2014 and Supreme Court order dated 19.11.2014.

Accordingly, Advocate General, GoM vide letter dated 28th January, 2015 has provided his opinion on Bay matter. Excerpts of the said opinion of the AG, GoM is provided in para 17, 18 & 19 is reproduced as below:

17. Therefore, in my view the MCZMA will have to consider such proposals on a case to case basis as decided in the 86 meeting of the MCZMA . Where the facts are found to be similar to the Deepak Rao case, the decisions of the Bombay High Court in Hoary Realty Ltd v MCGM, Writ Petition (L) No. 2383 of 2014 and Kalpvruksha Developers v State of Maharashtra, Writ Petition (L) No. 2431 of 2014 ought to be followed. Other cases ought to be considered in light of the relevant material before the MCZMA and in considering such material the MCZMA may taken into account similar factors used by it in determining the Deepak Rao case, such as a map prepared by an agency authorized by the MoEF.

18. Further, in my view, the new CZMP ought to be finalized expediently so as to brint clarity and comply with the requirement of the CRZ Notification, 2011.

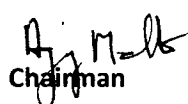
19. I have nothing further to add.

Project proponents are seeking CRZ status / exemption from CRZ Notification, 2011 based on the CRZ map in 1:4000 scale & report/ corrigendum of MoEF authorized agencies and National Hydrographer office clarification letter pertaining to Bay and other relevant documents.

MCZMA has examined the Bay proposals of Mahim Bay, Back Bay and Ambolgad Bay in the 97th meeting of the MCZMA held on 23rd Jan, 2015. As per scrutiny, the Bay proposals were categorized into List A, List B & List C. After obtaining opinion of Advocate General, GoM, the list was further categorized into A, A1, B and C fulfilling following aspects:

List A: Proposals fulfilling following aspects

1. Demarcation of HTL for Bay carried out by MoEF authorized agency is corresponding to HTL of approved CZMP subjected to generalization error due to scale of mapping.
2. CRZ map & report/corrigendum of MoEF authorized agency submitted which concludes the plot under reference of the proposals falling outside 100 m CRZ line from HTL of Bay as the case may be, as per approved CZMP.
3. NHO letter/ report clarifying/certifying water body as Bay & also depicted as Bay on their official navigational charts.
4. CRZ map shows two (2) water bodies i.e Bay & Arabian sea in certain cases. However, these sites are far away from Arabian Sea. Hence, site mainly fronts Bays.


Chairman


Member Secretary

List A1: Proposals fulfilling following aspects

1. Demarcation of HTL for Bay carried out by MoEF authorized agency wherein the HTL drawn by MoEF authorized agency is not same as that of old HTL shown in approved CZMP. Both HTLs (old approved & new draft) are demarcated on CRZ map. However, the site of proposal is outside 100 m CRZ line from approved HTLs of Bay.
2. Report of MoEF authorized agency also concludes that sites of proposals are outside 100 m CRZ line from old approved HTL of Bay.
3. CRZ map shows two (2) water bodies i.e Bay & Arabian sea in certain case. However, report clearly mentions HTL of Arabian Sea corresponds to HTL shown in approved CZMP. Further, HTL demarcated by MoEF authorized agency for Bay is not same as that of old approved HTL of Bay. However, site falls beyond 100 m CRZ line from approved HTL of Bay.

List B: Proposals wherein compliance is necessary

1. As to whether HTL demarcated by MoEF authorized agency corresponds to HTL shown in approved CZMP. If not, HTL as per approved CZMP along with its 100 m CRZ area on the map should be shown in case of Bay/creek.
2. Clear conclusion in the report of MoEF authorized agency is not mentioned as to whether site falls beyond 100 m CRZ line from approved HTL of Bay and beyond 500 m CRZ line from approved HTL of Arabian Sea, as applicable.
3. Inconsistence observed in CRZ map & report of MoEF authorized agency.

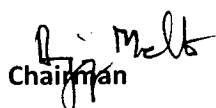
List C:

Proposal wherein the HTL demarcated by MoEF authorized agency is not same as that of approved HTL of Bay. HTL as per approved CZMP is traversing the plot area resulting in falling substantial portion of plot in CRZ I area and considering the 100 m CRZ area from approved HTL of Bay, balance portion of plot is falling in CRZ II/III area,

CRZ map & report/ corrigendum of MoEF authorized agency were verified by MCZMA team.

List A

Sr. No.	Proposal details	Details of report/corrigendum of agency authorized by MoEF along with CRZ map (1:4000 scale)	Observation / Decision of MCZMA
1	Application dated 6.1.2014 for CRZ status of property bearing C.S. Nos. 478, 1/478 to 4/478, 479, 480, 3/482, 7/482, 18/482, 481, 2/481 of Bhuleshwar	Project proponent submitted the CRZ map in 1:4000 scale dated 6.1.2014 & corrigendum dated 19.5.2014 of Institute of Remote Sensing Chennai. The IRS, Chennai Corrigendum letter dated 19.5.2014 mentions that: 1. The HTL demarcated by IRS,	Authority noted the CRZ map in 1:4000 scale dated 6.1.2014 & corrigendum dated 19.5.2014 of MoEF authorized agency (IRS, Chennai) submitted by PP.


Chairman


Member Secretary

<p>Div and bearing ward no. C-3997 (3), etc. situated at 15B, Burrow's Lane, Chira Bazaar, Mumbai – 400 002.</p> <p>by M/s. HBS Sea View Pvt. Ltd.,</p>	<p>Chennai corresponds to the HTL shown in approved CZMP subjected to the generalized error caused by the variation in scale of mapping.</p> <p>2. CRZ shall be applied for the land/site within the 100 m buffer zone from HTL for Bay/creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the project site containing CS Nos. 478, 1/478 to 4/478, 479, 1/479, 480, 3/482, 7/482, 18/482, 481, 2/481 of Bhuleshwar Division, Mumbai does not fall within the 100m buffer from HTL for Back Bay.</p> <p>Authority observed that IRS report mentions the project site containing CS Nos. 478, 1/478 to 4/478, 479, 1/479, 480, 3/482, 7/482, 18/482, 481, 2/481.</p> <p>However, the CRZ map of IRS indicates CTS Nos. 478, 1/478 to 4/478, 479, 480, 3/482, 7/482, 18/482, 481, 2/481 of Bhuleshwar Division, Mumbai, which shall be considered for taking appropriate decision.</p>	<p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalized error caused by the variation in scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No. 30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site containing CTS Nos. 478, 1/478 to 4/478, 479, 480, 3/482, 7/482, 18/482, 481, 2/481</p>
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			of Bhuleshwar Division, Mumbai falls outside 100 m CRZ area from approved HTL of Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.
2	<p>Application dated 6.1.2014 for CRZ status of plot bearing C.S. No. 13/380 of Malabar Hill Division at Dadi Sheth Road, D Ward, Mumbai</p> <p>by M/s. Sarth Towers Pvt. Ltd.</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 18.10.2013 of Institute of Remote Sensing, Chennai</p> <p>Thereafter, the IRS, Chennai issued corrigendum dated 20.5.2014, which mentions that:</p> <ol style="list-style-type: none"> 1. The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping. 2. CRZ shall be applied for the land/site within the 100 m buffer zone from HTL for Bay/creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E), dated 6.1.2011. In this case, the project site bearing CS. No. 13/380 of Malbar Hill Division, D Ward, Mumbai does not fall within the 100m buffer from HTL for Back Bay. 	<p>Authority noted the CRZ map in 1:4000 scale & report dated 18.10.2013 as well as corrigendum dated 20.5.2014 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of</p>

Ajay Melb
Chairman

Ashwini
Member Secretary

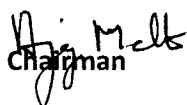
			<p>various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>The project site bearing CS. No. 13/380 of Malbar Hill Division, D Ward, Mumbai does not fall within the 100m buffer from approved HTL for Back Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
3	<p>Application dated 6.1.2014 for CRZ status of plot bearing F. P. No.81, TPS Mahim No. II in G/N ward, Mumbai.</p> <p>by M/s. Shagun Group</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 18.10.2013 of Institute of Remote Sensing, Chennai</p> <p>Thereafter, the IRS, Chennai issued corrigendum dated 20.5.2014, which mentions that:</p> <ol style="list-style-type: none"> 1. The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping. 2. CRZ shall be applied for the land/site within the 100 m buffer zone from HTL for Bay/creek as 	<p>Authority noted that CRZ map in 1:4000 scale & report dated 18.10.2013 as well as corrigendum dated 20.5.2014, of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also</p>

		<p>per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E), dated 6.1.2011. In this case, project site containing FP No.81 of TPS II, Mahim Division, G-North Ward, Mumbai does not fall within the 100m buffer from HTL for Mahim Bay.</p> <p>The Authority observed that proposal is submitted with reference to F.P. No. 81, TPS Mahim No. II in G/N ward. However, The CRZ map in 1:4000 scale indicates C.S. No. 656(pt) & 657(pt) of Mahim Division, Mumbai, which shall be considered for taking appropriate decision.</p>	<p>depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site containing C.S. No. 656(pt) & 657(pt) of Mahim Division, Mumbai does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
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Chairman


Member Secretary

4	<p>Application dated 6.1.2014 for proposed redevelopment on plot bearing F. P. No. 1224A of TPS Mahim No. IV, Mahim Division, G/S ward, Mumbai</p> <p>by M/s. Chaitanya Developers</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 12.12.2013 of Institute of Remote Sensing, Chennai.</p> <p>Thereafter, IRS, Chennai issued corrigendum dated 20.5.2014, which mentions that:</p> <ol style="list-style-type: none"> 1. The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping. 2. CRZ shall be applied for the land/site within the 100 m buffer zone from HTL for Bay/creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E), dated 6.1.2011. In this case, the project site containing F. P. No. 1224A of TPS Mahim No. IV, Mahim Division, G/S ward, Mumbai does not fall within the 100m buffer from HTL for Mahim Bay. 	<p>Authority noted the CRZ map in 1:4000 scale & report dated 12.12.2013 as well as corrigendum dated 20.5.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No. 30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ</p>
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			<p>Notification, 2011, the Authority after deliberation decided the following:</p> <p>The project site containing F. P. No. 1224A of TPS Mahim No. IV, Mahim Division, G/S ward, Mumbai does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
5	<p>Application dated 6.1.2014 for CRZ status of plot bearing F.P. No. 746, TPS-IV, Mahim Division, Mumbai</p> <p>by M/s. West Avenue Realtors Pvt. Ltd.</p>	<p>Project proponent submitted CRZ map in 1:4000 scale dated 27.6.2013, 5.10.2013 & report dated Feb, 2012 of Institute of Remote Sensing, Chennai</p> <p>Thereafter, the IRS, Chennai issued corrigendum dated 19.5.2014 mentions that:</p> <ol style="list-style-type: none"> 1. The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping. 2. CRZ shall be applied for the land/site within the 100 m buffer zone from HTL for Bay/creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E), dated 6.1.2011. In this case, Project site containing CS No. 115, F.P. No. 746 of TPS-IV of Mahim Division, Mumbai does not fall within the 100m buffer 	<p>Authority noted CRZ map in 1:4000 scale dated 27.6.2013, 5.10.2013 & report dated Feb, 2012 as well as corrigendum dated 19.5.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by the IRS, Chennai</p>


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		from HTL for Mahim Bay.	<p>corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site containing CS No. 115, F.P. No. 746 of TPS-IV of Mahim Division, Mumbai does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
6	<p>Application dated 22.11.2014 for CRZ status of property bearing C.S. No. 695, 1/696 & 697 of Mahim Div, at</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 1.9.2014 of Institute of Remote Sensing, Chennai.</p> <p>The report dated 1.9.2014 of IRS, Chennai mentions that:</p>	<p>Authority noted CRZ map in 1:4000 scale & report dated 1.9.2014 of Institute of Remote Sensing, Chennai.</p>


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	<p>Shitaladevi Temple road, Mahim, Mumbai</p> <p>by M/s. Archvision Architects</p>	<p>Project site details for the land bearing C.S. No. 695, 1/696 & 697 at Sitladevi Temple Road, Mahim, Mumbai is overlaid on to Coastal Zone Management Plan at 1:4000 scale. As the project site is far from 100 m buffer from HTL and hence the project site is free from CRZ as per the map. The HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p>	<p>The Authority noted that National Hydrographic Office (NHO), Deharadun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site details for the land bearing C.S. No. 695, 1/696 & 697 at Sitladevi Temple Road, Mahim, Mumbai does not</p>
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			fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.
7	<p>Application dated 30.7.2014 for CRZ status of project site bearing FP No. 872 of TPS (IV) Mahim Division, Mumbai.</p> <p>by M/s Venus Housing Enterprise</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The report dated 22.7.2014 of IRS, Chennai mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II / III (as the case may be) is 100m from the HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50 m mangrove buffer)</p>	<p>Authority noted CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme</p>

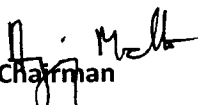
			<p>court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing FP No. 872 of TPS (IV) Mahim Division, Mumbai does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
8	<p>Application dated 13.6.2014 for CRZ status of Final Plot No.936 in G/South Ward, Mahim Division, Mumbai</p> <p>by M/s. India Land Hotels Mumbai Pvt. Ltd</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 27.5.2014 of Institute of Remote Sensing, Chennai.</p> <p>The report dated 27.5.2014 of IRS, Chennai mentions that:</p> <p>GPS survey for HTL/LTL/CRZ zonation and superimposition of proposed project site bearing at FP No. 936 (C.T.S. No. 1062) in G/S ward, Mahim Bay, Mumbai was taken up by Institute of Remote Sensing. The entire site falls outside of this CRZ zone, unlike in the previous approved CZMP. The HTL demarcated in this case, is the same as that of the previous approved CZMP.</p> <p>Authority observed that CRZ map in 1:4000 scale dated 27.5.2014 shows that</p>	<p>Authority noted CRZ map in 1:4000 scale & report dated 27.5.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted</p>


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		<p>project site bearing at FP No. 936 in G/S ward, Mahim Division, Mumbai falls beyond 100 m CRZ line from HTL of Mahim Bay.</p>	<p>that the HTL demarcated in this case, is the same as that of the previous approved CZMP.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site containing Final Plot No.936 in G/South Ward, Mahim Division, Mumbai does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
9	<p>Application dated 22.5.2014, 11.7.2014 for CRZ status for the land bearing CTS No. 243A, Near Vidhan Bhavan of A Ward of Mumbai</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 15.5.2014 of Institute of Remote Sensing, Chennai.</p> <p>The report dated 15.5.2014 of IRS, Chennai mentions that:</p> <p>As the land bearing CTS No. 243A is</p>	<p>Authority noted that CRZ map in 1:4000 scale & report dated 15.5.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic</p>

	by M/s. Mahanagar Gas Ltd.	being situated at the frontage of Back Bay, 100m buffer line is drawn. Hence, it is observed that the land bearing C.T.S. No. 243A near Vidhan Bhavan is out of CRZ and also High Tide Line (HTL) shown in the CRZ map is the same as in the existing approved CZMP of area.	<p>Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the High Tide Line (HTL) shown in the CRZ map is the same as in the existing approved CZMP of area.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing CTS No. 243A, Near Vidhan Bhavan of A Ward of Mumbai does not fall within the 100m buffer from approved HTL for Back Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ</p>
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Member Secretary

			Notification, 2011.
10	<p>Application dated 14.1.2015 for CRZ status of plot bearing F.P. No. 147 of TPS-II of Mahim Div., at Lt. Dilip Gupta Marg, G/N ward, Mumbai</p> <p>by M/s. Heritage Sonal Realtors</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 5.5.2014 of Institute of Remote Sensing, Chennai.</p> <p>The report dated 5.5.2014 of IRS, Chennai mentions that:</p> <p>CRZ shall be applied for the land / site within the 100m buffer zone from HTL for Bay / Creek as per para (ii) of CRZ Notification 2011 of MoEF vide S.O. 19(E), dated 6.1.2011. In this case, the project site in FP No. 147 of TPS II, Mahim Division does not fall within the 100m buffer from HTL for Mahim Bay. The High Tide Line delineated by GPS Survey corresponds to High Tide Line indicated in existing approved CZMP subject to generalization.</p>	<p>Authority noted CRZ map in 1:4000 scale & report dated 5.5.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that</p> <p>The High Tide Line delineated by GPS Survey corresponds to High Tide Line indicated in existing approved CZMP subject to generalization.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011,</p>

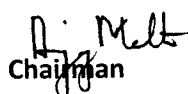
			<p>the Authority after deliberation decided the following:</p> <p>The project site in FP No. 147 of TPS II, Mahim Division does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
11	<p>Application dated 27.6.2014 for CRZ status of plot bearing F.P.No.647 of T.P.S..III, Mahim Dn. Situated at Sitaladevi Mandir Road, Mahim, Mumbai</p> <p>by M/s. Siroya A&M Constructions</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 11.8.2014 of Institute of Remote Sensing, Chennai.</p> <p>The report dated 11.8.2014 of IRS, Chennai mentions that:</p> <p>As the land bearing F.P. No. 647 is being situated at the frontage to Mahim Bay, 100 m from HTL is also drawn. Hence, it is observed that the land bearing F.P. No. 647 is located beyond 100 m from HTL as shown in the map.</p> <p>Thereafter, IRS, Chennai issued clarification dated 21.5.2014, which mentions that:</p> <p>The approved CZMP of Mahim Division of Maharashtra has been overlaid on the CRZ map prepared by IRS and found that Mahim Coastline is declared as Bay and HTL for Mahim Bay area is not changed. Plot under reference is located beyond 100 m distance from HTL and the plot under reference does not falls under CRZ II. In CZMP map 500m buffer line is marked for creek, whereas IRS has adopted creek width as CRZ buffer zone as per the</p>	<p>Authority noted CRZ map in 1:4000 scale & report dated 11.8.2014 as well clarification dated 21.5.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted The approved CZMP of Mahim Division of Maharashtra has been overlaid on the CRZ map prepared by IRS and found that Mahim Coastline is declared as</p>

		MoEF 2011 notification.	<p>Bay and HTL for Mahim Bay area is not changed.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing F.P.No.647 of T.P.S..III, Mahim Dn. Situated at Sitaladevi Mandir Road, Mahim, Mumbai does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
12	<p>Application dated 6.6.2014 for CRZ status of plot bearing C.S. No. 1/1505 (part), Plot No. 2, Mahim Macchimaar Colony, Mahim Division, G-</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 28.5.2014 of Institute of Remote Sensing, Chennai.</p> <p>Thereafter, IRS, Chennai issued clarification dated 23.6.2014, which mentions that:</p>	<p>Authority noted CRZ map in 1:4000 scale & report dated 28.5.2014 as well as clarification dated 23.6.2014 of Institute of Remote Sensing, Chennai.</p>


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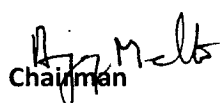
	<p>North, Mumbai</p> <p>by Mahim Machhimaar Vividh Karyakari Saharkari Society Limited</p>	<ol style="list-style-type: none"> 1. The HTL drawn in the latest report is same as that of the HTL as found on CZMP, it is not altered but it is more detailed because of the higher scale i.e. 1:4000 scale against 1:25000 scale of previous CZMP. 2. The CRZ II zonation is 100 m in the recent report as against 500 m as per the previous CZMP, as specified by the 2011 CRZ guideline (Jan, 2011) for the Bay areas. 3. Because of this, the project site falls completely outside the CRZ. 	<p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL drawn in the latest report is same as that of the HTL as found on CZMP, it is not altered but it is more detailed because of the higher scale i.e. 1:4000 scale against 1:25000 scale of previous CZMP.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.S. No. 1/1505 (part), Plot</p>
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			<p>No. 2, Mahim Macchimaar Colony, Mahim Division, G-North, Mumbai does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
13	<p>Application dated 22.7.2014 for CRZ status of plot bearing F.P.No.314, TPS III of Mahaim Dn. situated at L.J.Road, Mahim (West), Mumbai</p> <p>by M/s. Samrat Builders</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 15.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 15.7.2014 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ area is 100m from the HTL for bay areas, as per the 2011 CRZ Notification, in this case Mahim Bay. Because of this, the site falls outside the CRZ area as per 2011 CRZ guidelines. The distance of the project site to the nearest HTL point corresponding to 1991 CZMP is about 477 m.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>Authority noted CRZ map in 1:4000 scale & report dated 15.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of</p>

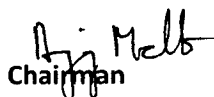
			<p>various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing F.P.No.314, TPS III of Mahaim Dn. situated at L.J.Road, Mahim (West), Mumbai does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
14	<p>Application dated 22.7.2014 for CRZ status of plot bearing C.S.No.1818 of Fort Dn. in 'A' ward situated at Queens Road,Mumbai</p> <p>by M/s. Rohan Developers Pvt.Ltd</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 15.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 15.7.2014 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping</p> <p>The CRZ area is 100m from the HTL for bay areas, as per the 2011 CRZ Notification, in this case Back Bay. Because of this, the site falls outside the</p>	<p>Authority noted CRZ map in 1:4000 scale & report dated 15.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also</p>



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		<p>CRZ area as per 2011 CRZ guidelines. The distance of the project site to the nearest HTL point corresponding to 1991 CZMP is about 302 m.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.S.No.1818 of Fort Dn. in 'A' ward situated at Queens Road, Mumbai does not fall within the 100m buffer from approved HTL for Back Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
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15	<p>Application dated 1.8.2014 for CRZ status of plot bearing C.S. No. 1867, G/N ward, Mahim, Mumbai</p> <p>by M/s. D.S.Kulkarni & Company</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 16.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 16.7.2014 mentions that:</p> <ul style="list-style-type: none"> • The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping. • CRZ shall be applied for the land /site within the 100 m buffer zone from the HTL for Bay/ Creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E), dated 6.1.2011. In this case the Project site containing C.S. No. 1867 of Mahim Division, G/N/Ward, Mumbai does not fall within the 100m buffer from HTL for Mahim Bay. 	<p>Authority noted CRZ map in 1:4000 scale & report dated 16.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011,</p>
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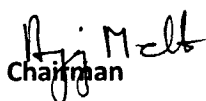

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			<p>the Authority after deliberation decided the following:</p> <p>Project site containing C.S. No. 1867 of Mahim Division, G/N/Ward, Mumbai does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
16	<p>Application forwarded through MCGM vide letter dated 5.8.20.14 for Redevelopment of Residential building on plot bearing F.P.No.1116 of TPS-IV of Mahim Dn. Mumbai</p> <p>by M/s Krishna Karnani</p>	<p>Project proponent submitted CRZ map in 1:4000 scale along with report dated 21.1.2015 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 21.1.2015 mentions that:</p> <ul style="list-style-type: none"> • The HTL demarcated by the IRS, Chennai corresponds to HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping . • CRZ shall be applied for the land /site within the 100m buffer zone from HTL for Bay / Creek as per para (ii) of CRZ Notification 2011 of MoEF dated 6.1.2011. In this case the project site in FP NO. 1116 of TPS IV, Mahim Division, G/S Ward, Mumbai does not fall within 100 m buffer from HTL for Mahim Bay. And the above site does not fall within 500 m buffer from HTL for Arabian Sea. 	<p>Authority noted CRZ map in 1:4000 scale along with report dated 21.1.2015 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by the IRS, Chennai corresponds to HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping .</p>


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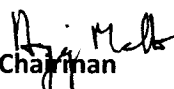

Member Secretary

			<p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site in FP NO. 1116 of TPS IV, Mahim Division, G/S Ward, Mumbai does not fall within 100 m buffer from approved HTL for Mahim Bay. And the above site does not fall within 500 m buffer from approved HTL for Arabian Sea. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
17	<p>Application dated 5.12.2014 for CRZ status of plot bearing F.P.Nos. 1181 & 1182 T.P.S. IV Mahim Dn. Kasinath Dhuru Road, Dadar(W), Mumbai</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 22.7.2014 mentions that:</p> <p>The HTL demarcated by IRS corresponds</p>	<p>Authority noted that CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun</p>


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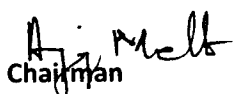

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<p>by M/s, Suraj Estate Developers Pvt. Ltd.</p>	<p>to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from the HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing F.P.Nos. 1181 & 1182 T.P.S. IV Mahim Dn. Kasinath Dhuru Road, Dadar(W), Mumbai does not fall within 100 m buffer from approved</p>
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Member Secretary

			HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.
18	<p>Application dated 7.5.2014 received through MCGM on 27.5.2014 for Redevelopment on plot bearing F.P. No. 236 TPS IV of Mahim Dn. G/N ward, Mumbai</p> <p>by M/s. Zara habitats</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 25.4.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 25.4.2014 mentions that:</p> <p>CRZ shall be applied for the land/site within the 100 m buffer zone from HTL for Bay/Creek as per para (ii) of CRZ Notification 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the project site in FP No. 236 of TPS III, Mahim Division does not fall within the 100m buffer from HTL for Mahim Bay.</p> <p>The High Tide line delineated by GPS survey corresponds to High Tide Line indicated in existing approved CZMP subject to generalization.</p>	<p>Authority noted the CRZ map in 1:4000 scale & report dated 25.4.2014 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that The High Tide line delineated by GPS survey corresponds to High Tide Line indicated in existing approved CZMP subject to generalization.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM</p>



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			<p>opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site in FP No. 236 of TPS III, Mahim Division does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
19	<p>Application dated 27.8.2014 for CRZ status of project site bearing F.P.No. 527 of TPS III, Mahim Dn. Mumbai</p> <p>by M/s. Samir N. Bhojwani</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 22.7.2014 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from the HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>Authority noted that CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized</p>

			<p>error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing F.P.No. 527 of TPS III, Mahim Dn. Mumbai does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
20	<p>Application dated 30.10.2014 for CRZ status of plot bearing F.P. No. 879 TPS-IV, Mahim Division, at S.K. Bole Road, Dadar, Mumbai</p> <p>by M/s. Sumer Builders Pvt.Ltd.</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 16.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 16.7.2014 mentions that:</p> <p>Project site details for the plot bearing CS No. 879 of TPS IV, Mahim Dn, Mumbai is superimposed onto Coastal Zone Management Plan at 1:4000 scale. As the</p>	<p>Authority noted CRZ map in 1:4000 scale & report dated 16.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified</p>

		<p>project site is facing to Mahim Bay, 100 m buffer line is drawn. Hence the project site is free from CRZ.</p> <p>While comparing the HTL as per 2011 Notification with HTL as per 1991; there is no change as the coastal morphology remains unaltered.</p>	<p>that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that While comparing the HTL as per 2011 Notification with HTL as per 1991; there is no change as the coastal morphology remains unaltered.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing plot bearing CS No. 879 of TPS IV, Mahim Dn, Mumbai does not fall within the 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project</p>
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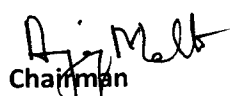
			site does not fall within the ambit of CRZ Notification, 2011.
21	<p>Application dated 3.11.2014 for CRZ status of plots bearing F.P. No. 1264, 1265 and 1268, dhuru Wadi, Adarsh Nagar, Prabhadevi, Dadar(W), G/South Ward, TPS-IV, Mahim Dn. Mumbai</p> <p>by M/s. G.D. Sambhare & Co.</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 14.8.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 14.8.2014 mentions that:</p> <p>The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.</p> <p>CRZ shall be applied for the land/site within the 100 m buffer zone from HTL for Bay/Creek as per para (ii) of CRZ Notification 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case. the project site containing F.P. No. 1264, 1265 and 1268, TPS IV of Mahim Division, G/S Ward, Mumbai does not fall within 100m buffer from HTL for Mahim Bay. And the above said site does not falls within 500m buffer from HTL for Arabian Sea in indicated in map.</p>	<p>Authority noted CRZ map in 1:4000 scale & report dated 14.8.2014 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015</p>


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			<p>in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site containing F.P. No. 1264, 1265 and 1268, TPS IV of Mahim Division, G/S Ward, Mumbai does not fall within 100m buffer from approved HTL for Mahim Bay. And the above said site does not falls within 500m buffer from approved HTL for Arabian Sea as indicated in map. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
22	<p>Application dated 24.11.2014 for CRZ status of Javed Manzil (Mehrabad), bearing C.S. No. 936 of Mahim Division at Swatantraveer Sawarkar Marg, Mahim (W), Mumbai</p> <p>by M/s. Khandwani Exports Pvt Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 30.10.2014 of Institute of Remote Sensing, Chennai</p> <p>Thereafter, IRS vide letter dated 21.1.2015 issued corrigendum, which mentions that:</p> <ol style="list-style-type: none"> 1. The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping. 2. CRZ shall be applied for the land /site within 100m buffer zone from HTL (Bay) as per CRZ Notification, 2011. In this case, the project site containing C.S. No. 693, Mahim, Mumbai does not fall within the 100m buffer from 	<p>Authority noted the CRZ map in 1:4000 scale & report dated 30.10.2014 as well as corrigendum dated 21.1.2015 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p>

		<p>HTL for Back Bay. It is also stated that the above said site does not fall within 100m as per approved CZMP 1991.</p> <p>Authority noted that the project site u/r is fronting to Mahim Bay as per the CRZ map of 1:4000 scale submitted. However, Corrigendum dated 21.1.2014 issued by IRS mentions that project site u/r does not fall within the 100m buffer from HTL for Back Bay. The mention of 'Back Bay' in corrigendum seems to be a typographical mistake, as the said project site u/r is outside 100 m CRZ line from the approved HTL of Mahim Bay, as observed from CRZ map.</p>	<p>Authority further noted that The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.S. No. 936 of Mahim Division at Swatantraveer Sawarkar Marg, Mahim (W), Mumbai does not fall within 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
23	Application dated 29.11.2014 for CRZ status of property	Project proponent submitted the CRZ map in 1:4000 scale & report dated 18.7.2014 of Institute of Remote Sensing, Chennai.	Authority noted the CRZ map in 1:4000 scale & report dated 18.7.2014 as


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<p>bearing C.S. No.465 of Malbar Hill Division, situated at Junction of Sitaram Patkar Marg & Vacha Gandhi Road,Mumbai</p> <p>by M/s. Anil Patil Consultants Pvt. Ltd.</p>	<p>The IRS report dated 18.7.2014 mentions that:</p> <p>CRZ shall be applied for the land / site within the 100m buffer zone from HTL for Bay / Creek as per para (ii) of CRZ Notification 2011 of MoEF dated 6.1.2011. In this case, the project site in C.S. No.465 of Malbar Hill Division, D-Ward, Mumbai does not fall within the 100 m buffer from HTL for Back Bay as well as within 500m buffer from HTL for Arabian sea.</p> <p>Thereafter, IRS issued corrigendum dated 28.1.2015, which mentions that:</p> <ol style="list-style-type: none"> 1. HTL demarcated by Institute of Remote Sensing with GPS survey for Back Bay is same as that of HTL in approved CZMP near the project site subjected to the generalization error caused by the variation in scale of mapping. 2. The project site containing CS No. 465, Malabar Hill Division, D-ward, Mumbai falls within 500 m from HTL for Back Bay indicated in approved CZMP of 1991. The superimposition of HTL is subjected to generalization error caused by scale of mapping. 3. CRZ shall be applied for the land/site within 100 m buffer zone from HTL for Bay as per para (ii) of CRZ Notification 2011 of MoEF vide S.O. 19(E), dated 6.1.2011. In this case, the project site containing CS No. 465, Malabar Hill Division, D Ward, Mumbai does not fall within the 100 m buffer from HTL for Back Bay as per GPS survey conducted by IRS in 2014. The site does not 	<p>well as corrigendum dated 18.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that HTL demarcated by Institute of Remote Sensing with GPS survey for Back Bay is same as that of HTL in approved CZMP near the project site subjected to the generalization error caused by the variation in scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after</p>
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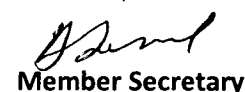
		also falls within 500 m buffer zone from HTL for Arabian Sea.	<p>deliberation decided the following:</p> <p>Project site containing CS No. 465, Malabar Hill Division, D-ward, Mumbai does not fall within 100m buffer from approved HTL for Back Bay. The site does not also falls within 500 m buffer zone from approved HTL for Arabian Sea. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
24	<p>Application dated 5.12.2014 for CRZ status of Property bearing F.P. No. 1170, TPS IV of Mahim Division, Kashinath Dhuru Road, Dadar (W), Mumbai</p> <p>by M/s. Accord Estate (P) Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 22.7.2014 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>Authority noted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized</p>

			<p>error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing F.P. No. 1170, TPS IV of Mahim Division, Kashinath Dhuru Road, Dadar (W), Mumbai does not fall within 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
25	<p>Application dated 5.12.2014 for CRZ status of Property bearing F.P. No. 782 TPS IV of Mahim Division, Gokhale Road, Dadar (W), Mumbai</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 22.7.2014 mentions that:</p> <p>The HTL demarcated by IRS corresponds</p>	<p>Authority noted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic</p>

	<p>by M/s. New Siddharth Enterprises</p>	<p>to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing F.P. No. 782 TPS IV of Mahim Division, Gokhale Road, Dadar (W), Mumbai does not fall within 100m buffer from approved HTL for Mahim Bay.</p>
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			Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.
26	<p>Application dated 5.12.2014 for CRZ status regarding plot bearing No. 64, C.S. No. 1774, Keluskar Rd (S), Shivaji Park, Dadar (W), Mumbai</p> <p>by M/s. Sugee Developers Pvt. Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 18.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 18.7.2014 mentions that:</p> <p>The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.</p> <p>CRZ shall be applied for the land / site within the 100m buffer zone from HTL for Bay / Creek as per para (ii) of CRZ Notification 2011 of MoEF dated 6.1.2011. In this case, the project site in C.S. No. 1774 of Mahim Division G/N Ward, Mumbai does not fall within the 100 m buffer from HTL for Mahim Bay.</p> <p>Authority observed that application dated 5.12.2014 is for plot bearing No. 64, C.S. No. 1774, Keluskar Rd (S), Shivaji Park, Dadar (W), However, CRZ map of IRS indicates project site bearing C.S. No. 1774 of G/N ward, Mahim Division, Mumbai, which shall be considered for appropriate decision.</p>	<p>Authority noted that the CRZ map in 1:4000 scale & report dated 18.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and</p>


Chairman


Member Secretary

			<p>Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.S. No. 1774 of G/N ward, Mahim Division, Mumbai does not fall within 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
27	<p>Application dated 5.12.2014 for CRZ status of property bearing F.P. No. 1198 & 1199, TPS IV of Mahim Division, Kashinath Dhuru Road, Dadar (W), Mumbai</p> <p>by M/s. Suraj Estate Developers Pvt. Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 22.7.2014 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping</p> <p>The CRZ II /III (as the case may be) is 100m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. The site falls inside the CRZ-II area as per 1991 CZMP as well 2011 CRZ guidelines. The plot area affected by CRZ is about 36%.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the</p>	<p>Authority noted that CRZ map in 1:4000 scale & report dated 22.7.2014 as well as CRZ map dated 30.1.2015 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that The HTL demarcated</p>

Ajay Melb
Chairman

[Signature]
Member Secretary

		<p>50m mangrove buffer).</p> <p>PP has further submitted the addendum dated 30.1.2015 along with CRZ map in 1:4000 scale of IRS, Chennai. As per which:</p> <table border="1"> <tr> <th>F.P. No</th><th>CRZ area (Sqm)</th><th>Non CRZ (sqm)</th><th>Total (Sqm.)</th></tr> <tr> <td>1199</td><td>544.7</td><td>900.13</td><td>1444.83</td></tr> <tr> <td>1198</td><td>Nil</td><td>53.51</td><td>53.51</td></tr> </table>	F.P. No	CRZ area (Sqm)	Non CRZ (sqm)	Total (Sqm.)	1199	544.7	900.13	1444.83	1198	Nil	53.51	53.51	<p>by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <ul style="list-style-type: none"> • Project site bearing F.P. No. 1198 TPS IV of Mahim Division, Kashinath Dhuru Road, Dadar (W), Mumbai does not fall within 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011 • Project site bearing F.P. No.
F.P. No	CRZ area (Sqm)	Non CRZ (sqm)	Total (Sqm.)												
1199	544.7	900.13	1444.83												
1198	Nil	53.51	53.51												

			1199, TPS IV of Mahim Division, Kashinath Dhuru Road, Dadar (W), Mumbai partly falls within 100 m CRZ area from approved HTL of Mahim Bay. As per the CRZ map dated 30.1.2015 of IRS, Chennai, portion of plot area falling in CRZ area is 544.7 Sqm. and portion of plot area falling in Non CRZ area is 900.13 Sqm.
28	<p>Application dated 5.12.2014 for CRZ status of property bearing F.P. No. 607, TPS III of Mahim Division, Mahim (W), Mumbai</p> <p>by M/s. Suraj Estate Developers Pvt. Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 22.7.2014 mentions that;</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>Authority noted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in the</p>


Chairman


Member Secretary

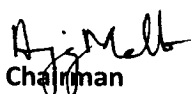
			<p>approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing F.P. No. 607, TPS III of Mahim Division, Mahim (W), Mumbai does not fall within 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
29	<p>Application dated 5.12.2014 for CRZ status of property bearing F.P. No. 766, TPS IV of Mahim Division, Road Joining Gokhale Road (North) and</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 22.7.2014 mentions that:</p> <p>The HTL demarcated by IRS corresponds</p>	<p>Authority noted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic</p>

	<p>Cadell Road, Dadar (W), Mumbai.</p> <p>by M/s. Suraj Estate Developers Pvt. Ltd.</p>	<p>to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing F.P. No. 766, TPS IV of Mahim Division, Road Joining Gokhale Road (North) and Cadell Road, Dadar (W), Mumbai does not fall within 100m</p>
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Member Secretary

			buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.
30	<p>Application dated 5.12.2014 for CRZ status of property bearing F.P. No. 702 & 704, TPS IV of Mahim Division, Anant Patil Marg, Dadar (W), Mumbai</p> <p>by M/s Suraj Estate Developers Pvt. Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 22.7.2014 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>Authority noted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and</p>


Chairman

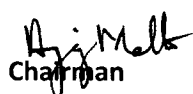

Member Secretary

			<p>Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing F.P. No. 702 & 704, TPS IV of Mahim Division, Anant Patil Marg, Dadar (W), Mumbai does not fall within 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
31	<p>Application dated 5.12.2014 for CRZ status of property bearing F.P. No. 823, TPS IV of Mahim Division, S.K. Bole Road, Dadar (W), Mumbai</p> <p>by M/s Suraj Estate Developers Pvt. Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 22.7.2014 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the</p>	<p>Authority noted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that The HTL demarcated by IRS corresponds to the</p>

		50m mangrove buffer).	<p>HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing F.P. No. 823, TPS IV of Mahim Division, S.K. Bole Road, Dadar (W), Mumbai does not fall within 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
32	<p>Application dated 5.12.2014 for CRZ status of property bearing F.P. No. 822, TPS IV of Mahim Division, S.K. Bole Road, Dadar (W),</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 22.7.2014 mentions that:</p>	<p>Authority noted the CRZ map in 1:4000 scale & report dated 22.7.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic</p>

	<p>Mumbai</p> <p>by M/s Suraj Estate Developers Pvt. Ltd.</p>	<p>The HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing F.P. No. 822, TPS IV of Mahim Division, S.K. Bole Road, Dadar (W), Mumbai does not fall within 100m buffer from approved HTL for Mahim</p>
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			Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.
33	<p>Application dated 4.8.2014 for CRZ status of plot bearing C.S. No. 1866 of Mahim Division, Estate Plot No. 157, Shivaji Park Scheme at Mahim, Shivaji park, Mumbai</p> <p>by M/s. Sneha Realty Pvt Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 4.12.2014 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 4.12.2014 mentions that:</p> <p>Project site details for the plot bearing C.S. 1866, Mahim Division, Mumbai is superimposed on to Coastal Zone Management plan at 1:4000 scale. As the Project site is facing to Mahim Bay, 100m buffer line is drawn. Hence the project site is free from CRZ.</p> <p>While Comparing the HTL as per 2011 Notification with HTL as per 1991; there is no change as the coastal morphology remains unaltered.</p> <p>Authority observed that the application is for plot bearing C.S. No. 1866 of Mahim Division, Estate Plot No. 157, Shivaji Park Scheme at Mahim, Shivaji park. However, CRZ map of IRS indicates Land bearing C.S. No. 1866 of Mahim Division in G/N ward, MCGM), which shall be considered for appropriate decision.</p>	<p>Authority noted the CRZ map in 1:4000 scale & report dated 4.12.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that while Comparing the HTL as per 2011 Notification with HTL as per 1991; there is no change as the coastal morphology remains unaltered.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM</p>


Chairman


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			<p>opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.S. No. 1866 of Mahim Division in G/N ward, MCGM) does not fall within 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
34	<p>Application dated 8.12.2014 for CRZ Status regarding Plot bearing No.72 A, C.S. no. 1782A, Dr. M.B. Raut Marg, Shivaji Park, Dadar (W), Mumbai</p> <p>by M/s. Concrete Lifestyle & Infrastructure Pvt. Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 4.12.2014 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 4.12.2014 mentions that:</p> <p>Project site details for the plot bearing C.S. No. 1782A of TPS III, Mahim Division, Mumbai is superimposed on to Coastal Zone Management Plan at 1:4000 scale. As the project site facing to Mahim Bay, 100m buffer line is drawn. Hence the project site is free from CRZ.</p> <p>While comparing the HTL as per 2011 Notification with HTL as per 1991; there is no change as the coastal morphology remains unaltered.</p> <p>Authority observed that the application is for Plot bearing No.72 A, C.S. no. 1782A, Dr. M.B. Raut Marg, Shivaji Park, Dadar</p>	<p>Authority noted the CRZ map in 1:4000 scale & report dated 4.12.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that while comparing the HTL as per 2011 Notification with HTL as per 1991; there is no</p>


		<p>(W). However, CRZ map of IRS indicates property bearing C.S. No. 1782A of TPS III, Mahim Division, of G/N ward, MCGM, which shall be considered for appropriate decision.</p>	<p>change as the coastal morphology remains unaltered.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.S. No. 1782A of TPS III, Mahim Division, of G/N ward, MCGM does not fall within 100m buffer from approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
35	<p>Application dated 15.12.2014 for CRZ status of Motiwala Buildings, bearing CTS No. 693, 694, 695 & 696 of village Bandra, situated at Boran Road, off Hill Road, Bandra (W), Mumbai</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 5.12.2014 of Institute of Remote Sensing, Chennai.</p> <p>Thereafter, IRS issued corrigendum dated 21.1.2015 which mentions that:</p> <ul style="list-style-type: none"> The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject 	<p>Authority noted the CRZ map in 1:4000 scale & report dated 5.12.2014 as well as corrigendum dated 21.1.2015 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic</p>

	<p>by M/s. Hiland Construction</p>	<p>to the generalized error of variation in the scale of mapping</p> <ul style="list-style-type: none"> • CRZ shall be applied for the land / site within 100 m buffer zone from HTL (Bay) as per CRZ Notification, 2011. In this case, the project site containing bearing CTS No. 693, 694, 695 & 696 Bandra, Mumbai does not fall within the 100 m buffer from HTL for Back Bay. It is also stated that the above said site does not fall within the 100m as per approved CZMP 1991. <p>Authority noted that the project site u/r is fronting to Mahim Bay as per the CRZ map of 1:4000 scale submitted. However, Corrigendum dated 21.1.2015 issued by IRS mentions that project site u/r does not fall within the 100m buffer from HTL for Back Bay. The mention of 'Back Bay' in corrigendum dated 21.1.2015 of IRS seems to be a typographical mistake, as the said project site u/r is outside 100 m CRZ line from the approved HTL of Mahim Bay, as observed from CRZ map.</p>	<p>Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing CTS No. 693, 694, 695 & 696 of village Bandra, situated at Boran Road, off Hill Road, Bandra (W), Mumbai does not fall within 100m buffer from</p>
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Chairman


Member Secretary

			approved HTL for Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.
36	<p>Application dated 23.9.2014 for CRZ status of plot No. 78, C.S. No. 1788 of Mahim Division, Mumbai</p> <p>by M/s. Laxmiben Ravji & Heena Ramesh</p>	<p>Project proponent the CRZ map in 1:4000 scale & report dated 2.9.2014 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 2.9.2014 mentions that:</p> <ul style="list-style-type: none"> • The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping. • CRZ shall be applied for the land / site within 100 m buffer zone from HTL (Bay) as per CRZ Notification, 2011. In this case, the project site containing C.S. No. 1788 of Mahim Division, Mumbai does not fall within 100m buffer from HTL of Mahim Bay. 	<p>Authority noted the CRZ map in 1:4000 scale & report dated 2.9.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP</p>

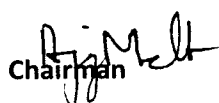

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Member Secretary

			<p>No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site containing C.S. No. 1788 of Mahim Division, Mumbai does not fall within 100m buffer from approved HTL of Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
37	<p>Application dated 18.10.2014 for CRZ status to project site bearing C. S. No. 1741, Plot No.31 Shivaji Park Estate Mahim, Dr.M.B.Raut Road, Shivaji Park, Dadar, Mumbai</p> <p>by M/s. Vijayraj Properties</p>	<p>Project proponent submitted the CRZ map date in 1:4000 scale & report dated 1.9.2014 of Institute of Remote Sensing, Chennai.</p> <p>IRS report dated 1.9.2014 mentions that:</p> <p>Project site details for the land bearing C. S. No. 1741 of Mahim Division, Mumbai is overlaid on to Coastal Zone Management Plan at 1:4000 scale. As the project site is far from 100m buffer from HTL and hence the project site is free from CRZ as per the map.</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Authority observed that the application is</p>	<p>Authority noted the CRZ map date in 1:4000 scale & report dated 1.9.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated</p>

		<p>for project site bearing C. S. No. 1741, Plot No.31 Shivaji Park Estate Mahim. However, the Authority observed that CRZ map of IRS indicates land bearing C.S. No. 1741 of Mahim Division in G/North ward of MCGM, Mumbai, which shall be considered for appropriate decision.</p>	<p>by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.S. No. 1741 of Mahim Division in G/North ward of MCGM does not fall within 100m buffer from approved HTL of Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
38	<p>Application dated 18.10.2014 for CRZ status of project site bearing C. S. No. 1756, Plot No. 46 Shivaji Park Estate Mahim, Keluskar</p>	<p>Project proponent submitted the CRZ map date in 1:4000 scale & report dated 1.9.2014 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 1.9.2014 mentions that:</p>	<p>Authority noted the CRZ map date in 1:4000 scale & report dated 1.9.2014 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that</p>

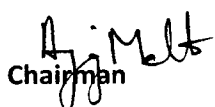
	<p>Road, Shivaji Park, Dadar, Mumbai</p> <p>M/s. Shubhgruha</p>	<p>Project site details for the plot bearing C. S. No. 1756 of Mahim Division, Mumbai is overlaid on to Coastal Zone Management Plan at 1:4000 scale. As the project site is far from 100m buffer from HTL and hence the project site is free from CRZ as per the map.</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Authority observed that the application is for project site bearing C. S. No. 1756, Plot No. 46 Shivaji Park Estate Mahim. However, the CRZ map indicates land bearing C.S. No 1756 of Mahim Division in G/North ward of MCGM, Mumbai, which shall be considered for appropriate decision.</p>	<p>National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.S. No 1756 of Mahim Division in G/North ward of MCGM does not fall within 100m buffer from approved HTL of Mahim</p>
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Member Secretary

			Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.
39	<p>Application dated 14.1.2015 for CRZ status of plot bearing C.S. No. 1519 of Girgaon Division, Huges Road, Mumbai</p> <p>by M/s. Arindam Developers LLP</p>	<p>Project proponent submitted the CRZ map date in 1:4000 scale & report dated 17.6.2011 of Institute of Remote Sensing, Chennai</p> <p>Thereafter, the IRS, Chennai issued corrigendum dated 22.7.2014 along with CRZ map in 1:4000 scale. Said corrigendum of IRS mentions that:</p> <ol style="list-style-type: none"> 1. The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping. 2. CRZ shall be applied for the land / site within the 100m buffer zone from HTL for Bay / Creek as per para (ii) of CRZ Notification 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the project site containing C.S. No. 1519 of D Ward of Girgaon Division, Mumbai does not fall within the 100m buffer from HTL for Back Bay. 	<p>Authority noted the CRZ map date in 1:4000 scale & report dated 17.6.2011 as well as corrigendum dated 22.7.2014 along with CRZ map in 1:4000 scale of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme</p>

			<p>court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site containing C.S. No. 1519 of D Ward of Girgaon Division, Mumbai does not fall within the 100m buffer from approved HTL for Back Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011</p>
40	<p>Application dated 15.1.2015 for CRZ status of project site bearing C.S. No. 12/380 of Malbar Cambala Hill Division, in D Ward situated at Dadi Seth Road, Mumbai</p> <p>by M/s. Indian National Theatre</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale and report dated 9.1.2015 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 9.1.2015 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II/III (as the case may be) is 100 m from the HTL of Bay areas, as per the 2011 CRZ guidelines, as against 500 m from HTL according to 1991 CZMP. Therefore, site on landward side of Back Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p>	<p>Authority noted the CRZ map in 1:4000 scale and report dated 9.1.2015 of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted</p>


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		<p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p> <p>that the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing bearing C.S. No. 12/380 of Malbar Cambala Hill Division, in D Ward situated at Dadi Seth Road, Mumbai does not fall within the 100m buffer from approved HTL for Back Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011</p>
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41	<p>Application dated 17.1.2015 for CRZ status of plot bearing F.P. No. 912 of TPS IV Mahim Division, G/South Ward, Mumbai</p> <p>by M/s. Krypton Construction</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale and report dated 12.1.2015 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 12.1.2015 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>Authority noted the CRZ map in 1:4000 scale and report dated 12.1.2015 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after</p>
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			<p>deliberation decided the following:</p> <p>Project site bearing F.P. No. 912 of TPS IV Mahim Division, G/South Ward, Mumbai does not fall within 100m buffer from approved HTL of Mahim Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
42	<p>Application dated 17.1.2015 for CRZ status of plot bearing CTS No.480 of Malbar Hill Dn. On the junction of Vachha Gandhi Road and Owen Dun Road and Nyaymoorthi Sitaram Patkar Marg in D Ward, Mumbai</p> <p>by M/s. Landmark Shelters Pvt Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale and report dated 12.1.2015 of Institute of Remote Sensing, Chennai.</p> <p>IRS report dated 12.1.2015 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500 m. from HTL according to 1991 CZMP. Therefore the site on landward side of Back Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>Authority noted the CRZ map in 1:4000 scale and report dated 12.1.2015 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that the HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>Based on above said</p>

			<p>information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing CTS No.480 of Malbar Hill Dn. On the junction of Vachha Gandhi Road and Owen Dun Road and Nyaymoorthi Sitaram Patkar Marg in D Ward, Mumbai does not fall within 100m buffer from approved HTL of Back Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
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List A1

Sr. No.	Proposal details	Details of report/corrigendum of agency authorized by MoEF along with CRZ map (1:4000 scale)	Observation of MCZMA
1	Application dated 25.6.2014 for CRZ status of plot bearing	Project proponent submitted the CRZ map in 1:4000 scale & report dated May, 2012 of Centre for	Authority noted the CRZ map in 1:4000 scale & report dated May, 2012 as well as clarification letter dated


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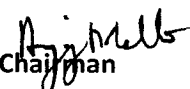
	<p>C.S. No. 409 & 410 of Girgaon & Malbar Hill Dn. Of Marine Drive, Mumbai</p> <p>by M/s. Rohan Developers Pvt.Ltd.</p>	<p>Earth Science & Studies (CESS), Kerala.</p> <p>CESS, report dated May, 2012 mentions that:</p> <ul style="list-style-type: none"> • The CRZ landward of the HTL is 100 m for 'bays' as per CRZ 2011. • On the bank of Back Bay, the coastal Regulation Zone landward of the HTL is 100m from HTL (as per CRZ 1991, the CRZ was 500m landward of HTL for bays). • The referred site are outside CRZ as per CRZ (2011) Notification. <p>CESS, Kerala vide letter dated 27.11.2014 issued clarification along with CRZ map. Said clarification of CESS mentions that:</p> <ul style="list-style-type: none"> • The HTL was demarcated in 1:25000 scale by NHO in 1997-1998, the only authorized then. the present demarcation of the HTL by NCESS in 2011 is in 1:4000 scale. The instruments & software now being used for preparing HTL maps are superior in technology & accuracy compared to 1997-1998. When the possible errors due to the above & shoreline advancement in the Back Bay during 1997 to 2011 are considered, the HTL now demarcated by 	<p>27.11.2014 along with CRZ map of Centre for Earth Science & Studies (CESS), Kerala.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that The HTL was demarcated in 1:25000 scale by NHO in 1997-1998, the only authorized agency then. the present demarcation of the HTL by NCESS in 2011 is in 1:4000 scale. The instruments & software now being used for preparing HTL maps are superior in technology & accuracy compared to 1997-1998. When the possible errors due to the above & shoreline advancement in the Back Bay during 1997 to 2011 are considered, the HTL now demarcated by NCESS& that of NHO are comparable. The site, Ajinkya, on the banks of Back bay, is 242 m landward of the HTL as demarcated by NHO, the then authorized agency for HTL demarcation. It is also beyond 100m CRZ as per HTL demarcated by NCESS in 2011 as per CRZ 2011.</p>
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		<p>NCESS& that of NHO are comparable.</p> <ul style="list-style-type: none"> The site, Ajinkya, on the banks of Back bay, is 242 m landward of the HTL as demarcated by NHO, the then authorized agency for HTL demarcation. It is also beyond 100m CRZ as per HTL demarcated by NCESS in 2011 as per CRZ 2011. <p>Authority observed that CRZ map submitted along with clarification dated 27.11.2014 of CESS indicates old approved HTL- NHO (1997-98) & new draft HTL(2011), as per which, site u/r is beyond 100m from both HTL (old approved and new draft HTL) of Back Bay.</p>	<p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No. 30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.S. No. 409 & 410 of Girgaon & Malbar Hill Dn. Of Marine Drive, Mumbai does not fall within 100 m CRZ area from Both HTL (old approved & new draft HTL) of Back Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
2	<p>Application dated 25.6.2014 for CRZ status of plot bearing C. S. No. 1523 of Girgaon Dn. Situated at Chowpatty, Mumbai</p> <p>by M/s. Sai Palace Hotels Private Limited</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated May, 2012 of Centre for Earth Science & Studies (CESS), Kerala</p> <p>CESS, report dated May, 2012 mentions that:</p> <ul style="list-style-type: none"> The CRZ landward of the HTL is 100 m for 'bays' as per CRZ 2011. On the bank of Back Bay, the coastal Regulation Zone landward of the HTL 	<p>Authority noted the CRZ map in 1:4000 scale & report dated May, 2012 as well as clarification dated 27.11.2014 along with CRZ map of Centre for Earth Science & Studies (CESS), Kerala</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and</p>

		<p>is 100m from HTL (as per CRZ 1991, the CRZ was 500m landward of HTL for bays).</p> <ul style="list-style-type: none"> The referred site are outside CRZ as per CRZ (2011) Notification. <p>CESS, Kerala vide letter dated 27.11.2014 issued clarification along with CRZ map. Said clarification of CESS mentions that:</p> <ul style="list-style-type: none"> The HTL was demarcated in 1:25000 scale by NHO in 1997-1998, the only authorized then. the present demarcation of the HTL by NCESS in 2011 is in 1:4000 scale. The instruments & software now being used for preparing HTL maps are superior in technology & accuracy compared to 1997-1998. When the possible errors due to the above & shoreline advancement in the Back Bay during 1997 to 2011 are considered, the HTL now demarcated by NCESS & that of NHO are comparable. The site, Aram, on the banks of Back bay, is 102 m landward of the HTL as demarcated by NHO, the then authorized agency for HTL demarcation. It is also beyond 100m CRZ as per HTL demarcated by NCESS in 2011 as per 	<p>are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that The HTL was demarcated in 1:25000 scale by NHO in 1997-1998, the only authorized then. the present demarcation of the HTL by NCESS in 2011 is in 1:4000 scale. The instruments & software now being used for preparing HTL maps are superior in technology & accuracy compared to 1997-1998. When the possible errors due to the above & shoreline advancement in the Back Bay during 1997 to 2011 are considered, the HTL now demarcated by NCESS & that of NHO are comparable. The site, Aram, on the banks of Back bay, is 102 m landward of the HTL as demarcated by NHO, the then authorized agency for HTL demarcation. It is also beyond 100m CRZ as per HTL demarcated by NCESS in 2011 as per CRZ 2011.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No. 30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of</p>
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		<p>CRZ 2011.</p> <p>Authority observed that CRZ map submitted along with clarification dated 27.11.2014 of CESS indicates old approved HTL- NHO (1997-98) & new draft HTL(2011), as per which, site u/r is beyond 100m from both HTL (old approved and new draft HTL) of Back Bay.</p>	<p>CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C. S. No. 1523 of Girgaon Dn. Situated at Chowpatty, Mumbai does not fall within 100 m CRZ area from Both HTL (old approved & new draft HTL) of Back Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
3	<p>Application dated 26.11.2014 for CRZ status of plot bearing C.S. No. 1672 of Gamdevi Division, D Ward, Alexandra Road, Gamdevi,Mumbai</p> <p>by M/s. Rohan Developers Pvt. Ltd</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 31.5.2012 of Centre for Earth Science & Studies (CESS), Kerala.</p> <p>The CESS, report dated 31.5.2012 mentions that:</p> <ul style="list-style-type: none"> • The CRZ landward of the HTL is 100 m for 'bays' as per CRZ 2011. • On the bank of Back Bay, the coastal Regulation Zone landward of the HTL is 100m from HTL (as per CRZ 1991, the CRZ was 500m landward of HTL for bays). • The CRZ landward of HTL being 100 m on the banks of Back Bay and the proposed site being landward of 100 m CRZ, the referred site is outside the CRZ as CRZ (2011) notification. 	<p>Authority noted the CRZ map in 1:4000 scale & report dated 31.5.2012 as well as clarification dated 27.11.2014 along with CRZ map of Centre for Earth Science & Studies (CESS), Kerala.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that The HTL was demarcated in 1:25000 scale by NHO in 1997-1998, the only authorized agency then. The present demarcation of the HTL by NCESS in 2011 is in 1:4000 scale. The instruments & software now being used for preparing HTL maps are</p>

		<p>CESS, Kerala vide letter dated 27.11.2014 issued clarification along with CRZ map. Said clarification of CESS mentions that:</p> <ul style="list-style-type: none"> The HTL was demarcated in 1:25000 scale by NHO in 1997-1998, the only authorized then. the present demarcation of the HTL by NCESS in 2011 is in 1:4000 scale. The instruments & software now being used for preparing HTL maps are superior in technology & accuracy compared to 1997-1998. When the possible errors due to the above & shoreline advancement in the Back Bay during 1997 to 2011 are considered, the HTL now demarcated by NCESS& that of NHO are comparable. The site, Kapol Niwas, on the banks of Back bay, is 286 m landward of the HTL as demarcated by NHO, the then authorized agency for HTL demarcation. It is also beyond 100m CRZ as per HTL demarcated by NCESS in 2011 as per CRZ 2011. <p>Authority observed that CRZ map submitted along with clarification dated 27.11.2014 of CESS indicates old approved HTL- NHO (1997-98) & new draft HTL(2011), as per which, site u/r</p>	<p>superior in technology & accuracy compared to 1997-1998. When the possible errors due to the above & shoreline advancement in the Back Bay during 1997 to 2011 are considered, the HTL now demarcated by NCESS& that of NHO are comparable. The site, Kapol Niwas, on the banks of Back bay, is 286 m landward of the HTL as demarcated by NHO, the then authorized agency for HTL demarcation. It is also beyond 100m CRZ as per HTL demarcated by NCESS in 2011 as per CRZ 2011.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No. 30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.S. No. 1672 of Gamdevi Division, D Ward, Alexandra Road, Gamdevi, Mumbai does not fall within 100 m CRZ area from Both HTL (old approved & new draft HTL) of Back Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
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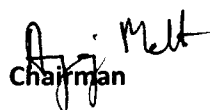

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		is beyond 100m from both HTL (old approved and new draft HTL) of Back Bay.	
4	<p>Application dated 26.11.2014 for CRZ status of plot bearing C.S. No. 1569 of Girgaon Division, D Ward, situated at Sitaram Patkar Marg, near Chowpatty, Mumbai</p> <p>by M/s. SCS Construction Pvt. Ltd.</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated May, 2012 of Centre for Earth Science & Studies (CESS), Kerala.</p> <p>The CESS, report dated May, 2012 mentions that:</p> <ul style="list-style-type: none"> • The CRZ landward of the HTL is 100 m for 'bays' as per CRZ 2011. • On the bank of Back Bay, the coastal Regulation Zone landward of the HTL is 100m from HTL (as per CRZ 1991, the CRZ was 500m landward of HTL for bays). • CRZ being 100 m landward from the HTL for Back Bay. the referred site is outside CRZ as per CRZ (2011) notification <p>Thereafter, the CESS, Kerala vide letter dated 27.11.2014 issued clarification along with CRZ map. Said clarification of CESS mentions that:</p> <ul style="list-style-type: none"> • The HTL was demarcated in 1:25000 scale by NHO in 1997-1998, the only authorized then. the present demarcation of the HTL by NCESS in 2011 is in 1:4000 scale. The instruments & software now being used for preparing HTL maps are 	<p>Authority noted the CRZ map in 1:4000 scale & report dated May, 2012 as well as clarification dated 27.11.2014 along with CRZ map of Centre for Earth Science & Studies (CESS), Kerala.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that The HTL was demarcated in 1:25000 scale by NHO in 1997-1998, the only authorized then. the present demarcation of the HTL by NCESS in 2011 is in 1:4000 scale. The instruments & software now being used for preparing HTL maps are superior in technology & accuracy compared to 1997-1998. When the possible errors due to the above & shoreline advancement in the Back Bay during 1997 to 2011 are considered, the HTL now demarcated by NCESS& that of NHO are comparable. The site, Jahangir Mansion, on the banks of Back bay, is 220 m</p>

		<p>superior in technology & accuracy compared to 1997-1998. When the possible errors due to the above & shoreline advancement in the Back Bay during 1997 to 2011 are considered, the HTL now demarcated by NCESS& that of NHO are comparable.</p> <ul style="list-style-type: none"> The site, Jahangir Mansion, on the banks of Back bay, is 220 m landward of the HTL as demarcated by NHO, the then authorized agency for HTL demarcation. It is also beyond 100m CRZ as per HTL demarcated by NCESS in 2011 as per CRZ 2011 <p>Authority observed that CRZ map submitted along with clarification dated 27.11.2014 of CESS indicates old approved HTL- NHO (1997-98) & new draft HTL(2011), as per which, site u/r is beyond 100m from both HTL (old approved and new draft HTL) of Back Bay.</p> <p>The Authority further observed that the application is for plot bearing C.S. No. 1569 of Girgaon Division, D Ward. However, report dated May, 2012 of CESS mentions the site as Property, Jahangir Mansion bearing C.S. No. 1569, 1/1554, Girgaon. Authority decided to consider the C.S No. 1569 as mentioned in the application dated 26.11.2014 for</p>	<p>landward of the HTL as demarcated by NHO, the then authorized agency for HTL demarcation. It is also beyond 100m CRZ as per HTL demarcated by NCESS in 2011 as per CRZ 2011</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No. 30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.S. No. 1569 of Girgaon Division, D Ward, situated at Sitaram Patkar Marg, near Chowpatty, Mumbai does not fall within 100 m CRZ area from Both HTL (old approved & new draft HTL) of Back Bay. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
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		appropriate decision.	
5	<p>Application dated 10.11.2014 for CRZ status of plot CTS No. B/645, Bandra village, Bandra (W), Mumbai</p> <p>by M/s. Designers Point</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 1.11.2012 of Institute of Remote Sensing, Chennai</p> <p>Thereafter, the IRS issued corrigendum dated 30.10.2014 along with CRZ map. Said corrigendum mentions that:</p> <ul style="list-style-type: none"> • HTL demarcated by IRS with GPS survey conducted during 2012 for Arabian Sea corresponds to HTL indicated in approved CZMP subjected to the generalization error caused by the variation in scale of mapping. • However, the HTL demarcated by IRS, with GPS survey for Mahim bay and Mahim Creek is not same as that of HTL in approved CZMP because of reclamation in Bandra area. • CRZ shall be applied for the land / site within the 100m buffer zone from HTL for Bay / Creek as per para (ii) of CRZ Notification 2011 of MoEF dated 6.1.2011. In this case, the project site in CTS No. B/645, Bandra village, Bandra (W), Mumbai does not fall within the 100 m buffer from HTL for Mahim Bay as per GPS survey conducted by IRS in 2012. 	<p>Authority noted the CRZ map in 1:4000 scale & report dated 1.11.2012 as well as corrigendum dated 30.10.2014 along with CRZ map of Institute of Remote Sensing, Chennai</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that HTL demarcated by IRS with GPS survey conducted during 2012 for Arabian Sea corresponds to HTL indicated in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.</p> <p>However, the HTL demarcated by IRS, with GPS survey for Mahim bay and Mahim Creek is not same as that of HTL in approved CZMP because of reclamation in Bandra area.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No.</p>


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		<p>The site does not also fall within 500m buffer from HTL for Arabian Sea.</p> <ul style="list-style-type: none"> The project site containing CTS No. 645 does not also fall within 100m from HTL indicated in approved CZMP subjected to generalization error caused by the variation in scale of mapping. <p>Authority observed that the application is for plot CTS No. B/645, Bandra village, Bandra (W). However, CRZ map of IRS indicates project site bearing C.T.S. NO. 645, Bandra-B, H/Ward, Mumbai, which shall be considered for appropriate decision.</p>	<p>30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site bearing C.T.S. NO. 645, Bandra-B, H/Ward, Mumbai, does not fall within the 100 m CRZ area from Both HTL (old approved & new draft HTL) of Mahim Bay. Further, the site under reference also does not fall within 500 m CRZ area from approved HTL of Arabian Sea. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
6	<p>Application dated 2.12.2014 for CRZ status of plot bearing CTS No. A/645, A/ 646 & A/647 of village Bandra, Chinchpokli Road, Bandra (W), Mumbai</p> <p>by M/s. Synergy Architects & Consultants</p>	<p>Project proponent submitted the CRZ map date in 1:4000 scale & report dated 22.9.2009 of Institute of Remote Sensing, Chennai</p> <p>The IRS map (Sep, 2009) demarcated new draft HTL and 200 m & 500 m CRZ boundary line and the plot boundary. As per said IRS map, plot (CTS No. A/645-646-647) situated at Bandra, Mumbai is shown outside 500 m. CRZ boundary from new draft HTL</p> <p>PP also submitted CRZ map in 1:4000 scale & report dated June, 2012 prepared by National Institute of Oceanography, Goa.</p>	<p>Authority noted the CRZ map date in 1:4000 scale & report dated 22.9.2009 of Institute of Remote Sensing, Chennai. Authority further noted the CRZ map & report in 1:4000 scale prepared by NIO dated June 2012 as well as corrigendum dated 28.1.2015.</p> <p>The Authority noted that National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p>

	<p>The NIO map (June, 2012) demarcated new draft HTL and 200 m & 500 m CRZ boundary line and the plot boundary. As per said NIO map, plot bearing CTS No. A/645, A/646, A/647 situated at Bandra, Mumbai is shown outside 500 m. CRZ boundary from new draft HTL of Mahim Bay.</p> <p>The NIO report dated June 2012 mentions that:</p> <p>The property bearing CTS No. A/645, A/ 646 & A/647 of Bandra, Mumbai falls outside the CRZ boundary of 500m measured landward side of the relevant HTL. Thus the property does not attract the CRZ legislation. The Horizontal position of the high tide line may change if any of the existing morphological features are altered.</p> <p>NIO vide letter dated 22.1.2015 issued corrigendum.</p> <p>NIO issued corrigendum dated 28.1.2015 which mentions that:</p> <ol style="list-style-type: none"> 1. HTL demarcated by National Institute of Oceanography, Goa with DGPS Survey conducted during June 2012 for Arabian Sea corresponds to HTL indicated in approved CZMP subject to the generalization error caused by the variation in scale of mapping. 2. However, the HTL demarcated by NIO, Goa 	<p>Authority further noted that HTL demarcated by National Institute of Oceanography, Goa with DGPS Survey conducted during June 2012 for Arabian Sea corresponds to HTL indicated in approved CZMP subject to the generalization error caused by the variation in scale of mapping.</p> <p>However, the HTL demarcated by NIO, Goa with total station and DGPS for Mahim Bay and Mahim Creek is not same as that HTL in approved CZMP because of reclamation in the area.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No. 30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site CTS No. A/645, 646, 647 in Bandra West, Mumbai does not fall within the 100 m CRZ area from Both HTL (old approved & new draft HTL) of Mahim Bay. Further, the site under reference also does not fall within 500 m CRZ area from</p>
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		<p>with total station and DGPS for Mahim Bay and Mahim Creek is not same as that HTL in approved CZMP because of reclamation in the area.</p> <p>3. CRZ shall be applied for the land /side with the 100 m buffer zone from HTL for Bay/ Creek as per para (ii) of CRZ Notification 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case the project site CTS No. A/645, 646, 647 in Bandra West, Mumbai does not fall within the 100 m buffer from HTL from Mahim Bay as per with total station and DGPS survey conducted by National Institute of oceanography, Donapaula, Goa, (NIO, CSIR) in June 2012. As per NIO, Goa CRZ survey June 2012 the plot CTS No. A/645, 646, 647 in Bandra West, Mumbai is 553 m from 100 m buffer zone from HTL for Mahim Bay, as per old CZMP the plot CTS No. A/645,646,647 in Bandra West, Mumbai is 391.65 m from 100 m buffer.</p>	<p>approved HTL of Arabian Sea. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
7	<p>Application dated 5.1.2015 for CRZ status of property bearing CTS No. A/285, A/286 & A/287 Bandra village, Bandra (W), Mumbai – 400050</p>	<p>Project proponent submitted the CRZ map date in 1:4000 scale & report dated 31.12.2014 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 31.12.2014 mentions that:</p>	<p>Authority noted the CRZ map in 1:4000 scale & report dated 31.12.2014 as well as CRZ map dated 31.1.2015 of Institute of Remote Sensing, Chennai.</p> <p>The Authority noted that</p>

	<p>by M/s. Designer Point Architects, interior designer and landscape consultants.</p>	<ol style="list-style-type: none"> 1. HTL demarcated by IRS with GPS survey conducted during 2014 for Arabian Sea corresponds to HTL indicated in approved CZMP for Mumbai subjected to the generalization error caused by the variation in scale of mapping. 2. However, the HTL demarcated by IRS, with GPS survey for Mahim bay and Mahim Creek is not same as that of HTL in approved CZMP because of reclamation in Bandra area. 3. CRZ shall be applied for the land / site within the 100m buffer zone from HTL for Bay / Creek as per para (ii) of CRZ Notification 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the project site containing CTS Nos. A/285, A/286 & A/287 of H/W Ward, Bandra-A village, Mumbai does not fall within the 100 m buffer from HTL for Mahim Bay as per GPS survey conducted by IRS in 2014. The site does not also fall within 500m buffer from HTL for Arabian Sea. 4. The project site containing CTS Nos. A/285, A/286 & A/287 of H/W Ward, Bandra-A village does not also fall within 100m from 	<p>National Hydrographic Office (NHO), Dehradun vide letter dated 28.9.2013 has clarified that as per records of their office, Mahim Bay and Back Bay are considered as Bay and are also depicted as Bays on their official navigational charts.</p> <p>Authority further noted that HTL demarcated by IRS with GPS survey conducted during 2014 for Arabian Sea corresponds to HTL indicated in approved CZMP for Mumbai subjected to the generalization error caused by the variation in scale of mapping. However, the HTL demarcated by IRS, with GPS survey for Mahim bay and Mahim Creek is not same as that of HTL in approved CZMP because of reclamation in Bandra area.</p> <p>Based on above said information/ documents, as well as in the light of various judgments of Hon'ble High Court in Bay matters and Supreme court order dated 19.11.2014 in SLP No. 30128/2014 and Advocate General, GoM opinion dated 28.1.2015 in Bay matters and in the light of provisions of CRZ Notification, 2011, the Authority after deliberation decided the following:</p> <p>Project site containing CTS Nos. A/285, A/286 & A/287 of</p>
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		<p>HTL indicated in approved CZMP for Mumbai subjected to generalization error caused by the variation in scale of mapping.</p> <p>PP further submitted the CRZ map in 1:4000 scale dated 30.1.2015 which showed the HTL of Mahim Bay as per approved CZMP and 100 m CRZ area from approved HTL and site u/r falls out side of it.</p>	<p>H/W Ward, Bandra-A village, Mumbai does not fall within the 100 m CRZ area from Both HTL (old approved & new draft HTL) of Mahim Bay. Further, the site under reference also does not fall within 500 m CRZ area from approved HTL of Arabian Sea. Hence, the above mentioned project site does not fall within the ambit of CRZ Notification, 2011.</p>
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List B

Sr. No.	Proposal details	Details of report/corrigendum of agency authorized by MoEF along with CRZ map (1:4000 scale)	Observation of MCZMA
1	<p>Application dated 25.6.2014 for CRZ status of plot bearing C. S. No. 1262/B of TPS-IV Mahim Dn. Mumbai</p> <p>by M/s. Goodwill Properties Pvt. Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 21.11.2011 of Centre for Earth Science & Studies (CESS), Kerala</p> <p>CESS, report dated 21.11.2011 mentions that:</p> <ul style="list-style-type: none"> As per CRZ (1991) the development site under consideration is within the erstwhile regulation zone of 500m landward of the HTL. Being on the bank of Mahim Bay, the CRZ landward of the HTL is 100 m as per CRZ 2011 Being on the bank of Mahim Bay, the referred site is outside the 100m CRZ as per CRZ (2011) 	<p>Authority after deliberation decided to direct PP to submit the followings information:</p> <ol style="list-style-type: none"> Coloured copy of the CRZ map with & report with indication of plot No. of project site. Clarification as to whether HTL of Mahim Bay demarcated by CESS, Kerala corresponds to HTL of Mahim Bay shown in approved CZMP of Mumbai.


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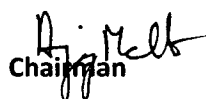
		Notification.	
2	<p>Application forwarded by MCGM dated 20.11.2014 for proposed redevelopment of residential building on CTS No. F/1257A, F/1258, F/1261 to F/1267 of village Bandra, Bandra (W), Mumbai</p> <p>by M/s. Key Home Realtors Pvt. Ltd.</p>	<p>Project proponent submitted the CRZ map 20.9.2012 in 1:4000 scale & report dated 22.2.2012 of Institute of Remote Sensing, Chennai</p> <p>IRS vide letter dated 30.10.2014 issued corrigendum, which mentions that:</p> <ol style="list-style-type: none"> 1. HTL demarcated by IRS with GPS survey for Mahim Bay and Mahim Creek is not same as that of HTL in approved CZMP because of Reclamation in Bandra Area. 2. CRZ shall be applied for the land/site within the 100 m buffer zone from HTL for Bay/Creek as per para (ii) of CRZ Notification 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the Project site containing CTS No. 1257A, 1258, 1261, 1262, 1263, 1264, 1265, 1266, 1267 of Bandra -F village, Mumbai does not fall within the 100m buffer from HTL for Mahim Bay as per GPS survey conducted by IRS in 2012. The site does not also fall within 500m buffer from HTL for Arabian Sea. 3. The Project site containing CTS No. 1257A, 1258, 1261, 1262, 1263, 1264, 1265, 1266, 1267 of Bandra -F village, Mumbai does not also fall within the 	<p>Authority after deliberation decided to direct PP to submit the followings information:</p> <ol style="list-style-type: none"> 1. CRZ map of IRS, Chennai does not show Arabian Sea. However, corrigendum dated 30.10.2014 mentions that the site does not also fall within 500m buffer from HTL for Arabian Sea. Clarification on the same is needed. 2. Corrigendum dated 30.10.2014 of IRS is addressed to M/s Keyhome Realtors Pvt Ltd. However, in the text of the subject, name of M/s Bhuvnesh Enterprises, Mumbai is reflected.


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		100m from High Tide Line indicated in approved CZMP subject to generalization error caused by the variation in scale of mapping.	
3	<p>Application dated 29.11.2014 for CRZ status of property bearing FP No. 1120, TPS IV of Mahim Division, situated at Prabhadevi, Mahim, Mumbai</p> <p>by M/s. B.R. Gandhi & Associates</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 5.5.2011 of National Institute of Oceanography, Goa.</p> <p>The NIO report dated 5.5.2011 mentions that:</p> <p>The property bearing No. 1120 of TPS Mahim IV situated at New Prabhadevi Mumbai falls within CRZ boundary of 500m measured landward side of relevant HTL. Thus the property falls within CRZ boundary hence legislation.</p>	<p>Authority after deliberation decided to direct PP to submit the followings information:</p> <ol style="list-style-type: none"> 1. CRZ map prepared by one of the agency authorized by MoEF showing approved HTL of Mahim Bay and 100m CRZ area as per CRZ Notification, 2011. 2. Clarification as to whether the new draft HTL of Mahim Bay demarcated by the agency corresponds to approved HTL of Mahim Bay or other wise. 3. Conclusion of the report as to whether the site falls out side 100m CRZ line from the approved HTL of the Mahim Bay.
4	<p>Application dated 29.11.2014 for CRZ status of property bearing FP No. 107, TPS II of Mahim Division, situated at L.J. Road, Mahim, Mumbai</p> <p>by M/s. B.R. Gandhi & Associates</p>	<p>Project proponent submitted CRZ map in 1:4000 scale & report dated 3.9.2012 of Institute of Remote Sensing, Chennai</p> <p>Following need to be submitted by PP through one of the agency authorized by MoEF:</p> <ol style="list-style-type: none"> 1. CRZ map (Coloured copy) prepared by one of the agency authorized by MoEF showing HTL of Mahim 	<p>Authority after deliberation decided to direct PP to submit the followings information:</p> <ol style="list-style-type: none"> 1. CRZ map (Coloured copy) prepared by one of the agency authorized by MoEF showing HTL of Mahim Bay as per approved CZMP and 100 m. CRZ area as per CRZ Notification, 2011. 2. Clarification as to whether the new draft HTL of

		<p>Bay as per approved CZMP and 100 m. CRZ area as per CRZ Notification, 2011.</p> <p>2. Clarification as to whether the new draft HTL of Mahim Bay demarcated by the agency corresponds to approved HTL of Mahim Bay or other wise.</p> <p>3. Conclusion of the report as to whether the site falls out side 100m CRZ line from the approved HTL of the Mahim Bay.</p>	<p>Mahim Bay demarcated by the agency corresponds to approved HTL of Mahim Bay or other wise.</p> <p>3. Conclusion of the report as to whether the site falls out side 100m CRZ line from the approved HTL of the Mahim Bay.</p>
5	<p>Application dated 15.12.2014 for CRZ status of property bearing F.P. No. 835, F.P. No.836 of TPS III of Mahim Division, Mahim (W), at Mori Road, Mumbai</p> <p>by M/s. Chaitanya Developers Pvt. Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 22.2.2012 of Institute of Remote Sensing, Chennai.</p>	<p>Authority after deliberation decided to direct PP to submit the followings information:</p> <p>1. CRZ map prepared by one of the agency authorized by MoEF showing approved HTL of Mahim Bay & Mahim Creek and CRZ area as per CRZ Notification, 2011.</p> <p>2. Clarification as to whether the new draft HTL of Mahim Bay and Mahim creek demarcated by the agency corresponds to approved HTL of Mahim Bay and Mahim Creek or other wise.</p> <p>3. Conclusion of the report as to whether the site u/r falls out side 100m CRZ line from the approved HTL of the Mahim Bay and Mahim Creek.</p>
6	<p>Application dated 10.11.2014 for</p>	<p>Project proponent the CRZ map in 1:4000 scale & report dated</p>	<p>Authority after deliberation decided to direct PP to submit the</p>


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	<p>CRZ Status of the Project Site in S. No. 89, 94 & 95 at village Nate, Rajapur Taluka, Dist. Ratnagiri</p> <p>by P.K. Tendulkar</p>	<p>31.10.2014 of Institute of Remote Sensing, Chennai.</p> <p>The IRS report dated 31.10.2014 mentions that:</p> <ul style="list-style-type: none"> • The HTL demarcated by IRS, Chennai and the HTL of approved CZMP of 1991, is shown in the map for the project site in survey nos. 84,94 and 95 of village Nate, Rajapur Taluk, Ratnagiri District, Maharashtra. • The approved HTL and HTL demarcated by IRS does not have any deviation (except for scale difference – approved CZMP is at 1:25000, whereas the present scale of mapping is 1:4000 per CRZ Notification, 2011), Since the coastal stretch at the project site is a bay, Ambolgadh bay, the 100m line the HTL line is demarcated as CRZ. However, tidal influence along the water inlet has been extended as per present demarcation of HTL / LTL by IRS, Chennai. <p>National Hydrographic Office, Dehradun vide letter dated 18.6.2014 addressed to Ms. Pratima K Tendulkar mentions that, the Ambolgarh bay on Chart 2038 'Rajapur bay and Vijaydurg Harbour' of 2013 edition is a 'Bay' and has been correctly depicted on chart in accordance with UNCLOS part II, Section 2, Article 10.</p>	<p>followings information:</p> <ul style="list-style-type: none"> • Conclusion of the report as to whether S. No. 89, 94 & 95 are out side the 100m CRZ line from approved HTL of Ambolgadh Bay. • In the map there seems to be another water body i.e. creek to which the plot under reference is fronting hence the conclusion as to whether the plot under references are also out side the CRZ line of HTL of the creek or other wise is necessary. Similarly, as to whether the HTL of creek corresponds to old approved HTLM of creek or other wise. • Full Scale CRZ map in 1:4000 scale superimposing the plot under reference.
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7	<p>Application dated 8.1.2015 for CRZ status of property bearing CTS No. B/1106 to B/1111 of village Bandra (W), situated at Chapel Road, Mumbai</p> <p>by M/s. B.R. Gandhi & Associates</p>	<p>Project proponent submitted the CRZ map date in 1:4000 scale & report dated 16.8.2012 of Institute of Remote Sensing, Chennai.</p> <p>Authority observed that said IRS report dated 16.8.2012 indicates that the property under reference is fronting to Arabian Sea and Mahim Bay.</p> <p>Said CRZ map in 1:4000 scale dated 16.8.2012 shows 100 m, 200 m, 500 m CRZ boundary from draft new HTL for Arabian Sea & Mahim Bay. Plot is shown beyond 500 m CRZ boundary from new draft HTL of Mahim Bay. Further, the plot is partly falls within 500 m CRZ boundary from draft new HTL of Arabian Sea.</p> <p>Authority further observed that CRZ I (purple colour) area is shown on landward side of HTL of Mahim Bay also.</p> <p>Authority observed that the application is for property bearing CTS No. B/1106 to B/1111 of village Bandra (W). However, CRZ map of IRS indicates CTS No. 1106,1107,1108,1109,1110 & 1111 of Bandra Division.</p> <p>Following need to be submitted by PP:</p> <p>CRZ map in 1:4000 scale & report (Colored copy) prepared by one of the agency authorized by MoEF showing:</p>	<p>Authority after deliberation decided to direct PP to submit the followings information:</p> <p>CRZ map in 1:4000 scale & report (Colored copy) prepared by one of the agency authorized by MoEF showing:</p> <ol style="list-style-type: none"> 1. HTL demarcated in approved CZMP of Mumbai for Arabian Sea and 500 m CRZ line from approved HTL of Arabian Sea. 2. HTL demarcated in approved CZMP of Mumbai for Mahim Bay and CRZ line of 100 m. from approved HTL of Mahim Bay, as per provisions of CRZ Notification, 2011. 3. Clarification as to whether the new draft HTL of Arabian Sea and Mahim Bay demarcated by the agency corresponds to approved HTL of Arabian Sea & Mahim Bay or other wise. 4. Conclusion of the report with respect to 100m CRZ line from the approved HTL of the Mahim Bay and with respect to 500 m. CRZ line from approved HTL of Arabian Sea. If, the plot is partly falls within 500m CRZ line from approved HTL of Arabian Sea, then the plot area falling within &
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Chairman


Member Secretary

		<ol style="list-style-type: none"> 1. HTL demarcated in approved CZMP of Mumbai for Arabian Sea and 500 m CRZ line from approved HTL of Arabian Sea. 2. HTL demarcated in approved CZMP of Mumbai for Mahim Bay and CRZ line of 100 m. from approved HTL of Mahim Bay, as per provisions of CRZ Notification, 2011. 3. Clarification as to whether the new draft HTL of Arabian Sea and Mahim Bay demarcated by the agency corresponds to approved HTL of Arabian Sea & Mahim Bay or other wise. 4. Conclusion of the report with respect to 100m CRZ line from the approved HTL of the Mahim Bay and with respect to 500 m. CRZ line from approved HTL of Arabian Sea. If, the plot is partly falls within 500m CRZ line from approved HTL of Arabian Sea, then the plot area falling within & outside CRZ need to be submitted. 5. CRZ map in 1:4000 scale dated 16.8.2012 shows CRZ I (purple colour) area is shown on landward side of HTL of Mahim Bay also. Clarification on the same is requested from IRS, Chennai. 	<p>outside CRZ need to be submitted.</p> <p>5. CRZ map in 1:4000 scale dated 16.8.2012 shows CRZ I (purple colour) area is shown on landward side of HTL of Mahim Bay also. Clarification on the same is requested from IRS, Chennai.</p>
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8	<p>Application dated 9.1.2015 for CRZ status of plot bearing F.P. No. 939 of TSP IV, Mahim Division, Prabhadevi for Bhagwan Shriram SRA CHS Ltd.</p> <p>by M/s. N.K. Builders & Developers</p>	<p>Project proponent submitted the CRZ map in 1:4000 & report dated Feb, 2008 of National Institute of Oceanography, Goa.</p>	<p>Authority after deliberation decided to direct PP to submit the followings information:</p> <ol style="list-style-type: none"> 1. CRZ map & report (Coloured copy) prepared by one of the agency authorized by MoEF showing approved HTL of Mahim Bay and CRZ area of 100 m. as per CRZ Notification, 2011. 2. Clarification as to whether the new draft HTL demarcated by the agency corresponds to approved HTL or other wise. 3. Conclusion of the report as to whether the site falls outside 100m CRZ line from the approved HTL of the Mahim Bay.
9	<p>Application dated 12.1.2015 for CRZ status of property bearing plot No. 103, C.S. No. 1813, Shivaji park, Mahim Division, G/N ward, Mumbai</p> <p>by M/s. Anil Patil Consultants Pvt Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale dated 5.1.2015 and report dated 6.1.2015 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 6.1.2015 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site</p>	<p>The Authority observed that CRZ map in 1:4000 scale prepared by IRS, Chennai shows water body as 'Arabian Sea' instead of 'Mahim Bay'. Clarification on the same need to be submitted by PP through IRS, Chennai.</p>

		<p>on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p> <p>Authority observed that the application is for property bearing plot No. 103, C.S. No. 1813, Shivaji park, Mahim Division. However, the CRZ map of IRS indicates project site bearing CTS No. 1813, Mahim Division.</p>	
10	<p>Application dated 12.1.2015 for CRZ status of property bearing F.P. No. 36, TPS No. II of Dilip Gupte Marg of Mahim Division, Mumbai</p> <p>by M/s. Anil Patil Consultants Pvt Ltd.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale dated 5.1.2015 and report dated 6.1.2015 of Institute of Remote Sensing, Chennai</p> <p>The IRS report dated 6.1.2015 mentions that:</p> <p>The HTL demarcated by IRS corresponds to the HTL shown in approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.</p> <p>The CRZ II /III (as the case may be) is 100 m from HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ area as per 2011 CRZ guidelines.</p> <p>There is no mangrove present in the vicinity. (The project site falls outside the 50m mangrove buffer).</p>	<p>The Authority observed that CRZ map in 1:4000 scale prepared by IRS, Chennai shows water body as 'Arabian Sea' instead of 'Mahim Bay'.</p> <p>Clarification on the same need to be submitted by PP through IRS, Chennai.</p>

List C

Sr. No.	Proposal details	Details of report/corrigendum of agency authorized by MoEF along with CRZ map (1:4000 scale)	Observation of MCZMA
1	<p>Application dated 14.1.2015 for CRZ status of plot bearing CTS No. A/791(pt), K.C. Marg, Bandra Reclamation, Bandra (W), Mumbai 400 050</p> <p>by M/s. Wizard building magic.</p>	<p>Project proponent submitted the CRZ map in 1:4000 scale & report dated 25.4.2014 of Institute of Remote Sensing, Chennai.</p> <p>Said CRZ map in 1:4000 scale dated 25.4.2014 of IRS, Chennai shows High Tide Line (HTL) for Mahim Bay as per old approved CZMP and it is passing through the project site under reference.</p> <p>The Authority noted that 100 m CRZ boundary is not shown from old approved HTL of Mahim Bay. However, it is observed that project site u/r would completely falls within 100 m. CRZ boundary from approved HTL for Mahim Bay.</p> <p>The Authority further noted that Said CRZ map in 1:4000 scale dated 25.4.2014 shows new draft High Tide Line (HTL) of Mahim Bay and 100 m CRZ boundary from new draft HTL of Mahim Bay. Proposed project site u/r is shown beyond 100 m CRZ boundary from new draft HTL of Mahim Bay i.e outside CRZ area. The Authority further noted that new draft HTL demarcated as per provisions of CRZ Notification, 2011 is not yet approved by Ministry of Environment & Forest, New Delhi for which specific</p>	<p>Authority after deliberation decided the following:</p> <ul style="list-style-type: none"> Project site bearing C.T.S. No. A-791(pt), Bandra Kurla Complex Block, H/W ward, Mumbai of M/s Wizard Constructions falls completely within 100 m CRZ area from HTL of the approved CZMP of Mumbai for Mahim Bay which is in force till 31.1.2015. Moreover, said project site u/r falls substantially falls within approved HTL for Mahim Bay i.e CRZ I area. Project site u/r is beyond 100 m CRZ boundary from new draft HTL of Mahim Bay i.e outside CRZ area. However, the new draft HTL demarcated by MoEF authorized agency is not yet approved by Ministry of Environment & Forest, New Delhi for which specific procedure is laid down in CRZ Notification, 2011. Therefore, the request of the PP that site falls outside CRZ area can not be considered.


Chairman


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		<p>procedure is laid down in CRZ Notification, 2011.</p> <p>The Authority observed that Proposed project site bearing C.T.S. No. A-791(pt), Bandra Kurla Complex Block, H/W ward, Mumbai falls completely within 100 m CRZ area from old approved HTL for Mahim Bay. Moreover, said project site u/r falls substantially within approved HTL for Mahim Bay i.e CRZ I area.</p>	
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- Item No.21:** Dr. Rizvi - 5 proposals of CRZ status of following plots:
- CTS No. 178 to 190 in village Bandra, Mumbai.
 - CTS No. 220 to 229 in village Bandra, Mumbai.
 - CTS Nos. A/449, A/350, A/351 in village Bandra, Mumbai,
 - CTS No. 1007, 1008, 1009 and 1010 in village Bandra, Mumbai.
 - CTS no. 1096 and 1097 of village Bandra, Mumbai

The Authority noted that Project proponent earlier submitted subject proposals of Bandra area in the form of Reclassification proposals, claiming that plot under reference falls outside CRZ area. Earlier, these proposals were considered in 73rd meeting of MCZMA held on 30.12.2011 wherein the Authority decided that new reclassification proposals would not be considered henceforth, since preparation new CZMPs as per CRZ Notification, 2011 is under progress. MCZMA vide letter dated 30.9.2013 conveyed the decision taken in 73rd & 84th meeting of MCZMA and communicated that reclassification proposals would be considered /addressed at the stage of public consultation to be carried out o draft CZMPs prepared under CRZ Notification, 2011.

PP has submitted the demarcation of HTL/LTL and CRZ I 1:4000 scale for subject plots from CESS, kerala. Details of which as mentioned as follows:

Sr. No.	Plot Nos. (Village Bandra)	CRZ map in 1:4000 scale of CESS	Conclusion of CESS report
1	CTS No. 178 to 190	Map shows HTL of Mahim Bay & 100 m CRZ area limit from HTL of Bay.	The site proposed for development (CTS No. 178 to 190 in village Bandra) is landward of the 100 m from the HTL and hence outside CRZ.
2	CTS No. 220 to 229	Map shows HTL of Mahim Bay & 100 m CRZ area	The site proposed for development (CTS Nos. 220 to


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		limit from HTL of Bay.	229 in Bandra village) is landward of the 100 m from the HTL and hence outside CRZ.
3	CTS No. A/449. A/350, A/351	Map shows HTL of Mahim Bay & 100 m CRZ area limit from HTL of Bay.	The site proposed for development (CTS Nos. 220 to 229 in Bandra village) is landward of the 100 m from the HTL and hence outside CRZ.
4	CTS No. A/449. A/350, A/351	Map shows HTL of Arabian sea & 500 m CRZ area limit from HTL of Arabian Sea	The site proposed for development (CTS Nos. 1007,1008, 1009 ad 1010 in Bandra village) is landward of the 500 m CRZ from the HTL and hence outside CRZ.
5	CTS no. 1096 and 1097	Map shows HTL of Mahim Bay & 100 m CRZ area limit from HTL of Bay.	The site proposed for development (CTS Nos. 1096 and 1097 in village Bandra) is landward of 100 m from the HTL and hence outside CRZ area.

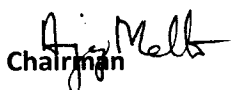
Authority after deliberation decided to direct the PP to submit the followings:

1. CRZ map in 1:4000 scale along with report prepared by one of the agencies authorized by MoEF superimposing the site. Said CRZ maps in 1:4000 scale should show HTL as per approved CZMP of Mumbai and CRZ area extent as per the provisions of CRZ Notification, 2011.
2. The Conclusion in the report of MoEF authorized agency should mention the CRZ status of the plot with respect to approved HTL and as to whether HTL demarcated by the agency as per CRZ Notification, 2011 corresponds to approved HTL.

Item No.22: Proposed construction of residential cum commercial building on plot bearing S. No. 2+3+4, plot No. 1+2, village Malyan, Tal. Dahanu, Dist. Thane

The Project proponent presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for construction of residential building on plot bearing S. No. 2+3+4, Plot No. 1+2, Village Malyaan, Tal. Dahanu, Dist. Thane. Dahanu Municipal Council vide letter dated 26th June, 2013 forwarded the proposal to MCZMA.


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2. The proposed construction is construction of residential & commercial building comprising of Ground + first floor + second floor. As per the layout plan submitted by the proponent, Ground + 1st floor is for commercial use and 2nd floor for residential use.
3. As per the sanctioned Development Plan on 04.04.2012 of Dahanu, the plot under reference is in residential zone and is reserved for residential purpose.
4. As per the approved CZMP of Dahanu, the plot under reference falls in CRZ II and situated on landward side of existing road.
5. FSI Details, as per the plans submitted by the PP:
 - Total area of land – 1003.34sqmt
 - Area under road widening – 132.50sqmt
 - Net plot area – 8701.84sqmt
 - Permissible FSI – 1.00
 - Allowable BUA – 870.84sqmt
 - FSI for road widening 5% - 66.25sqmt
 - Total allowable BUA 937.09sqmt
 - FSI proposed to be consumed – 0.89

Authority noted that the proposal was earlier discussed in 86th and 94th meeting of the MCZMA wherein the Authority sought certain information from PP. Accordingly, PP submitted the information.

The Authority noted that proposal involves commercial use also and concerned planning authority should ensure that the commercial use is in conformity with the town and country planning regulation as existed as on 19.2.1991.

The Authority noted that the proposal is in accordance with para 8.II. CRZ II (i) & (ii) of CRZ Notification, 2011 wherein town & country planning regulation as existing as on 19.2.1991 is applicable.

The Authority after deliberations 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 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 from 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, plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.


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5. The concerned Planning authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
6. Concerned planning authority should ensure that the commercial use is in conformity with the town and country planning regulation as existed as on 19.2.1991.
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by the concerned chief officer, DMC.

Item No.23: Proposed modification to existing restaurant building and construction of new Resort structures in land bearing Plot No. 1, S. No. 8/11 of village Dahanu, Tal – Dahanu, Dist- Thane by Mr. Dolly Boman Irani

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for proposed modification to existing building and construction of Resort building in land bearing S. No. 8/11 of village Dahanu, Tal – Dahanu, Dist- Thane. Dahanu Municipal Council vide letter dated 12.7.2013 forwarded the proposal to MCZMA.
2. Total 5 Nos. of existing building on the land under reference. The existing 4 buildings on the plot under reference which is to be retained and one existing building is proposed to be modified and proposed construction of buildings (2 Nos.) is on vacant land of the plot.
3. Existing restaurant building “E” is proposed to be modified is within 200m from HTL.
4. As per the CZMP of Dahanu Municipal Council area, the plot under reference falls in CRZ-II.
5. Town Planning and Valuation Department Palghar mentions vide letter dated 25.7.2013 that, the plot under reference falls in CRZ –II area (Partly falls in 200m from HTL and partly falls in 200m to 500 m from HTL). The Dahanu Municipal Council vide letter dated 12.7.2013, the plot under reference is landward side of the existing road which is prior to 1955.
6. Town Planning and Valuation Department Palghar mentions vide letter dated 25.7.2013 as per sanctioned development plan on 4.4.2012, the plot under reference falls in Tourism Development zone.
7. FSI details, as per plans submitted by project proponent,
 - Area of Plot – 6900.00 Sqm.
 - Permissible FSI – 0.5
 - Permissible floor area – 3450.00 Sqm.
 - Existing BUA of Bldg (A) – 180.54 Sqm.
 - Existing BUA of Bldg (B) – 331.30 Sqm.
 - Existing BUA of Bldg (C) – 76.90 Sqm.
 - Existing BUA of Bldg (F) – 539.72 Sqm.
 - Proposed Modified Existing Bldg (E) – 435.00 Sqm.
 - Proposed BUA of Bldg. (D) – 1155.25 Sqm.
 - Proposed BUA of Bldg. (G) – 439.45 Sqm.
 - Total Proposed BUA – 3158.16 Sqm.

The Authority noted the reply of DMC dated 8.1.2014 which mentions as follows:


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- Dy. Collector Thane has issued permission vide letter dated 3.7.1997 for use of land having Gut No. 8/11, area 21055 Sq.ft. for Commercial Purpose i.e. Hotel Perline.
- Dahanu Municipal Council has issued Building Permission vide letter dated 21.10.2002 for construction of Holiday Resort admeasuring 2013.10 Sqm on Plot No. 1, S.No. 8/11 of village Dahanu, Tal – Dahanu, Dist- Thane

Type	Building	Floor	BUA Sqm	Use
A	Cottage (11 Nos.)	Ground +1	662.09	Residential
B	Rooms	Ground +1	331.30	Residential
C	Servant Quarters	Ground	76.90	Residential
D	Sona & Steam Bath	Ground	44.01	Commercial
E	Restaurant	Ground +1	356.11	Commercial
F	Suit	Ground +1	539.72	Residential
G	Toilet	Ground	2.97	Toilet
		Total	2013.10	

1) CRZ status (within / beyond 200 m from HTL) of the existing structures in the plot under reference.

CRZ Status of the Existing Structures: “E” is within 200m from HTL. Existing structures “A” “B” “C” & “F” are within 200 m to 500 m from HTL.

2) CRZ status (within/beyond 200 m from HTL) of the proposed resort building in the plot under reference.

CRZ status of the proposed Resort Building No. “D” is partly within 200 m & partly within 200 m to 500 m from HTL & Building “G” is within 200 Mts. to 500 Mts. from HTL. Proposed Buildings are situated in between two existing buildings.

Authority noted that Dy district Collector vide letter dated 3.7.1997 permitted the use of the existing structure for hotel purpose. Said permission has taken the cognizance of the CRZ Notification, 1991 published by MoEF.

PP stated that the proposal involves repairs of A, B, C, F & modification to existing structure E and construction of 2 new structures D & G.

The Authority observed that the proposal is in accordance with guidelines stipulated in Annexure III of CRZ Notification, 2011(amended time to time) and can be permitted in CRZ III area, which requires prior CRZ clearance from MoEF.

The Authority decided to recommend the proposal from CRZ point of view to MoEF subject to strict compliance of 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 from time to time.


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2. This CRZ recommendation is for repairs of the existing structures (A, B.C & F) and modification to structure (F) within 200 m from HTL and new construction of 2 structures (D & G) within 200m to 500 m from HTL of Sea.
3. The project proponent should comply with the guidelines stipulated in Annexure III of CRZ Notification, 2011 for resorts / hotels (amended time to time).
4. The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover;
5. The overall height of construction upto the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor);
6. There shall be no disposal of sewage or solid waste into the sea during construction & operation phase.
7. PP shall carry out plantation in the periphery of the project area comprising of predominantly local species.
8. PP shall put up a display board that the said beach resort does not discharge any waste into the sea.
9. Sewage generated shall be treated adequately to ensure recycle of treated effluent to the maximum extent and remaining shall be utilized for landscaping/gardening after appropriate disinfection. STP shall be located in area other than CRZ I area. Sewage shall not be disposed into coastal water body.
10. Municipal Solid waste shall be collected and disposed in a scientific manner. Organic waste of the MSW will be converted into a compost. Processing plant of the organic waste shall be located outside CRZ area. Other MSW shall be disposed scientifically at designated site outside CRZ area.
11. No labor camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body.
12. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by the concerned chief officer, DMC.

Item No.24: Proposal for construction of residential cum commercial building on plot bearing S. No. (327) 363/H. No. 1 & 3, S. No. (328) 365/H. No. 1,2,3,4,5,6,7, S. No. (329) 364 & (330) 367/ H. No. 7 & 8, S. No. (331) 366/ H. No. 1,2,3, S. No. (332) 368/H. No. 1,3,5,6, Village. Juchandra, Tal. Vasai, Dist. Palghar by M/s Rashmi Housing Pvt. Ltd.

Project proponent (PP) presented that the proposal is for construction of residential cum commercial building comprises of 17 buildings & 45 wings of ground + 7 floors on plot bearing S. No. (327) 363/H. No. 1 & 3, S. No. (328) 365/H. No. 1,2,3,4,5,6,7, S. No. (329) 364 & (330) 367/ H. No. 7 & 8, S. No. (331) 366/ H. No. 1, 2, 3, S. No. (332) 368/H. No. 1,3,5,6, Village. Juchandra, Tal. Vasai, Dist. Palghar. As per the CZMP of Vasai Virar prepared by IRS, Chennai in 1:4000 scale, the plot is partly falls in non CRZ, partly in CRZ III and partly in CRZ IA and partly in CRZ IB and situated on the landward side of the existing road.


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PP further presented that the Vasai – Virar City Municipal Corporation (VVMC) has issued Development permission and amalgamation letter dated 3.07.2012 for proposed residential with shopline building on land bearing S. No. (327) 363/H. No. 1 & 3, S. No. (328) 365/H. No. 1,2,3,4,5,6,7, S. No. (329) 364 & (330) 367/ H. No. 8, S. No. (331) 366/ H. No. 2,3, S. No. (332) 368/H. No. 1,3,5,6 village. Juchandra, Tal. Vasai, Dist. Palghar. Further, VVMC issued Development permission letter dated 17.09.2012 for residential with shopline building on land bearing S. No. 363 H. No. 3 of village. Juchandra, Tal. Vasai, Dist. Palghar.

The Authority noted the clause (Viii) of S.O. 18(E) dated 4.1.2002 vide which, MoEF reconstituted MCZMA Authority. As per the said clause-

The Authority shall examine all projects proposed in Coastal Regulation Zone areas and give their recommendations before the project proposals area referred to the Central Government or the agencies who have been entrusted to clear such projects under the notification, of the Government of India in the Ministry of Environment and Forests vide number S.O. 144 (E) dated 19th February, 1991

The Authority observed that as per clause (Viii) of S.O. 18(E) dated 4.1.2002, prior CRZ recommendation from MCZMA was mandatory in the subject proposal, when project has got development permission in year 2012 from VVMC.

In the light of above, the Authority after detailed discussion and deliberation decided that this is a case of violation of CRZ Notification, 1991 & 2011 and matter be referred to Environment Department for further proceeding in accordance with Office Memorandum dated 12.12.2012 & 27.6.2013 & 24.7.2014 issued by the MoEF, New Delhi

Item No.25: Proposed residential project plot bearing S. No. 394, 395 at Village Satpati, Tal. Palghar, Dist. Palghar by M/s Kotak Builders.

Project proponent (M/s Kotak Builders) presented that the proposal is for residential project on plot bearing S. No. 394, 395 at Village Satpati, Tal. Palghar, Dist. Palghar. PP has got the CRZ survey done from the IRS, Chennai, as per which, the land under reference falls outside CRZ area from both the HTL (Creek and Sea) as per CRZ Notification, 2011.

PP have submitted the CRZ map in 1:4000 scale dated 12.12.2014 superimposing the project site under reference and report prepared by Institute of Remote Sensing, Chennai which is one of the MoEF authorized agency.

Authority observed that project site under reference is fronting Arabian Sea and Creek. Said CRZ of IRS indicates Both HTL (approved HTL & new draft HTL) of Arabian Sea & Creek and 500 m & 100 m. CRZ area from new draft HTL of Arabian Sea and Creek.

Authority observed that report of the IRS Chennai does not mention as to whether the new draft HTL demarcated by IRS, Chennai for the Arabian Sea and the creek corresponds to approved HTL. Authority further observed that the 100 m CRZ area from approved HTL of creek is not demarcated in CRZ map.


Chairman


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Authority felt it necessary that PP should submit the aforesaid conclusion & demarcation through IRS, Chennai and as to whether the site falls outside CRZ area as per approved HTL.

Authority observed that the site under reference apparently falls outside CRZ area, as per the CRZ map of IRS, Chennai & provisions of CRZ Notification, 2011. However, it is necessary to obtain the above said information from PP through IRS, Chennai, before a final decision by the Authority.

Item No.26: CRZ status of survey no (65, 67 to 70, 73, 74, 131, 134 and 160) of Uttambar Bauxite mine, village Uttambar, Tal. Dapoli, Dist. Raigad

The proposal was deliberated in 82nd, 88th & 94th meeting of the MCZMA held on 10th June, 2013, 31st January, 2014 and 24th to 25th November 2014 respectively.

During 82nd meeting, the Authority noted that, the mining activity is proposed to be carried out in survey no. 65,67,68,69,70,3,74,131,134 and 160 of village Uttambar, Taluka Dapoli, Dist- Ratnagiri. Project proponent was directed to submit the CRZ map in 1:4000 scale superimposing the site under reference prepared by one of the agency authorized by MoEF. The CRZ map should show 150 m CRZ line from HTL and revert. As per the decision of the Authority in its 82nd meeting, the project proponent has submitted the CRZ map in 1:4000 scale superimposing the site under reference prepared by IRS, Chennai demarcating 150m CRZ line from HTL dated 25.11.2013.

The matter was again deliberated in 88th meeting of the MCZMA held on 31st January, 2014 wherein the Authority decided to obtain the remarks of the desk of the Environment Department concerned with the issues of High Level Working Group on Western Ghat about the status of Moratorium in the concerned area. Accordingly, matter was referred to TC-1 desk of Environment Department. TC-1 Desk offered their remarks in the matter. The Authority took on record the said remarks.

The Authority observed that site under reference is fronting Arabian Sea. CRZ map in 1:4000 scale prepared by IRS, Chennai shows current status of HTL and the extent of the CRZ area. However, said CRZ map does not indicate the CRZ status of the plot as per approved HTL & CRZ area limit.

In the 94th Meeting, the Authority after deliberation decided to direct project proponent to superimpose the land under reference on CRZ map in 1:4000 scale indicating old approved HTL and CRZ area limit in order to ascertain the CRZ status of the site under reference.

Accordingly, project Proponent vide letter dated 6.1.2015 submitted CRZ map in 1:4000 scale dated 2.1.2015 prepared by IRS, Chennai superimposing the project site. Said CRZ map mentions that the High Tide Line of the year 1996 is same which prevails in the year 2013. There is no change in the present position of HTL.

In the light of above, the Authority decided that Project site having survey no 65, 67 to 70, 73, 74, 131, 134 and 160, at Uttambar Village, Dapoli Taluka, Ratnagiri District is situated beyond 500 m CRZ area from approved HTL of Arabian Sea and also situated beyond 150 m CRZ line from


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approved HTL of creek, as shown as a project site boundary in CRZ map dated 2.1.2015 of IRS, Chennai. Hence, the project site under reference does not fall within the ambit of the CRZ Notification, 2011. Authority further decided that there should not be any mining activity in CRZ area, which should be ensured by the concerned District Collector.

Item No.27: Proposed development of shipyard at Rajpuri creek, village adithakur, Mhasala, Dist. Raigad.

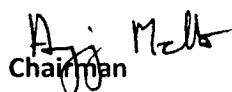
Representative of M/s. Bombay Marine Engineering Works Ltd presented the proposal before the Authority. The Authority noted the followings:

1. Project is for development of shipyard for construction of repairs and new construction of supply vessels, mini bulk carriers, medium size barges or tugs in Rajpuri creek, village Adi Thakur, Mhasala, Raigad, Maharashtra.
2. Proposal to develop a modern shipyard on southern banks of Rajpuri creek near village Adi Thakur, Tal. Mhasala, Dist. Raigad for repairs and new construction of supply vessels, mini bulk carriers, medium size barges/tugs, etc.
3. The proposed facility is for repair / fabrication of 60 no. of vessels per annum (DWT 20,000). Part of the project facilities are proposed in the intertidal region (CRZ I) while remaining in the CRZ III area. Slipway, afloat jetties, dry docks and activities which require water frontage are located in the intertidal area (CRZ I). These area activities requiring foreshore.
4. Other industrial activities such as facilities provided for open and bonded storage for plates, pipes and similar material required for fabrication of various components for building as well as repairs of the ships, machine workshops, piping workshops, open fabrication yard, space for private shops to supply spares, equipments etc required for ship building and repairs are located in the CRZ III area.
5. The reclamation area is proposed to be extending 76.5 m towards the creek from the line of Lat 18° 14'44.6" N and HWL on land side.
6. CZMP map with superimposing the project layout in 1:4000 scale prepared by IRS, Chennai is submitted. As per the CZMP of Raigad, the land under reference is in CRZ I & III.
7. Area to be dredged for the basin is 82,184sqm and the quantity of dredging is 2,09,404m³, area required to be reclaimed and raised to 6m above CD is 1,28,368m².
8. Mangroves present at the proposed site have been demarcated by IRS in the CRZ map prepared. A suitable buffer zone has been kept wherein no project activities will be carried out.

Authority noted that the proposal was earlier deliberated in 94th meeting of the MCZMA wherein the Authority directed PP to conduct a study by a reputed agency on the impacts of the project on fisheries and submit a report. Further it was also decided that MCZMA shall write to Maharashtra Maritime Board (MMB) requesting a clarification as to whether project is as per DPR of MMB.

PP vide its letter dated 28.01.2015 submitted study report on the impacts of the project on fisheries. As per which potential impacts to the fisheries resources within the assessment area may include:

- Temporary loss of fishing ground ;
- Loss of fish stock;


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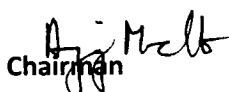
- Impact to livelihood of fishermen;
- Indirect impact on fisheries resources due to change in water quality; and
- Noise disturbance impact to fisheries resources.

The Authority noted that as per para 4(i)(f) of CRZ Notification, 2011, Construction and operation for ports and ship construction yards, breakwaters, groynes, erosion control measures is permissible activity.

The Authority after detailed discussion and deliberation decided to recommend the project from CRZ point of view to SEIAA in the light of amended CRZ Notification dated 28th Nov, 2014 subject to strict compliance of 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 from time to time.
2. There should not be destruction of mangroves due to proposed activities. No activities be proposed in 50 m mangroves buffer zone.
3. MMB should ensure that DPR of the project is as per approval of MMB.
4. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
5. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
6. No labour camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be disposed scientifically at a designated place.
8. Sewage and effluent should not be discharged into the coastal water body.
9. Sewage and effluent generated should be treated in treatment plant conforming to prescribe standards under E (P) rules, 1986. STP should be located other than CRZ I area and ETP should be located outside CRZ area.
10. Extra care to be taken to avoid oil/wastes and leakages or spillages and its discharge should not be into coastal water body.
11. Project manager should ensure that best industrial practices & construction should be followed for fire safety measures and for conservation of coastal environment
12. During the construction phase, all efforts should be made to maintain ecology of the area.
13. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will be allowed free and non discontinuity access to operate their fishing boats.
14. No commercial fishing is allowed for company.
15. PP should ensure that fishermen would be allowed to be use shipyard facility for the repairs of their ships/boats without charge.
16. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

Compliance of the above conditions should be ensured by the concerned Project Incharge by name.


Chairman


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Item No.28: Proposed construction of Holiday Home at Gut No. 447, 448 Hissa No. 1, 2 of Mouje Kolgaon, Tal- Alibaug, Dist - Raigad

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for construction of Holiday Home comprising of three buildings (A, B & C) ground floored at Gut No. 447, 448 Hissa No. 1, 2 of Mouje Kolgaon, Tal- Alibaug, Dist - Raigad. Assistant Director Town Planning, Alibag vide letter dated 11.12.2013 has forwarded the proposal vide letter dated 11.12.2013 to MCZMA.
2. Proposed construction comprises of Building –Upper & lower level and Wind mill proposed on the terrace and Building – B & C having ground floor.
3. As per Coastal landuse map, the plot under reference partly falls in CRZ-III (Partly within 200 m to 500 m from HTL and partly beyond 500m).
4. As per sanctioned revised Mumbai Metropolitan Regional Plan dated 27.5.1985, the plot under reference falls in recreation Zone
5. As per Coastal Land use map in 1:25000 scale of SAC, the land under reference falls in CRZ III area. Land under reference within 200 m to 500 m and partly falls outside 500 m from HTL of Sea.
6. FSI details, As per plans submitted by PP:
 - Total plot area – 10,000 Sq.m.
 - Permissible FSI – 0.2
 - Permissible BUA – 2,000 Sq.m.
 - Proposed BUA of Structure (A) – 374.2172 Sq.m.
 - Proposed BUA of Structure (B) – 276.8422 Sq.m.
 - Proposed BUA of Structure (C) – 174.8112 Sq.m.
 - Total Proposed BUA– 825.8706 Sq.m.

Authority observed that proposal submission is as per Annexure III of CRZ Notification, 2011 which indicates the proposal of Resort. Now, the PP is seeking the construction of Holiday Home for their own residential purpose.

PP further stated that land under reference was purchased around 60 years back and originally belonged to his father and after his demise, it was inherited by PP. Now, the construction is proposed for private residential use of family members and no commercial activity will be carried out.

Authority noted that the proposal is for construction of residential units as per submission of PP and further noted that as per para 8. III. CRZ III. B(vii) of CRZ Notification, 2011, following is permissible within 200 m to 500 m:

“construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor)”


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Authority felt that it needs to be confirmed by District Collector, Raigad that PP is a local inhabitant or traditional inhabitant in the light of para 8.III. CRZ III. B(vii) of CRZ Notification, 2011.

Authority observed that if the District Collector confirms that PP is local inhabitant or traditional inhabitant in the light of para 8.III. CRZ III. B (vii) of CRZ Notification, 2011, then accordingly, the PP should submit the plan of the residential building to Authority.

The Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view subject to submission of confirmation by PP through the District Collector, Raigad that PP is a local inhabitant or traditional inhabitant in the light of para 8.III. CRZ III. B(vii) of CRZ Notification, 2011 and also submission of plans of the residential building and 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 from time to time.
2. There should not be construction within 200 m from HTL of sea, which should be ensured by the concerned planning Authority.
3. Concerned planning authority should ensure that the proposal is in conformity with local town and country planning rules.
4. Concerned planning Authority should ensure that overall height of construction not exceeding 9mts with two floors (ground + one floor)
5. No commercial use of the structure for holiday home is allowed which should be ensured by the concerned planning authority. The structure shall be used only for personal residential family use.
6. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by the concerned District Collector, Raigad.

Item No.29: Proposed construction of residential building at S. No. 112, Hissa No.3 B, CTS No.1285/1 & 1285 B, Mouje Zadgaon, Tal & Dist. Ratnagiri

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for construction of residential building comprising of ground+ 1st floor at S. No. 112, Hissa No.3 B, CTS No.1285/1 & 1285 B, Tal & Dist. Ratnagiri. Ratnagiri Municipal Council (RMC) vide letter dated 27.11.2013 forwarded the proposal to MCZMA
2. As per the approved CZMP of Ratnagiri, the plot under reference falls in CRZ II and situated on landward side of existing road prior to 1991.
3. FSI Details as per details submitted by PP:
 - o Area of Plot – 490.00Sqm
 - o Permissible FSI – 1.00


Chairman


Member Secretary

- Permissible built up area – 490 Sqm
- Proposed built up area for ground floor – 115.45 Sqm
- Proposed built up area for first floor – 115.45 Sqm
- Total built up area proposed – 230.90 Sqm.


The Authority noted that the proposal was earlier deliberated in 94th meeting of the MCZMA wherein the Authority directed RMC to clarify the permissibility of residential use in light industrial zone. Accordingly, RMC have sent their reply vide letter dated 20.1.2015 stating that the plot is in light industrial zone as per development plan (DP) existed as on 19.2.1991, now the said plot has been converted into residential zone in part plan Development Plan (revised) of Ratnagiri, sanctioned vide notification no. TPS/1899/13CR-186/A/99 UD-12 dated 27.04.2000. Therefore, the permission for construction of residential building has also been given to other parties in the same zone. The Ratnagiri Municipal Council therefore can give permission for construction of residential building in this zone in the plot bearing S. No. 112, H. No. 3 B, CTS No. 1285/1 & 1285/B at Mauje Zadgaon.

The Authority noted that the proposal is in accordance with para 8.II. CRZ II (i) & (ii) of CRZ Notification, 2011 wherein town & country planning regulation as existing as on 19.2.1991 is applicable. RMC should ensure the permissibility of residential construction in light industrial zone.

The Authority after deliberations 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 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 from 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 the residential construction is in conformity with the town and country planning regulations existed as on 19.2.1991.
5. The concerned Planning authority should ensure that FSI, plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
6. The concerned Planning authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned Chief Officer, Ratnagiri Municipal Council.


Chairman


Member Secretary

Item No.30: Proposed redevelopment of residential building on plot bearing S. No. 12, Hissa No. 9, 7 A (pt) , CTS No. 547A(pt)/11 at Mauje Killa, Tal & Dist. Ratnagiri.

Project proponent (PP) presented the proposal before the Authority. Authority noted the following:

1. The proposal is for CRZ recommendation for redevelopment of residential building with Stilt+ ground floor+ 1st floor on plot bearing S. No. 12, Hissa No. 9, 7 A (pt), CTS No. 547A (pt)/11 at Mauje Killa, Tal & Dist. Ratnagiri. Ratnagiri Municipal Council (RMC) vide letter dated 4th Dec, 2013 forwarded the proposal to MCZMA.
2. As per the CZMP of Ratnagiri, the plot falls in CRZ II and situated on the landward side of the existing road prior 1991.
3. As per the Development plan of Ratnagiri, the plot is in residential zone.
4. Total plot area is 145 Sqm.

The Authority noted that letter dated 23.6.2014 of RMC which mentions that simple structure with Mangalore tiles roof is existing with ground floor admeasuring 60.69 sqm. is constructed with permission from Ratnagiri Municipal Council vide order no. RNP/PW/172/1231 dt.21.06.2006. The existing house building is constructed as per permission from Ratnagiri Municipal Council vide order no. RNP/PW/172/1231 dt.21.06.2006.

The Authority noted the para 6(d) of CRZ Notification, 2011 which is as follows:

The dwelling units of the traditional coastal communities including fisherfolk, tribals as were permissible under the provisions of the CRZ notification, 1991, but which have not obtained formal approval from concerned authorities under the aforesaid notification shall be considered by the respective Union territory CZMAs and the dwelling units shall be regularized subject to the following condition, namely-

- (i) these are not used for any commercial activity
- (ii) these are not sold or transferred to non-traditional coastal community.

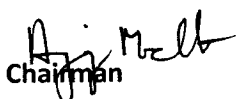
The Authority further observed that plot is situated in traditional cluster of fisherman in the Mirkarwada, Ratnagiri which is the congested zone. Further, the PP also submitted the certificate dated 30.1.2015 of Mirkarwada Adarsh Machchimar Sahakari Sanstha Ltd which indicated that PP belonged to fishermen community.

Authority observed that the plot of the PP is on the landward side of the existing road in CRZ II area.

The Authority observed that dwelling unit of PP which was constructed with permission from Ratnagiri Municipal Council on 21.06.2006, but which have not obtained approval of CZMA as per CRZ Notification, 1991 could be regularized, as per provision of CRZ Notification, 2011.

Authority after detailed discussion and deliberation decided that Dwelling unit of PP which was constructed with permission from Ratnagiri Municipal Council on 21.06.2006, but which have not obtained approval of CZMA as per CRZ Notification, 1991 is regularized as per clause 6(d) of CRZ Notification, 2011 subject to following condition:

- (i) These are not used for any commercial activity


Chairman


Member Secretary

- (ii) These are not sold or transferred to non-traditional coastal community

The Authority further noted that the proposal of reconstruction is as per para 8. II. CRZ II(iii) of CRZ Notification, 2011 "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"

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

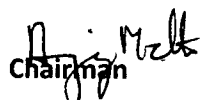
1. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The concerned Planning authority should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
4. The concerned Planning authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned Chief Officer, Ratnagiri Municipal Council.

Item No.31: Proposal for the reconstruction of residential building on plot bearing Survey No. 111, C.S No. 806, Murud – Janjira, Tal. Murud, Dist. Raigad.

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for reconstruction of residential building on plot bearing Survey No. 111, C.S No. 806, Murud – Janjira, Tal. Murud, Dist. Raigad. Murud Janjira Municipal Council (MJMC) vide letter dated 1.3.2014 forwarded the proposal to MCZMA.
2. As per the search report signed by Talathi, the existing structure is prior 1991.
3. Proposed residential building comprises of Ground floor + 1st& 2nd floor on plot under reference.
4. As per the CZMP of Murud - Janjira, the plot falls in CRZ II and situated on the landward side of the existing road prior to 1991.
5. As per the existing Development plant of Murud Janjira as on 19.02.1991, the land under reference is falls in residential zone.
6. FSI Details, as per the plans submitted by PP:
 - Total Area of Plot – 260.00sqm
 - Permissible FSI – 1.00
 - Total BUA proposed – 259.47sqm
 - FSI proposed to be consumed – 0.99


Chairman


Member Secretary

MCZMA vide its letter dated 02.08.2014 sought information on certain points from the Chief Officer, MJMC. Accordingly, MJMC forwarded their reply vide letter dated 07.01.2015.

The Authority noted that the proposal of reconstruction is as per para 8. II. CRZ II(iii) of CRZ Notification, 2011 "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"

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

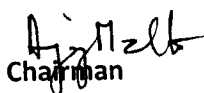
1. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The concerned Planning authority should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
4. The concerned Planning authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned Chief Officer, Murud Janjira Municipal Council.

Item No.32: Proposed reconstruction of residential building on plot bearing CTS no. 232 of alibag, Tal- Alibag, Dist Raigad by – Mr. Kishor Dattatrey Khot.

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for construction of stilt + raised Ground floor + raised 1st floor on plot bearing CTS no. 232 of alibag, Tal- Alibag, Dist Raigad. Alibaug Municipal Council vide letter dated 03.05.2014 forwarded the proposal to MCZMA.
2. As per CZMP of Alibag, the plot under reference falls in CRZ II area and is situated on landward side of existing road.
3. As per Development Plan of Alibag 1984, the land under reference falls in residential zone outside congested area.
4. As per Maharashtra Regional Town Planning Department (MRTP) Act 1966 clause 30(1), Notification dated 30.03.2013, the plot under reference falls in residential zone in congested area.
5. FSI details as submitted by PP:
 - Plot Area: 117.90 Sqm
 - Permissible FSI: 1
 - Total BUA consumed: 117.82 Sqm.
 - Proposed Balcony area: 3.65 Sqm/ floor


Chairman


Member Secretary

MCZMA vide its letter dated 14.10.2014, requested details from AMC. The Alibag Municipal Council vide letter dated 17.01.2015 submitted its reply, which is as follows:

Sr. no.	Queries	Reply from project proponent
1	Whether the said proposal is for reconstruction or new construction.	The said construction is a new construction.
2	Whether the said plot falls towards landward side of road prior to 1991.	The said plot falls towards landward side of road prior to 1991.
3	Superimposition of site under reference on approved CRZ maps.	Superimposition of site under reference on approved CRZ maps falls in Zone II.
4	Authorization details of existing structure.	Authorization details of existing structure is submitted.
5	Present use of existing structure.	The existing structure is manglore tile roof and a load bearing structure. Damaged heavily and need to be repair hence demolition purposed.
6	Proposed use of proposed structure.	Existing structure is a residence and after demolition new construction is for residential purpose only.
7	Site photographs.	Site photographs submitted

The Authority noted that existing structure was existence prior to 19.2.1991, as indicated in Property card submitted by PP.

The Authority noted that the proposal of reconstruction is as per para 8. II. CRZ II(iii) of CRZ Notification, 2011 "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"

The Authority after deliberation decided to recommend the proposal to concerned planning authority from CRZ point of view 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 from 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 the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
4. The concerned Planning authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned Chief Officer, Alibag Municipal Council.


Chairman


Member Secretary

Item No.33: Proposal redevelopment of commercial cum residential building on plot bearing Survey No. 92, plot no. 2 A 3, C. S. No. 1762, MoujeMurud, Tal. Murud, Dist. Raigad.

Project proponent presented that proposal is for redevelopment of commercial cum residential building comprises of Stilt + upper three floors on plot bearing Survey No. 92, plot no. 2 A 3, C. S. No. 1762, Mouje Murud, Tal. Murud, Dist. Raigad by demolishing existing old structure. Murud Janjira Municipal Council vide letter dated 9th may, 2014 forwarded the proposal to MCZMA.

Authority noted the reply dated 26.12.2014 of Chief Officer, MJMC on points raised by the MCZMA vide its letter dated 13.11.2014:

Sr No.	MCZMA query	MJMC reply
1	Authorized details of Existing structure	Existing structure had been constructed prior to 2003 as per Municipal records.
2	Present status of land under reference.	It is a proposal of reconstruction, old structure is yet to be demolished and new construction will be done after obtaining CRZ clearance & building permission.
3	Existing use and proposed use of the project	Existing use as well as proposed use is commercial cum residential.

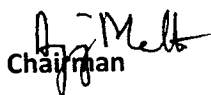
The Authority after deliberation decided to direct the PP to submit the following:

- Details of earlier permissions of existing structure
- Present status of the land under reference.

Item No.34: Proposed construction of Holiday Home resort on Plot bearing Gut no. 154 & 155, at Mauje Koproli, Tal- Alibag with area 0-83-10 Hector

Project proponent (PP) presented the proposal before Authority. The Authority noted the followings:

1. The proposal is for construction of Holiday Home resort comprises of ground floor + one upper floor on Plot bearing Gut no. 154 & 155, at MaujeKoproli, Tal- Alibag, Dist: Raigad. Town Planning and Valuation Department office, Alibag,Dist. Alibag, vide letter dated 11th July, 2014 forwarded the proposal to MCZMA.
2. As per Coastal Landuse Map prepared by MRSAC, Nagpur & SAC, Ahmedabad, the site under reference falls in CRZ- III area i.e. falls within 200-500 m from HTL of seafront (CRZ area
3. As per Mumbai Metropolitan Regional Plan approved o 27.05.1985, the plot under reference partially falls in Recreational Zone 1 (R-1) and falls within 200m – 500m from HTL of Sea.
4. According to revised Mumbai Metropolitan Regional Plan, the plot under reference falls in Recreation & Tourism (RTD) Zone. For this use maximum ground +1 floor and 0.2 FSI is permissible.
5. FSI details as per plans submitted by PP:
 - Total area of plot – 8310.00sqm


Chairman


Member Secretary

- Proposed BUA - 538.65sqm
- Proposed BUA - 261.68sqm
- Total proposed BUA – 800.33sqm

The Authority observed that the proposal is in accordance with guidelines stipulated in Annexure III of CRZ Notification, 2011(amended time to time) and can be permitted in CRZ III area, which requires CRZ clearance from MoEF.

The Authority decided to recommend the proposal from CRZ point of view to MoEF subject to strict compliance of 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 from time to time.
2. The project proponent should comply with the guidelines stipulated in Annexure III of CRZ Notification, 2011 for resorts / hotel (amended time to time).
3. The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover;
4. The overall height of construction upto the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor);
5. There shall no construction activity of the project within 200 m from HTL of sea, as per approved Coastal land use map.
6. PP should submit the superimposition of HTL & 200m, 500m. CRZ boundaries, as indicated in approved Coastal land use map of area unto the CRZ map in 1:4000 scale prepared by NIO, Goa.
7. There shall be no disposal of sewage or solid waste into the sea during construction & operation phase.
8. PP shall carry out plantation in the periphery of the project area comprising of predominantly local species.
9. Sewage generated shall be treated adequately to ensure recycle of treated effluent to the maximum extent and remaining shall be utilized for landscaping/gardening after appropriate disinfection. STP shall be located in area other than CRZ I area. Sewage shall not be disposed into coastal water body.
10. Municipal Solid waste shall be collected and disposed in a scientific manner. Organic waste of the MSW will be converted into a compost. Processing plant of the organic waste shall be located outside CRZ area. Other MSW shall be disposed scientifically at designated site outside CRZ area.
11. Board shall be put up showing conditions of CRZ recommendation in Marathi & English.
12. No labor camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body.
13. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned planning Authority.


Chairman


Member Secretary

Item No.35: Proposed Residential construction on plot bearing survey No. 56, gut No. 271, village Dhokvade, Tal. Alibag, Dist. Raigad. – by Janardan Pandurang Patil

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for residential construction on plot bearing gut No. 271, village Dhokvade, Tal. Alibag, Dist. Raigad. Town Planning and Valuation Department, Alibag vide letter dated 23.07.2014 forwarded the proposal to MCZMA.
2. The land under reference falls in CRZ III area. The plot partly falls within 200m from HTL and partly falls between 200-500m from HTL, as per the Coastal Land use map of the area.
3. As per sanctioned regional plan (MRTP notification no. TPS-1484/2684/UD-5) dated 26.05.1985, the plot under reference falls in recreational zone.
4. As per revised regional plan dated 23.08.1999, the plot under reference falls in Recreation & Tourism. However, land under reference falls within 200 m from Gaothan.
5. The total height of the proposed structure is $3.50+0.90+2.50+1.20=8.1\text{m}$ with ground floor.
6. FSI details submitted by PP:

Sr.no.		In Smt
1	Area of Plot	4300.00
2	Area under road set back	212.00
3	Net plot area (1-2)	4088.00
4	Area considered for FSI calculation	4088.00
5	FSI	0.50
6	Permissible BUA	1376.68
7	Proposed BUA of ground floor	198.93
8	Total consumed area	198.93

PP further stated that the he is local / traditional inhabitant of the area and proposed construction is for his residential purpose. Copy of the 7/12 of the year 1975-76 submitted by PP mentions the name of his father, which indicates he is a traditional / local inhabitant.

Authority noted that as per para 8. III. CRZ III. B(vii) of CRZ Notification, 2011, following is permissible within 200 m to 500 m:

“construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor)”

Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view subject to strict compliance of the following conditions:

A. J. Melb
Chairman

[Signature]
Member Secretary

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 from time to time.
2. There should not be construction within 200 m from HTL of sea, which should be ensured by the concerned planning Authority.
3. Concerned planning authority should ensure that the proposal is in conformity with local town and country planning rules.
4. Concerned planning Authority should ensure that overall height of construction not exceeding 9mts with two floors (ground + one floor)
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned planning Authority.

Item No.36: Proposal for new development of residential house on plot bearing S. No. 29A/1, plot no. 205 in Shreebag no. 2, at Alibag, Tal. Alibag, Dist. Raigad.

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for new development of residential house comprises of ground floor + first floor on plot bearing S. No. 29A/1, plot no. 205 in Shreebag no. 2, at Alibag, Tal. Alibag, Dist. Raigad. Alibag Municipal Council vide letter dated 1.8.2014 forwarded the proposal to MCZMA.
2. As per the CZMP of Alibag, the plot falls in CRZ II and situated on the landward side of the existing road.
3. The Alibag Municipal Council letter dated 01.08.2014 mentions that as per development plan of Alibag 1984, the land under reference was reserved for Stadium and as per the MRTP Act, 1966; this land under reference is falls in residential zone. As per the MRTP Act, 1966, the land under reference is falls in residential zone and out of congested area.
4. FSI Details, as per the plans submitted by the PP:
 - Total plot area – 48.00sqm.
 - Permissible FSI – 1.5
 - Permissible built up area per floor – 36.00.00sqm
 - Proposed BUA of R. Ground Floor - 36.00sqm
 - Proposed BUA of R. First Floor – 36.00sqm
 - Total proposed BUA – 72.00sqm
 - FSI proposed to be consumed – 1.5

The Authority noted that the proposal is in accordance with para 8.II. CRZ II (i) & (ii) of CRZ Notification, 2011 wherein town & country planning regulations as existing as on 19.2.1991 are applicable.


Chairman


Member Secretary

The Authority after deliberations 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 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 from 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, plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
5. The concerned Planning authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
6. Concerned planning authority should ensure that the commercial use is in conformity with the town and country planning regulation as existed as on 19.2.1991.
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

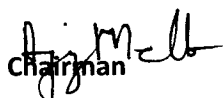
Compliance of the above conditions should be ensured by concerned Chief Officer, Alibag Municipal Council.

Item No.37: Proposed construction of Holiday home on Gat no. 532 at Mauje Kihim, Tal-Alibag, Dist-Raigad with area 0-44-6 hector- by Smt. Savitri Nandkishor Dube.

Project proponent presented that the proposal is for construction of Holiday Home on Gat no. 532 at Mauje Kihim, Tal: Alibag, Dist: Raigad. Town Planning & valuation department, Raigad Alibag vide letter dated 19.08.2014 forwarded the proposal to MCZMA. Land under reference falls within 300 m to 500 m from HTL of sea, as per Coastal Land use map of the area. As per MRTP Act, 1985, the site under reference is Recreation Zone 1. As per Regional Plan Mumbai Metropolitan Region 1996-2011, the site under reference falls in Recreation & Tourism Zone. Proposed area is 4460.00 sqm (i.e. 0.446 hector).

PP stated that he has purchased the plot in the year around 2010. Authority noted that as per para 8. III. CRZ III. B(vii) of CRZ Notification, 2011, following is permissible within 200 m to 500 m from the HTL:

"construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor)"


Chairman


Member Secretary

Authority felt that it needs to be confirmed by District Collector, Raigad that PP is a local inhabitant or traditional inhabitant in the light of para 8.III. CRZ III. B(vii) of CRZ Notification, 2011. Authority decided to direct PP to submit the said information through District Collector, Raigad. The matter was deferred.

Item No.38: Proposed construction of residential and commercial structure on plot bearing Survey No. 1107 and 1108/3(pt) with area of 2001.00 sqm at village Alibag, Tal-Alibag Dist-Raigad – by Mr. Mukesh Bhurmal Jain.

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for construction is of residential and commercial structure on plot bearing Survey No. 1107 and 1108/3(pt) with area of 2001.00 sqm at village Alibag, Tal-Alibag Dist-Raigad. Alibag Municipal Council vide letter dated 4.8.2014 forwarded the proposal to MCZMA.
2. As per Coastal Zone Management Plan for Alibag, the plot under reference is partly within 500m from HTL of seafront and is CRZ II area partly outside CRZ.
 - The Alibag Municipal Council vide letter dated 04.08.2014 mentions that as per approved DP for Alibag, 1984, the plot under reference falls in residential zone. As per MRTP Act, 1966 DP amended on 31.10.2000, the plot under reference falls in residential zone and outside congested area. As per Development Plan sanctioned on 30.03.2013, the plot under reference falls in Municipal Dispensary zone.
3. The plot under reference is towards landward side of the existing road.
4. FSI Details, as per the plans submitted:

Sr.no	Area statement	Area(in sq.m)
1	Area out of CRZ(79.61+892.57)	972.18
2	Area under CRZ (1950.80-842.37 – 79.61)	1028.82
3	Permissible FSI out of CRZ	1.10
4	Permissible FSI in CRZ	1.0
5	Premium area out of CRZ	194.44
6	Permissible BUA	2292.66
7	Proposed BUA on raised Ground floor	608.54
8	Proposed BUA on raised first floor	690.22
9	Proposed BUA on raised 2 nd floor	690.22
10	Proposed BUA on raised 3 rd floor	283.15
11	Total BUA consumed	2271.85

The Authority noted that the proposal is in accordance with para 8.II. CRZ II (i) & (ii) of CRZ Notification, 2011 wherein town & country planning regulation as existing as on 19.2.1991 is applicable.


Chairman


Member Secretary

The Authority after deliberations decided to recommend the proposal from the CRZ point of view to the concerned planning authority subject to strict compliance of the following conditions for the portion of area falling in CRZ area.

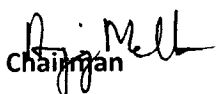
1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Buildings shall be permitted only on the landward side of the existing road, or on the landward 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 for CRZ portion of plot FSI, plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
5. The concerned Planning authority should ensure that for CRZ portion of plot FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
6. Concerned planning authority should ensure that for CRZ portion of plot the commercial use is in conformity with the town and country planning regulation as existed as on 19.2.1991.
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned Chief Officer, Alibag Municipal Council.

Item No.39: Proposed construction of residential building on plot bearing Survey No. 29A/1, Plot no. 223 at village Alibag, Shribag no.2 , Tal-Alibag Dist-Raigad – by Mr. Prabhu Kumar Mehta.

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for construction of residential building on plot bearing Survey No. 29A/1, Plot no. 223 at village Alibag, Shribag no.2 , Tal-Alibag Dist-Raigad. Alibag Municipal Council vide letter dated 4.8.2014 forwarded the proposal to MCZMA.
2. As per the plans, the proposed construction is of stilt + ground + 1st floor.
3. As per Coastal Zone Management Plan of Alibag, The plot under reference is within 500m from HTL of seafront in CRZ II area, and is towards landward side of the existing road.
4. The Alibag Municipal Council vide letter dated 27.10.2014 mentions that as per Development Plan of Alibag dated 20.08.1984, the plot under reference is reserved for stadium. Further, land under reference is included in residential zone in 1986. As per Development Plan


Chairman


Member Secretary

sanctioned on 30.03.2013, the plot under reference falls in residential zone outside congested area.

5. FSI details, as per the layout map,

Sr. no	Plot area statement	Area (sq.m)
1	Total area of plot	48.00
2	Permissible FSI	1.5
3	Permissible BUA	72.00
4	Proposed BUA on ground floor	29.10
5	Proposed BUA on 1 st floor	29.10
6	Total area consumed	58.20
7	Balance area	13.80
8	Height of structure	12.15

The Authority noted that the proposal is in accordance with para 8.II. CRZ II (i) & (ii) of CRZ Notification, 2011 wherein town & country planning regulation as existing as on 19.2.1991 is applicable.

The Authority after deliberations 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 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 from 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, plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
5. The concerned Planning authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
6. Concerned planning authority should ensure that the commercial use is in conformity with the town and country planning regulation as existed as on 19.2.1991.
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned Chief Officer, Alibag Municipal Council.

Item No.40: Proposal for reconstruction of residential building on plot bearing C. S. No. 663 A & 663 B, Alibag, Tal. Alibag, Dist. Raigad


Chairman


Member Secretary

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

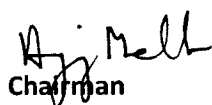
1. The proposal is for reconstruction of residential building comprises of Stilt + 3 upper floors on plot bearing C. S. No. 663 A& 663 B, Alibag, Tal. Alibag, Dist. Raigad. Alibag Municipal Council vide letter dated 4.8.2014 forwarded the proposal to MCZMA.
2. As per the Tax Receipt of year 1990 – 1991 submitted by project proponent, the existing structure was prior 1991 and existing use was residential. The existing structure is already demolished, now the plot is vacant.
3. As per the CZMP of Alibag, the plot falls in CRZ II and situated on the landward side of the existing road.
4. The Alibag Municipal Council letter dated 04.08.2014 mentions that, as per development plan of Alibag 1984, the land under reference was reserved for residential zone and as per the MRTP Act, 1966; this land under reference is falls in congested area. As per the MRTP Act, 1966, the land under reference is falls in congested residential zone.
5. FSI Details, as per the plans submitted by the project proponent,
 - o Total plot area – 278.00sqm.
 - o Permissible FSI – 1.0
 - o Permissible built up area floor – 278.00sqm
 - o Typical floor - 187.22sqm
 - o R. Second floor – 77.25sqm
 - o Total proposed BUA – 264.47sqm
 - o Balance area – 13.53sqm
 - o FSI proposed to be consumed – 0.95

The Authority noted that the proposal of reconstruction is as per para 8. II. CRZ II(iii) of CRZ Notification, 2011 “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”

The Authority after deliberation decided to recommend the proposal to concerned planning authority from CRZ point of view 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 from 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 the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
4. The concerned Planning authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work

Compliance of the above conditions should be ensured by concerned Chief Officer, Alibag Municipal Council.


Chairman


Member Secretary

Item No.41: Proposed construction of toilet on plot bearing CS No. 277, House no. 327 at village Alibag, Tal-Alibag Dist-Raigad – by Mr. Dattaram Rama Marle.

Project proponent presented that the proposal is for construction of W.C. block in kitchen room of existing house. As per Coastal Zone Management Plan of Alibag, The plot under reference is within 500m from HTL of seafront in CRZ II area, and is towards landward side of the existing road. As per Development Plan of Alibag dated 20.08.1966, the plot under reference is reserved for residential zone in congested area. Construction of lavatory was already started on site, which was stopped as soon as he got notice from Municipal Council and is apologetic for it. However, the project proponent has requested to grant him permission for further construction of lavatory for hygienic concern.

The Authority noted the policy Alteration/minor repair proposals taken by the MCZMA in its 77th meeting, which is as follows:

“In light of the above said provisions of CRZ Notification, 2011 and High court order dated July 11, 2006 ; authority after deliberation decided that concerned local planning authority should decide the proposals of minor alterations/repairs/installation of lift to the existing authorized building and its use as per the applicable DCR in CRZ areas, subject to compliance of the following conditions:-

- 1. The alteration/repair/installation of lift in existing authorized building should be within the limit of existing authorized plinth and should not result in any vertical or horizontal extension to the existing authorized building.*
- 2. The total construction area after alterations/repairs/installation of lift in the existing authorized building should not exceed the FSI approved in the original proposal.”*

Authority after discussion observed that the proposal attracts the above mentioned policy of MCZMA and the concerned planning authority should decide the proposal.

Item No.42: Proposed reconstruction of residential building on plot bearing Survey No. 110, Hissa no. 4 A, CS no. 815 at village Murud, Tal-Murud Dist-Raigad – by Mr. Ratnaprabha Balkrushna Virkud.

Project proponent presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for reconstruction of residential building on plot bearing Survey No. 110 , Hissa no. 4 A, CS no. 815 at village Murud, Tal-Murud Dist-Raigad. Murud Janjira Municipal Council vide letter dated 8.10.2014 forwarded the proposal to MCZMA.
2. The Murud Janjira Municipal Council vide letter dated 08.10.2014 mentions that the plot under reference is within 200 to 300m from HTL of seafront and is CRZ II area. The plot under reference is towards landward side of the existing road.
3. As per approved DP plan for Murud Janjira, 1977; the plot under reference falls partly in residential zone and partly in wadi zone.
4. As per tax assessment certificate, the existing structure is prior to 1984.
5. The proposed construction is of ground + 1st floor. FSI details as per plans submitted by PP:


Chairman


Member Secretary

Sr. no	Area statement	Area (sq.m)
1	Area of Plot CTS-110	739.0
2	Permissible FSI	1
3	Permissible BUA	739.0
4	Existing BUA	36
5	Proposed BUA on ground floor	83.32
6	Proposed BUA on 1 st floor	83.32
7	Total BUA consumed	166.64
8	Total BUA	202.64
9	FSI consumed	0.274

The Authority noted that the proposal of reconstruction is as per para 8. II. CRZ II(iii) of CRZ Notification, 2011 "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"

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

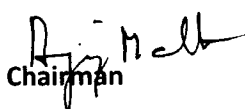
1. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The concerned Planning authority should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
4. The concerned Planning authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned Chief Officer, Murud Janjira Municipal Council.

Item No.43: Proposed construction of residential project on plot bearing Survey No. 29A/1, Plot no. 174, area-48.00 sqm at village Alibag, Shribag no.2 , Tal-Alibag Dist-Raigad – by Mr. Sanjay Narayan Chalekar

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal for construction is of residential project on plot bearing Survey No. 29A/1 , Plot no. 174, area-48.00sqm at village Alibag, Tal-Alibag Dist-Raigad. Alibaug Municipal Council vide letter dated 27.10.2014 forwarded the proposal to MCZMA.
2. As per the layout map submitted by the proponent, the proposed construction is of ground + 1st floor.


Chairman


Member Secretary

3. The Alibag Municipal Council vide letter dated 27.10.2014 mentions that as per Coastal Zone Management Plan of Alibag, The plot under reference is within 500m from HTL of seafront in CRZ II area, and is towards landward side of the existing road.
4. As per Development Plan of Alibag dated 20.08.1984, the plot under reference is reserved for stadium. Further, land under reference is included in residential zone in 1986. As per Development Plan sanctioned on 30.03.2013, the plot under reference falls in residential zone outside congested area.\
5. FSI details, as per the plans:

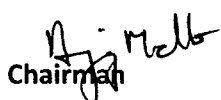
Sr. no	Plot area statement	Area (sq.m)
1	Total area of plot	48.00
2	Permissible FSI	1.5
3	Permissible BUA	72.00
4	Proposed BUA on ground floor	26.03
5	Proposed BUA on 1 st floor	33.00
6	Total BUA consumed	59.03
7	Total Balance BUA	12.97

The Authority noted that the proposal is in accordance with para 8.II. CRZ II (i) & (ii) of CRZ Notification, 2011 wherein town & country planning regulation as existing as on 19.2.1991 is applicable.

The Authority after deliberations 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 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 from 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, plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
5. The concerned Planning authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
6. Concerned planning authority should ensure that the commercial use is in conformity with the town and country planning regulation as existed as on 19.2.1991.
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned Chief Officer, Alibag Municipal Council.


Chairman


Member Secretary

Item No.44: Proposal for reconstruction of residential building on plot bearing C. S. No. 889, Alibag, Tal. Alibag, Dist. Raigad

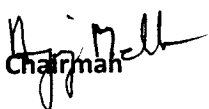
Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. Proposal for reconstruction of residential building comprises of Ground floor + 2 upper floors on plot bearing C. S. No. 889, Alibag, Tal. Alibag, Dist. Raigad by demolishing existing structure. Alibag Municipal Council vide letter dated 27.10.2014 forwarded the proposal to MCZMA.
2. The Alibag Municipal Council letter dated 27.10.2014 mentions that as per development plan of Alibag 1984 & as per the MRTP Act, 1966, the land under reference was included for congested residential zone. As per the revised development plan of Alibag, 2013, the land under reference is falls in congested residential zone.
3. As per the CZMP of Alibag, the plot falls in CRZ II and situated on the landward side of the existing road.
4. FSI Details, as per the layout submitted by the project proponent,
 - Total plot area – 152.00sqm.
 - Permissible FSI – 1.5
 - (FSI for residential – 1.0 + FSI for commercial – 0.5)
 - Deduct area under road widening – 18.91sqm
 - Net plot area – 133.09sqm
 - Permissible built up area floor – 199.63sqm
 - Proposed BUA on ground floor – 70.89sqm
 - Proposed BUA on first floor – 72.87sqm
 - Proposed BUA on second floor – 53.66sqm
 - Total proposed BUA – 197.42sqm
 - Balance area – 2.21sqm
 - FSI proposed to be consumed – 1.2

PP stated that Existing use of the structure is Residential. However, now the Residential & commercial activity is proposed. Authority observed that residential use will be permissible only in the light of para 8. II. CRZ II(iii) of CRZ Notification, 2011 “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”

The Authority after deliberation decided to recommend the proposal to concerned planning authority from CRZ point of view 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 from time to time.
2. This CRZ recommendation is only for reconstruction of the structure for residential purpose only.
3. 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.


Chairman


Member Secretary

4. The concerned Planning authority should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
5. The concerned Planning authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
6. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned Chief Officer, Alibag Municipal Council.

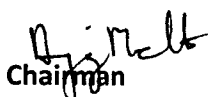
Item No.45: Proposed Resort on Gat No. 540 & 508 at village Kihim, Tal: Alibag, Dist: Raigad.

Project proponent (PP) presented that the proposal is for construction of resort on Gut No. 540 & 508, plot No. 1,2,4 to 8, 11 to 1 at village Kihim, Tal: Alibag, Dist: Raigad. As per the coastal land use map in 1:25000 scale prepared by SAC, Ahmadabad, site under reference falls in CRZ III area. Land falls within 200 m to 500 m from HTL of Sea. As per the revised MRTP Act, 1999, the land under reference is included in recreational / tourism zone. Total area of plot is 4797.53 Sqm. The layout/building plans of the project is submitted, as per which, total 4 units, Type 1, 2, 3 & 4 is proposed with swimming pool, Garden Restaurant & parking facility. Type 1 units involves Ground+1st upper floor, Type 2 & 3 has ground floor, Type 4 has Conference Hall on stilt. Sewage Treatment plant is also proposed.

The Authority observed that the proposal is in accordance with guidelines stipulated in Annexure III of CRZ Notification, 2011(amended time to time) and can be permitted in CRZ III area, for which prior CRZ clearance from MoEF is required.

The Authority decided to recommend the proposal from CRZ point of view to MoEF subject to strict compliance of 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 from time to time.
2. The project proponent should comply with the guidelines stipulated in Annexure III of CRZ Notification, 2011 for resort / hotels (amended time to time).
3. The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover;
4. The overall height of construction upto the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor);
5. There shall no construction activity of the project within 200 m from HTL of sea, as per approved Coastal land use map.
6. There shall be no disposal of sewage or solid waste into the sea during construction & operation phase.
7. PP shall carry out plantation in the periphery of the project area comprising of predominantly local species.


Chairman


Member Secretary

8. PP, during operational phase shall put up a display board that public will have access to Beach fronting the project area. PP should not erect / install any construction like umbrella etc on the beach area.
9. PP shall put up a display board that the said beach resort does not discharge any waste into the sea.
10. Sewage generated shall be treated adequately to ensure recycle of treated effluent to the maximum extent and remaining shall be utilized for landscaping/gardening after appropriate disinfection. STP shall be located in area other than CRZ I area. Sewage shall not be disposed into coastal water body.
11. Municipal Solid waste shall be collected and disposed in a scientific manner. Organic waste of the MSW will be converted into a compost. Processing plant of the organic municipal waste shall be located outside CRZ area. Other MSW shall be disposed scientifically at designated site outside CRZ area.
12. No labor camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body.
13. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by concerned planning Authority.

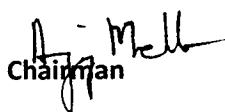
Table Item No.1: Request from PWD to permit Jal-Pujan /Bhumi Pujan Grant Ceremony for Chattrapati Shivaji Memorial in Arabian Sea

The Authority decided to defer the matter.

Table Item No.2: Proposed reconstruction of building at CTS No. 55, Mouje Alibag, Tal: Alibag, Dist: Raigad by Asst. Commissioner, Fisheries

Project proponent (PP) presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for Aquarium, Fisheries Training Institute, Dormitory, museum, Auditorium and office at CTS No.55, Alibag, Dist: Raigad. Assistant Director Town Planning (ADTP), Alibag vide letter dated 20.12.2013 forwarded the proposal to MCZMA.
2. Existing structures comprising Ground +1st floor constructed prior to 1969. Use of existing structure is office of the Assistant Commissioner Fisheries and Fisheries Training Institute
3. The Assistant Director Town Planning, Alibag - Raigad letter dated 20.12.2013 mentions that as per the partly sanctioned Development Plan of Alibag, the plot under reference is in Public / Semi Public Use.
4. As per the approved CZMP of Alibag, the plot under reference falls partly in mangrove buffer Zone & partly in CRZ II and situated on landward side of existing road prior to 1991.
5. Proposed activities are in CRZ -II and situated on the landward side of existing road.


Chairman


Member Secretary

6. FSI Details as submitted by PP:

- Area of Plot = 1381.00sqm
- Area under 9m & 12m DP road widening = 53.90sqm
- Remaining area of the plot is 1327.10 sqm
- Existing construction proposed to be demolished = 647.50 sqm
- Total BUA proposed = 856.44 sqm
- Proposed FSI = 0.645 > 1

1) Current Status of existing / proposed construction

Existing Construction

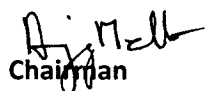
Existing Construction	Area in sqm	Remarks
Office Building (G + 1)	495.00	Proposed to be demolished
Workshop (Training institute)	24.00	Proposed to be demolished
Two garages	48.00	demolished
Well	12.50	-
Chilling Towers	48.00	demolished
Overhead Tank	20.00	demolished

PP presented that proposed Aquarium, Auditorium and museum will be a part of training centre. The dormitory would also be a part of residential training institute.

Authority noted the para 8.II. CRZ II (iii) of CRZ Notification, 2011 which is stipulated as *"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"*

In the light of above, the Authority after deliberations 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. Project construction activities should be strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from 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. No construction is allowed in 50 m mangroves buffer zone area, which should be ensured by concerned planning Authority.
4. Aquarium, Auditorium and museum should be maintained properly and will be a part of training centre for Aquarium Management.
5. Only bare minimum room for teachers / students is allowed.
6. No Holiday home is allowed in the project.
7. Only Dormitory types of rooms are allowed for residential training accommodation.
8. There should not be dumping of sewage and municipal solid waste generated from project activity.


Chairman


Member Secretary

9. No labor camp, machineries and material storage is allowed in CRZ area and mangroves & its 50 m buffer zone area. It should also be ensured that the waste water from these entities should not be released into the coastal water body.
10. PP should strictly follow the policy of No Littering of empty plastic bottles / plastic carry bags in the project area.
11. All other required permission from different statutory authorities should be obtained.

Compliance of the above conditions should be ensured by the concerned planning Authority.

Table Item no. 3: Applicability of FSI norms to CRZ II of Navi Mumbai

The Authority noted that The MCZMA in its 87th & 88th meeting dated 20th & 21st January, 2014 and 31st January, 2014 respectively deliberated the issue of permissible FSI (1 or 1.5) for Navi Mumbai projects in CRZ II area as per town and country planning regulations as existed as on 19.2.1991. Accordingly, the Authority vide letter dated 3.3.2014 requested UDD for clarification.

Authority noted that the UDD vide office noting dated 22.1.2015 provided said clarification pertaining to applicable FSI in CRZ II areas of Navi Mumbai. However, the Authority observed that UDD noting is not clear on the issue of applicability of FSI.

Authority after deliberation decided to write to UDD in the matter regarding the clear confirmation of FSI as on 19.2.1991 in CRZ II area of the Navi Mumbai.

Table Item No.4: Pertaining to development of plot bearing No. 830, 830A and 830B of Worli Division, A.G. Road, Worli, Mumbai.

Authority noted that MCGM vide letter dated 31.12.2014 sent a representation in the subject matter. As per the said letter of MCGM, there is a complaint about the proposed development regarding Ground Water Extraction from the basement at the site under reference. The Developer is carrying out excavation work for foundation for the proposed development. As per clause 3 (xi) of MoEF Notification, 2011, restriction for ground water drawl may be imposed by the Authority designated by the State Government and Union Territory administration in the areas affected by sea water intrusion. Further, no measurable parameters for restrictions of such drawl are specified in DC Regn, MRTP Act, 1966 and said MoEF notification. As such, MCZMA is requested to look the matter and to do the needful and communicated this office in this regard. The applicant has been informed by MCGM on above lines.

Authority noted the MCZMA deliberated the proposal in its 85th and 86th meeting of the MCZMA held on 27th November, 2013 wherein the Authority recommended the proposal to concerned planning Authority vide letter dated CRZ 2013/CR 180/ TC 4 dated 13.12.2013 with certain conditions..

Authority after discussion decided to send a notice to developer on the above issue under intimation to MCGM and Ground water Board.


Chairman


Member Secretary

Table Item No. 5: Proposed change of user on existing residential building to residential hotel/lodging boarding on plot bearing CTS No. 990-990/1 & 2 of Juhu village Juhu Tara Road, Andheri (W), Mumbai by M/s Royal Rainbow CHSL.

Project proponent (PP) presented that proposal is for proposed change of user on existing residential building to residential hotel, lodging & boarding house & restaurant at ground floor of existing building comprising of Gr. + 3rd upper floors on sub divided plot 'A' bearing CTS No.990-990/2 of Juhu village Juhu Tara Road, Andheri (West), Mumbai. Architect has proposed to change the user of existing shops to proposed restaurant & kitchen at ground floor. 1st floor has proposed to change as restaurant & pantry on in place of approved residential flat. Architect has proposed the 2nd + 3rd floor as lodging / guest houses in place of approved residential flats.

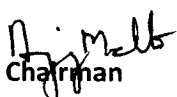
MCGM letter dated 29.10.2014 mentions that, the plot under reference is in residential zone as per DP 1967 as well as per revised sanctioned DP 1991 and is not under any reservation as per both of these development plans. The proponent has submitted the CRZ map in 1:4000 scale (September, 2013) prepared by IRS, Chennai (MoEF authorized agency) showing plot under reference. As per the said CRZ map, the plot falls in 500 m from HTL of Arabian sea i.e. CRZ-II.

Authority noted the para 8.II. CRZ II (iii) of CRZ Notification, 2011 which is stipulated as *"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"*

Authority observed that the proposal is not in consonance with provisions of CRZ Notification, 2011 hence, the proposal is rejected.

Table Item No.6: Proposed redevelopment of building known as "Cozymore" bearing ward no. 2946 (5) Street No. 5(A) on plot bearing C.S. No. 5/600 of Cumballa Malbar Hill Division at August Kranti Maidan in 'D' Ward, Kemps Corner, Mumbai by M/s. Kalpavruksha Developers

The Authority noted that the proposal was earlier deliberated in the 91st meeting of the MCZMA held on 29th, 30th & 31st May, 2014, the Authority noted that the Urban Development Department has issued No Objection Certificate on 26.6.2009 to redevelopment of existing building with existing authorized 2.16 FSI on land under reference. It is mentioned that the proposal was referred to Environment Department for remarks. Environment Dept sent the proposal back to Urban Development Department with remarks for further necessary action. Intimation of Disapproval (IOD) was issued on 6.5.2009 for the project. Commencement Certificate was issued on 26.6.2009. In the present case, the building up to 12th floor has been constructed as per CC issued on 19.10.2013. As per the above clause (Viii) of S.O. 18(E) dated 4.1.2002, Prior CRZ recommendation from MCZMA was mandatory in the subject proposal, when UDD issued the CRZ clearance dated 26.6.2009 to the project. However, UDD had sought remarks of the Environment Dept before granting CRZ clearance to the project. During 91st meeting, the Authority decided to seek legal opinion in the matter from Law Officer, MCZMA.


Chairman


Member Secretary

The matter was again considered in 94th meeting of the MCZMA held on 24th & 25th November, 2014. Opinion of the Law Officer, MCZMA is as follows:

“The Authority discussed the issue in its 91st meeting held on 29th, 30th, 31st May, 2014 & after deliberation it is observed that, as per clause (viii) of S.O.18E dated 04/01/2002, the project proponent was to seek CRZ recommendation from MCZMA to its proposal, before starting construction activity or otherwise it attracts O.M. dated 12/12/2012 & 27/06/2013 issued by MoEF.

The project proponent vide letter dated 12/08/2014 submitted to the Authority about the pros & cons in the matter, after verifying the minutes of the meeting of the MCZMA held on above dates, which are as under.

- 1) As per minutes of 48th Meeting of MCZMA held on 17/01/2009, at item No. 4 the powers & function of MCZMA constituted by MoEF was deliberated & at sr. No. 4, it was decided by the Authority that, activities involving investment less than 5 cr. shall be regulated by the Chairman, MCZMA as per the powers delegated under CRZ Notification & E(P) Act, 1986. Accordingly, proposals related to construction / reconstruction / redevelopment of the existing building will be processed by UDD Dept. as per DCR Rules existed on 19/02/1991 etc. & approval of Chairman, MCZMA should be obtained prior to issuing final permission by the UDD, where the projects having investment less than 5 cr. & there cannot be further sub delegation as per CRZ Notification & E(P) Act, 1986
- 2) As per minutes of 64th Meeting of MCZMA held on 12/08/2010, at item No. 22, the Authority decided that, hence forth all cases received by Envi. Dept. will be placed before the MCZMA for deliberation & taking decision in the matter. As the pendency before the Authority, is now within the limit of 45 days & this decision of the MCZMA will supersede the earlier decision of the Authority to clear the cases having investment less than 5 cr. at the level of Chairman, MCZMA so as to dispose off the large No. of pendency at the earliest.
- 3) As per 91st Meeting of MCZMA held on 29, 30 & 31 May 2014, it was observed by the Authority that, as per clause (viii) of S. O. 18 E dated 04/01/2002 prior CRZ recommendation from MCZMA was mandatory in the subject proposal. The UDD issued CRZ Clearance dated 26/06/2009 to the project namely “Cozymore” however, before issuing clearance UDD had sought remarks of Envi. Dept. & a photo copy of the office note enclosed by the project proponent, pertains to approval of the project by Secy. Envi. / Chairman, MCZMA.

It is noticed from the minutes of the meeting of the Authority that, the Authority in its 48th Meeting held on 17/01/2009 passed a resolution, if the projects having investment of less than 5 cr. the UDD has to seek prior approval from the Chairman of the MCZMA before issuing final permission by it. In the present matter, it reveals from the correspondence enclosed herewith as CS No. 5/600 that, the proposal of the project proponent was referred by the UDD to the Envi. Dept. as the project is less than 5 cr. The Secy. Envi. / Chairman MCZMA approved the proposal in March, 2009 & sent it back to UDD. The UDD thereafter considered the proposal of project proponent & thereby granted No Objection for proposed redevelopments of Building known as “Cozymore” at plot bearing No. C. S. No. 5/600 of Cumballa & Malabar Hill division at August Kranti Maidan, Kemps Corner, Mumbai vide letter dated 26/06/2009 which was addressed to Dy. Chief Engg. (B. P.) MCGM, E-ward, Byculla, Mumbai – 400 008.


Chairman


Member Secretary

Now, it is the matter of interpretation before the Authority to consider its earlier decisions taken by the MCZMA in its 48th Meeting, 64th Meeting & 91st Meeting. However, it reveals from the resolution passed by the Authority in its 48th Meeting the project namely Cozymore is having No Objection issued on 26/06/2009 by UDD, Mantralaya, Mumbai – 32, after receipt of remarks by Chairperson, MCZMA”

Authority in its 94th meeting decided to discuss the matter in detail in next MCZMA meeting.

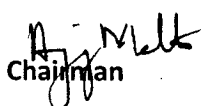
The proposal was again deliberated in 98th meeting of the MCZMA wherein the Authority noted that MCZMA in its 48th meeting held on 17.1.2009 sub delegated the powers to Chairman, MCZMA to regulate the project activity having investment less than 5 Cr and also for the proposals received from Govt Depts which were recommended to MOEF. The powers of the MCZMA were delegated to the Chairman, MCZMA for streamlining, distribution and realignment of the work in the interest of speedy disposal of cases and MoEF vide letter dated 7.11.2008 had emphasized on the aspect of streamlining the functioning of CZMA and ensure speedy disposal. Thus, the powers of the MCZMA were retained within the Authority by delegating the powers to the Chairman, MCZMA for regulating the proposal of investment below 5 Crore and for the proposals received from Govt Depts for recommendation to MoEF. In this case, the powers of MCZMA remained within the MCZMA. Therefore, the project activities having investment less than 5 Crore which were regulated / recommended by Chairman, MCZMA to the UDD and the project proposals received from Govt Departments which were recommended to MoEF during period 17.1.2009 to 11.8.2010 will not be considered as cases of violations of CRZ Notification.

In the present case, the Authority noted that Chairman MCZMA provided remarks in March, 2009 on the proposal & sent it back to UDD, since the project having investment less than 5 Cr as per the decision of the MCZMA taken in its 48th meeting held on 17.1.2009. The UDD thereafter considered the proposal & granted the CRZ NoC dated 26.6.2009 for proposed redevelopments of Building known as “Cozymore” on plot under reference.

Therefore, the Authority decided to consider the earlier CRZ NoC granted by UDD on 26.6.2009 for redevelopment of ‘Cozymore’ building on plot under reference and decided to examine the present amended proposal submitted under DC reg No. 33(7) of DCR 1991. .

Project presented (PP) the proposal before the Authority. The Authority noted the following:

1. The proposal is for revised CRZ recommendation for proposed redevelopment of building ‘Cozymore’ bearing ward no. 2945(5) street no. 5(A) on plot bearing C.S. No. 5/600 of Cumballa Malbar Hill Division at August Kranti Maidan in ‘D’ ward, kemps corner, Mumbai. MCGM vide letter dated 23.4.2014 forwarded the proposal to MCZMA.
2. As per remarks of MCGM dated 23.4.2014 the plot under reference is situated in residential zone and not reserved for any public purpose.
3. As per CZMP of Mumbai approved by MoEF on 2000, the land under reference falls in CRZ II and situated on landward side of existing Laxmibai Jagmohandas road which is in existence prior to 19.2.1991.
4. As per remarks of MCGM dated 23.4.2014 the existing building under reference was ground + 4 upper floors.


Chairman

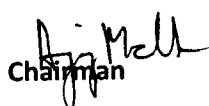

Member Secretary

5. As per category certificate issued by MCGM on 3.1.2008 the building under reference is 'A' category residential cess structure.
6. MHADA has granted No Objection Certificate on 13.2.2009 for reconstruction with FSI admissible under the DCR 33(6). MHADA has granted modified No Objection Certificate by converting it under DCR 33(7) from DCR 33(6) for redevelopment with 2.5 or existing + 50% incentive FSI, whichever is higher.
7. As per MCGM letter dated 23.4.2014, architect has submitted amended plan under DC Regn 33(7) for the building comprising of parking tower having height of 27.90 m (including 1st refuge area at 24.85m level) a service floor + 13th (pt) upper floors with refuge area at 7th floor level with a height of 68.65 m.
8. As per MCGM letter dated 23.4.2014 this is redevelopment of 'A' category cessed building proposed under DCR 33(7). As per DCR in force as on 6.1.2011, 2.50 or existing + 50% incentive FSI, whichever is higher is permissible for redevelopment of cessed A category building.
 - FSI Permissible – 1072.325 sqm
 - FSI proposed -1067.955 sqm
 - Free of FSI - 2324.112 sqm
 - Total Construction Area – 3392.067 sqm
9. As per amended plans approved by MCGM on 19.3.2014
 - Total Plot Area – 428.93 sqm
 - FSI Permissible – 2.50
 - Permissible floor Area – 1072.325 sqm
 - Proposed Area – 1067.955 sqm
 - FSI consumed – 2.490
10. Public hearing was conducted on 6.10.2012 by MPCB as per CRZ Notification, 2011 and as per procedure laid down under EIA Notification, 2006. MPCB has granted consent to establish for redevelopment project on land under reference vide letter dated 8.10.2012.

Authority noted that proposal is as per para 8.v.c of CRZ Notification, 2011 wherein the town and country planning regulations as existed as on 6.1.2011 is applicable.

In the light of above, the Authority after deliberation decided to recommend the amended proposal to concerned 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 from time to time.
2. All the conditions of para 8.v.c of CRZ Notification, 2011 shall be complied with.
3. The concerned Planning authority should ensure that FSI, Plans, height, use involved in the proposal is as per town and country planning regulations existing as on 6.1.2011.
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 existing as on 6.1.2011.
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.


Chairman


Member Secretary

6. There should not be any violations of provisions of CRZ Notification, 2011 (as amended from time to time) which should be ensured by MCGM.
7. All other mandatory permissions from different statutory authorities should be obtained prior to the commencement of work.

Compliance of the above said conditions should be ensured by the concerned Chief Engineer, MCGM.

Table Item no. 7: Proposed development of individual industrial building (ice plant) on plot bearing S. No. 146, CTS No. 1274/22, plot no. 29 in the small scale industry colony at Mauje Zadgaon, Tal & Dist. Ratnagiri by Shri. Hanif A. Latif Mahaldar

The Authority noted that the proposal was deliberated in the 94th Meeting of MCZMA held on 24th & 25th November, 2014, wherein the PP presented the proposal of Ice Plant comprises of stilt + ground + first floor on plot bearing S. No. 146, CTS No. 1274/22, plot no. 29 in small scale industry Colony, at mauje Zadgaon, Tal & Dist. Ratnagiri. In the 94th meeting, the Authority discussed the proposal at length and observed that the activity of ice plant is permissible in No Development Zone (NDZ) of CRZ III area; however, permissibility of said activity is silent in CRZ II area. Therefore, the Authority after deliberation decided to recommend the proposal from CRZ point of view to MoEF.

The Authority noted that PP vide letter dated 21.1.2015 -requested to reconsider the matter for deliberation in the meeting.

PP requested the Authority to allow ice and cold storage. Ratagiri Municipal Council letter dated 31.1.2015 requested the Authority to permit ice and cold storage.

Authority discussed the request of the PP and felt that ice and cold storage for storage of fish could be allowed considering the livelihood aspect of the PP who belongs to fishermen community. Accordingly, plans be revised by PP and copy of it be submitted to Authority.

Authority noted that as per the CZMP of Ratnagiri, the plot falls in CRZ II and situated on the landward side of the existing road prior 1991. The total area of plot is 500.00sqm.

Authority after deliberation decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

1. The proposed activity 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 from time to time.
2. This CRZ recommendation is only for ice and cold storage activities for storage of fish considering the livelihood aspect of the PP who belongs to fishermen community.
3. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
4. 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


Chairman


Member Secretary

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.

5. Concerned planning Authority should ensure that proposed activity is in conformity with town and country planning regulations as on 19.2.1991.
6. The concerned Planning authority should ensure that FSI, plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
7. The concerned planning Authority should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
8. All other required permission from different statutory authorities should be obtained prior to commencement of work.

The above said decision of the Authority would be communicated to MoEFCC, New Delhi.

Table Item No. 8: Repairs to MSRDC's office at Nepean Sea Road, Mumbai

Representative of Maharashtra State Road Development Corporation (MSRDC) presented that Head office of MSRDC is located at the Nepean Sea Road adjoining to Priyadarshini Park. The office building is a load bearing structure having asbestos sheet roofing. The structure is very old and it has been noticed that roof of the building is extensively damaged & is in very bad shape & having heavy leakage. The frequent leakages are causing bad effects on the load bearing structure and to avoid further damage / accident it is necessary to replace the existing roof with pre coated galvanic led iron sheets. There will be no change in FSI and the existing built up area after the roof repairs are carried out. The area is under CRZ-II.

MSRDC requested to MCZMA to issue No objection Certificate to carryout repairs to the damaged roof of the building.

The Authority noted the policy Alteration/minor repair proposals taken by the MCZMA in its 77th meeting, which is as follows:

"In light of the above said provisions of CRZ Notification, 2011 and High court order dated July 11, 2006 ; authority after deliberation decided that concerned local planning authority should decide the proposals of minor alterations/repairs/installation of lift to the existing authorized building and its use as per the applicable DCR in CRZ areas, subject to compliance of the following conditions:-

1. *The alteration/repair/installation of lift in existing authorized building should be within the limit of existing authorized plinth and should not result in any vertical or horizontal extension to the existing authorized building.*
2. *The total construction area after alterations/repairs/installation of lift in the existing authorized building should not exceed the FSI approved in the original proposal."*

Authority after discussion observed that the proposal attracts the above mentioned policy of MCZMA and the concerned planning authority should decide the proposal.


Chairman


Member Secretary

Table Item No. 9: Proposed construction of suspended wire rope bridge near Jalbandeshwar Mandir, at Navabaug Beach, Vengurla, Tal. Vengurla. Dist. Sindhudurg by PWD, Sawantwadi

Authority noted that the proposal is for construction of 2 span of suspended wire rope bridge near Jalbandeshwar Mandir, at Navabaug Beach, Vengurla, Tal. Vengurla. Dist. Sindhudurg by PWD, Sawantwadi. Suspended wire rope foot bridge is proposed on Mandovi Creek at Vengurla which is 90 m long with Stepping Pathway. The Design will have adequate safety factor for earthquakes. Dimensions of the rope foot bridge are as follows:

- Span – 2 Spans of 33.00 m
- Bridge Width – 4.00 m (Clear)
- Vertical clearance -7.00 Mt. From HTL to soft slab
- Horizontal clearance – 15.00 Mt.(Min.)

Administrative approval of Maharashtra Tourism Development Corporation(MTDC) is obtained for the project. Technical sanction from Chief Engineer, PWD is also obtained for the project activity.

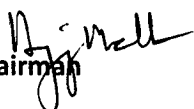
The Authority noted that approved CZMP and Google image superimposing the project activity is submitted. The project activity falls in CRZ I (ii) & CRZ IV (B) area.

Authority noted the CRZ Notification, 2011 as amended on 28th Nov, 2014 and as per para 4.2.(ii)© of said amended notification, the projects not attracting EIA Notification, 2006, be considered by SEIAA.

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of 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 from time to time.
2. Project activity is not allowed in mangroves or its 50 m mangroves buffer zone area.
3. Span of the rope foot bridge should not obstruct the free flow of creek water.
4. It should be ensured that fishing activities of the local people should not be obstructed due to project activities.
5. Aesthetic view of the beach should be maintained.
6. No labor camp, machineries and material storage is allowed in CRZ area. It should also be ensured that the waste water from these entities should not be released into the coastal water body.
7. Concerned planning Authority should ensure that there should not be disposal of waste in construction and operational phase of the project.
8. All other required permission from different statutory authorities should be obtained prior to commencement of work.

----- Meeting ended with vote of thanks-----


Chairman


Member Secretary

Annexure I:

List of Members present for the meeting:

1. Shri. Apoorva chandra, Principal Secretary, Industries Dept.
2. Dr. Baban Ingole. Expert Member, MCZMA
3. Dr. Mahesh Shindikar, Expert Member, MCZMA
4. Dr. M.C. Deo. Expert Member, MCZMA
5. Shri A.T. Fulmali, Member Secretary, MCZMA


Chairman


Member Secretary

**MINUTES OF THE 98th MEETING OF MAHARASHTRA COASTAL ZONE MANAGEMENT
AUTHORITY (MCZMA) HELD ON 31st JANUARY, 2015**

Ninety Eighth (98th) meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment), GoM on 31st January, 2015 at 11 am at Sachivalay, Gymkhana, Mumbai. List of Members present in the meeting is enclosed as Annexure-I

Item No.4: Reconstruction for development of Training Centre for Scuba Diving Awareness on plot bearing S. No. 59, 60, at village- Tarkarli, Tal. Malvan, Dist. Sindhudurg by Maharashtra Tourism Development Corporation (MTDC).

Representatives of MTDC presented the proposal before the Authority. The Authority noted the followings:

1. The proposal is for beautification and reconstruction on existing plinth for Training Centre of Scuba Diving on plot bearing S. No. 59, 60 of village Tarkarli, Ta. Malvan, Dist. Sindhudurg. Maharashtra Tourism Development Corporation (MTDC), Government of Maharashtra vide letter dated 5th January, 2015 forwarded the proposal to MCZMA.
2. Proposal is for creating awareness and to protect Corals & Bio Marine species through awareness in tourists and also training of life Guards and rescue divers.
3. The land originally belonged to Department of Salt, Government of India. The existing building & structure belonged to Dept. of Fisheries and constructed before year 1940. The existing structure along with the buildings were purchased by MTDC vide sale agreement dated 09.01.2009 from the Dept. of Salt, Govt. of India.
4. Existing use of land under reference was for Fish Godown to store dried fishes.
5. The land under reference falls in CRZ III area (within 200 m from HTL of the sea), as per Coastal Land use map of the area.
6. STP for bathroom & solid waste generation and the treated water from STP for gardening and tree plantation.
7. Water source for the proposed tourist facility unit will be water connection from nearest MTDC resort water supply scheme or by tanker from existing well, bore well near the site.
8. The construction comprises of Building 1 & Building 2 with ground + 2 upper floors.
9. The Grampanchayat, Tarkarli have granted the permission for reconstruction of existing structure vide letter dated 08.10.2009.
10. Total plot area is 1.38 ha. Total Built up Area of the project – 1807 Sqm.

The Representatives of MTDC gave power point presentation before the Authority, presenting details about the activities envisaged in the project. Project activity involves Scuba Diving Training Centre building and Guest houses to accommodate trainees for residential training facility and required associated facilities such as restaurant facility for trainees, Changing area, Reception, Swimming pool, Conference Hall, landscaping, utilities such as water filtration plant, Sewage treatment plant, Generator Room.

The training Centre would impart training of Scuba Diving to personnel of life guard, Coast Guards, Marine Police Dept, staff of the Government Dept, International organisations such as UNDP & NGOs and tourists. Training to Marine police dept, Coast Guards will assist in Coastal vigilance activities also. Programmes of said Scuba Diving Centre also involves certification courses of longer duration which will enable the participant to impart training & spread awareness amongst common people about the Scuba Diving and conservation of marine ecology & marine environment.


Chairman


Member Secretary

It was informed to the Authority that the construction activity of the project is almost completed on site under reference and it is ongoing project. However, now the work is stopped on site.

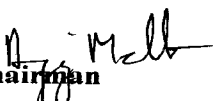
The Authority examined the project from CRZ point of view in the light of provisions of CRZ Notification, 2011 and noted that as per para 3(xiv) of CRZ Notification, 2011 facilities required for patrolling and vigilance activities of marine/coastal police stations are permissible activities. The Authority noted that total construction area is less than 20,000 Sqm. Beside this, the Authority further observed that the project belongs to Maharashtra Tourism Development Corporation (MTDC), Government of Maharashtra and aimed at providing Scuba Diving Training to various organizations/ tourists and would result in development of skilled personnel including life guards, coast guards and marine police personnel to ensure coastal security. Project is important from point of view of Tourism and creating awareness for protection of coastal eco-sensitive features such as Corals etc. present in the area

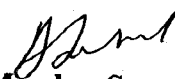
The Authority noted that as per provisions of CRZ Notification, 2011, Malvan area is identified as Critically Vulnerable Coastal Area (CVCA). However, the Authority also noted that administrative boundary of CVCA area is not yet defined and Integrated Management plan(IMP) is also not prepared, as MoEF is yet to provide guidelines for the same.

The Authority further observed that the construction is almost completed and now the remaining work has been stopped on site. The Authority noted that prior CRZ recommendation from MCZMA was required to be obtained before starting construction work on site, which was not obtained. The Authority considered this as a case of violation of CRZ Notification, 1991 & 2011 and attract provisions of Office Memorandum dated 12.12.2012, 27.6.2013 & 24.7.2014 issued by MoEF, New Delhi. Authority therefore decided to refer the matter to Environment Dept for further actions, in the light of said OMs.

The Authority also decided that the project activities are examined from CRZ point of view and the project activities can be permitted on site under reference considering the permissibility and objective as mentioned above. The Authority noted that but for taking prior approval the proposal is in order. The Authority also noted that the project is promoted by MTDC, Govt. of Maharashtra undertaking & that the project will facilitate Environment protection & also coastal security. Authority decided that after having taken credible action as per above mentioned said OMs of MoEF, recommendation from CRZ point of view to concerned planning authority would be granted without referring the matter to MCZMA again, with following conditions:

1. Project construction activities should be strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. The said Scuba Diving Centre should be under management/ control & supervision of MTDC only.
3. MTDC will ensure that operation of the project should not be outsourced to private company as a business model and it should be operated by MTDC only.
4. MTDC will put cap / limit on Nos of visitors who will be visiting the Scuba Diving Centre
5. MTDC will put a Board in Marathi & English at appropriate places notifying that there will be no activity of fishing / plucking / feeding in Coral areas and that all efforts should be made to protect marine ecology & marine environment.
6. Flyers in Marathi & English would be kept in the Beach Hotels in Sindhudurg district displaying messages with regard to point No. 5


Chairman


Member Secretary

7. MTDC should strictly follow the policy of No Littering of empty plastic bottles / plastic carry bags in the project area and in vicinity in order to avoid adverse impact on marine ecology and marine environment.
8. There should not be dumping of sewage and municipal solid waste generated from project activity.
9. Accommodation facility in the project should be strictly used as a part of residential training only.
10. Opportunity should be extended to local people for employment in the project as per eligibility.
11. All other required permission from different statutory authorities should be obtained.

Annexure I

List of Members present for the meeting:

1. Principal Secretary, Industries Dept.
2. Dr. Baban Ingole, Expert Member, MCZMA
3. Dr. Mahesh Shindikar, Expert Member, MCZMA
4. Dr. M.C.Deo, Expert Member, MCZMA
5. Shri A.T.Fulmali, Member Secretary, MCZMA


Chairman


Member Secretary