

**Minutes of the 170<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority held on 02<sup>nd</sup> November, 2023**

The 170<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment and Climate Change), through Videoconferencing technology on Cisco WebEx platform on 2<sup>nd</sup> November, 2023. List of members present in the meeting is at Annexure-I.

**Item No.1:** Proposed residential cum commercial building on CTS No. 1/3, 1/4, 1/5, 1/6 of maouje Alibag, Tal. Alibag, Dist Raigad by Shri. Bhawanji W. Shaha & Mrs. Kalawati B Shaha

**INTRODUCTION:**

The Chief Officer (CO), Alibaug Municipal Council informed that the Architect has amended building plans of the project and wish to withdraw the earlier application submitted before MCZMA. The Authority noted the same.

**DELIBERATIONS:**

The Authority informed CO, Alibaug that CZMPs of Raigad Districts under CRZ Notification, 2019 is approved by MoEF&C, New Delhi. Hence, the CRZ Notification, 2019 is now applicable. The PP may submit the application afresh as per CRZ Notification, 2019 on PARIVESH PORTAL.

**DECISION:**

In the light of above, the Authority after deliberation allowed to withdraw the proposal.



Member Secretary



Chairperson

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**Item No.2:** Proposed reconstruction of building on plot bearing S. no. 70/2 at Mouje Saswane, Tal. Alibag, Dist. Raigad by Shri. Sudhir V. Kapadi

**INTRODUCTION:**

The Project proponent and Architect presented the proposal before the Authority. The proposal of reconstruction on land bearing Gut / S. No 70/2 at village Saswane, Alibaug, Dist: Raigad. There is existing structure on the site under reference. Proposed structure comprises of Ground + 1<sup>st</sup> floor for residential use on site under reference. Plot area is 901 Sqm and Built up area is 307.07 Sqm.

As per remarks of the ADTP, the plot under reference falls in CRZ III area. It is substantially located within 0 to 200 meter (NDZ) and partly within 200 to 500 m from the HTL.

**DELIBERATIONS:**

The Authority noted that the MCZMA in its 154<sup>th</sup> and 159<sup>th</sup> meetings held on 15.4.2021 and 15.6.2022 deliberated the proposal. The Authority in the said meeting sought clear report from the local Authorities pertaining to authorization of existing structure on site under reference.

Accordingly, The District Collector, Raigad vide letter dated 12.10.2021 and 22.11.2022 submitted its report. The report dated 22.11.2022 states that:

- As per the Deputy Superintendent Land Records, there are existing old dilapidated 2 structures (prior to 1985) present on the gut no. 70/2 at mauje Saswane having plot area admeasuring 901.00sqm. There is NA order for the said land issued by the SDO on 6.6.1974.

Sr. no.	Length	width	Area in sqm	construction status
1	17.60	12.30	216.48	Old dilapidated house
2	07.80	04.10	31.88	Old dilapidated house
Total			248.36	

  
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Architect during the meeting stated that the existing residential structure is authorized and reconstruction of the same for residential purpose is proposed on same plinth and FSI.

The Authority noted that CZMPs of Raigad Districts under CRZ Notification, 2019 is approved by MoEF&C, New Delhi. Hence, the CRZ Notification, 2019 is now applicable.

As per para 5.3(ii)(a) of the CRZ Notification, 2019:

*No construction shall be permitted within NDZ in CRZ III, except for repairs or reconstruction of existing authorised structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under this notification including facilities essential for activities and construction or reconstruction of dwelling units of traditional coastal communities including fisher folk, incorporating necessary disaster management provisions and proper sanitation arrangements*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. Local body to strictly ensure that as per para 5.3(ii)(a) of the CRZ Notification, 2019, No construction shall be permitted within NDZ in CRZ III, except for repairs or reconstruction of existing authorised structure not exceeding existing Floor Space Index, existing plinth area and existing density
3. Local body to strictly ensure that reconstruction of existing authorized structure should not exceed FSI, existing plinth area and existing density.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by the Collector Raigad



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**Item No.3:** Proposed construction of petrol pump on plot bearing S. No. 40/3A, Vadkhal & S. No. 79, Kandale, Tal. Pen, Dist. Raigad by Shri. Rahul Chavan & Smt. Swati A Patil

**INTRODUCTIONS:**

The project proponent presented the proposal before the Authority. The proposal is for construction of petrol pump on plot bearing S. No. 40/3A, Vadkhal & S. No. 79, Kandale, Tal. Pen, Dist. Raigad. Plot area is 2765.50 Sqm

As per CIDCO remarks, the plot bearing S. No. 40 at village Vadkhal falls in CRZ III area (NDZ). S. No. 79 of village Kandale is falling outside CRZ area.

**DELIBERATIONS:**

The PP presented that the site is partly in CRZ III (NDZ) and partly situated outside CRZ area. The Authority observed that PP has presented the CRZ status as per the approved CZMP, 2011. Now, the CZMPs under CRZ Notification, 2019 are approved by MoEF&CC, New Delhi. Hence, now CRZ Notification, 2019 is in force. As per the approved CZMP, 2019, CRZ limit is maximum 50 m from the creek.

The Authority observed the approved CZMP, 2019, the S. No. 79 of village Kandale is situated outside CRZ area and, S. No. 40 at village Vadkhal is substantially outside CRZ area and minor portion falls within NDZ of the CRZ III area.

The Authority noted that as per para 5.3. CRZ III and annexure II of the CRZ Notification, 2019, storage of petroleum product the permissible in CRZ area other than CRZ IA area.

As per para 5.1,2 (v) read with 5.3. CRZ III of the CRZ Notification, 2019 is permissible.

*Facilities for repairs and storage of petroleum products and liquefied Natural Gas as specified in Annexure II to this notification, subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Ministry of Petroleum and Natural Gas and Guidelines issued by the Ministry of Environment, Forest and Climate Change provide that such facilities are for receipt of storage of fertilizers and raw material required for fertilizers, like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid etc.*



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The Authority noted that as per para 5.3. CRZ III and annexure II of the CRZ Notification, 2019, in other than CRZ IA area, storage of petroleum product the permissible in CRZ area. Expert Members observed that storage of petroleum product along with essential safety related activities may be allowed.

However, Expert Member observed that CRZ map in 1:4000 scale superimposing the project site needs to be submitted by PP in order to understand the location.

**DECISION:**

In the light of above, the Authority after deliberation decided that PP need ~~to~~ CRZ map in 1:4000 scale superimposing the project site as per approved CZMP 2019. Accordingly, the matter is deferred.



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**Item No.4:** Proposed construction of residential building on plot bearing Gut no.  
200 mauje Shekhadi, Tal. Shriwardhan, Dist. Raigad by Smt.  
Anuradha Dilip Rao

**INTRODUCTION:**

The project proponent was absent for the meeting. Hence, the Authority decided to delist the matter from records of the MCZMA.



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**Item No.5:** Proposed CNG fuel station on site bearing survey no. 40/1/1 at village, Wadkhal, Tal. Pen, Dist. Raigad by Shri. Vasudev Keshav Patil

**INTRODUCTION:**

The project proponent presented the proposal before the Authority. The proposal is for fuel station (retail CNG Pump) on site bearing survey no. 40/1/1 at village, Wadkhal, Tal. Pen, Dist. Raigad. Plot area is 4280.00 sqm, Proposed BUA is 264.91 sqm.

As per remarks of the CIDCO, the plot falls in CRZ III (NDZ) area as per approved CZMP 2011.

**DELIBERATION:**

The PP presented that the site is partly in CRZ III (NDZ) and partly situated outside CRZ area. The Authority observed that PP has presented the CRZ status as per the approved CZMP, 2011. Now, the CZMPs under CRZ Notification, 2019 are approved by MoEF&CC, New Delhi. Hence, now CRZ Notification, 2019 is in force. As per the approved CZMP, 2019, CRZ limit is maximum 50 m from the creek.

The Authority observed the approved CZMP, 2019, the entire project site bearing survey no. 40/1/1 at village, Wadkhal, Tal. Pen, Dist. Raigad falls within NDZ of the CRZ III area.

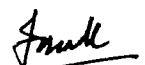
As per para 5.1,2 (v) read with 5.3. CRZ III of the CRZ Notification, 2019 is permissible.

*Facilities for repairs and storage of petroleum products and liquefied Natural Gas as specified in Annexure II to this notification, subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Ministry of Petroleum and Natural Gas and Guidelines issued by the Ministry of Environment, Forest and Climate Change provide that such facilities are for receipt of storage of fertilizers and raw material required for fertilizers, like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid etc.*

The Authority noted that as per para 5.3. CRZ III and annexure II of the CRZ Notification, 2019, in other than CRZ IA area, storage of petroleum product the permissible in CRZ area. Exert Members observed that storage of petroleum product along with essential safety related activities may be allowed.



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However, Expert Member observed that CRZ map in 1:4000 scale superimposing the project site needs to be submitted by PP in order to understand the location.

**DECISION:**

In the light of above, the Authority after deliberation decided that PP need ~~to~~ CRZ map in 1:4000 scale superimposing the project site as per approved CZMP 2019. Accordingly, the matter is deferred.



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**Item No.6:** Proposed reconstruction of Home Stay House on plot bearing S. no. 394, 395/1, 395/2 & 396 at mauje Murud, Tal. Dapoli, Dist. Raigad by Shri. Dilip Narayan Kadu

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The proposal is for reconstruction of Home Stay House (6 Nos.) comprises of Ground + 1st Floor on plot bearing S. no. 394, 395/1, 395/2 & 396 at mauje Murud, Tal. Dapoli, Dist. Raigad. Plot area - 5830.00 sqm Proposed BUA - 1023.84 sqm

The consultant presented that out of 6 structures, 3 existing structures are in NDZ and 3 structures are situated beyond NDZ of CRZ III area.

As per presentation done by the Consultant, the approved CZMP under CRZ Notification, 2019 shows that the plot under reference falls in CRZ III area partly within 0 - 200m and partly within 200m - 500 m from Sea front.

**DELIBERATIONS:**

The Consultant presented that the project proponent is local inhabitant of the area and the existing structures on site under reference are authorized and prior to 1991. Now, the home stay is proposed in the said structures on same plinth without changing FSI & design of the existing house. The Consultant further presented that the homestay will attract tourist activities in the area and help in improving livelihood of local people.

The consultant presented that out of 4 structures, 2 existing structures are in NDZ and 2 structures are situated beyond NDZ of CRZ III area.


The Authority noted that CZMPs of Raigad Districts under CRZ Notification, 2019 is approved by MoEF&C, New Delhi. Hence, the CRZ Notification, 2019 is now applicable.

The Authority noted that as per para 5.3(iii) (c) of the CRZ Notification, 2019, following is permissible in CRZ III areas beyond NDZ-

*"the local communities including fishermen may be permitted to facilitate tourism through 'home stay' without changing the plinth area or design or facade of the existing houses"*



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The Authority noted that District Authorities shall strictly ensure that existing structures are authorized.

The Authority noted that the homestay are permissible in CRZ III area (beyond NDZ) area, as per para 5.3 (iii) (c) of the CRZ Notification, 2019. It was noted that the PP need to restrict their homestay activities beyond NDZ area of CRZ III area. Homestay activities are proposed beyond NDZ area of CRZ III area.

Expert Members opined that homestay activities of local people will help in boosting the tourism potential of the area and in turn will improve the livelihood of local people. However, project proponent should focus on proper management of sewage and solid waste.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. District Collector/ Local body to ensure that existing structures on the site under reference are authorized
3. Local body to ensure that in CRZ III areas beyond NDZ, the local communities including fishermen may be permitted to facilitate tourism through 'home stay' without changing the plinth area or design or facade of the existing houses, as per para 5.3 (iii) (c) of the CRZ Notification, 2019.
4. Local body to ensure that homestay activities are proposed beyond NDZ area of CRZ III area.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Collector Raigad.

  
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**Item No.7:** Proposed reconstruction on plot bearing S. No. 288A, Hissa No. 3, CS No. 3740A, 3740/10, 3729, S. No. 405, CS No. 3730 at muaje Zadgaon, Tal. & Dist. Ratnagiri by Shri. Umar Hussain Mulla

**INTRODUCTION:**

The Chief Officer (CO), Ratnagiri informed that CZMPs of Ratnagiri District under CRZ Notification, 2019 is approved by MoEF&C, New Delhi. Hence, the CRZ Notification, 2019 is now applicable. CO, Ratnagiri presented that the site is outside CRZ area, as per approved CZMP, 2019. Hence, the PP wish to withdraw the proposal. The Authority noted the same.

**DECISION:**

The Authority noted the submission of the CO, Ratnagiri and accordingly, the proposal is allowed to withdraw.



Member Secretary



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**Item No.8:** Proposed construction of residential building on plot bearing S. no. 96/2 & 96/3 at Mauje Varchapat tarfe Guhagar, Tal. Guhagar, Dist. Ratnagiri by Shri. Narayan Chandrashekhar Dikshit

**INTRODUCTION:**

The project proponent is absent for the meeting. Hence, the Authority decided to delist the matter from records of MCZMA.



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**Item No.9:** Proposed construction of Ice & cold storage building on plot bearing Survey no. 146 (pt), CTS no. 1274/50 at village Zadgaon, Tal. & Dist. Ratnagiri by Shri. Rahim Karim Akbarali

**INTRODUCTION:**

The Chief Officer (CO), Ratnagiri informed that CZMPs of Ratnagiri District under CRZ Notification, 2019 is approved by MoEF&C, New Delhi. Hence, the CRZ Notification, 2019 is now applicable. CO, Ratnagiri presented that the site is outside CRZ area, as per approved CZMP, 2019. Hence, the PP wish to withdraw the proposal. The Authority noted the same.

**DECISION:**

The Authority noted the submission of the CO, Ratnagiri and accordingly, the proposal is allowed to withdraw.

  
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**Item No.10:** Proposed construction of residential building on plot bearing S. no. 304, Hissa No. 3/A & 3/B, CTS no. 1898/1, 1898 A, 1898 B, 1898 C (plot No. 228) at village Zadgaon, Tal. & Dist. Ratnagiri by Shri. Jeevan Ramesh Vilankar

**INTRODUCTION:**

The Chief Officer (CO), Ratnagiri informed that CZMPs of Ratnagiri District under CRZ Notification, 2019 is approved by MoEF&C, New Delhi. Hence, the CRZ Notification, 2019 is now applicable. CO, Ratnagiri presented that the site is outside CRZ area, as per approved CZMP, 2019. Hence, the PP wish to withdraw the proposal. The Authority noted the same.

**DECISION:**

The Authority noted the submission of the CO, Ratnagiri and accordingly, the proposal is allowed to withdraw.

  
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**Item No.11:** Proposed reconstruction of existing Shree Dutt Mandir on plot bearing S. no. 34, H. no. 17 mauje Bandarwadi (Taribundar), Tal. Guhagar, Dist. Ratnagiri by Shree Dutt Mandir Devasthan

**INTRODUCTION:**

The project proponent presented the matter before the Authority. The proposal of reconstruction of existing Shree Dutt Mandir on plot bearing S. no. 34, H. no. 17 mauje Bandarwadi (Taribundar), Tal. Guhagar, Dist. Ratnagiri. Plot area is 400Sqm and total built up area is 62.59sqm. As per remarks of District Collector Office, Ratnagiri, the plot under reference falls in CRZ III area (NDZ) and situated within 0-100 m from the HTL of Creek.

**DELIBERATIONS:**

The Authority noted that CZMPs of Ratnagiri District under CRZ Notification, 2019 is approved by MoEF&C, New Delhi. Hence, the CRZ Notification, 2019 is now applicable. As per the CRZ Notification, 2019, reconstruction of existing authorized structure is permissible.

The Authority noted that As per para 5.3(ii)(a) of the CRZ Notification, 2019: *No construction shall be permitted within NDZ in CRZ III, except for repairs or reconstruction of existing authorised structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under this notification including facilities essential for activities and construction or reconstruction of dwelling units of traditional coastal communities including fisher folk, incorporating necessary disaster management provisions and proper sanitation arrangements*

Expert Member observed that reconstruction of existing Shree Dutt Mandir is permissible on site under reference as per CRZ Notification, 2019.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

  
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1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. Local body to ensure that *No construction shall be permitted within NDZ in CRZ III, except for repairs or reconstruction of existing authorised structure not exceeding existing Floor Space Index, existing plinth area and existing density*
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by the Collector Ratnagiri.



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**Item No.12:** Proposed reconstruction of Home Stay House on plot bearing S. no. 33 at mauje Murud, Tal. Dapoli, Dist. Ratnagiri by Smt. Jayashri Yashvant Bhawe & Ors

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The proposal is for reconstruction of Home Stay House on plot bearing S. no. 33 at mauje Murud, Tal. Dapoli, Dist. Ratnagiri. The Consultant presented that there are 2 existing structures on the site under reference.

As per remarks of the Sub Divisional Office, Ratnagiri, the proposal is for reconstruction of Home Stay House comprises of ground floor + 1<sup>st</sup> floor on site under reference. Plot area is 6060Sqm and proposed built up area is 362.07 sqm.

As per presentation done by the Consultant, the approved CZMP under CRZ Notification, 2019 shows that the plot under reference falls in CRZ III area partly within 0 - 200m and partly within 200m - 500 m from Sea front.

**DELIBERATIONS:**

The Consultant presented that the Project proponent is local inhabitant of the area and the existing structures on site under reference are authorized and in existence since 1977 i.e. prior to 1991. Now, the home stay is proposed in the said structures on same plinth without changing FSI & design of the existing house. The Consultant further presented that the homestay will attract tourist activities in the area and help in improving livelihood of local people.

The Authority noted that CZMPs of Ratnagiri Districts under CRZ Notification, 2019 is approved by MoEF&C, New Delhi. Hence, the CRZ Notification, 2019 is now applicable.

The Authority noted that as per para 5.3(iii) (c) of the CRZ Notification, 2019, following is permissible in CRZ III areas beyond NDZ-

*"the local communities including fishermen may be permitted to facilitate tourism through 'home stay' without changing the plinth area or design or facade of the existing houses"*

The Authority noted that District Authorities shall strictly ensure that existing structures are authorized.



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The Authority noted that the homestay are permissible in CRZ III area (beyond NDZ) area, as per para 5.3 (iii) (c) of the CRZ Notification, 2019. It was noted that the PP need to restrict their homestay activities beyond NDZ area of CRZ III area. Homestay activities are proposed beyond NDZ area of CRZ III area.

Expert Members opined that homestay activities of local people will help in boosting the tourism potential of the area and in turn will improve the livelihood of local people. However, project proponent should focus on proper management of sewage and solid waste.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. District Collector/ Local body to ensure that existing structures on the site under reference are authorized and PP ~~is~~ belongs to local community.
3. Local body to ensure that in CRZ III areas beyond NDZ, Homestay is permissible without changing the plinth area or design or facade of the existing houses, as per para 5.3 (iii) (c) of the CRZ Notification, 2019.
4. Local body to ensure that homestay activities are not permissible in NDZ of CRZ III area.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Collector Ratnagiri.



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**Item No.13:** Proposed reconstruction of Home Stay house on plot bearing S. no. 399 at mauje Murud, Tal. Dapoli, Dist. Ratnagiri by Shri. Avinash Shankar Patekar

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The proposal is for reconstruction of Home Stay house on plot bearing S. no. 399 at mauje Murud, Tal. Dapoli, Dist. Ratnagiri by Shri. Avinash Shankar Patekar. Plot area is 3900Sqm and proposed built up area is 463.82 sqm. The Consultant presented that there are 4 existing structures on the site under reference.

As per presentation done by the Consultant, the approved CZMP under CRZ Notification, 2019 shows that the plot under reference falls in CRZ III area partly within 0 - 200m and partly within 200m - 500 m from Sea front.

**DELIBERATIONS:**

The Consultant presented that the Project proponent belongs to local community and inhabitant of the area. He further presented that existing structures on site under reference are authorized and in existence since 1965 i.e. prior to 1991. Now, the home stay is proposed in the said structures on same plinth without changing FSI & design of the existing house. The Consultant further presented that the homestay will attract tourist activities in the area and help in improving livelihood of local people.

The consultant presented that out of 4 structures, 2 existing structures are in NDZ and 2 structures are situated beyond NDZ of CRZ III area.

The Authority noted that CZMPs of Ratnagiri Districts under CRZ Notification, 2019 is approved by MoEF&C, New Delhi. Hence, the CRZ Notification, 2019 is now applicable.

The Authority noted that as per para 5.3(iii) (c) of the CRZ Notification, 2019, following is permissible in CRZ III areas beyond NDZ-

*"the local communities including fishermen may be permitted to facilitate tourism through 'home stay' without changing the plinth area or design or facade of the existing houses"*

The Authority noted that District Authorities shall strictly ensure that existing structures are authorized. In CRZ III (NDZ) area. Further, the Authority noted

  
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that the homestay are permissible in CRZ III area (beyond NDZ) area, as per para 5.3 (iii) (c) of the CRZ Notification, 2019. It was noted that the PP need to restrict their homestay activities beyond NDZ area of CRZ III area. Homestay activities are not permissible in NDZ of CRZ III area.

Expert Members opined that homestay activities of local people will help in boosting the tourism potential of the area and in turn will improve the livelihood of local people. However, project proponent should focus on proper management of sewage and solid waste.

**DECISION:**

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

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. District Collector/ Local body to ensure that existing structures on the site under reference are authorized and PP ~~is~~ belongs to local community.
3. Local body to ensure that in CRZ III areas beyond NDZ, Homestay is permissible without changing the plinth area or design or facade of the existing houses, as per para 5.3 (iii) (c) of the CRZ Notification, 2019.
4. Local body to ensure that homestay activities are not permissible in NDZ of CRZ III area.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Collector Ratnagiri.



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**Item No.14:** Construction of Video Cinema Hall on S. No. 30, H. No. 1/9 mouje Devbag Tal. Malvan, Dist Sindhudurg by M/s. Pranali Uparkar

**INTRODUCTION:**

The project proponent was absent for the meeting. The matter pertains to Construction of Video Cinema Hall on S. No. 30, H. No. 1/9 mouje Devbag Tal. Malvan, Dist Sindhudurg

**DECISION:**

In the light of above, the Authority decided to defer the matter and seek report from the District Collector pertaining to details of existing & proposed structure on site under reference.



Member Secretary



Chairperson

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**Item No.15:** Proposal for reconstruction of building on plot bearing S. no. 317 A 1, H. no. 2A at Kotewada Malvan, Tal. Malvan, Dist. Sindhudurg by Shri. Narayan Balkrishna Talashilkar

**INTRODUCTION:**

The Chief Officer (CO), Malvan presented the proposal before the Authority. The proposal is for reconstruction of building for commercial lodging on plot bearing S. no. 317 A 1, H. no. 2A at Kotewada Malvan, Tal. Malvan, Dist. Sindhudurg.

The plot under reference falls in CRZ II area and located on landward side of existing road.

Plot area is 2770sqm, existing BUA is 41.25sqm, permissible FSI is 1.00 and proposed total built up area is 345.775sqm.

**DELIBERATIONS:**

The Authority noted that CZMPs of Sindhudurg District under CRZ Notification, 2019 is approved by MoEF&C, New Delhi. Hence, the CRZ Notification, 2019 is now applicable. As presented by the Chief Officer, Malvan,

The Authority noted that as per remarks the plot falls in CRZ II area and situated on landward side of existing road.

As per para 5.2 (ii) and (iii) of the CRZ Notification, 2019:

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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. Local body should strictly ensure that the proposed construction is within the limit of permissible FSI as per town planning regulations existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

  
Member Secretary

  
Chairperson

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In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. Local body should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairperson

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**Item No.16:** Proposed redevelopment on plot bearing CTS no. 856A & 856B of village at Juhu, Vile Parle (W), Mumbai by M/s Pooja Construction & others

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The Slum Rehabilitation Authority vide letter dated 19.1.2023 forwarded the proposal for redevelopment under Reg 33(11) of DCPR 2034 on plot bearing CTS No. 856A & 856B of village at Juhu, Vile Parle (W), Mumbai

As per remarks dated 19.1.2023 of the SRA, in the present case, Ground + 1<sup>st</sup> floor storied building existed on site. Developer has proposed to demolish the said building and develop the land under reference under Reg. No. 33(11) of DCPR 2034.

Proposed building comprising of 1 level basement for services i.e. pump room, U.G. tank, OWC, AHU, meter room, puzzle pit parking etc Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 15<sup>th</sup> upper floor for residential user + Terrance floor with 1 nos. of staircase & 2 nos of lifts. The SRA issued LOI on 19.01.2023.

As per SRA remarks, the plot falls in CRZ II area and situated on landward side of existing road

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034

Plot area is 1176.00 Sqm, BUA proposed- 5665.85 Sqm

**DELIBERATIONS:**

The Authority noted that this is project of redevelopment of existing building under Reg 33(11) of DCPR 2034 for which SRA is the planning Authority.

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, "Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."



Member Secretary



Chairperson

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The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. SRA should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. SRA should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairperson

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**Item No.17:** Proposed redevelopment on plot bearing CTS no.892A & 892B of village at Juhu, Vile Parle (W), Mumbai by M/s Pooja Leisure & Lifestyle

**INTRODUCTION:**

The consultant presented the proposal before the Authority. The Slum Rehabilitation Authority vide letter dated 19.1.2023 forwarded the proposal of redevelopment under Reg. 33(11) of DCPR 2034 on plot bearing CTS No. 892A & 892B of village at Juhu, Vile Parle (W), Mumbai.

As per remarks dated 19.1.2023 of the SRA, in the present case, Ground + 7 stories building existed on site. Developer has proposed to demolish the said building and develop the land under reference under Reg. No. 33(11) of DCPR 2034.

Proposed building comprising of 3 level basement for services i.e. pump room, U.G. tank, OWC, AHU, meter room, D.G. Set room, puzzle pit parking etc Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 15<sup>th</sup> upper floor for residential user + Terrance floor with 1 nos. of staircase & 3 nos of lifts.

The SRA issued LOI on 28.12.2022. Further IOA for same was issued on 6.1.2023

As per SRA remarks, the plot falls in CRZ II area and situated on landward side of existing road

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034

Proposed to demolish the said building and develop the land under reference under Reg. No. 33(11) of DCPR 2034.

Plot area is 914.70 Sqm and BUA proposed - 4440.45Sqm

**DELIBERATIONS:**

The Authority noted that this is project of redevelopment of existing building under Reg 33(11) of DCPR 2034 for which SRA is the planning Authority.

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Member Secretary

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Chairperson

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The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."*

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. SRA should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. SRA should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.

  
Member Secretary

  
Chairperson

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**Item No.18:** Proposed redevelopment of residential building on plot bearing CTS no. C/1395, 1396 & 1397 of village Bandra C, at Palli Hill Road, Bandra W, Mumbai by M/s Black Rock, Ajay Ashar

**INTRODUCTION:**

The consultant presented the proposal before the Authority. MCGM vide letter dated 14.07.2023 submitted the proposal for redevelopment of residential building on plot bearing CTS No. C/1395, 1396 & 1397 of village Bandra C, at Pali Hill Road, Bandra (W), Mumbai.

Earlier, proposed redevelopment was submitted to MCZMA for residential building having 3 level basements + Ground (pt) & Stilt (pt) + 1<sup>st</sup> to 12<sup>th</sup> + 13<sup>th</sup> (pt) upper floors. The said proposal has received the MCZMA recommendation letter No. CRZ 2022/CR 96/TC 4 dated 03.10.2022 as per CRZ Notification, 2011. The work has been started as per this MCZMA NOC. The said approved was based on FSI 1.00 as per DCR 1967 for CRZ influenced portion and full road width based FSI as per DCPR 2034 for NON CRZ portion. The work on site has been started.

Amended plans for development of Residential cum Commercial building comprising of 2 level basement + Lower Ground (partly for parking & Museum) + Upper ground (for parking) + 1<sup>st</sup> to 10<sup>th</sup> upper floors for residential use.

The proposed redevelopment is proposed by utilizing the plot potential + 0.70 TDR based on Road width + additional FSI (0.50) + Additional FSI as per Reg.33 (12) (B) + Fungible Compensatory FSI and by claiming the area of staircase, staircase passage, internal staircase, lift & lift lobby area free of FSI as per DCPR 2034, as on 18.01.2019 (i.e. publication on CRZ Notification, 2019)

Various concessions for the amended plans are approved by Hon. MC MCGM on 15.5.2023.

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034.

Plot area - 2015.90 (as per PR card), BUA proposed (FSI) - 6784.00 Sqm, Non FSI area is 5467.68 Sqm and Total Construction area - 12251.68 Sqm

**DELIBERATIONS:**

  
Member Secretary

  
Chairperson



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The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai as per approved CZMP, 2011. As per the said map, the plot is partly in CRZ II area and partly outside CRZ.

As per approved CZMP of 2019, the plot is partly in CRZ II area and partly outside CRZ and landward side of existing road.

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."*

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM Certificate should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary

  
Chairperson

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**Item No.19:** Proposal for submarine cable system landing and construction on beach Manhole at CTS no. 1059 Versova Mumbai Maharashtra proposed by M/s Sify Technologies Ltd.

**INTRODUCTION:**

The project proponent presented the proposal before the Authority. M/s Sify Technologies Pvt Ltd has submitted the proposal for submarine cable system landing and construction on beach Manhole at CTS no. 1059 Versova Mumbai.

The Raman Cable System spans approximately 6000 km that will deliver ultra-broadband capacity and faster access to consumers and businesses.

The part of the sub-sea cable system will be laid in territorial water limits (12 nautical Miles) to low tide line and further laid as underground on the beach area terminated at proposed Beach Manhole (BMH) of size 4 m x 2 m x 2.3 m at CTS no. 1059 Versova Mumbai

BMH coordinates are 19° 7'59.46"N, 72° 48'40.44"E

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per the said CRZ map, proposed cable falls in CRZ-IB, CRZ-II & CRZ-IVA and proposed BMH falls in CRZ-II area.

**DELIBERATIONS:**

The Authority noted that the PP has submitted EIA report prepared by M/s. EQMS India Pvt Ltd (Nabet Accredited Consultant). As per the report, the environmental assessment does indicate some potential for limited environmental and social impacts to habitats, flora, fauna, water quality and human health and safety. The potential is reduced through the implementation of standard mitigation measures and industry best practices, none of which are excessive in cost. Given the low potential for negative impacts and the high potential for significant positive benefits (both direct and indirect), the Project is deemed to have a high level of environmental and social acceptability.

The Authority noted the impact of the activity and mitigation measures as proposed in the EIA report.

Expert Members raised concerns pertaining to impact of cable on marine environment. The consultant presented that optical cable is proposed to lay at

  
Member Secretary

  
Chairperson

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minimum 1.5 meter below the seabed, using modern engineering techniques, taking all precautions to mitigate its impact on marine environment.

Expert Members instructed PP that deep burial of cable near the coast should be ascertained through survey. Post implementation survey report should be submitted.

The Authority noted further noted that as per para 5.1.2 of CRZ Notification, 2019 Activities shall be regulated or permissible in the CRZ-I B areas as under, (xv) Pipelines, conveying systems including transmission lines.

As per para 5.2 CRZ-II of CRZ Notification, 2019, (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-II, in so far as applicable.

As per para 5.4 CRZ-IV of CRZ Notification, 2019, Activities shall be permitted and regulated in the CRZ IV areas as under- (xiii) Pipelines, conveying systems including transmission lines.

As per para 7(iii) of the CRZ Notification, 2019, *"For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority"*

**DECISION:**

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Laying of optical cable in the sea should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. Deep burial of cable near the coast should be ascertained through survey. Post implementation survey report should be submitted.

  
Member Secretary

  
Chairperson

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4. All adequate measures / technology should be implemented to discharge of the concentrated saline brine in sea water in order to ensure sufficient diffusion. This is vital for mitigating the impact on marine environment.
5. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. If the proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17<sup>th</sup> September, 2018 in PIL 87/2006.
6. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
7. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
8. The Project proponent should be effectively implement the mitigation measure and Environment Management Plan during construction and operation phase of the project.
9. All other required permission from different statutory authorities should be obtained before starting the work at the site.



Member Secretary



Chairperson

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**Item No.20:** Proposed reconstruction of Shobha Mahal on property bearing C. S. no. 296 of Malbar Hill Division, at 55 Walkeshwar Road, Mumbai by M/s Samarth Erectors & Developers

**INTRODUCTION:**

The project proponent presented the proposal before the Authority. The proposal is for reconstruction of Shobha Mahal on property bearing C. S. no. 296 of Malbar Hill Division, at 55 Walkeshwar Road, Mumbai.

The redevelopment on plot under reference under (existing BUA protected under Regn. 33 (6) of DCPR 2034.

The existing building on the plot under reference was dangerous / dilapidated cessed building. The existing ground + 1 upper floor structure is demolished.

The proposal is for redevelopment of cessed 'A' (R) and 'A' (R/NR) category structure under Regn. 33 (6) for existing protected BUA as the existing building on the plot under reference was dangerous. dilapidated cessed building. The proposal of 100 % repairs amounting to reconstruction was approved as per the circular no. Ch.E/142/DPBPC dated 15.05.1996 and IOD was granted on 07.02.2004 for building comprising of Lower Ground + upper ground + ground floor + 1<sup>st</sup> & 2<sup>nd</sup> upper floors. Accordingly, the plinth CC was issued on 24.02.2004.

Proposed residential building comprises of 2 nos. of Basement + ground + 1<sup>st</sup> to 14<sup>th</sup> floor with parking tower for residential purposed with total height up to 48.20 mt.

During the meeting the PP stated that the proposed redevelopment of said society under MCGM Authority and concession approval have been granted by MCGM. It is further stated that the proposed plinth is within the existing plinth of the building as approved by MCGM. The Authority asked PP to submit an undertaking to that effect along with superimposition plinth maps. The PP agreed to submit the same.

Area of plot is 1090.31sqm, proposed built up area is 2039.27 sqm and total construction area is 4653.25sqm.



Member Secretary



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**DELIBERATIONS:**

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale showing the site as per approved CZMP, 2019 prepared by IRS, Chennai. As per the said map, the plot falls in CRZ II area and situated on seaward side of existing road.

The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette..."*

The Authority noted that proposed reconstruction in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.

  
Member Secretary

  
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5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairperson



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**Item No.21:** Proposal for expansion in ship repair at S. no. 39, 41 & 42 (paiki), village Sande Lavgan, Post. Jaigad, Dist. Ratnagiri & Change in name from M/s Chowgule & company Pvt Ltd to M/s Chowgule Lavagan Ship repair Pvt. Ltd.

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The proposal is for expansion in ship repair at S. no. 39, 41 & 42 (paiki), village Sande Lavgan, Post. Jaigad, Dist. Ratnagiri & Change in name from M/s Chowgule & company Pvt Ltd to M/s Chowgule Lavagan Shiprepair Pvt. Ltd. The proposal involves change in name also.

Earlier, the Project has received CRZ Clearance (EC) dated 01.04.2009 from MoEF&CC New Delhi for proposed ship repairing facility at Lavgan, Dist Ratnagiri in the name of M/s. Lavgan Dockyard Pvt Ltd. MoEF&CC vide letter dated 3.9.2020 transferred the CRZ clearance dated 1.4.2009 from M/s. Lavgan Dockyard Pvt Ltd to M/s. Chowgule and Company Pvt Ltd. Subsequently, MoEF&CC vide letter dated 27.10.2020 issued amendment in the said CRZ clearance.

Now, PP has submitted proposal for expansion in ship repair by construction of jetty admeasuring 360 m X 32.5 m and 6 nos. of sheds admeasuring 80 m x 30 m.


The proposed location is inside the Jaigad creek which is well protected by the surrounding, hills even for monsoon winds and waves.

As per submission, the site falls in CRZ-III & CRZIVB area. As per the approved CZMP submitted, the water area falls in CVCA.

**DELIBERATIONS:**

The Consultant presented that there is existing shipyard at the site. Now, for ship repair and maintenance, jetty of 360 meter jetty is proposed along with 6 nos. of sheds. The name change is also proposed from M/s Chowgule & company Pvt Ltd to M/s Chowgule Lavagan Ship repair Pvt. Ltd. The PP has submitted the certificate of Incorporation from Registrar of Companies.

The PP has submitted the EIA report prepared by M/s Kesari Infrabuild Pvt Ltd (Nabet accredited consultant). The EIA report states that the marine component of the proposed project includes construction of jetty, ship repair facilities and driving of piles. The EIA report states about the impact of activities during

  
Member Secretary

  
Chairperson



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construction phase and required mitigation measures. As per the EIA, during operation phase of jetty, ship repair facility and associated building major impact on marine environment are only due to increase in vessel movement, oil run up from ship repair yard and waste generated from associated building.

The EIA report further states that the proposed facility shall only be used as a repair facility hence the environmental impacts are relatively low compared to the commercial structure. Moreover, these vessel operations are for a very short duration which will not have a major impact on the natural coast.

Expert Members asked whether any ecologically sensitive areas like mangroves, turtle breeding site etc are affected due to project. The Consultation submitted that proposed activities are not situated within any ecologically sensitive areas.


Expert Members further asked about the impact of proposed activities on fisheries. The consultant presented that EIA covers about this aspect, as per which, the development of the facility will not disrupt fishing in the vicinity as well as commercial operations nearby since the approach channel for both fishing harbour and the commercial jetty doesn't interfere with approaching coast guard vessel. Appropriate mitigation measures will be followed in order to reduce the impact on marine environment.

The Authority noted the anticipated impacts, mitigations measures and environment Management Plan for the proposed activities as reported in the EIA report.

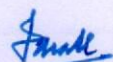
As per 5.4 CRZ IV (iii) of CRZ Notification, 2019, following is permissible in CRZ IV area- *"activities related to waterfront or directly needing foreshore facilities, such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, navigations safety facilities and the like"*

As per para 7(ii) of the CRZ Notification, 2019:

*All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by Ministry of Environment, Forest and Climate Change for CRZ clearance, based on the recommendation of the concerned Coastal Zone Management Authority.*



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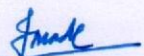
**DECISION:**

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

1. The proposed activities should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Construction of jetty with piles should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project.
4. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. The Project proponent should be effectively implement the mitigation measure and Environment Management Plan during construction and operation phase of the project.
8. All other required permission from different statutory authorities should be obtained before starting the work at site shall be ensured by Urban Local Body.



Member Secretary



Chairperson

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**Item No.22:** Proposed expansion in cargo-handling facility at S. no. 24, 25, 30, 31, 31A (pt), 33, 34, 35, 36, 27, 38, 39, 41 (pt), 42 (pt), 44 & 61, village Sande Lavgan, Post & Tal. Jaigad, Dist. Ratnagiri by M/s. Angre Port Pvt Ltd

**INTRODUCTIONS:**

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



Member Secretary



Chairperson

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**Item No.23:** Proposed redevelopment of property known as 'Sea View' on plot bearing CS no. 740 of Worli Division, situated at Khan Abdul Gaffar Khan Road, Worli, Mumbai by Mr. Yogesh Mathradas Kothari (Sunil Ambre)

**INTRODUCTION:**

The consultant presented the proposal before the Authority. The proposal is for redevelopment of property known as "Sea view" on plot bearing CS No. 740 of Worli Division, situated at Khan Abdul Gaffar Khan Road, Worli, Mumbai

As per remarks dated 10.7.2023 of the MCGM, existing building is cessed building and has received MHADA NoC issued by MBBR board. As per the existing plans, building comprising of Ground + 1<sup>st</sup> to 2<sup>nd</sup> (pt) upper residential floors. Redevelopment is proposed by demolishing existing building and proposing a new non composite building with rehabilitation of existing tenements, sale tenements and MHADA surplus area in the same building.

The proposed residential building comprising of single level basement + Part ground floor for double height entrance lobby and part stilt + G-1 level + 1<sup>st</sup> to 6<sup>th</sup> podium floor for parking spaces + 6A service floor + 7<sup>th</sup> floor for fitness centre & refuge area and MHADA surplus area + 8<sup>th</sup> floor residential area + 8A service floor + 9<sup>th</sup> to 10<sup>th</sup> duplex flat + 10A service floor + 11<sup>th</sup> to 13<sup>th</sup> triplex flat + 13A service floor + 14<sup>th</sup> residential use + 14A service floor + 15<sup>th</sup> to 16<sup>th</sup> floor for residential duplex flat + 16A service floor + 17<sup>th</sup> to 19<sup>th</sup> Triplex flat + 19A service floor + 20<sup>th</sup> to 22<sup>nd</sup> Residential triplex flat + 22A service floor + part terrace lawn fill and part swimming pool open to sky + Fitness centre (pt) with height of 114.45 m.

The proposal is for FSI 3.00 or FSI required for rehabilitation of existing occupants + 75% incentive FSI whichever is more based on MHADA NoC issued by MBBR Board dated 26.10.2021 + Fungible compensatory FSI as per reg 31 (3) by claiming staircase, lift, lift lobby area free of FSI as per DCPR 2034.

The concessions required for proposed redevelopment are approved by Hon. MC, MCGM on 25.4.2023.

As per MCGM remarks, the plot falls in CRZ II area and situated on landward side of existing Khan Abdul Gaffar Khan road



Member Secretary



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The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034

As per MCGM remarks, proposal is for FSI 3.00 or FSI required for rehabilitation of existing occupants + 75% incentive FSI whichever is more based on MHADA NoC issued by MBBR Board dated 26.10.2021 + Fungible compensatory FSI as per reg 31 (3) by claiming staircase, lift, lift lobby area free of FSI as per DCPR 2034.

Plot area is 1677.27 Sqm (As per PR card), BUA proposed (FSI) - 6736.02 Sqm, Non FSI area is 13056.87 Sqm and Total Construction area - 19792.89 Sqm

**DELIBERATIONS:**

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."*

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.

  
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3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Fire NOC, Civil Aviation NOC or CCZM Certificate should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairperson

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**Item No.24:** Proposed repairs amounting to reconstruction and restoration of existing building on existing plinth known as Kalpataru Chambers on plot bearing C. S. no. 103 of Fort Division, situated at 101 Nagindas Master Road, Fort, A ward, Mumbai by Shri. Lokesh B. Jain (M/s Kalpataru Estate Pvt. Ltd.)

**INTRODUCTIONS:**

The Project proponent presented the proposal before the Authority. The proposal is for proposed repairs amounting to reconstruction and restoration of existing building on existing plinth known as Kalpataru Chambers on plot bearing C. S. no. 103 of Fort Division, situated at 101 Nagindas Master Road, Fort, A ward, Mumbai.

The proposal is for repairs amounting to reconstruction and restoration of existing building on existing plinth known as Kalpataru Chambers on plot bearing C. S. no. 103 of Fort Division, situated at 101 Nagindas Master Road, Fort, A ward, Mumbai.

Proposed repairs amounting of reconstruction and restoration of existing building on existing plinth with existing height within 24.00 mts comprising of ground + 4<sup>th</sup> upper floor + mezzanine floor with existing commercial users.

The plot under reference is falls in commercial zone and existing commercial user is proposed to be continued in this proposal of repairs amounting to reconstruction.

The existing structure is in dilapidated condition. MCGM had issued Notice u/s 354 of MMC act by Assist. Eng. dated 13.09.2010 which states that 'To pull down the building structure from ground to 4<sup>th</sup> upper floors.

The proposal is approved from DCPR 2034 point of view, along with all concession and condonation required for approval from Hon. Municipal Commissioner under no. P-5268/2020/(103)/AWARD/FORT/342/1/AMEND dated 06.04.2022.

Area of plot is 302.68 Sqm, protected existing area is 1753.93Sqm, protected proposed area is 1753.75, Non FSI area is 118.00sqm and total construction area is 1871.75sqm.

As per approved CZMP, 2019, the project site falls in CRZ II area and situated on landward side of existing road.

  
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**DELIBERATIONS:**

The Authority noted that the project site falls in CRZ II area and situated on landward side of existing road.

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, "Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Fire NOC, Civil Aviation NOC or CCZM Certificate should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairperson



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**Item No.25:** Proposed lodging and boarding building on property bearing C. S. no. 1210 of Fort Division at the junction of Shahid Bhagat Sing Road, & Walchand Hirachand Marg in A ward, Mumbai by Shri. Ismail Abdul Karim Balwa

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The proposal is for proposed lodging and Boarding building on property bearing CS No. 1210 of Fort Division at the junction of Shahid Bhagat Singh Road & Walchand Hirachand Marg, Mumbai

As per remarks dated 7.8.2023 of the MCGM, There existed a ground floor building + Mezzanine floor which has been demolished on site. The structure was very old and was in existence prior to 1961. Redevelopment of the same is proposed, as per provisions of the CRZ Notification, 2019.

The proposed lodging and Boarding building comprising of 2 level basement + ground floor + 1<sup>st</sup> to 9<sup>th</sup> floor of height 31.95 m on property bearing CS No. 1210 of Fort Division at the junction of Shahid Bhagat Singh Road & Walchand Hirachand Marg, Mumbai

The plans are proposed in lieu of plot potential FSI of 1.33 + additional FSI as per Reg 33(19) + Fungible FSI + by claiming the area of staircase, lift and lift lobby free of FSI as per DCPR 2034 upto 18.1.2019.

The proposal has received various concessions for latest amended plans from Hon. MC, MCGM on 24.5.2023.

As per MCGM remarks, the plot falls in CRZ II area and situated on landward side of existing road. PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai as per which site is in CRZ II area.

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034. The user of "Residential lodging and boarding" was permissible as per land use and zoning as on 19.2.1991 and as on 18.1.2019

As per MCGM remarks. The plans are proposed in lieu of plot potential FSI of 1.33 + additional FSI as per Reg 33(19) + Fungible FSI + by claiming the area of staircase, lift and lift lobby free of FSI as per DCPR 2034 upto 18.1.2019.



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Plot area - 396.20 Sqm, BUA proposed (FSI) - 1737.41 Sqm, Non FSI area is 1877.59 Sqm and Total Construction area - 3615.00 Sqm

**DELIBERATION:**

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."*

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Fire NOC, Civil Aviation NOC or CCZM Certificate should be obtained before starting construction at the site shall be ensured by Urban Local Body.

  
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**Item No.26:** Proposal regarding land bearing Survey no. 40/2, 42, 43, 44, 45, 46/1, 47 to 51 Village Gadab, Pen, Dist. Riagad by M/s Prism Johnson Ltd.

**INTRODUCTIONS:**

The Consultant along with project proponent presented the matter before the Authority. M/s Prism Johnson Ltd is seeking revision of the CZMP of the Survey no. 40/2, 42, 43, 44, 45, 46/1, 47 to 51 Village Gadab, Pen, Dist. Riagad. As per the draft CZMP map, the subject land is shown as CRZ IA (mangroves & 50 m buffer zone area), CRZ I (B) and CRZ III area.

The Consultant presented the background of the matter which is as follows:

- The Prism Johnson Limited, has its tile manufacturing facility on land admeasuring 135.15 acres near Gadab village in Pen Taluka of Raigad District in Maharashtra
- The Company had taken a mine on lease located in Sindhudurg district to meet its need of Feldspar which is used in tile manufacturing process.
- The company had provided its own land measuring 12.5 acres to forest department on exchange basis for compensatory afforestation.
- The Forest Department had planted mangrove saplings on company land for afforestation with the provision of an artificial trench to feed the saline water to saplings from the nearest creek channel. Since, this land was a low-lying area, the mangroves were quickly established and started growing in the adjoining fallow area.
- The Company found the mining land at Sindhudurg not feasible and hence, the company called off mining activity and following due process of law, surrendered the land to Forest Department, Sindhudurg.
- Hon'ble Supreme Court passed an order dated 5.8.2019 for restoring the compensatory land which was given by the company for afforestation purpose to Forest Department.
- Mangrove Cell vide letter dated 25.9.2020 directed the Company to obtain the Hon'ble High Court permission for removal of mangroves from the subject afforestation land.
- The Company moved to Hon'ble High Court by WP No. 3409/2021 seeking permission for removal of mangroves from afforested land, based on the Hon'ble Supreme court order and Mangrove cell directions.
- The Hon'ble High Court passed an order dated 15.2.2023 directed for restoration of the company land by cutting of mangrove

  
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- Based on Hon'ble High Court order, the Deputy Conservator of Forest vide letter dated 3/3/2023 has given permission to cut the mangrove planted on company land at village Khardevali gat no. 40/2, 42, 43, 44, 45, 46/1, 47, 48, 49, 50, 51, 53 & 58.

The PP presented that Considering the Hon'ble Court order dated 15.2.2023 in the subject matter which allowed the removal of mangroves from the company land admeasuring 12.5 Ha situated at Gut No. 40/2, 42,43, 44,45, 46/1, 47 to 51, 53 and 68 , village Gadap, Pen, District Raigad and directives from the Forest Department, the company has removed the mangroves from the subject land.

Consultant and PP presented that since the land is free from the Mangroves, it's free from CRZ IA classification and hence requested to revise the CZMP.

The Authority noted the detail background of the matter and Hon'ble High Court order dated 15.2.2023 and Forest Department directives. Expert Members observed that the matter needs to be examined by the NCSCM, Chennai who has prepared the CZMP, 2019 of the Raigad District and provide its report.

**DELIBERATIONS:**

In the light of above, considering the background of the matter, the Authority decided to recommend the matter to MoEF&CC for directions to NCSCM to examine the matter and carry out the CRZ demarcation of the site. After receipt of the report from the NCSCM, Chennai, the matter will be discussed again in MCZMA.



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**Item No.27:** Proposed SRA scheme of "Rajeev Gandhi Nagar SRA CHS (prop) & 7 other CHS" on plot bearing CTS no. 5370 (pt), 5371 (pt), 5372 (pt), 5373 (pt) 5390 (pt), 7643 (pt) & 4207 (pt) of village Kolkalyan at Bandra (E), Mumbai by M/s Budhpur Buildcon Pvt. Ltd.

**INTRODUCTIONS:**

Slum Rehabilitation Authority (SRA) vide letter dated 28.11.2022 forwarded the proposal for SRA scheme of "Rajeev Gandhi Nagar SRA CHS (prop) & 7 other CHS" on plot bearing CTS no. 5370 (pt), 5371 (pt), 5372 (pt), 5373 (pt) 5390 (pt), 7643 (pt) & 4207 (pt) of village Kolkalyan at Bandra (E), Mumbai.

The project site is located at SRA project at Rajiv Nagar CTS No 5370, 5371 (Pt), 5372 (Pt), 5373 (Pt), 5390, 7643 (Pt), 4207 (Pt) at Village Kolkalyan Bandra (E), Mumbai.

The construction at site is commenced and partly completed as per earlier Environmental clearance (No. SEAC-2009/CR.16/TC.3) dated 19th November 2009 revalidated on 17th Sept 2018. Construction has not been commenced in CRZ area nor any demolition of Hutments have been carried

The Earlier developer of the proposal was HDIL (Housing Development and Infrastructure Ltd.) M/s. Budhpur Buildcon an Adani group Company has taken steps to create its rights to develop the incomplete project through court orders and received LOI as Co-developer dated 13th October 2022.

Proposed construction comprises of 7 Nos. of residential buildings, 3 Nos. of Commercial Building, and 1 substation.

PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai (MoEF&CC authorised agency) as per approved CZMP, 2019. As per CRZ map, the site under reference is partly falls in CRZ-II and partly in Non CRZ area.

Sr. No.	CRZ Classification	Area in sqm
1	CRZ- II	1858.51
2	Outside CRZ	47038.86
3	Total	48897.37

As per the CRZ map, part of Building No. 7 is falls in CRZ-II and landward side of existing road. Remaining construction falls in non CRZ area.

  
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Total plot area of project is 48897.37 Sq.m. , FSI area is 211627.76 sqm and Non FSI area is 133297.24 sqm and Total Construction area is 344925 sqm.

**DELIBERATIONS:**

The PP presented that the plot falls partly in CRZ II area and situated on landward side of existing road. As per the DP plan, the land under reference is in Residential Zone

The Authority further noted that in certain matters, the Mumbai High Court has passed an order dated 20<sup>th</sup> October, 2022 in WP (L) No. 32454/2022 (Akshay Sthapatya Pvt Ltd V/s Union of India & Ors) wherein the Hon'ble High Court has directed the MCZMA to appraise slum rehabilitation project on the subject plot by applying Regulation 5.2 (ii) and (iii) of the CRZ 2019 Notification and applicable laws within a time bound manner and disregarding the clarification sought by the MCZMA in its letter dated 8<sup>th</sup> February 2019.

Further, the Authority noted that, on above said High Court matter, opinion of Hon. Advocate General (AG) was sought, in the light of provisions of CRZ Notification, 2019. The Hon. AG provided the opinion in the matter. Certain excerpts of the AG opinion is as follows:

*"While the 2011 Notification does specially slum rehabilitation projects, the 2019 Notification does not make specific reference to the redevelopment of slums, but in my opinion from that it cannot be implied that SRA projects are out of the purview of Clauses 5.2(ii) & (iii) of the 2019 Notification.*

*In my opinion, the interpretation of the 2019 Notification by the Bombay High Court is a fair and reasonable interpretation of the 2019 Notification*

*In my opinion, there is no embargo on the Authority in considering and recommending a proposal for a slum scheme with FSI 4.0 in the CRZ II area....."*

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

*(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized fixed structures*

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

The Authority noted that proposed construction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. Local body should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019. However, the concerned planning Authority should strictly ensure that no construction is allowed in Garden/PG reservation, if any on the site.

**DECISION:**

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

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2019.
2. Local body to ensure that proposed construction is situated in CRZ II area and on landward side of the existing road or existing authorized structure.
3. Local body to strictly ensure that no construction is allowed in Garden/ RG/ PG reservation, if any on the site.
4. Local body should strictly ensure that the proposed construction in CRZ II area is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
5. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 1,50,000 Sqm.
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. PP to provide the STP for the temporary transit camps also.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.



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9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
10. Safe disposal of the wastewater should be ensured.
11. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
12. All other required permission from different statutory authorities including Fire NOC, Civil Aviation NOC or CCZM Certificate should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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**Item No.28:** Proposed SRA scheme of "Patthar Nagar CHS" on plot bearing CTS no. 4207 (pt) & 7643 (pt) of village Kolekalyan at Bandra (E), Mumbai by M/s Budhpur Buildcon Pvt. Ltd.

**INTRODUCTION:**

Slum Rehabilitation Authority (SRA) vide letter dated 28.11.2022 forwarded the proposal for SRA scheme of "Patthar Nagar CHS" on plot bearing CTS no. 4207 (pt) & 7643 (pt) of village Kolekalyan at Bandra (E), Mumbai

The project site is located at Patthar Nagar CTS No. 4207 (Pt) & 7643(Pt) at Village Kolekalyan Bandra(E), Mumbai.

The construction at site is commenced and partly completed as per earlier Environmental clearance (No. SEAC-2009/CR.16/TC.3) dated 19<sup>th</sup> November 2009 revalidated on 17<sup>th</sup> Sept 2018. Construction has not been commenced in CRZ area.

The earlier developer of the proposal was HDIL (Housing Development and Infrastructure Ltd.) M/s. Budhpur Buildcon an Adani group Company has taken steps to create its rights to develop the incomplete project through court orders and received LOI as Co-developer dated 13<sup>th</sup> October 2022.

Proposed construction comprises of 12 Nos. of residential buildings out of which 8 buildings are constructed as per dated 19<sup>th</sup> November 2009.

PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai (MoEF&CC authorised agency) as per approved CZMP, 2019. As per CRZ map, the site under reference is partly falls in CRZ-II and partly in Non CRZ area. As per the CRZ map, construction falls in non CRZ area.

Sr. No.	CRZ Classification	Area in sqm
1	CRZ- II	1688.23
2	Outside CRZ	14751.27
3	Total	16439.50

Total plot area of project is 16439.50Sq.m, FSI area is 62096.3 sqm and Non FSI area is 28421.3 sqm and Total Construction area is 90517.6sqm.

**DELIBERATIONS:**

  
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The PP presented that the plot falls partly in CRZ II area and situated on landward side of existing road. As per the DP plan, the land under reference is in Residential Zone

The Authority further noted that in certain matters, the Mumbai High Court has passed an order dated 20<sup>th</sup> October, 2022 in WP (L) No. 32454/2022 (Akshay Sthapatya Pvt Ltd V/s Union of India & Ors) wherein the Hon'ble High Court has directed the MCZMA to appraise slum rehabilitation project on the subject plot by applying Regulation 5.2 (ii) and (iii) of the CRZ 2019 Notification and applicable laws within a time bound manner and disregarding the clarification sought by the MCZMA in its letter dated 8<sup>th</sup> February 2019.

Further, the Authority noted that, on above said High Court matter, opinion of Hon. Advocate General (AG) was sought, in the light of provisions of CRZ Notification, 2019. The Hon. AG provided the opinion in the matter. Certain excerpts of the AG opinion is as follows:

*"While the 2011 Notification does specially slum rehabilitation projects, the 2019 Notification does not make specific reference to the redevelopment of slums, but in my opinion from that it cannot be implied that SRA projects are out of the purview of Clauses 5.2(ii) & (iii) of the 2019 Notification.*

*In my opinion, the interpretation of the 2019 Notification by the Bombay High Court is a fair and reasonable interpretation of the 2019 Notification*

*In my opinion, there is no embargo on the Authority in considering and recommending a proposal for a slum scheme with FSI 4.0 in the CRZ II area....."*

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

*(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized fixed structures*

*(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms*

  
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for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification...."

The Authority noted that proposed construction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. Local body should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019. However, the concerned planning Authority should strictly ensure that no construction is allowed in Garden/PG reservation, if any on the site.

**DECISION:**

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

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2019.
2. Local body to ensure that proposed construction is situated in Non CRZ area.
3. Local body to strictly ensure that no construction is allowed in Garden/ RG/ PG reservation, if any on the site.
4. Local body should strictly ensure that the proposed construction in CRZ II area is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
5. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. PP to provide the STP for the temporary transit camps also.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.

  
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10. Safe disposal of the wastewater should be ensured.
11. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
12. All other required permission from different statutory authorities including Fire NOC, Civil Aviation NOC or CCZM Certificate should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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**Item No.29:** Proposed construction of Tirupati Ventakeswara Swami Temple at plot no. 3, Sector 12, Ulwe Node, Tal. Panvel, Dist. Raigad by Tirumala Tirupati Devasthanam

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The proposal is for construction of Tirupati Ventakeswara Swami Temple on land bearing plot no. 3, Sector 12, Ulwe Node, Tal. Panvel, Dist. Raigad. The plot area of project is 40,000 Sqm.

Earlier, the MCZMA in its 167<sup>th</sup> meeting held on 23.5.2022 deliberated the proposal, considering the CRZ Notification, 2011 and approved CZMP, 2011. In the said meeting,

The PP has submitted the CRZ map in 1:4000 scale of the project site prepared by IRS, Chennai as per approved CZMP under CRZ Notification, 2011.

Sr No.	CRZ classification	Area (Sqm)
1	CRZ IA ( 50 m mangrove buffer zone area)	2748.18
2	CRZ II	25656.58
3	Outside CRZ area	11595.70
	Total	40000.46

MCZMA in its earlier 167<sup>th</sup> meeting observed that the PP need to restrict the proposed construction in Non CRZ area, as per approved CZMP, 2011. Expert Members suggested that there shall not be impact on CRZ area, from construction activities proposed in Non CRZ area.

As per decision taken in the said meeting, the MCZMA vide letter dated 26.05.2023 recommended the proposal for construction in Non CRZ area to concern planning Authority from CRZ point of view subject to certain conditions

**DELIBERATIONS:**

Now, the PP has submitted the proposal as per CRZ Notification, 2019 and approved CZMP, 2019. CZMPs under CRZ Notification, 2019 of the Raigad Districts are approved by MoEF&CC, New Delhi and hence, CRZ Notification, 2019 is applicable.

  
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Total plot area is 40000.46 sqm, Development on the said plot includes Main Temple, Archaka Quarters, Pushkarni, Kalyanakatta, Alankara-Vahana-Ratha Mandapam, Pilgrim Amenities, Office Building, Staff Quarters, Kalyana Mandapam etc. Total construction area is 11299.37 sqm.

The Consultant during the meeting presented that entire development is proposed in non CRZ area as per approved CZMP 2019.

PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai (MoEF&CC authorised agency) as per CRZ Notification, 2019. As per approved CZMP 2019, the site falls partly under CRZ-IA (2748.18 sqm), CRZ-II (7729.28 sqm) and partly outside CRZ (29523.00 sqm)

During the meeting, the consultant presented that construction of temple is proposed beyond CRZ area as per approved CZMP, 2019. However, Only Garden/landscaping and Compound wall is proposed within 50 mangrove buffer zone area. No mangrove cutting is involved in the project. Consultant presented that compound wall will help in fencing / protection of mangroves. The Authority instructed the PP to obtain the Mangrove Cell NoC for the said activity within 50 m mangrove buffer zone.

**DECISION:**

In the light of above, the Authority after deliberations decided to recommend the proposal from CRZ point of view on Non CRZ portion subject to compliance of following conditions:

1. CIDCO to ensure that construction is proposed in Non CRZ area strictly as per approved CZMP under CRZ Notification, 2019
2. CIDCO to ensure that mangrove cutting is not allowed.
3. PP to obtain the Mangrove Cell NoC for the said activity within 50 m mangrove buffer zone.
4. No construction is allowed in Mangroves or its 50 m buffer zone area, without Hon'ble High Court permission.
5. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
6. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area
7. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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**Item No.30:** Proposed development of Resort on Gat. No. 254/4 At -  
Village Kolgaon, Tal - Alibag, Dist - Raigad by Shalaka Dhawan

**INTRODUCTION:**

Town Planning & Valuation Dept Raigad vide letter dated 23.06.2023 (received on 23.06.2023) submitted the proposal for construction of residential cum commercial building (Resort) on plot bearing gut no. 254/4 at mauje Kolgaon, Tal. Alibag, Dist. Raigad

Proposal for construction of residential cum commercial building (Resort) comprises of Ground + 1<sup>st</sup> floor with 7 rooms (with servant room, Gym & Security Cabin) on plot bearing gut no. 254/4 at mauje Kolgaon, Tal. Alibag, Dist. Raigad.

The site under reference falls in Green -1 Zone as per Development Zone. Total Plot area is 12000 sqm and total construction area is 3461.65 sqm.

PP has submitted EIA Report prepared by M/s. Manushrushti (Nabet Accredited consultant)

PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai as per approved CZMP 2019. As per said CRZ map, the site under reference falls in CRZ-III (200 - 500 m from HTL).

**DELIBERATIONS:**

The PP presented that the site under reference falls in CRZ-III (200 - 500 m from HTL). As per the DP plan, the land under reference is in Green Zone.

As per para 5.3 CRZ-III of CRZ Notification, 2019

(iii) Regulation of activities for CRZ-III areas beyond NDZ:

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

The Authority noted that proposed construction of resort in CRZ III (beyond NDZ) area is permissible subject to the conditions or guidelines at Annexure-III of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019.

**DECISION:**

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

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2019.
2. Local body to ensure that conditions stipulated in Annexure III of the CRZ Notification, 2019 shall be complied with.
3. Local body to ensure that proposed construction is situated in CRZ III (beyond NDZ) area. No construction is allowed in NDZ of the CRZ III area.
4. The overall height of construction up to the highest ridge of the roof, shall not exceed 9 metres and the construction shall not be more than two floors (ground floor plus one upper floor);
5. The total covered area on all floors shall not exceed 33 per cent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover;
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. PP to provide the STP for the temporary transit camps also.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
10. Safe disposal of the wastewater should be ensured.
11. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
12. All other required permission from different statutory authorities should be obtained before starting construction at site shall be ensured by the Collector Raigad.



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**Item No.31:** Proposed reconstruction of residential building on plot bearing CTS no. 907/A/1 & 907/A/3 of village Juhu at Juhu Tara Road, Vile Parle (W), K/W ward, Mumbai by M/s Beachwood Properties Pvt. Ltd.

**INTRODUCTION**

The Project proponent presented the matter before the Authority. The PP is seeking CRZ recommendation for reconstruction of residential building on plot bearing CTS no. 907/A/1 & 907/A/3 of village Juhu at Juhu Tara Road, Vile Parle (W), K/W ward, Mumbai.

There was existing old building on plot u/r MCGM has declared the said existing building dilapidated and dangerous and issued notice u/s 354 of MMC act 1888 vide notice no. DO/KW/BF/354/29/AEBF dated 23/09/2013.

Earlier, CRZ recommendation from MCZMA was obtained u/no. CRZ-2015/CR-178/TC-4 dated 19/11/2015 for residential building comprising of 2 level basement + Ground + 1<sup>st</sup> to 7<sup>th</sup> floor + 2 service floors for plot area of 2125.0 sq mts and BUA 1995.66 sq.mts as per DCR 1967.

Again revised CRZ recommendation from MCZMA was obtained u/no. CRZ-2019/CR11/TC4 dated 14/03/2019 for residential building comprising of 2 level basement + Ground + 1<sup>st</sup> to 6<sup>th</sup> floors. The proposal in lieu of zonal FSI i.e. (2125.00 sq. mts) + its 35% compensatory fungible area as per DCPR 20134, for the total BUA of 2868.75 sq.mts

Again revised CRZ recommendation from MCZMA was obtained u/no. CRZ-2022/CR168/TC4 dated 28/03/2023 for residential building comprising of Basement level 1 & 2 + Gr. Floor + 1<sup>st</sup> to 6<sup>th</sup> upper residential floors.

Now, Architect has submitted plans for residential building comprising of 2 level basements + ground floor + 1st to 6th Upper floors in lieu of taking benefit of 0.5 additional govt. FSI as per Reg 30 Table 12 of DCPR 2034 with BUA 4309.30 Sq.m. with the approved height of building i.e., 40.20 m. without any changes in the approved footprint of the building.

In this amendment, earlier areas availed free of FSI and certain non-habitable area including area open to sky are now taken into FSI Computation along with minor addition within the footprint of earlier approval. Except from the above

  
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said, there is no change in building footprint or height of the building in relation to earlier CRZ Clearance.

As per MCGM remarks, the plot falls in CRZ II area and situated on seaward side of existing road. The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034

Plot area is 2125.00 Sqm, FSI area is 4249.97 sqm, Non FSI area is 4090.56 Sqm and Total Construction area is 8399.86 sqm

**DELIBERATIONS:**

The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette..."*

The Authority noted that proposed reconstruction in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed amendment is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM to ensure that construction should be restricted to authorized plinth only. No seaward side extension is allowed.
3. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.



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4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. MCGM to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. PP, consultant along with Architect shall submit undertaking to that effect and also submit new proposed building maps superimposed on old existing authorized building plinth from competent Authority.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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**Item No.32:** Proposed redevelopment on plot bearing CTS no. B-871 of village Bandra, Kana Road, Band stand, Bandra (W), Mumbai by M/s Bandra Mayfair Premises CHSL (M/s Diljay Realtors Pvt. Ltd.).

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The Slum Rehabilitation Authority forwarded the proposal for redevelopment under Reg 33(11) of DCPR 2034 on plot bearing CTS no. B-871 of village Bandra, Kana Road, Band stand, Bandra (W), Mumbai.

There were two existing structures (Bungalow: Ground + 1 floor and Building: Ground + 7 floors) on site, out of which bungalow is already demolished and building shall be demolished. Developer has proposed to redevelopment on the land under reference under Reg. No. 33(11) of DCPR 2034.

Proposed Building with 2 wings: 2 Basements + Ground/ Stilt + 9 Parking Podiums + Service floor + Amenity level + 12th to 30th Floors + 31st (pt) to 34th (pt) floor. The project has received Letter of Intent (LOI) from Slum Rehabilitation Authority (SRA) dt. 15.05.2023 under regulation 33(11) of DCPR 2034.

PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai as per approved CZMP 2019. As per CRZ map, the plot falls in CRZ II area and situated on landward side of existing road.

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034

Plot area is 2257.50 Sqm, Total Construction area - 31778.76 sqm

**DELIBERATIONS:**

The Authority noted that this is project of redevelopment of existing building under Reg 33(11) of DCPR 2034 for which SRA is the planning Authority.

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."*

  
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The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. SRA should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority and SEIAA subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. SRA should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities including Fire NOC, Civil Aviation should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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**Item No.33:** Proposed Construction of additional two floor of Resort at village Gorai, Borivali (West), Mumbai by M/s Pan India Paryatan Pvt Ltd

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. M/s. Pan India Paryatan Pvt Ltd. has submitted application for additional construction on existing resort building on plot bearing CTS No. 1912 (B), 1917, 1919, 1920, 1922, 1923, 1925, 1926, 1929, 1930, 1932, 1934, 1935, 1936, 1937, 1938, 1939, 1940 & 1942, village Gorai, Borivali (W), R/C Ward, Mumbai.

The consultant presented earlier, MCZMA vide letter dated 11.02.2010 had granted the CRZ permission for the resort on plot bearing CS No. 1917, 1923, 1925 and 1940 village Gorai, under CRZ Notification, 1991, subject to certain conditions, Further, the SEIAA vide letter dated 19.04.2010 & 27.05.2011 granted Environmental Clearance for the resort on plot under reference.

PP has proposed additional construction of two floors (7<sup>th</sup> & 8<sup>th</sup> Floor) of resort on plot under reference. MCGM vide letter dated 26.02.2019 has granted No objection for amended plans. MCZMA vide letter dated 06.04.2021 has earlier recommended the proposal of additional construction to MoEF&CC, New Delhi, under CRZ Notification, 2011.

Now, PP has submitted proposal in light of CRZ Notification, 2019 which is in force.

**DELIBERATION:**

During the meeting, the PP presented that, the present proposal pertains to vertical extension of resort building i.e. addition of 7<sup>th</sup> & 8<sup>th</sup> floors.

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

Description	CRZ Classification	Area in sqm	Total area in sqm
Proposed 7 <sup>th</sup> Floor Building	CRZ-II	50.24	2470.35
	Outside CRZ	2420.11	
Proposed 8 <sup>th</sup> Floor Building	CRZ - II	44.54	2436.98
	Outside CRZ	2392.44	

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The IRS report states that the proposed expansion of existing resort building falls partly inside CRZ II with remaining portion outside CRZ. As per approved CZMP prepared as per CRZ Notification, 2019 (MH 78). An existing road runs parallel to HTL and proposed expansion of existing resort falls to the landward site of existing road. As per the CRZ map & report of IRS, proposed expansion is beyond 50 m mangrove buffer zone area.

PP presented that, Plot Area is 430703.03 sqm, Existing Constructed area is 37833.37 sqm, Proposed FSI area is 23541.44 sqm, Proposed Non FSI area is 21671.54 sqm, Proposed total BUA is 45212.98 sqm.

PP presented that, the existing development of resort building having configuration 2 basements + Ground + Mezzanine/ Service floor + 1st to 6th floors has constructed on site as per approval received from MMRDA vide letter dated 09.04.2009 & CRZ clearance letter no. MCZMA 2009/CR 16/MCZMA dated 11.02.2010 & EC vide letter no. 21-143/2008-IA-III; dated 19th April 2010 amended vide EC letter SEAC11/CR.54/TC.2 dtd. 27th May 2011 for Resort up to 6th floor. Further to this PP have received approval for construction of the 7th & 8th floor from MCGM vide letter no CHE/A-4596/BP9 (WS) AR dated 26/02/2019 & Environment Clearance vide no SEIAAEC-0000002120 on dated 20.02.2022. The PP further submitted that the PP have not done any Environment & CRZ regulation violation and undertaking to that effect has been submitted.

The Authority noted that as per the para 5.2 (v) of the CRZ Notification, 2019: *"Development of vacant plots in designated areas for construction of beach resorts or hotels or tourism development projects subject to the conditions or guidelines at Annexure-III to this notification"*

It was further noted that Annexure III of the CRZ Notification, 2019 prescribes the guidelines for development of beach resorts, hotels and tourism development projects in designated area of CRZ II area subject to certain conditions. The Authority noted that the concern local body should strictly ensure that said guidelines are complied with. Local body to strictly ensure that the FSI for the proposed expansion is as per the town & Country planning regulations prevailing as on 18<sup>th</sup> January, 2019, considering the para 5.2 of the CRZ Notification, 2019.

Expert Members instructed the PP to ensure that construction debris should not be dumped / disposed in mangroves or its 50 m buffer zone area.

  
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**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concern planning Authority & SEIAA subject to compliance of following conditions:

1. Proposed vertical expansion of resort should be in accordance with provision of the CRZ Notification, 2019 and there should not be violation of provisions of the CRZ Notification, 2019 and earlier approval.
2. PP should strictly ensure that guidelines stipulated in Annexure III of the CRZ Notification, 2019 shall be complied with
3. Local body to ensure that the proposed construction is in CRZ II area and on landward side of an existing road or existing authorized fixed structure.
4. Local body should strictly ensure that the proposed expansion is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
5. Local body to ensure that construction debris should not be dumped / disposed in mangroves or its 50 m buffer zone area.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
7. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
8. Necessary arrangement for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach
9. Safe disposal of the wastewater should be ensured.
10. All other required permission from different statutory authorities including Fire NOC, Civil Aviation NOC or CCZM Certificate if applicable should be obtained before starting construction at the site shall be ensured by Urban Local Body.

  
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**Item No.34:** Proposed redevelopment of Arena Co-Operative Housing Society Limited (Proposed) at plot bearing C. S. No. 1/309 of Malbar Hill division situated at Walkeshwar Road in D-Ward, Mumbai by Mr. Jitendra C. Mehta authorized representative of Mrs. Surangi J. Mehta

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The MCGM forwarded the proposal for redevelopment of Arena Co-Operative Housing Society Limited (Proposed) at plot bearing C. S. No. 1/309 of Malbar Hill division situated at Walkeshwar Road in D-Ward, Mumbai.

The initial sanction was obtained for the project vide No. EB/5965/D/A dated. 23.04.2003 for the plot area of 597.83 m<sup>2</sup>, FSI area of 1,195.66 m<sup>2</sup>. As per the MCGM's approval, PP had started construction on site & constructed upto plinth.

Now, PP has proposed residential building comprising of B + G + 2P + SF + Entrance Lobby + 1<sup>st</sup> to 11<sup>th</sup> floors of height 63.40 m

PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai as per approved CZMP 2019. As per CRZ map, the plot partly falls in CRZ II area and partly in non CRZ area and situated on landward side of existing road.

Plot area is 597.83 Sqm, Total Construction area - 5863.42 sqm

**DELIBERATIONS:**

Expert Members asked to PP to submit followings - 1. Provide details of the construction carried out on the site in chronological order. 2. Copy of the CRZ clearance and it compliances 3. copy of the State Ground Water Board obtained 4. Photographs of the cessed building

**DECISION:**

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



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**Item No.35:** Proposed redevelopment of residential building on C.T.S. No. 967 of Village Juhu at Juhu Tara Road, Vileparle (West), Mumbai by M/s. K Raheja Corp Private Limited

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The MCGM forwarded the proposal for redevelopment of residential building on C.T.S. No. 967 of Village Juhu at Juhu Tara Road, Vileparle (West), Mumbai.

The project has got earlier CRZ recommendation dated 17<sup>th</sup> Feb, 2014 from the MCZMA with FSI existing as on 19.2.1991. The amended CRZ clearance dated 08.06.2022 was obtained for proposed building comprises of Lower Basement + Upper Basement + Ground + 1st to 13th floors for residential user on site under reference. Plot area- 2247.40 Sqm, BUA for FSI area is 7197.97 Sqm, Non FSI area is 4835.86 Sqm and Total construction area is 12033.83 Sqm.

There existed declared dilapidated category structure of ground floor + 1st to 2nd upper floors which has been demolished as per the pull down notice dated 18.3.2019 under section 354 of the MMC Act.

As per DP 2034 remarks, plot is in Residential Zone and is not affected by any reservation. The plot under reference is abutting 27.45 meter wide Juhu Tara Road and is affected by widening of the said road.

Now, PP has submitted amended plans for residential building comprises of 2Basement + Ground Floor + 1<sup>st</sup> to 14th (Pt.) floors

PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai as per approved CZMP 2019. As per CRZ map, the plot falls in CRZ II area and situated on seaward side of existing road.

Plot area is 2247.40 Sqm, Total Construction area - 11,776.12 sqm

**DELIBERATIONS:**

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."*



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The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. MCGM to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. PP, consultant along with Architect shall submit undertaking to that effect and also submit new proposed building maps superimposed on old existing authorized building plinth from competent Authority.
7. All other required permission from different statutory authorities including Fire NOC, Civil Aviation NOC or CCZM Certificate if applicable should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairperson

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**Item No.36:** Widening and training of Nallas, internal storm water drainage in Ganpat Patil Nagar along the west side of Ling road in Dahisar West area of R/N ward, Mumbai by MCGM

**INTRODUCTION:**

The Authority noted that the MCGM vide letter dated 21.08.2023 submitted the proposal of widening and training of nallas, internal storm water drainage in Ganpat Patil Nagar along the west side of Link road in Dahisar West area of R/N ward, Mumbai

As per remarks dated 21.8.2023 of the MCGM, an "Lakshavedhi" was raised regarding the above subject matter by local Hon. MLA Smt. Manisha Choudhary in the Monsoon Session of year 2023 of Maharashtra Vidhan Sabha. When this office staff had a meeting with the local MLA, it was requested to undertake the training works of Nalla systems in the Ganpat Patil Nagar area.

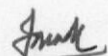
The Ganpat Patil Nagar area comes under CTS No. 532 A of village Eksar. In the said area, during heavy rains, as there is no proper storm water disposal system in place, localized flooding occurs in the up-stream area leading to traffic closure on the Link road. This disrupts day to day life of the residents residing in the said area leading to steep criticism.

There are 2 nos. Of nallas passing through the Ganpat Patil Nagar on west side of Link road having existing width of 2 to 3 mtrs discharging rain water to the Gorai creek. And one natural water course is passing from south side of Ganpat Patil Nagar discharging the rain water into Gorai creek on west side of Link Road. The existing length of these nallas and water course is about 475 mtrs. In order to reduce the intensity of flood water in the localities namely IC colony area situated on upstream side on east side of link Road, BRIMSTOWAD has suggested to widen these nallas to 5 mtrs width and water course to 6.0 mtrs width. BMC proposes to construct these nallas of width 5.0 mtrs in RCC construction with 1.2 mtrs parapet wall above ground and to construct the southern side water course to 6.0 mtrs in RCC construction.

When the site was physically visited by MCGM, the nallas/natural water course were observed to be passing through dense slum pocket and no mangroves are observed upto the developed length of nallas.



Member Secretary



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**DELIBERATIONS:**

The Authority noted that the MCGM has proposed widening and training of Nallas, internal storm water drainage in Ganpat Patil Nagar which is necessary for mitigating the flood situation in the area. Expert Members observed that the proposal is vital for local people and RCC wall along the bank of the Nalla will help in arresting the erosion of the banks of the nalla and thus mitigating the flooding in the area.

It came to the notice that widening of Nallas is as per the recommendations of the BRIMSTOWARD report. Widening of Nalls is required to abate the flooding on link road and IC colony area.

It was noted that as per submission, the CZMP 2019, the land bearing CTS no. 532 A of village Eksar partly falls under CRZ IA i.e. mangrove & 50 m mangrove buffer zone and partly falls under CRZ II area.

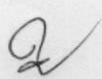
The Authority noted that as per para 5.1.2 (x) of the CRZ Notification, 2019, Storm water drains is permissible in CRZ IB area. As per para 5.2 (i) of CRZ Notification, 2019, Activities as permitted in CRZ-I B, shall also be permissible in CRZ-II, in so far as applicable.

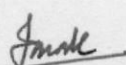
As per para 5.1.1 of the CRZ Notification, 2019, public utilities are permissible in CRZ IA.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to concern planning Authority from CRZ point of view subject to following conditions:

1. Proposed activities should be in accordance with provision of the CRZ Notification, 2019.
2. Prior High Court permission should be obtained since the project activities partly falls in mangroves & its 50 m mangrove buffer zone
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
4. All other required permission from different statutory authorities shall be obtained before starting construction at the site shall be ensured by Urban Local Body.

  
Member Secretary

  
Chairperson

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**Item No.37:** Proposal for beautification of Swatantrayveer Vinayak Damodar Sawarkar Udyan at Goregaon (W), Mumbai by MCGM

**INTRODUCTION:**

The MCGM officials presented the proposal before the Authority. The proposal is for beautification by repairing of existing compound wall, Gazebo & kids play area of Swatantrayveer Vinayak Damodar Sawarkar Udyan at Goregaon (W), Mumbai.

The total area of the project is 40,560 sqm

As per the approved CZMP, 2019, the land under reference is falls under CRZ II & CRZ I (B) area.

**DELIBERATIONS:**

MCGM officials presented that Repairs of toilet blocks and compound wall is proposed.

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."*

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

In the light of above, the Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

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

  
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2. Local body to ensure that proposed construction is situated in CRZ II area only.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
7. All other required permission from different statutory authorities should be obtained before starting work at the site shall be ensured by Urban Local Body.



Member Secretary



Chairperson

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**Item No.38:** Proposed desalination project at Manori, Mumbai by Municipal Corporation of Greater Mumbai.

**INTRODUCTION:**

Consultant presented the proposal before the Authority. The MCGM has proposed for setting up of 400 MLD SWRO Desalination plant at Manori (200 MLD during Phase), North of Mumbai

The Land of about 20 Acres (approx) has been selected for proposed Desalination plant at Manori which is barren land and belonging to State of Maharashtra. (The land belong to MTDC and process of landing over the land having Survey no. 257(pt), 263, 289/1, 290 and 291 of Manori village to MCGM.)

This desalination plant will be in 2 phases of which 200 MLD during phase I and 400 MLD during phase II. For this purpose, seawater will be drawn from the Arabian Sea through an intake well via pipeline to the plant. After the desalination of raw sea water, brine reject resulting the process will be discharged into the Arabian Sea. The produced fresh water will be stored within the plant boundary and then transferred to the appropriate pipeline network. The proposed plot for the desalination plant is barren land of rocky stratum situated in the Manori village.

Desalination is a separation process that splits seawater into two streams - the product, low salinity suitable for human consumption stream and the brine, high salinity stream that is disposed back into the sea. Desalination process incorporates the use of Reverse Osmosis (RO) membranes.

Essential part of the plant is the desalination system, reducing feed salinity to the required product salinity. Minimum units to be included in the design are

- Desalination unit system, composed of two passes (SWRO & BWRO)
- SWRO Energy Recovery System
- Cleaning in place system
- Flushing water system

As per the submission of approved CZMP showing the site, the project site of desalination plant is located in CRZ I(B), CRZ IV, CRZ III area. Minor portion is seen affected by 50 m mangrove buffer zone area.

**DELIBERATIONS:**

  
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The Consultant presented that the population of Mumbai City has been growing continuously and its water demands are on continuous rise in the recent years. Increase in population and demand of water leads to water scarcity in Mumbai region. In order to overcome water scarcity in Mumbai Suburban region, there is no option other than generating the required water through seawater desalination plants.

Due to rapid industrialization and the resulting increased population, demand for fresh water is increasing in Mumbai region. considering this, the MCGM plans to set up desalination plants of 400 MLD SWRO at Manori (200 MLD during phase I), North of Mumbai.

The Authority noted that the MCGM has submitted the EIA report prepared by M/s Indomer Coastal Hydraulics (P) Ltd (Nabet accredited consultant). The EIA report states that there were no mangroves in proposed pipeline route upto the LFL and within the proposed site selected to set up the desalination facility.

The marine component of the proposed project includes laying of seawater intake pipeline with intake head, laying of outfall pipeline with diffuser ports on the rocky seabed, installation of seabed ports and release of plant rejects in the sea. Evidently, the project would have impacts on the marine environment during its construction as well operations. The impact can potentially influence the local ecology in the short as well as long term if appropriate mitigations are not in place.

Brine discharge normally impacts some fish species when the salinity difference exceeds 23 PSU with respect to the ambient seawater salinity. However, in the case under discussion, due to rapid dispersion when the brine is released at the designated site through a diffuser, the salinity difference is predicted to be just about 1 PSU above the ambient seawater salinity. From various literature reports, it is concluded that small scale alteration to the community structure after exposure to the high concentration of brine is likely to occur only within the mixing zone for a carefully selected outfalls release site and adequately designed diffuser.

EIA report further suggests that Oceanography and geomorphology of the receiving water environment affect the fate of the plume and also determine the nature of the biological communities potentially affected by the discharge. Hence, a prime task in mitigating the effect of brine discharge is the identification of a suitable brine discharge location through bathymetry, geology of seabed, variation of waves, currents and tides and brine dispersal pattern.



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The Authority noted the anticipated impacts, mitigations measures and environment Management Plan for the proposed activities as reported in the EIA report.

Expert Members deliberate on impact of sudden release of highly concentrated saline brine in the marine environment and fishing activities. The Consultant presented that EIA studies carried out covers this aspect and following strategies are suggested to mitigate the impact of brine discharge in the sea.

- 3 sets of 5 nos of 355 mm diffuser port for phase I and doubled for phase II to be provided to ensure the high dilution of the brine when released at the designated site
- Selection of discharge sites with high ambient mixing and advection to be considered based on the CORMIX model
- Avoid discharging at locations where pits and shoals are present.
- sufficient distance to be ensured between the seawater intake and the outfalls sites to avoid recirculation of the brine in the intake area
- Discharge site to be sufficiently away from the low tide line to ensure that the brine does not reach the shore causing contamination
- It needs to be ensured that there is not existing discharge of brine before selecting the location for the intake head
- Field of minimum mixing zone / near field dilution to be verified at the location selected for brine release, using brine dispersion modelling
- It needs to be ensured that the brine complies with CPCB standards for marine release at all times.

Expert further asked consultant whether the activities of desalination plant especially discharge of concentrated brine would cause fish kill. The consultant responded stating that adequate measures have been taken for selecting the location of the brine discharge. Consultancy further informed that discussion were held with local fishermen. Local fishermen requested not to undertake activities in Manori creek which is predominantly the fishing area of the local fishermen. There is no activity of Desalination plant in the Manori creek.

The Authority noted that:

1. As per 5.1.2 of the CRZ Notification, 2019, following is permissible in CRZ IB area:



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- (xviii) Desalination plants and associated facilities
2. As per para 5.4 of the CRZ Notification, 2019, following is permissible in CRZ IV area
- (xiii) Pipelines, conveying systems including transmission lines.
3. As per para 7(ii) of the CRZ Notification, 2019:  
All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by Ministry of Environment, Forest and Climate Change for CRZ clearance, based on the recommendation of the concerned Coastal Zone Management Authority.

**DECISION:**

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Laying of pipelines should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. All adequate measures / technology should be implemented to discharge of the concentrated saline brine in sea water in order to ensure sufficient diffusion. This is vital for mitigating the impact on marine environment.
4. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. If the proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17<sup>th</sup> September, 2018 in PIL 87/2006.
5. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
6. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
7. The Project proponent should be effectively implement the mitigation measure and Environment Management Plan during construction and operation phase of the project.
8. All other required permission from different statutory authorities should be obtained before starting the work at site shall be ensured by Urban Local Body.



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**Item No.39:** Proposed reconstruction of Dispensary and TB Clinic at Nawab Tank, D'lima Street, Plot bearing C. S. no. 9 situated at Mazgaon, E ward, Mumbai by Health Department, MCGM

**INTRODUCTION:**

The Authority noted that the MCZMA in its 147<sup>th</sup> meeting held on 27<sup>th</sup> & 28<sup>th</sup> October, 2020. deliberated the proposal of reconstruction of Dispensary and TB Clinic at Nawab Tank, D'lima Street, Plot bearing C. S. no. 9 situated at Mazgaon, E ward, Mumbai by Health Department, MCGM.

The proposal is for reconstruction of Dispensary and TB clinic comprising of Ground floor + 3 upper floors with height of 19.2mt at Nawab Tank, Dilima street, plot bearing C. S. no. 9 situated at Mazgaon, E ward, Mumbai. Plot area under consideration is 352.15sqm, proposed built up area is 523.10 sqm. As per the remarks of the MCGM, the plot falls in CRZ II area and situated on landward side of the existing road. As per remarks of the MCGM, the plot under reference falls in Residential Zone and reserved for Municipal Dispensary/health post. The MCGM officials presented that the old dilapidated structure on the site has been demolished

The Authority noted that considering the site as in CRZII area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

1. The Local Body to ensure that FSI for the proposed reconstruction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
3. All other required permission from different statutory authorities should be obtained before starting the work at site shall be ensured by Urban Local Body.

The Authority decided to issue the recommendation letter to MCGM.

  
Member Secretary

  
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**Item No.40:** Proposed reconstruction of Gymnasium Building on Chattrapati Shivaji Maharaj Kridangan on plot bearing CTS No. 1472/C, 1473/C, 1474/C, 1476/C, 1477/A & 1478/A of village Dahisar, NL Complex, Dahisar, Mumbai by MCGM

**INTRODUCTIONS:**

The MCGM officials presented the proposal before the Authority. The MCGM has proposed for reconstruction of 'Gymnasium Building' Shivaji Maharaj Kridangan on plot bearing CTS No. 1472/C, 1473/A, 1474/A, 1476/C, 1477/A & 1478/A of village Dahisar, N.L. Complex, Dahisar (E), Mumbai. Area of the project site is 18840.60 Sqm.

The existing (playground) Chatrapati Shivaji Maharaj Kridangan is situated on plot reserved for 'Play Ground' as per DP- 1991 having plot area 18848 Sqm. A single storeyed (only ground floor) Gymnasium Building was existed thereon having approx. 150 Sqm. The said Gymnasium building was constructed by MHADA in the year 2008. Structural audit of existing Gymnasium building was carried out by MCGM. As per the recommendation of structural audit, the Gymnasium building was demolished on 20.7.2022.

Now, the Gymnasium building is proposed comprising of Ground floor structure with area 163.60 Sqm.

As per DP remarks, the site partly falls under CRZ II area and partly outside CRZ area.

**DELIBERATION:**

The Authority noted that the proposal was earlier considered in 168<sup>th</sup> meeting of MCZMA held on 10.08.2023. The MCGM officials presented that only small portion of the project site is situated in CRZ II area and majority of the project site is in Non CRZ area. Mr. Kudale, Expert Members asked MCGM officials to explore the possibility of shifting the construction of entire the Gymnasium Building on Non CRZ area. The MCGM officials agreed to explore the possibility and accordingly will submit the revised plans.

The Authority noted that the MCGM vide letter dated 13.10.2023 submitted reply as per which, the proposed reconstruction of gymnasium building on play ground reservation. Hence as per DCPR 2034 only "Art and Culture related uses, Vipassana / Yoga Meditation, Watchman Cabin, Gardener Chowky , Toilet Block



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are only permissible for play ground ROS 1.4 reservation. The structure constructed in existing POS, with due sanction of competent Authority are protected before coming into force of DCPR 2034. Thus there being existing gymnasium structure which was demolished as being dilapidated structure, hence MCGM has proposed the new gymnasium structure on the same foot print of earlier existing gymnasium structure by keeping same dimensions of earlier plinth area. Thus due to reservation policy restrictions shifting of location of proposed gymnasium building is not possible. Hence it is requested to grant permission of construction of gymnasium building at same place as it was earlier treating it as existing amenity prior to DCPR 2034.

**DELIBERATIONS:**

The Authority noted that as per approved CZMP, 2019, the site under reference partly falls in CRZ II and partly outside CRZ area.

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."*

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

In the light of above, the Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Local body to ensure that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019.



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3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
7. All other required permission from different statutory authorities should be obtained before starting the work at site shall be ensured by Urban Local Body.



Member Secretary



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**Item No.41:** Proposed Chhatrapati Shivaji Maharaj Statue at S. No. 1199, H. No. 02, Rajkot Fort, Malvan, Dist Sindhudurg by Indian Navy

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The Malvan Municipal Council vide letter dated 26.09.2023 forwarded the proposal for Chhatrapati Shivaji Maharaj Statue at S. No. 1199, H. No. 02, Rajkot Fort, Malvan, Dist Sindhudurg.

**DELIBERATIONS:**

The Consultant presented that Chhatrapati Shivaji Maharaj Statue of bronze is proposed at the site having height of 25 Ft (7.62 meter) at S. No. 1199, H. No. 02, Rajkot Fort, Malvan, Dist Sindhudurg. Area of the plot is 3360.00 sqm. Proposed BUA 3279.00 sqm

The Consultant presented that as per approved CZMP, 2019 the site under reference is situated in CRZ-II area. As per Malvan Municipal Council remarks, the land under proposal is on landward side of existing old structure on southwest side.

As per the para 5.2 of the CRZ Notification, 2019, construction is permissible in CRZ II area and on landward side of existing road or existing authorized structure.

As per the para 7 of the CRZ Notification, 2019 (iii) For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority.

The Authority noted the observation of the EIA report submitted by the PP.

Keeping in view significance and noble plan for installation of Chhatrapati Shivaji Statue inside Sindhudurg Fort, the Authority observed that the proposal needs to be recommended from CRZ point of view under CRZ Notification, 2019.

**DECISION:**



Member Secretary



Chairperson



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In the light of above, 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, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Proposed construction of statue and landscaping should be in sync with natural geomorphological features of the Sindhudurg Fort.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. All other required permission from different statutory authorities should be obtained before starting the work at site shall be ensured by Urban Local Body.



Member Secretary



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**Item No.42:** Proposal for erection of electric receiving station at the CS no. 1653, 1550 B and 1550 D (16/1 pt & 1/5 pt), S. No. 17, 18 and 218 at village Shahad, Tal. Kalyan (KDMC), Dist. Thane by MSEDCL

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. Proposal is for erection of electric receiving station at the CS no. 1653, 1550 B and 1550 D (16/1 pt & 1/5 pt), S. No. 17, 18 and 218 at village Shahad, Tal. Kalyan (KDMC), Dist. Thane by MSEDCL.

Proposed area of the electric receiving station is 600 sqm.

As per approved CZMP of 2019 the plot under reference falls in CRZ II area.

As per the para 7 of the CRZ Notification, 2019 (iii) *For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority.*

**DELIBERATIONS:**


The consultant presented that the electric receiving station is required due to rapid undergoing residential project in the area of Shahad, Tal. Kalyan, Dist. Thane for which catering of electricity will find difficult according to present insufficient infrastructure for distribution of electricity in the area.


The Authority noted that electric substation is necessary public utility for the local people and needs to be allowed.

**DECISION:**

In the light of above, the Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:


1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. No construction is allowed in CRZ I area.

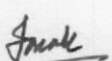
  
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3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016
4. All other required permission from different statutory authorities should be obtained before starting the work at site shall be ensured by Urban Local Body.

  
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**Item No.43:** Proposal for area development of Dhakale Island including connectivity works and construction of the proposed Airport Surveillance Radar (ASR - 10 A critical Air Navigational & Surveillance facility for operation of Navi Mumbai International Airport at Dhakale Island, Village Shahbaj, Navi Mumbai by CIDCO

**INTRODUCTION:**

The CIDCO officials presented the proposal before the Authority. CIDCO has proposed development of Dhakale island including Connectivity works and construction of Airport Surveillance Radar (ASR-1) - A critical Air Navigational & Surveillance Facility for Operation of Navi Mumbai International Airport at Dhakale Island, village Shahabaj, Navi Mumbai. The area of ASR plot is 0.25 Hectares (2500 Sqm).

Proposed activities are as follows:

- ASR 1 plot - 50 m x 50 m (0.25 ha)
- Jetty platform - 45 m x 15 m
- Jetty trestle road - 120.31 x 8 m
- Jetty internal road - 26.91 x 8 m  
(From ASR 1 to trestle road)
- Access road  
(From ASR 1 to Maldar Shipyard)

As per the submission, the proposed project location falls under CRZ IA (Mangrove buffer zone) and CRZ IV-B category according to approved CZMP 2011.

- CRZ IA - 0.2876 Ha
- 50 m mangrove buffer zone - 0.6801 Ha
- CRZ IVB- 0.2523 Ha

**DELIBERATIONS:**

The Consultant presented that the ASR-1 is to be installed and operated by Airport Authority of India (AAI) at Dhakale Island which would comprise of land development works, construction of jetty with supporting infrastructure, access road connecting bridge on creek, required utility services for ASR-1 building, radar antenna tower and other required infrastructure inside the ASR 1 plot.



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The Authority noted that the PP has submitted the EIA report prepared by M/s Terracon Ecotech Pvt Ltd ( Nabet Accredited consultant). As mentioned in the EIA report, the Navi Mumbai International Airport (NMIA) is an ongoing project which is planned to support the ever growing air travel demand of Mumbai Metropolitan Region (MMR). The NMIA is planned for airport capacity of minimum 60 million passengers per annum (MPPA) with aircraft separation as minimum as 3 Nautical miles and is planned for High Intensity Runway Operations (HIRO), the AAI has planned for 3 Airport Surveillance Radar system to ensure adequate performance and redundancy. After studying the technical feasibility and simulations, it was finalized by AAI to install one such Airport Surveillance Radar System (ASR 1) at Dhakale Island, village Shahabaj, Navi Mumbai. Hence, it is essential to develop the ASR 1 plot area and install the surveillance radar to monitor and manage the aircraft until landing, thereby ensuring safety of aircrafts at Navi Mumbai International Airport from commissioning of NMIA by December 2024. Therefore, construction work of ASR - 1 needs to be completed by June 2024, so that Radar Installation, testing and commissioning can be completed by December 2024.

The EIA report further states that the project site is located at Dhakale Island which is surrounded by the Panvel Creek in Shahabaj village in Thane District. The island can be accessed from Mohagoan Jetty, Belapur jetty and Seawood terminal. The project site has moderate undulation and varies in contour. There are no settlements or developments on the island.

The EIA report further states that Floral diversity at the core site, the Dhakale island consists of Mangroves. Total 4 species of mangroves, Avicenia Marina (Grey Mangroves), Sonneratia Alba (Sweet - Scented apple mangroves, Sonneratia Apetala (Soneneratia Mangrove), Lumnitzera racemosa (Black mangroves) and 2 species of associated mangroves Salvadora Persica (Toothbruth tree), Acanthus ilicifolius ( Sea holly) were observed. The density of Avicinia Marina was higher. Salvadora Persica was present in patches. Total 0.5315 Ha mangroves are proposed to be destroyed for the construction of access road of the bridge and jetty.

- There will be change in land use from fallow rocky land to build up during construction phase and topography will get changed
- The site will be cleared by cutting existing trees (60) and mangroves (0.5315 Ha) prior to start of excavation and other construction activities like transportation, loading- unloading, storage which will result in generation of loose soil and is vulnerable to erosion, During monsoon, the potential for runoff will be increased, which can result in loss of significant amount of soil from the site.



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- The proposed project site area experiences a tide with a free flow of water and mangroves ecosystem which indicate rich marine ecosystem inhabited. Impact on the creek biological environment will arise from incidental contaminants during construction (jetty and access road) and the operation phase of the project. These include waste (Solid & liquid), oil spillage contamination and construction activities. The impact on ecology would be minor, temporary and reversible once the construction periods is over and contaminant is degraded or dispersed by the tidal movements. Impact due to construction of jetty and access road on creek water quality and sediment characteristics are discussed in the previous section. These impacts could ultimately have short and long term negative influence on creek ecology if proper mitigation measures are not taken.
- The EIA report has mentioned the mitigation measures & Environment management Plan for the proposed activities.

The Authority noted the mitigation measures and environment management plan as suggested in the EIA report.

As per para 5.4 (xiv) of the CRZ Notification, 2019, following is permissible in CRZ IV

*Weather radar for monitoring of cyclone prediction, ocean observation platforms, movement and associated activities.*

As per para 5.4 (iii) of the CRZ Notification, 2019, following is permissible in CRZ IV

*Activities related to waterfront or directly needing foreshore facilities, such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, navigational safety facilities and the like.*

As per para 5.5.1 of the CRZ Notification, 2019, following is permissible in CRZ IA:

- (ii) *In the mangrove buffer, only such activities shall be permitted like laying of pipelines, transmission lines, conveyance systems or mechanisms and construction of road on stilts, etc. that are required for public utilities.*
- (iii) *Construction of roads and roads on stilts, by way of reclamation in CRZ-I areas, shall be permitted only in exceptional cases for defence, strategic purposes and public utilities, subject to a detailed marine or terrestrial or both environment impact assessment, to be recommended by the Coastal Zone Management Authority and approved by the*



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*Ministry of Environment, Forest and Climate Change; and in case construction of such roads passes through mangrove areas or is likely to damage the mangroves, a minimum three times the mangrove area affected or destroyed or cut during the construction process shall be taken up for compensatory plantation of mangroves.*

The Authority further noted that as per para 7(ii) of the CRZ Notification, 2019:

*All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by Ministry of Environment, Forest and Climate Change for CRZ clearance, based on the recommendation of the concerned Coastal Zone Management Authority.*

The Authority noted that proposer ASR-1 is vital facility required for secure functioning of the Navi Mumbai International Airport.

**DECISION:**

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

1. The proposed activity should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF from time to time.
2. PP to strictly ensure that during construction phase, all possible measures should be implemented to lessen the footprint of the bridge on the mangrove area.
3. CIDCO to obtain permission from the Hon'ble High Court for cutting of mangroves, as per Hon'ble High Court order dated 18<sup>th</sup> September, 2018 in PIL 87/2006.
4. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
5. PP to obtain the prior Forest Clearance under Forest (Conservation) Act, 1980.
6. PP to obtain the Mangrove Cell NoC.
7. The PP to ensure that free flow of the creek water is not obstructed.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016



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9. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
10. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity.
11. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected. It is also suggested to have a third-party monitoring/Audit of all such management initiatives by Govt agency during and after completion of project from time to time.
12. All other required permission from different statutory authorities should be obtained before starting the work at site shall be ensured by Urban Local Body.



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**Item No.44:** Proposed construction of Coastal Road from Jalmarg, Sector 16, Kharghar to Sector 11, CBD & Balance link between Sector 15 CBD to water transport Terminal Nerul, Navi Mumbai by CIDCO

**INTRODUCTION:**

Consultant presented the proposal before the Authority. He presented that the proposal was earlier considered in 162<sup>nd</sup> meeting of MCZMA held on 07.12.2023

The CIDCO officials presented the proposal before the Authority. CIDCO has prepared Navi Mumbai Development Plan (NMDP) covering 95 villages into 14 well planned and self-sustained nodes. In order to enhance the traffic connectivity, the CIDCO has proposed construction of Coastal Road from Jalmarg, Sector 16, Kharghar to Sector 11 in CBD & Balance link between Sector 15 CBD to water transport Terminal Nerul, Navi Mumbai.

The Coastal road is also aimed at keeping local intra-city traffic away from Sion Panvel Expressway and decongest traffic on the expressway

The proposed alignment starts from Jalmarg in Kharghar crosses Sion Panvel Expressway with interchange continue with existing bund between Sector 10, Kharghar and Sector 11, Belapur passes through existing 30 m wide roads in CBD Belapur further crosses Amra Marg (NH348 A) with VUP and continue with at grade road along creek connects to elevated road at Water Transport Terminal, Nerul and joins Palm Beach Marg near Delhi Public School (DPS).

MTHL along with Sewri Nhava Connector will be the main corridor connecting Navi Mumbai and Mumbai. Creation of the Kharghar Coastal Road link will enable seamless and shortest connectivity from ICP business centre to NMIA and also South/ central Mumbai directly and further enable the growth of Navi Mumbai as alternative Business Centre to south Mumbai.

As per remarks from CIDCO, the project site falls under CRZ IA, CRZ IB, CRZ II and CRZ IVB area. The CIDCO showed the alignment on approved CZMP, 2011. As per presentation, the CRZ status of the proposed alignment of the road is as follows:



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CRZ Category	Area (m <sup>2</sup> )
CRZ IA (Mangrove)	62439
CRZ IA (50 m Mangrove Buffer Zone)	201857
CRZ IB	3710
CRZ II	68592
CRZ IVB	6290
Total CRZ Area	342888
Non-CRZ	41661
Total Area of Alignment	384549

The Consultant presented that the proposed alignment is of 9.679 km (38.4549 Ha area) out of which 2.986 km (10.21 Ha area) is existing road. Proposed road is a mix of both the options i.e. stilt on road and certain road is proposed at ground level i.e. by reclamation. It is part of Development Plan of Navi-Mumbai.

The Authority noted that the CIDCO has submitted the EIA report prepared by M/s Aditya Environmental Services Pvt Ltd (MoEF accredited consultant). The Authority noted the observations of the EIA report and mitigation measures along with EMP proposed for the project. The Authority noted that as per the EIA report, mangroves near the site majorly comprised of avicenia marina on either bank of the creek. Number of man- made bunds and walkways were observed with local engaged in traditional fish catch activities. The EIA report further states that the site is surrounded by fishing villages and villagers are engaged positively in fish catch and allied activities such as Ulwa- Moha, Diwalegoan, Waghivali, Jui.

The Authority deliberated about the impact of the project on local fisheries / fisherfolks. The Consultant presented that there is no commercial fishing the project area. However, there is local fisherfolks who does fishing around the

  
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project area. The Authority suggested that CIDCO should proactively implement appropriate measures in order to lessen and mitigate the impact of the road on the local fishing. The CIDCO should obtain the NoC from fisheries point of view from the office of Commissioner, Fisheries.

Dr. Shindikar, Expert Member asked about the impact of the project on mangroves. The Consultant presented that there are 1182 matured mangroves spread over 8.22 Ha. in the alignment. The consultant presented that CIDCO is willing to replant the mangroves trees in consultation with the Mangrove Cell. Further, all necessary permission from various statutory authorities including Prior High Court permission will be obtained for the cutting of mangroves. CIDCO has applied for Forest Clearance to MoEF&CC, New Delhi. CIDCO has identified land for Compensatory Mangrove plantation at village Nhave, Tal Uran District Raigad over 126.08 Ha.

Dr. Mirashe inquired about the increment in air pollution due to proposed road. The consultant presented that PM<sub>2.5</sub>, PM<sub>10</sub> concentration levels and concentration of gaseous pollutants (SO<sub>2</sub>, NO<sub>x</sub>, MHC & CO) near project site are below the CPCB norms. Thus, it can be concluded that Ambient air quality in the area is not polluted. Expert Member suggested the monitoring the air quality during construction and phase of the project.

Dr. Khot, BNHS, Expert expressed that the area is having biodiversity and presence of avifauna. The Consultant presented that the status of vegetation is mix deciduous and open scrub type throughout the study area. Thane Creek Flamingo Sanctuary (TCFS) is present at distance of ~8 km and its ESZ ~7.32 Km from proposed coastal road. The avifauna observed during the survey were colonies of waders which includes Flamingo, Brown headed Gull in the Creek during low tide. Total 72 species of birds (48 migrants and 24 residents) were recorded from the wetlands near Training Ship Chanakya (TSC), Non-Residential Indian (NRI) complex (near DPS School) and Belpada mangrove and three mudflat sites (low tide feeding sites) -the East and West banks of Thane Creek, mudflats of Sewri and Nhava-Sheva as per BNHS study during October 19 to February 20. BNHS reported 120000 numbers of flamingo in the year 2018-19, 96400 in the year 2019-20 and 133000 in the year 2021-22 visiting to TCFS and nearby mud flats.

Dr. Khot suggested that though the project is important public infrastructure project, utmost precautions / measures should be implemented by the CIDCO to lessen & mitigate the impact of road on surrounding biodiversity, avifauna and ecology. Noise barriers at strategic locations need to be installed to mitigate the Noise pollution.

  
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The Authority deliberated the proposal at length and noted from the presentation of the PP that proposed road is part of the Development plan of the Navi Mumbai and proposed in mix manner partly on stilt and partly on ground level i.e. by way of reclamation. However, considering the impact of the project on the surrounding coastal environment, it is the responsibility of the CIDCO to take all possible measures and proactively implement the mitigation measures along with Environment Management plan in order to lessen the impact on local coastal ecology. It was noted that as per CRZ amendment Notification dated 30<sup>th</sup> Sep, 2015, the proposal requires clearance from MoEF&CC, Delhi

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to MoEF&CC 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. PP to ensure that proposed activities should be carried out with exercising extra caution with objective to have less impact on the surrounding mangroves and coastal ecology. PP to ensure that efforts should be made to lessen the footprint of the coastal road on the mangrove area.
3. Prior High Court permission should be obtained by the PP as per Hon'ble High Court order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006, since the project involves cutting of mangroves.
4. NoC from the Mangrove Cell should be obtained by the PP. Compensatory mangrove plantation should be carried out in consultation with Mangrove Cell. Three times the number of mangroves destroyed or cut during the construction process shall be replanted
5. PP to obtain the prior Forest Clearance under Forest (Conservation) Act, 1980.
6. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project. NoC from the office of Commissioner, Fisheries should be obtained.
7. In certain stretch, where road is proposed on stilt, spacing between the pillars/ piers should be provided taking into consideration free flow of the tidal water is not obstructed.
8. The PP to ensure that free flow of the creek water is not obstructed.
9. The PP shall ensure that adequate noise barriers along the coastal road are provided.
10. The PP shall not undertake any blasting / construction activities during night hours. During the day time, noise level should be within the prescribed limits.
11. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.

  
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1. Excavated material should be used for onsite filling/ leveling etc.
2. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity. Necessary training / awareness should be imparted to contractors & workers so that adequate environmental safeguards could be implemented on site, during execution of the project activities
3. PP to ensure that noise and vibration level is within permissible limit during construction phase of the project.
4. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
5. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected. It is also suggested to have a third-party monitoring/Audit of all such management initiatives by Govt agency during and after completion of project from time to time.
6. The PP shall set up a full-fledged inhouse Environment Management Cell for effective implementation of the Environment Management Plan including Mangrove replantation plan, monitoring, as well as Disaster Management Plan.
7. The PP should engage with expert organization like BNHS for suggesting the measures for mitigating the impact on avifauna and other the wildlife species
8. No labour camp are allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into sea. Mobile toilets with mobile STPs to be provided in work front area.
9. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project

Accordingly, MCZMA vide letter dated 19.01.2023, the proposal was recommended to MoEF&CC, New Delhi.

Now, CIDCO vide letter dated 03.10.2023 submitted application requesting for correction in the CRZ areas as mentioned in the CRZ recommendation letter. The Consultant presented that earlier, the CIDCO has submitted the application to MCZMA with CRZ details derived by the CIDCO considering the 1:25000 scale approved CZMP. Subsequently, the CIDCO carried out CRZ mapping for the alignment in 1:4000 scale through IRS, Chennai. Now, the CIDCO has received CRZ map in 1:4000 scale prepared by IRS Chennai.



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Area in m2				
CRZ Category	As per MCZMA recommendation	As per IRS report		Total as per IRS Report
		Existing	Proposed	
CRZ IA (Mangrove)	62436	56477.16	3228.07	59705.23
CRZ IA (50m Mangrove Buffer Zone)	201857	161218.10	41230.99	202449.09
CRZ IB	3710	3838.73	25.39	3864.12
CRZ II	68592	62736.82	16626.39	79363.21
CRZ IVB	6290	6172.19	2.32	6174.51
Total CRZ area	342888			
Non CRZ	41661	13279.00	19713.84	32992.84
Total area of alignment	384549	30722.00	80827.00	384549

CIDCO requested for revised recommendation letter showing corrected CRZ classification area based on IRS maps in 1:4000 scale.

**DELIBERATIONS:**

The Expert Members asked the consultant whether there is any change in alignment of the coal road. The Consultant presented that there is no change in alignment of the coastal road. Only, CRZ areas calculations have amended due to CRZ mapping in 1:4000 by the IRS, Chennai.

The Authority noted the details and observed that corrected CRZ area based on IRS report may be included in MCZMA recommendation letter to MoEF&CC, New Delhi.

**DECISION:**

In the light of above, the Authority after deliberation decided to issue revised recommendation letter mention the CRZ classification area shown in CRZ maps prepared by IRS Chennai. Rest of the recommendation letter remain the same.

  
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**Item No.45:** Proposed development of a Water Storage Tank on plot bearing S. no. 30/3 at Devbag - Malvan, Dist. Sindhudurg Under Jal Jeevan Mission by Maharashtra Jeevan Pradhikaran Division Sindhudurg

**INTRODUCTION:**

The officials from Maharashtra Jeevan Pradhikaran (MJP) Division Sindhudurnagari presented the proposal before the Authority. The proposal is for development of a Water Storage Tank on plot bearing S. no. 30/3 at Devbag - Malvan, Dist. Sindhudurg Under Jal Jeevan Mission.

The plot area is 130 sqm, the proposed built up area is 48.39sqm and the height of the Tank is 15 mt.

**DELIBERATIONS:**

The Authority noted that as per the approved CZMP, 2019, proposed water tank is falls under CRZ III (NDZ) area.

As per para 5.3 of the CRZ Notification, 2019, Following is permissible in NDZ of the CRZ III:

*(c) Construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by Coastal Zone Management Authority (CZMA).*

The Authority noted that the water storage tank is vital infrastructure facility for the local inhabitants.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to concern planning Authority subject to compliance of following conditions:

1. The proposed activity should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF from time to time.



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2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016
3. All other required permission from different statutory authorities should be obtained before starting the work at site shall be ensured by ~~Urban~~ Local Body Collector ~~But~~ Sindhudurga.



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**Item No.46:** Proposed development of a Water Storage Tank on plot bearing S. no. 45 at Tarkarli - Malvan, Dist. Sindhudurg Under Jal Jeevan Mission by Maharashtra Jeevan Pradhikaran Division Sindhudurgnagari

**INTRODUCTION:**

The officials from Maharashtra Jeevan Pradhikaran Division Sindhudurgnagari presented the proposal before the Authority. The proposal is for development of Water Storage Tank on plot bearing S. no. 45 at Tarkarli - Malvan, Dist. Sindhudurg Under Jal Jeevan Mission.

The plot area is 405 sqm, the proposed built up area is 48.39sqm and the height of the Tank is 15 mt.

As per the approved CZMP, 2019, proposed water tank is falls under CRZ III (beyond NDZ) area.

The Authority noted that as per the approved CZMP, 2019, proposed water tank is falls under CRZ III (NDZ) area.

As per para 5.3 of the CRZ Notification, 2019, Following is permissible in NDZ of the CRZ III:

*(c) Construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by Coastal Zone Management Authority (CZMA).*

The Authority noted that the water storage tank is vital infrastructure facility for the local inhabitants.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to concern planning Authority subject to compliance of following conditions:

1. The proposed activity should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.

  
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2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016
3. All other required permission from different statutory authorities should be obtained before starting the work at site shall be ensured by ~~Urban Local Body~~ the collector, *Sindhudurg*.



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**Item No.47:** Proposed construction of fire brigade office building on land bearing plot no. 30, sector 02, Nerul node, Navi Mumbai by NMMC

**INTRODUCTION:**

Officials from the NMMC presented the matter before the Authority. The NMMC has proposed Fire Brigade Station at land bearing plot no. 30, Sector 2, Nerul, Navi Mumbai

The plot under reference is reserved for the fire station and at present, the land is vacant. Plot area is 4500 Sqm.

**DELIBERATIONS:**

The NMMC officials informed that application was submitted considering the approved CZMP, 2011 wherein 100 CRZ belt from the creek was applicable. As per the said approved CZMP, 2011, the site was partly in CRZ II and partly outside CRZ. Now, CZMPs under CRZ Notification, 2019 are approved and published on MCZMA website. Hence, now 50 m CRZ limit along the creek is applicable. NMMC officials further informed that as per the said approved CZMP, 2019, the site under reference is situated outside CRZ meter CRZ limit from the creek, hence, the site is outside the purview of CRZ regulations. The NMMC agreed to withdraw the proposal. The Authority noted the same.

**DECISION:**

IN the light of above, the Authority after deliberation allowed to withdraw the proposal.



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**Item No.48:** Proposal for creation and development of open plot bearing CTS no. 561 (pt), Juhu Tara Road, behind Udhati Tarang building Juhu, K/W ward, Mumbai by MHADA.

**INTRODUCTION:**

The officials from MHADA presented the proposal before the Authority. The proposal is for Proposal for creation and development of open plot bearing CTS no. 561 (pt), Juhu Tara Road, behind Udhati Tarang building Juhu, K/W ward, Mumbai.

The MCZMA in its earlier 167<sup>th</sup> meeting held on 18.05.2023 deliberated the proposal, wherein the Authority noted the submission of the project proponents. As per submission and presentation, the site under reference falls in CRZ II area and proposed activities as follows:

Sr. No	Particulars	Quantity
1	Heritage Garden lights	15 nos
2	Juhu beach lettering along with plywood podium	4m x 0.5m x 1m
3	FRP 4 modular benches	12
4	Temporary Gabion Wall	140 x 1 x 1 m
5	Landscaping	-
6	Open Gym Equipment	-

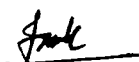
The Authority in its 167<sup>th</sup> observed that the proposal also involves construction of Gabion Wall for protection measure. Expert Member asked the PP to submit the Rapid EIA report and design of Gabion wall. After deliberation, the Authority decided to defer the proposal for want of Rapid EIA report and design of Gabion wall by the PP.

**Deliberation:**

The Authority noted that the MHADA vide letter dated 09.10.2023 submitted EIA report prepared by M/s. Aqura Enviro Projects Pvt Ltd. The EIA report submitted states that the site is on the juhu beach and adjacent to JW Marriot hotel. EIA report also mentions that as per DP plan, plot bearing CTS No. 561pt, Juhu Tara Road behind Udhadhi Tarang building, Juhu is reserved for Garden / Park and developing authority is MHADA. The project's aim is beautification of Juhu Beach for ecotourism by improving the aesthetics and



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ambient lighting on the beach, landscaping and public space in the adjoining open space. MHADA has proposed this project to increase the ecotourism at Juhu Beach as well as it can be medium through which awareness will be created and people can be brought close to one of the Recreational sites in Mumbai.

The Authority observed the approved CZMP, 2019 and site location and noted that the site under reference is touching to High Tide Line at Juhu beach. Considering the beach area, Expert Members opined that only beautification and beach related activities could be allowed. The Authority observed that civic facilities / amenities for beautification of beach such as Heritage Garden lights, Juhu beach lettering along with plywood podium FRP 4 modular benches, Open Gym Equipment Landscaping activities, could be allowed. It was observed that said activities would enhance the aesthetics/beautification of beach and provide facility for the local people. The Expert Members opined that the landscape activity should be in sync with the beach environment. The Authority instructed the MHADA officials solid construction for reclamation of the beach is not permissible.

The consultant further presented that temporary gabion wall (140m x 1m x 1m) using PVX meshed box with stoned and no concrete, is proposed to mitigate the erosion and provide the stability around along the coast near the site.

**DECISION:**

In the light of above, the 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, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. MHADA shall ensure that the Gabian Wall purely in temporarily in nature, no construction is allowed in CRZ-IB, there shall not be obstruction to the free flow of tidal water.
3. MHADA to strictly ensure that beautification and beach related activities is allowed.
4. MHADA to strictly ensure that solid construction reclaiming the beach is not permissible.
5. MHADA to ensure that landscape activity should be in sync with the beach environment

  
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6. MHADA should strictly ensure that proposed facilities are open for public and does not involve commercial purpose.
7. The MHADA to ensure that free flow of the water is not obstructed.
8. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
9. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity.
10. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project shall be ensured by Urban Local Body.



Member Secretary



Chairperson

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**Item No.49:** Proposed creation, development and beautification of open land on plot bearing CTS no. 1213 (pt), ROS 1.5 Juhu Koliwada, Santacruz (W), K/W ward, Mumbai by MHADA

**INTRODUCTION:**

The officials from MHADA presented the proposal before the Authority. The proposal is for creation, development and beautification of open land on plot bearing CTS no. 1213 (pt), ROS 1.5 Juhu Koliwada, Santacruz (W), K/W ward, Mumbai.

The MCZMA in its earlier 168<sup>th</sup> meeting held on 10.08.2023 deliberated the proposal, wherein the Authority noted the submission of the project proponent. The proposal is for creation, development and beautification of open land on plot bearing CTS no. 1213 (pt), ROS 1.5 Juhu Koliwada, Santacruz (W), K/W ward, Mumbai.

As per submission, the proposal involves Jogging Track, Sitting Arrangement, Multipurpose Hall, Bio Toilets, Security Cabins, Statue, Museum / Office (Container). As per submission the site falls in CRZ-II (NDZ) area.

**DELIBERATION:**

The Authority noted that in earlier 168<sup>th</sup> meeting held on 10.08.2023, it was observed that only tree plantation, benches and walkway shall be proposed by the MHADA. Multi-purpose hall is not allowed. Accordingly, the MHADA may modify the plan. The MHADA agreed for the same.

Accordingly, the MHADA vide letter dated 16.10.2023 submitted revised plan, as per which, activities such as Children Play area of 100 Sqm and Temporary Shed on 15 m X 30 m (450 Sqm) and Lawn area are proposed at site. Total area of the plot is 3735 Sqm.

The consultant during the meeting presented that temporary shed is proposed for Senior citizens and Yoga purpose. He further presented that activities proposed are for public use and not for commercial purpose. MHADA submitted undertaking dated 02.11.2023 that proposed activity is within 15 % FSI as per para 10.3 of CRZ Notification, 2019.



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The Authority noted that as per approved CZMP under CRZ Notification, 2019, the site under reference is CRZ II ( NDZ) area since, the site is reserved for Garden.

As per para 10.3 of the CRZ Notification, 2019 attracts:

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

The Authority noted that construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities up to 15% is permissible in CRZ II ( NDZ) area. The Consultant confirmed that Children Play area, Temporary shed and lawns are within the permissible limit and there will be no residential and commercial purpose is involved in the matter. Expert Members suggested that proposed beautification activities / facilities to be carried out in sync with the surrounding coastal environment.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to Planning Authority subject to compliance of following conditions:

1. The proposed activity should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. MHADA to ensure that Floor Space Index up to 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities and the residential or commercial use of such open spaces shall not be permissible, as per para 10.3 of the CRZ Notification, 2019.
3. MHADA should strictly ensure that proposed facilities are open for public and does not involve commercial purpose.
4. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
5. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity.
6. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project shall be ensured by Urban Local Body

  
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**Table Item No. 1:** Proposed construction of shed on plot bearing CTS no. 1213 (pt), Juhu Koliwada, Santacruz (W), K/W ward, Mumbai by MHADA

**INTRODUCTION:**

The officials from MHADA presented the proposal before the Authority. The proposal is for construction of shed on plot bearing CTS no. 1213 (pt), Juhu Koliwada, Santacruz (W), K/W ward, Mumbai

The MCZMA in its earlier 167<sup>th</sup> meeting held on 18.05.2023 deliberated the proposal, wherein the Authority noted the submission of the project proponents. MHADA has proposed construction of shed on plot bearing CTS no. 1213 (pt), Juhu Koliwada, Santacruz (W), K/W ward, Mumbai. Total project area is 625 Sqm. As per remarks of MHADA, the site falls in CRZ II (NDZ) area. During the meeting, the PP presented that proposed work involves construction of RCC slab shed open from all side.

**DELIBERATION:**

The Authority noted that MCZMA in its earlier 167<sup>th</sup> meeting deliberated the proposal and suggested that the PP need to propose stilt structure instead of RCC for construction of shed. Further, the PP need to submit the Rapid EIA and design of Stilt structure.

Accordingly, MHADA vide letter dated 26.10.2023 submitted rapid EIA and design of Stilt Structure. The EIA report states that the site is currently an open land with cement tile flooring and small stage built on it. The site is used by the local community for various fish drying activities but due to lack of shed, the said site can not be used in all weather conditions. MHADA is planning to construct a shed on the open plot using non concrete material i.e. by steel pipe / H/L Column or I beam.

During the meeting, Consultant presented that platform is existing on the site, only shed is proposed on the said platform at the site. The shed will be used for community gathering along with storage of equipment storage, fish drying by local fishermen community. MHADA submitted undertaking dated 02.11.2023 that proposed activity is within 15 % FSI as per para 10.3 of CRZ Notification, 2019.

  
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The Authority noted that as per approved CZMP under CRZ Notification, 2019, the site under reference is CRZ II ( NDZ) area since, the site is reserved for Garden.

The Authority noted that the plot under reference is situated in CRZ II (NDZ), hence, para 10.3 of the CRZ Notification, 2019 attracts:

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

The Authority noted that construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities up to 15% is permissible in CRZ II ( NDZ) area. The proposed shed will be used by the local fishermen community for their gathering and carrying out their fishing related activities. Expert Member observed that the proposal needs to be allowed in the public interest of the local fishermen community.

**DECISION:**

In the light of above, the 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, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. MHADA should strictly ensure that only shed is allowed on existing platform on site.
3. MHADA to ensure that Floor Space Index up to 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities and the residential or commercial use of such open spaces shall not be permissible, as per para 10.3 of the CRZ Notification, 2019.
4. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
5. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity.

  
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6. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
7. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project shall be ensured by Urban Local Body.



Member Secretary



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**Table Item. 2:** Proposed redevelopment of existing MLA Hostel "Manora Aamdar Niwas" at on plot No. 152, 153, 174 and 175 of CS No. 1973, Block III, BBRs, Nariman Point, Mumbai by PWD

**INTRODUCTION**

PWD officials and consultant presented the proposal before the Authority. The PWD is seeking amended CRZ clearance for redevelopment of existing MLA Hostel "Manora Aamdar Niwas" at on plot No. 152, 153, 174 and 175 of CS No. 1973, Block III, BBRs, Nariman Point, Mumbai

MCZMA in its earlier 160<sup>th</sup> meeting held on 12<sup>th</sup> September, 2022 deliberated the proposal. As per decision taken in the said meeting, the MCZMA vide letter dated 3<sup>rd</sup> October, 2022 recommended the proposal to concern planning Authority subject to various conditions.

Now, PWD is seeking amended CRZ approval due to change in plans in the proposal.

The Consultant presented that as per amended plans, Residential building comprising of Service basement + Ground + 1<sup>st</sup> to 6<sup>th</sup> podium + 7<sup>th</sup> service floor + Wing A - 8<sup>th</sup> to 29<sup>th</sup> floors + wing B- 8<sup>th</sup> to 42<sup>nd</sup> floor is proposed on plot under reference. Hence, PWD is seeking amended CRZ approval.

As per submission, Total area of plot is 13073.31 Sqm and Total construction area - 113300.92 Sqm

**DELIBERATIONS:**

The Authority noted the earlier decision taken in 160<sup>th</sup> meeting held on 12<sup>th</sup> September, 2022 as per which, MCZMA vide letter dated 3<sup>rd</sup> October, 2022 recommended the proposal to concern planning Authority subject to various conditions.

The Authority noted that the project site is partly in CRZ II and partly outside CRZ, as per CRZ mapping in 1:4000 carried out by the IRS, Chennai as per approved CZMP under CRZ Notification, 2019. As per the IRS report:

Sr No.	CRZ classification	Area in Sqm
1	CRZ II	603.93
2	Outside CRZ	12825.24
	<b>Total</b>	<b>13429.17</b>

  
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The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, "Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."

The Authority noted that proposed amended plans for reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the amended proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority and SEIAA subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. Local body should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Local body should ensure that in CRZ II area, plinth of the proposed building should not exceed on seaward side.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place as per MSW Rules, 2016.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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**Table Item. 3:** Regarding grant of OC to the Construction of Nagaland State Guest House building on land bearing plot no. 2 B , Sector no. 38, Vashi, Navi Mumbai by PWD, Govt of Nagaland

**INTRODUCTION**

The Authority noted that the matter pertains to grant of OC to the Construction of Nagaland State Guest House building on land bearing plot no. 2 B , Sector no. 38, Vashi, Navi Mumbai by PWD, Govt of Nagaland

Navi Mumbai Municipal Corporation vide letter dated 15.11.2007 granted Commencement Certificate for construction at Plot No. 2B, Sector - 30A, Vashi, Navi Mumbai by PWD, Govt. of Nagaland. CIDCO vide letter dated 18.1.2013 granted Completion Certificate. Construction of building is completed and the matter is pending with planning Authority for grant of Occupation Certificate.

Since, the site under reference was situated in CRZ-II area, under approved CZMP, 1991, as per directions of the Local body, the PP submitted proposal for post facto CRZ approval

The matter was considered in its various meetings, however, matter could not be concluded due to expiry of 6<sup>th</sup> Mach, 2018 notification and stay on OM dated 19.2.2021 issued by MoEF&CC.

**DELIBERATION:**

The Authority noted that presently, the CZMP of the Navi Mumbai area under CRZ Notification, 2019 is approved by the MoEF&CC, New Delhi. Hence, presently, the CRZ Notification, 2019 is in force. In the approved CZMP, 2019, the max CRZ limit along the creek is 50 meter. Now. the Authority has observed that the site of Nagaland State Guest House is situated outside 50 m CRZ limit along the creek i.e. Non CRZ area, as per approved CZMP under CRZ Notification, 2019.

The Authority noted that the Government of Nagaland has submitted its representation in the matter. The said representation states that as per the CRZ Notification, 2019, Nagaland house is situated outside CRZ area. The State of Nagaland could not start the Guest House even after 13 years of completion due to Navi Mumbai Municipal Corporation not issuing occupation certification (OC)



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without CRZ approval. It further requests to grant provisional OC to the building under reference.

**DECISION:**

The Authority observed that since the site under reference is now located in Non CRZ area, the matter is out of ambit of CRZ Notification, 2019 which is in force presently. Considering this, the Authority after deliberation decided to refer the matter to MoEF&CC, New Delhi for confirmation of above stated observations and necessary appropriate directions to the MCZMA.



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**Table Item No. 4:** Representation of M/s Ajmera Realty & Infra india Ltd. regarding the reconsideration of CRZ buffer to Mahul Nalla adjoining their project site bearing CTS No. 1A/1, 1A/2, 1A/3, 1A/6, 1A/7, 1A/11 and 1A/12 of M(West) Ward, Village Anik, Mumbai

**INTRODUCTION**

The Authority noted that M/s Ajmera Realty & Infra india Ltd. has submitted representation regarding the reconsideration of CRZ buffer to Mahul Nalla adjoining their project site bearing CTS No. 1A/1, 1A/2, 1A/3, 1A/6, 1A/7, 1A/11 and 1A/12 of M(West) Ward, Village Anik, Mumbai

The representation of M/s Ajmera was discussed in 158<sup>th</sup> meeting of the MCZMA held on 25<sup>th</sup> May, 2022 wherein the Authority noted that M/s Ajmera Realty & Infra India Ltd has requested that trained Nallas/ drains (tidal water bodies) be excluded from the CRZ Notification for the purpose of CRZ buffers along tidal water bodies and the CRZ buffers shown in the CZMP 2011/ 2019 along the Mahul Nalla (creek) adjoining their project site near Wadala / Mahul be removed.


The MCZMA vide letter dated 3<sup>rd</sup> June, 2022 informed to MoEF&CC that CZMPs of the Greater Mumbai are approved by MoEF&CC on 29<sup>th</sup> Sep, 2021, in accordance with provisions of the CRZ Notification, 2019. The exclusion of the trained nallas/ drains from the CZMPs under CRZ notification, 2019 is a policy matter which needs to be decided at the level of MoEF&CC, New Delhi.

Now, MoEF&CC vide above referred letter dated 22.9.2023 has responded stating that based on comments of the MCZMA, a site inspection was carried out by the NCSCM, Chennai. A factual report of the NCSCM is also sent. MoEF&CC in its letter further stated that based on the observations and recommendations of the site inspection, the MCZMA may take further necessary action, as appropriate, for modification/ rectification of map as per procedure prescribed in Ministry's guidelines dated 26.6.2019.

MoEF&CC along with their above referred letter dated 22.9.2023 has sent the NCSCM report dated 8.8.2023 addressed to MoEF&CC and NCSCM clarification letter dated 13.9.2023 addressed to MoEF&CC.

**DELIBERATION:**

The Authority noted the NCSCM report and clarification dated 8.8.2023 & 13.9.2023 respectively in the matter. The Authority observed that, there is no specific recommendations mentioned in the NCSCM report & clarification pertaining to exclusion of trained nalla from CRZ purview. The Authority further observed that NCSCM need to provide whether the said trained Nalla could be

  
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excluded from the CRZ purview considering the provisions of the CRZ Notification, 2019.

**DECISION:**

In the light of above, the Authority after deliberation decided to refer the matter to MoEF&CC, New Delhi with above observations of the Authority.

-----Meeting ended with vote of thanks to chair-----

  
Member Secretary

  
Chairperson