

MINUTES OF THE 250th MEETING OF THE EXPERT APPRAISAL COMMITTEE FOR PROJECTS RELATED TO COASTAL REGULATION ZONE HELD ON 15th DECEMBER, 2020

The 250th meeting of the Expert Appraisal Committee for projects related to Coastal Regulation Zone was held on 15/12/2020 through Video Conferencing due to prevalent pandemic situation. The members present are:

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| 1. | Dr. Deepak Arun Apte | - | Chairman |
| 2. | Dr. Manoranjan Hota | - | Member |
| 3. | Shri S. Jeyakrishnan | - | Member |
| 4. | Shri Manmohan Singh Negi | - | Member |
| 5. | Shri Sham Wagh | - | Member |
| 6. | Prof. Ashok Kumar Pachauri | - | Member |
| 7. | Dr. M.V. Ramana Murthy | - | Member |
| 8. | Shri. R.P.S. Verma | - | Member |
| 9. | Dr. H. Kharkwal | - | Member Secretary |

Dr. V. K. Jain communicated his inability to attend due to health issues while Prof. Mukesh Khare communicated his inability to attend due to his pre-commitments. Ms Bindhu Manghat were absent.

In attendance: Dr. Saranya P, Joint Director and Dr. Bhawana Kapkoti Negi, Technical Officer, MoEF&CC. The deliberations held and the decisions taken are as under:

2.0 CONFIRMATION OF THE MINUTES OF THE LAST MEETING

The Committee having noted that the Minutes of the 248th meeting are in order, confirmed the same with suggestions that in case any typographical/grammatical errors are noticed in due course, the same may be corrected suitably.

3.0 CONSIDERATION OF PROPOSALS

RECONSIDERATION

3.1 Proposed Construction of residential houses at Plot No.52, Sector 17, Kalamboli, Roadpali, Navi Mumbai, Maharashtra by M/s Pruthvi Builders & Developers- reg. [IA/MH/CRZ/119934/2019] [F.No 11-51/2020-IA III]

The proposal of M/s Pruthvi Builders & Developers is for construction of residential houses at Plot No.52, Sector 17, Kalamboli, Roadpali, Navi Mumbai, Maharashtra. The project proponent made a presentation and provided the following information:

- (i) M/s Pruthvi Builders & Developers had developed residential Building at Plot No. 52, Sector 17, Kalamboli, Roadpali, Navi Mumbai, Maharashtra.

- (ii) The project comprises of 1 residential building consisting of residential Flats 69 Nos. and 22 Shops. The building configuration is G + 1st to 15th floors.
- (iii) The proposed project site falls in CRZ IA (50 m Buffer from mangroves 69.73 sq.m); CRZII (2835.20 sq.m) and CRZ non affected area (13.76 sq.m) as per CRZ Notification, 2011.
- (iv) The Plot area of project is 2918.69 sq.m and total constructed area is 5766.72 sq.m.
- (v) The site is accessible by 30 m wide Kalamboli Link Road. The project site is located at about 3.13 km from the Mansarovar Railway Station.
- (vi) The PP intimated in the matter case was filed by MPCB after direction of Environment Department, GOM, for violation of provisions of CRZ Notification of 1991 & 2011 by starting construction without obtaining CRZ Clearance. The MPCB had filed a case vide No. RCC No. 399/2015 before the JMFC, Panvel. The case was decided and disposed vide order dated 09/05/2016 by levying penalty and at present, there is no case pending in any court.
- (vii) The total water requirement of project is 50 KLD and will be sourced from CIDCO.
- (viii) The sewage water generated from project is 40 KLD and shall be treated in STP of 50 KLD capacity. Excess treated water will be connected to CIDCO sewer lines.
- (ix) Solid waste generated from entire complex will be 187kg/day. Out of which, 112 kg/day will be biodegradable component and 75 kg/day will be Inert, Recyclable Waste. Dry garbage as inert/recyclable waste such as plastics, glass, metals, rubber will be segregated and disposed off to recyclers. Wet garbage/biodegradable matter as leftover food, vegetables will be composted using Mechanical Composting Technology.
- (x) Total power requirement during operation phase is 0.62 MW (Demand Load) will be met from Maharashtra State Electricity Board.
- (xi) The complex consists of 2 recharge pits for Rainwater harvesting.
- (xii) Parking facility for 85 four wheelers are provided as per the requirement of planning authority.
- (xiii) The total cost of the project is ₹22.35 Cr.
- (xiv) Maharashtra Coastal Zone Management Authority (MCZMA) has recommended the project vide its letter No. CRZ 2014/CR 315/TC 4, dated 14th January, 2019.

2. On perusal of the recommendation of CRZ clearance by the Maharashtra CZMA, the Committee observed that the project was recommended by the MCZMA in accordance with the notification No. S.O.1002(E), dated 06/03/2018 regarding post facto CRZ clearance. The Committee observed that as per the above notification, such proposals as submitted to this Ministry on or before 30/06/2018 could only be considered. The Committee was informed that a policy decision for such cases is under process and the Committee may like to appraisal on merits of the proposal from CRZ perspective.

3. The Committee took note that the residential building is Ground + 15th floors in CRZ-II. The Committee was also informed that no construction was carried out in CRZ-IA (mangrove buffer area). Further, the Committee was informed that the construction of buildings within the permissible zone has been completed in 2014 without prior CRZ clearance and operation is yet to be commenced.

4. The Committee was also informed that as per extant norms of the CRZ Notification, 2011, the built-up area less than 20,000 sq.m in CRZ-II shall be accorded CRZ clearance by the concerned State Town Planning Authorities based on recommendation of State CZMA. However,

the instant case, being violation of CRZ norms i.e. construction of residential building without prior CRZ clearance, shall be dealt in the Ministry based on the violation guidelines that are being formulated for consideration of violation cases by the Ministry.

5. Based on the deliberations held, the Committee observed that the issue of addressing the procedural lapse and other concerned issues may be decided in accordance with the policy decisions on violation guidelines that are being formulated for consideration of violation cases by the Ministry for CRZ projects. The proposal was deferred for reconsideration at a later stage once the appropriate guidelines are issued by the Ministry and above information/ documents/ actions are taken by proponent.

3.2 Proposal for development of Marina at MbPT Mumbai by M/s Mumbai Port Trust - CRZ Clearance - reg.

[IA/MH/CRZ/140376/2020] [F.No.11-19/2020-IA.III]

The proposal of M/s Mumbai Port Trust is for development of Marina at MbPT Mumbai. The project proponent made a presentation and provided the following information:

- (i) Mumbai Marina is proposed at Princess Dock by re-storing water bodies by re-excavation of existing part basin, for providing sheltered yacht berthing and marina ancillaries.
- (ii) The entire project site falls under CRZ-II, CRZ-1(B) and CRZ-IV areas as per approved CZMP 2011.
- (iii) The Mumbai Marina covers 8.02 hectare of land area, which includes Marina Basin (5.20 ha); Marina Ancillary Center (1.00 Ha); Walkway (0.84 ha) and Yacht repair and maintenance (0.98 ha)
- (iv) The project envisages state of Art technology on handling of Yachts and its management including handling of Utilities like Bunker Water, waste and power supply.
- (v) Excavated earth will be used in development of low lying area in same marine vicinity within port premises/port limits.
- (vi) Average 60 KLD Water is estimated to be consumed. Water will be organized by the Concessionaire. During operation phase, 57 KL per peak day will be required and organized by the Concessionaire from MCGM. Gardening & Landscaping will be carried out from Rain water storage tank.
- (vii) Likely employment of 500-600 direct + sizable indirect employment shall be generated.
- (viii) Total cost of proposed project is ₹364.84 crores.
- (ix) Maharashtra Coastal Zone Management Authority has recommended the above proposal for clearance vide their letter No. CRZ 2018/CR 365/TC 4dated 6th December, 2019.

2. The Committee in its earlier meeting held on 28/04/2020 had desired for the additional information /documents for its examination before the proposal is recommended for clearance from CRZ perspective. On submission of the desired information, the matter was again placed for reconsideration.

3. The project proponent attended the meeting, however due to the network issues, the project was not deliberated. The project proponent had requested to consider the proposal in the next EAC (CRZ) meeting. *Accordingly, the proposal was deferred for its reconsideration at a later stage.*

MISCELLANEOUS

3.3 Procedure for dealing violation arising due to not obtaining a prior CRZ Clearance for permissible activities as per CRZ Notification, 2011.

A brief of the genesis on the above issue was circulated to all the Members in its last 248th meeting held on 25/11/2020. In the meeting it was decided that the Members will examine in detail and will provide their views/ comments to Ministry and Member Secretary will be incorporated and make presentation before the EAC in its next meeting schedule to be held on 15/12/2020 before its finalization. The guidelines for CRZ were discussed in detail with respect to different marine parameters and suggested the presentation to be circulated to all Members. The EAC will further consider the guideline in its next meeting schedule to be held on 29/12/2020 before its finalization.

4.0 Any other item with the permission of the Chair.

There being no agenda item left, the meeting ended with a vote of thanks to the Chair.
