

Date: 9/2/2017

To,  
Director (IA-III)  
Coastal Zone Regulation,  
Government of India.  
Infrastructure and Miscellaneous project + CRZ  
Ministry of Environment, Forest and Climate Change  
Indira Paryavaran Bhawan, Jor Bagh Road,  
New Delhi- 110003.

**Subject** : CRZ Clearance for Proposed Redevelopment of Cancer Hospital Building on Property Bearing C.S. No 254 (PT) of Mazgaon Division at Barrister Nath Pai Marg. Mumbai.

Respected Sir,

We are submitting herewith our application along with dully filled Form I as per CRZ Notification 2011, along with all the relevant enclosure for obtaining CRZ Clearance.

The said Project is approved by MCZMA wide their letter No. CRZ - 2016 / CR - 279 /TC 4 Dated 7<sup>th</sup> February 2017 (Copy Enclosed )

We sincerely request you to consider our project in the forth coming meeting of the EAC and grant us the clearance.

We hope you will favour us with our request.

Thanking you

Yours faithfully

**For, M/s. CanCare Trust**



(Authorised Signatory)

Encl: As Above

**MCZMA WIDE THEIR LETTER NO. CRZ - 2016 /  
CR - 279 /TC 4 DATED 7<sup>TH</sup> FEBRUARY 2017**

## MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY

Tel. No. : 2287 3844  
e-mail : mahamczma@gmail.com

No. CRZ - 2016 / CR - 279 / TC 4  
Office of the -  
Maharashtra Coastal Zone Management Authority,  
Environment Department, 15<sup>th</sup> floor,  
New Administrative Building, Mantralaya,  
Mumbai- 400 032.  
Date: 7<sup>th</sup> February, 2017

To,  
Director (IA-III),  
Coastal Zone Regulation,  
Government of India,  
Ministry of Environment, Forests & Climate Change,  
Indira Paryavaran Bhavan, Jor Bagh Road,  
New Delhi - 110 003

**Subject:** Proposed redevelopment of Cancer Hospital Building on property bearing C.S. No. 254 (pt) of Mazgaon Division at Barrister Nath Pai marg, Mumbai by M/s. Can Care Trust

The proposal regarding proposed redevelopment of Cancer Hospital Building on property bearing C.S. No. 254 (pt) of Mazgaon Division at Barrister Nath Pai marg, Mumbai by M/s. Can Care Trust was considered in 114<sup>th</sup> meeting of MCZMA held on 2<sup>nd</sup> & 3<sup>rd</sup> November, 2016.

2. The Authority noted that, redevelopment of Cancer Hospital Building on property bearing C.S. No. 254 (pt) of Mazgaon Division at Barrister Nath pai marg, Mumbai M/s. Can Care Trust. The maternity home building "Devi Ahilyabai Holkar Maternity Home" is existing on the said plot. The existing building comprises of Ground + 6 upper floors & is in dilapidated condition. The trust intends to demolish Devi Ahilyabai Holkar (Reay Road) Maternity Home (DAHMH) building & reconstruction of Cancer Hospital at site under reference. As per approved CZMP, the site is situated in CRZ II area and situated on landward side of existing road. As per DP, the site is situated in residential zone & designated for the public purpose of Maternity Home & Road Depot. Further, MCGM vide letter dated 17.5.2016 communicated that structure under consideration is dilapidated prior to CRZ Notification, 2011. It was also informed in by MCGM that, Public Consultation is not applicable in the instant matter as there are no tenants involved and building is owned by MCGM for maternity hospital purpose. Further it was also mentioned that there are no court cases against the matter.

3. The proposed Cancer Hospital building comprises of 3 level basement + ground + 1<sup>st</sup> to 14<sup>th</sup> & 15<sup>th</sup> (part) upper floors. The total height of proposed hospital building is 60.00 m, along with adjacent parking tower of height 60.00 m to accommodate the required parking spaces.

4. The Authority noted that Para 4.(ii)(i) of the CRZ Notification, 2011 stipulates the demolition and reconstruction of buildings under public use which means buildings such as for the purpose of medical care, shall require clearance from MoEF. The Authority also noted Para 8.(V).(C) of the CRZ Notification, 2011.



5. The Authority decided to recommend the proposal from CRZ point of view to MoEF subject to compliance of following conditions:

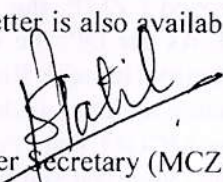
**Specific conditions:**

- i. The Local Body to ensure that the FSI for such redevelopment schemes shall be in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority before issuing commencement certificate to the project
- ii. All other required permission from different statutory authorities should be obtained.

**General Conditions:**

- i. The MCZMA reserves the right to revoke this recommendation, if the conditions stipulated are not complied with to the satisfaction of the MCZMA or Environment Department.
- ii. The MCZMA or any other competent authority may stipulate any additional conditions subsequently, if deemed necessary, for environmental protection, which shall be complied with.
- iii. A copy of the recommendation letter shall be marked to the concerned local body/ local NGO, if any, from whom any suggestion/ representation has been received while processing the proposal.
- iv. The environmental safeguard measures should be implemented in letter and spirit.
- v. This recommendation will be valid for 5 years from the date of issue of recommendation for commencement of construction & operation. No construction should be initiated till final permission from MoEF is obtained to the project.
- vi. The recommendation from CRZ point of view is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this recommendation does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

6. The agenda item, minutes and the copy of this recommendation letter is also available on the website of MCZMA i.e. <http://mczma.maharashtra.gov.in>.

  
Member Secretary (MCZMA)

**Copy for information to:**

1. **Additional Chief Secretary**, Environment & Chairman, MCZMA, Environment Dept, Room No. 217, Annexe Building, Mantralaya, Mumbai.
2. **Member Secretary**, Maharashtra Pollution Control Board, Kalpataru Point, 3rd and 4th floor, Opp. CineMax Theatre, Sion (E), Mumbai-400 022
3. **Municipal Commissioner**, Municipal Corporation of Greater Mumbai, Mahapalika Marg, Fort, Mumbai.
- ✓ 4. **M/s. Can Care Trust**, A-508, Byculla Service Industries Premises Co-op. Hsg. Soc. Ltd, dadaji Konddev Road, Byculla (E), Mumbai 400 027
5. **Select File- TC 4**

**MINUTES OF 114<sup>TH</sup> MEETING OF MCZMA  
HELD ON 2<sup>ND</sup> & 3<sup>RD</sup> NOVEMBER 2016**

**Minutes of the 114<sup>th</sup> meeting of Maharashtra Coastal Zone Management  
Authority held on 2<sup>nd</sup> & 3<sup>rd</sup> November, 2016**

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 Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

**Item No. 39:** Proposed reconstruction of plot bearing S. No. 84/3, C. S. No. 1773, mauje Murud, Tal. Murud, Dist. Raigad by Shri. Abdul Aji Ebrahim Nagothanekar

Official from Murud Municipal Council was present for the meeting. The proposal is for reconstruction of existing building comprises of ground + 2 upper floors on plot bearing S. No. 84/3, C. S. No. 1773 at mauje Murud, Tal. Murud, Dist. Raigad. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. The plot under reference falls in residential zone. Total plot area is 600.00 Sqm.

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 Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

**Item No. 40:** Proposed redevelopment of Cancer Hospital Building on property bearing C.S. No. 254 (pt) of Mazgaon Division at Barrister Nath Pai marg, Mumbai by M/s. Can Care Trust

The PP presented the proposal before the Authority. The Authority noted that redevelopment of Cancer Hospital Building on property bearing C.S. No. 254 (pt) of Mazgaon Division at Barrister Nath pai marg, Mumbai M/s. Can Care Trust.

  
Member Secretary

  
Chairman

**Minutes of the 114<sup>th</sup> meeting of Maharashtra Coastal Zone Management  
Authority held on 2<sup>nd</sup> & 3<sup>rd</sup> November, 2016**

The PP further presented that the existing structure of Maternity Home is in a dilapidated condition. The trust intends to demolish Devi Ahilyabai Holkar (Reay Road) Maternity Home (DAHMH) building & reconstruction of Cancer Hospital at site under reference. As per approved CZMP, the site is situated in CRZ II area and situated on landward side of existing road. As per DP, the site is situated in residential zone & designated for the public purpose of Maternity Home & Road Depot.

Further, MCGM vide letter dated 17.5.2016 communicated that structure under consideration is dilapidated prior to CRZ Notification, 2011. It was also informed in writing by MCGM that Public Consultation is not applicable in the instant matter as there are no tenants involved and building is owned by MCGM for maternity hospital purpose. Further it was also mentioned that there are no court cases against the matter.

The proposal for Cancer Hospital building comprises of 3 level basement + ground + 1<sup>st</sup> to 14<sup>th</sup> & 15<sup>th</sup> (part) upper floors. The total height of proposed hospital building is 60.00 m, along with adjacent parking tower of height 60.00 m to accommodate the required parking spaces.

The maternity home building "Devi Ahilyabai Holkar Maternity Home" is existing on the said plot. The existing building comprises of Ground + 6 upper floors & is in dilapidated condition.

The Authority noted that Para 4.(ii) (i) of the CRZ Notification, 2011 stipulates the demolition and reconstruction of buildings under public use which means buildings such as for the purpose of medical care, shall require clearance from MoEF. The Authority also noted Para 8.(V).(C) of the CRZ Notification, 2011.

The Authority decided to recommend the proposal from CRZ point of view to MoEF subject to compliance of following conditions:

1. The Local Body to ensure that the FSI for such redevelopment schemes shall be in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the

  
Member Secretary

  
Chairman

**Minutes of the 114<sup>th</sup> meeting of Maharashtra Coastal Zone Management  
Authority held on 2<sup>nd</sup> & 3<sup>rd</sup> November, 2016**

competent authority before issuing commencement certificate to the project

2. All other required permission from different statutory authorities should be obtained.

**Item No. 41:** Proposed addition / alterations & extension to the existing Breach Candy Hospital situated at property bearing C. S. No. 1/881 of Malbar Hill Division, at 60-A, Bhulabhai Desai Road, Mumbai by M/s Breach Candy Hospital Trust

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for addition / alterations & extension to the existing Breach Candy Hospital situated at property bearing C. S. No. 1/881 of Malbar Hill Division, at 60-A, Bhulabhai Desai Road, Mumbai by M/s Breach Candy Hospital Trust. As per the approved CZMP, the plot is situated in CRZ II area and situated on seaward side of existing Bhulabhai Desai road. As per the DP remarks, the plot is situated in Residential Zone and is reserved for designated Hospital. Plot area is 11810.36 Sqm

The PP presented that the proposed wing comprises of Ground + 1<sup>st</sup> to 5<sup>th</sup> floor and 6<sup>th</sup> part floor with total height of 27.13 m upto terrace level slab. The proposed wing is interconnected to the main existing hospital building by 2.0 m wide passage. The proposal has received grant of additional FSI to the extent of 50% (i.e. 0.67) over and above the permissible FSI of 1.33 under rule 10(2), DCR of 1967, as per letter by the Under Secretary, UDD vide letter dated 13.8.1986. The proposal of 2.00 FSI (1.33 + 0.67) has received the IOD dated 19.7.2016. This proposal envisages one new additional wing by demolishing existing Doctors Quarters structures, two store rooms, one ancillary structure and one pump room.

The Authority noted that Para 4.(ii) (i) of the CRZ Notification, 2011 stipulates the demolition and reconstruction of buildings under public use which means buildings such as for the purpose of medical care, shall require clearance from MoEF.

  
Member Secretary

  
Chairman