

**MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY**

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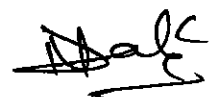
No. CRZ 2021/CR109\*/TC 4  
Office of the -  
Maharashtra Coastal Zone Management Authority,  
Environment & Climate Change Department,  
15<sup>th</sup> Floor, New Administrative Building,  
Mantralaya, Mumbai- 400 032  
Date: 08<sup>th</sup> June, 2022

To,  
M/s Richa Realtors,  
1<sup>st</sup> Floor, Parel ST Depo, Sayani Road,  
Opp. Motilal Oswal Tower, Parel, Mumbai 400 025

Subject: Proposed expansion of redevelopment of MHDA new PMGP colony residential complex with shipline village Mulund at Easter Express Highway, Mulund (E), Mumbai by M/s Richa Realtors

The Maharashtra Coastal Zone Management Authority in its 159<sup>th</sup> meeting held on 6<sup>th</sup> June, 2022 deliberated the proposal of expansion of redevelopment of MHDA new PMGP colony residential complex with shipline village Mulund at Easter Express Highway, Mulund (E), Mumbai.

2. The Authority noted that the proposal is for proposed expansion of redevelopment of MHDA new PMGP colony residential complex with shipline village Mulund at Easter Express Highway, Mulund (E), Mumbai. In this layout total 56 nos of old structure was present on site out of this 37 nos of structures are already demolished and site and remaining 18 nos of structure are yet to be demolished. The project involves redevelopment of MHADA PMGP Co-operative Housing Society consist of 56 nos. of Gr + 1 and Gr + 2 buildings constructed before 1991. Buildings were old and declared dilapidated.
3. The Authority noted that the MHADA vide letter dated 6.10.2007 has issued a certificate regarding dilapidated building no. 3 to 37 & 39 to 55, PMGM Colony, Mulund(E), Mumbai. The project has got the earlier CRZ recommendation dated 16.6.2012 from the MCZMA as per para 8.v.1.c of the CRZ Notification, 2011. Environment clearance was obtained for the proposal in the year 2013 & 2020. Planning Authority issued IOD and CC for the project from time to time. Now, the PP has revised the plans for the proposal. Accordingly, the MHADA has forwarded the proposal on 25.5.2022 on as per provisions of the CRZ Notification, 2019.
4. The Authority noted that as per the MHADA remarks, Architect has submitted the plans for redevelopment of existing building no. 1,2, 3 to 37, 39 to 55 and 56 out of which building no. Bldg no. 1 & 2 are known as "Mulund Shri Sai Surya CHSL", Bldg No. 3 to 37 & 39 to 55 known as "MHADA New PMGP CHSL" and Bldg No. 56 known as "Mulund New PMGP colony OM sai CHSL" all comprising of Gr + 2 upper floors on plot bearing CTS No. 1320A/21/1 to 1320A/21/4, 1320A/22 to 1320A/33 of village Mulund (E), as per Reg 33(5) of DCPR 2034. The proposal is therefore in order as per zoning and FSI and all other norms of DCPR 2034.
5. The Authority noted that the PP has submitted the CRZ map (1:4000 scale) & Survey report prepared by IRS, Chennai as per approved CZMP under CRZ Notification, 2019. As per the said map, the plot under reference partly falls in CRZ IA (50 m mangrove buffer zone), partly CRZ II and partly Non CRZ area. As per the IRS report, Out of total plot area is 100002.0 sqm, plot area in CRZ IA (within 50 m



mangrove buffer zone) is 7273.41 sqm. CRZ IA (Eco-sensitive zone) is 194.84 Sqm, CRZ II area is 16720 Sqm and Non CRZ area is 75813.74 Sqm.

6. The Authority noted that the PP during the meeting presented that redevelopment is proposed in CRZ II area and outside CRZ area. No construction of building is proposed within 50 m mangrove buffer zone area i.e. CRZ IA area. Only hard surfacing is proposed within 50 m mangrove buffer zone for fire tender movement. The Authority noted that the PP need to obtain Prior High Court permission, if stacking/ storage of building material or any other temporary construction during construction period within 50 m mangrove buffer zone is proposed.

7. The Authority noted that the project is ongoing and PP has submitted the proposal on 5.5.2022 as per CRZ Notification, 2019. As per the CRZ Notification, 2019, the development /redevelopment in CRZ II area is permissible with FSI as per town & country planning regulations existing as on 18<sup>th</sup> January, 2019. The Concern planning Authority should ensure that FSI in the proposed redevelopment in CRZ II area is as per DCPR 2034 existing as on 18<sup>th</sup> Jan, 2019.

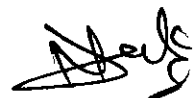
8. In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

**Specific Conditions:**

- i. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2019 (amended time to time).
- ii. Prior High Court permission should be obtained by PP, since hard surface paving is proposed with 50m mangrove buffer zone for smooth fire tender movement.
- iii. PP to obtain Prior High Court permission, if stacking/ storage of building material or any other temporary construction during construction period within 50 m mangrove buffer zone is proposed.
- iv. Local body to ensure that redevelopment in CRZ II area should be strictly as per town & country planning regulations existing as on 18<sup>th</sup> January, 2019.
- v. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.
- vi. All other required permissions should be obtained before the commencement of the project.

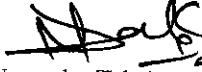
**General Conditions:**

- i. In case of any change in project profile, the project would require fresh appraisal by the MCZMA.
- ii. 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.
- iii. The MCZMA or any other competent authority, concerned planning authority may stipulate any additional conditions subsequently, if deemed necessary, for environmental protection, which shall be complied with.
- iv. The clearance accorded to the project under CRZ notification shall be valid for a period of seven years from the date of issue of such clearance: Provided that the construction activities shall commence within a period of five years from the date of the issue of clearance and the construction be completed and the operations be commenced within seven years from the date of issue of such clearance.
- v. 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.

9. Agenda item & minutes of the meeting are available on the website of MCZMA i.e. <http://mczma.gov.in>.

  
(Narendra Toke) 2/6/22

Director, Environment & MS, MCZMA

**Copy for information to:**

1. **PS (Environment) & Chairperson, (MCZMA)**, Environment & CC Department, Room No. 217 (Annex), Mantralaya, Mumbai -32.
2. **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.
3. **Municipal Commissioner**, Municipal Corporation of Greater Mumbai, Mahapalika Marg, Fort, Mumbai - 01
4. **Member Secretary, Maharashtra Pollution Control Board**, Kalpataru Point, 3rd and 4th floor, Road No. 8, Sion Cir, opp. PVR Theater, Mumbai -400022
5. **District Collector, Mumbai Suburban**, Near Chetna College, Bandra (E), Mumbai - 51
6. **Select File-TC 4**

