

MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY

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No. CRZ2022/CR66/TC4
Office of the -
Maharashtra Coastal Zone Management Authority,
Environment & Climate Change Department, 15th
Floor, New Administrative Building, Mantralaya,
Mumbai- 400 032
Date: 27th February, 2024

To,
M/s L & T Seawoods Ltd.
Plot no. R-1, Sector 40, Nerul,
Navi Mumbai

Subject: Construction on land bearing plot no. R-1, Sector 40, Nerul, Navi Mumbai by M/s L & T Seawoods Ltd.

The Maharashtra Coastal Zone Management Authority in its 172nd meeting held on 05th February, 2024 deliberated the application for construction on land bearing plot no. R-1, Sector 40, Nerul, Navi Mumbai.

2. The Authority noted that the proposal is for construction on land bearing plot no. R-1, Sector 40, Nerul, Navi Mumbai. The MoEF&CC, New Delhi vide letter dated 14th March, 2022 sent a clarification to MCZMA, regarding ongoing projects which were not in CRZ as per old approved CZMP under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011

3. The Authority noted that the clarification letter of MoEF&CC, New Delhi reads as follows:

"This has reference to your letter no. MCZMA-2020/CR-26/TC-4 dated 18th November, 2020 and meetings held with the Ministry on 13th January, 2021 and 26th November, 2021 respectively along with City Industrial Development Corporation (CIDCO) and Navi Mumbai Builders Development Association (NMBDA) regarding issues related to ongoing projects which were not in Coastal Regulation Zone (CRZ) as per old approved Coastal Zone Management Plan (CZMP) under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011.

2. As you are aware, the Ministry issued the CRZ Notification, 2011 vide S.O. No. 19(E), dated 6th January, 2011 in supersession of the CRZ Notification, 1991. As per the said notification, all the State Government and UT Coastal Zone Management Authority (CZMP) are required to prepare the CZMPs as per provisions of the CRZ Notification, 2011 and get approved by the MoEFCC.

Further, as per the Notification vide S.O. 621(E) dated 31st July, 2017, the validity of CZMPs approved under the CRZ Notification, 1991 was extended till 31st July, 2018 for consideration of the proposal for CRZ clearance under the CRZ Notification, 2011

3. In view of the above, it is to clarify that the CZMPs approved under the CRZ Notification, 1991 shall be considered valid till 31st July, 2018 and the same shall be taken into cognizance for approval of the projects. Thereafter, the projects shall be considered for CRZ clearance as per the CZMP prepared and approved in accordance with the CRZ Notification, 2011 or 2019, as the case may be.

4. It is to further clarify that for the projects not falling in the CRZ area as per the CZMPs approved under the CRZ Notification, 1991 but covered under CZMP prepared under the CRZ Notification, 2011 following procedure may be adopted:-

- i. The MCZMA shall certify that the proposal for which Commencement Certificate (CC) were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 1991, is as per the CZMPs approved under the said notification and shall forward its recommendation to the concerned authority for Occupation Certificate (OC), as applicable.
- ii. The CIDCO/ concerned regulatory authority shall certify that the proposals for which Commencement Certificate were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 1991 as mentioned in Para 3 above, was as per extant building development norms in place, at that time for sanction for such projects.
- iii. For all other projects, CZMPs approved in accordance with the CRZ Notification, 2011 or CRZ Notification 2019, as the case may be, shall be applicable.
- iv. All the infrastructure projects shall be considered by the MCZMA as per the extant norms.

4. The Authority noted that the NMMC vide letter dated 01.07.2022 sent following information:

Project details	Project Location	Date of Commencement certificate issued by Planning Authority	CRZ status as per approved CZMP, as per CRZ Notification, 1991	CRZ status as per approved CZMP under CRZ Notification, 2011	Whether site is situated within 50 m mangrove buffer zone area
Integrated Seawood Project on plot No. R-1, Sector-40, Nerul, Navi Mumbai	The said plot is situated on landward side of the existing road, 30.00 m & 20.00 m	<ol style="list-style-type: none"> 1. CC date 18.03.2009 2. Amended CC dated 31/07/2009, 04/02/2013 24/11/2015 3. Part OC dated 12/09/2016, 21/09/2019 4. Amended CC dated 11/01/2019, 19/03/2019, 22/06/2020 	The land bearing Plot No. R-1, Sector-40, Nerul, Navi Mumbai was not affected by CZMP 1991	The land partly affected as per approved CZMP as per CRZ Notification, 2011	Proposal site is not situated within 50 mtr Mangrove Buffer Zone area

5. The remarks of NMMC states that since the plot was not affected by sanctioned CZMP, 1991, the NMMC had granted the development permission on 18.3.2009 and thereafter amended development permissions were also granted by NMMC. The NMMC vide letter dated 12.9.2016 & 21.09.2019 granted an part occupation certificate.

6. The Authority noted from the remarks of the NMMC that when the development permission were granted for the project, the site under reference was situated outside CRZ

area, as per CZMP under CRZ Notification, 1991 and accordingly, the construction was carried out. The Authority noted that the proposal attracts the SOP of the MCZMA prepared as per the MoEF&CC clarification dated 14th March, 2022.

7. In the light of above, the Authority after deliberation decided that Concerned Planning Authority can grant the Occupation Certificate to the building on plot under reference, as per clarification letter dated 14th March, 2022 by the MoEF&CC, New Delhi.

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



(Abhay Pimparkar)

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, Navi Mumbai Municipal Corporation**, Plot no. 1, Near Kille Gaonthan, Palmbeach Junction, Sector 15A, CBD, Belapur, Navi Mumbai - 400614
4. **District Collector, Thane**, Court Naka, Dist. Thane
5. **M/s Hiten Sethi & Associates**, Ground floor, Yayati CHSL, Plot no. 9, Sector – 58 A, Nerul, Navi Mumbai
6. **Select File-TC 4**

