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Prakash Baviskar

Ref. No. MCHI/PRES/18-19/095

December 21, 2018

To,  
**Shri C. K. Mishra (I.A.S.)**  
Secretary,  
Ministry of Environment, Forest & Climate Change,  
Govt. of India  
Indira Paryavaran Bhavan  
New Delhi - 110 003

**Sub.: Request for Issuing of the final CRZ Notification 2018**

Dear Sir,

With respect to the Draft CRZ Notification 2018 seeking suggestions / objections, we have already submitted the detailed Suggestions made by us, directly edited in the draft notification, attached along with this letter for your ready reference.

It may kindly be brought to your notice that while making suggestions under Point 10.3 of the draft notification for CRZ areas falling within Municipal Limits of the Greater Mumbai, we had suggested that "such open spaces as indicated in development plans, and occupied by slums as on 19/02/1991, within CRZ II and CRZ III shall be developed as per the regulations prevailing on the date of approval." It is our earnest request that this suggestion be taken seriously and accorded approval, as while this would help serve a great social cause, it would help create a good quantum of affordable housing in line with our Hon'ble PM's dream of Housing For All By 2022.

Sir, it may kindly be noted that the Suggestions/Objections period of the subject notification is long over, in view of which it's our humble submission that you may kindly expedite the CRZ notification without any further delay.

In Addition to the above CREDAI-MCHI Navi Mumbai Chapter has earnestly request the following points to be brought to your notice:

- 1) The CZMP Map of Navi Mumbai has not been finalized and is long overdue.

- 2) The GR defining CRZ limit of 50 mtrs or width of Creek whichever is less has not yet been implemented.
- 3) 130 Buildings with CC that applied for occupancy have not been granted the same for the last many years, pending CRZ notification. Requesting you to kindly look into specific matter and guide the appropriate authority to grant O.C on merit.

CREDAI-MCHI requests you to kindly consider the above issues and look forward to have an early resolution to the same.

Thanking you,

Yours Sincerely,  
For CREDAI-MCHI



Nayan A. Shah  
President



Bandish Ajmera  
Hon. Secretary



Sanjiv S. Chaudhary MRICS  
CREDAI-MCHI Secretariat

## **DRAFT CRZ NOTIFICATION 2018**

[TO BE PUBLISHED IN THE GAZETTE OF INDIA, EXTRAORDINARY, PART II, SECTION 3, SUB-SECTION (i)]

MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE

NOTIFICATION

New Delhi, dated....., 2018

G.S.R.....(E).-Whereas by notification of the Government of India in the Ministry of Environment and Forests number S.O.19 (E), dated the 6th January, 2011 (herein after referred to as the Coastal Regulation Zone Notification, 2011), the Central Government declared certain coastal stretches as Coastal Regulation Zone (hereinafter referred to as the CRZ); under Section 3 of Environment (Protection) Act, 1986;

And whereas, the Ministry of Environment, Forest and Climate Change (MoEF&CC) has received representations from various coastal States and Union Territories (UTs), besides other stakeholders, regarding certain provisions in the CRZ Notification, 2011 related to management and conservation of marine and coastal ecosystems, development in coastal areas, eco-tourism, livelihood options and sustainable development of coastal communities etc;

And whereas, various State Governments/UTs and stakeholders have requested the MoEF & CC to address the concerns related to Coastal Environment and sustainable development w.r.t. the CRZ Notification, 2011;

Whereas MoEF&CC had constituted a committee under the chairmanship of Dr Shailesh Nayak to examine various issues & concerns of coastal states / Union Territories and various stakeholders, relating to the CRZ Notification 2011 and to recommend appropriate changes in the said Notification;

Whereas the report submitted by Dr. Shailesh Nayak Committee has been examined in the Ministry and consultations have been held with various stakeholders in this regard;

Now, therefore in exercise of the powers conferred by sub-section (1) and clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 and in supersession of Coastal Regulation Zone Notification 2011, the Central Government, with a view to conserve and protect the unique environment of coastal stretches and marine areas ,besides **livelihood security to the fisher communities and other local communities in the coastal areas** and to promote sustainable development based on scientific principles taking into account **the dangers of natural hazards, sea level rise due to global warming**, does hereby, declare the coastal stretches of the country and the water area up to its territorial water limit, excluding the islands of Andaman and Nicobar and Lakshadweep and the marine areas surrounding these islands, as Coastal Regulation Zone as under:

(i) The land area from High Tide Line (hereinafter referred to as the HTL) to 500 mts on the landward side along the sea front.

**For the purposes of this Notification, the HTL means the line on the land upto which the highest water line reaches during the spring tide, as demarcated by the National Centre for Sustainable Coastal Management (NCSCM) in accordance with the laid down procedures and made available to various coastal States /UTs.**

(ii) CRZ shall apply to the land area between HTL to 50 mts or width of the creek whichever is less on the landward side along the tidal influenced water bodies that are connected to the sea and the distance upto which development along such tidal influenced water bodies is to be regulated shall be governed by the distance upto which the tidal effects are experienced which shall be determined based on salinity concentration of 5 parts per thousand (ppt) measured during the driest period of the year and distance up to which tidal effects are experienced shall be clearly identified and demarcated accordingly in the Coastal Zone Management Plans (hereinafter referred to as the CZMPs). **Provided further, Irrespective of whatever is shown in approved CZMP/Draft CZMP/CZMP not yet prepared; CRZ shall cease to apply in case the property/area/land is located at elevation of 25m above mean sea level in the vicinity. Decision of State CZMA shall be final on case to case basis, subject to verification of mean sea level and the plot level by agencies authorised for demarcation of HTL. <sup>(1)</sup>**

**This CRZ limit of 50 mts or width of the creek whichever is less, shall however be subject to revision and ~~final approval~~ finalization<sup>(2)</sup> of the respective CZMPs as per this Notification, framed with due consultative process/ public hearing etc. and environmental safeguards enlisted therein. ~~Till such time the CZMP to this notification is approved, the limit of 100 mts or width of the creek whichever is less, shall continue to apply.~~<sup>(3)</sup> **Till the States prepare CZMA and submit revised CZMP, the CZMP last notified shall continue to be applicable for the purpose of granting sanctioned under the notification. Any land which is situated between 50 mtrs to 100 mtrs of the tidely influence water bod, can be certified to be out of CRZ area on case to case basis till the revised CZMP under this notification is sanctioned.**<sup>(4)</sup>**

Explanation: - For the purposes of this sub-paragraph the expression tidal influenced water bodies means the water bodies influenced by tidal effects from sea in the bays, estuaries, rivers, creeks, backwaters, lagoons and ponds etc. that are connected to the sea.

(iii) The intertidal zone i.e. land area between the HTL and the Low Tide Line (herein after referred to as the LTL).

(iv) The water and the bed area between the LTL to the territorial water limit (12 Nm) incase of sea and the water and the bed area between LTL at the bank to the LTL on the opposite side of the bank, of tidal influenced water bodies.

**2. Classification of the CRZ**—For the purpose of conserving and protecting the coastal areas and marine waters, the CRZ area shall be classified as follows, namely:-

**2.1 CRZ-I** areas are environmentally most critical and shall be further classified as under:

**2.1.1 CRZ-I A:**

(a) CRZ-I A shall constitute the following ecologically sensitive areas and the geomorphological features which play a role in the maintaining the integrity of the coast viz.:

(i) Mangroves. In case mangrove area is more than 1000 sq. mts, a buffer of 50 meters along the mangroves shall be provided and such area shall also constitute CRZ –I A. **Buffer zone of**

**mangroves, however shall vary and will not be considered as CRZ-I in substantially developed areas like urban areas, which are predominantly classified as CRZ-II, in view of orders passed by Mumbai High court in WP No.176 of 2015, on 29.07.2015 and 03.09.2015. In such cases, development as permissible in CRZ-II shall be allowed. <sup>(5)</sup>**

(ii) Corals and coral reefs;

(iii) Sand Dunes;

(iv) Biologically active Mudflats;

(v) National parks, marine parks, sanctuaries, reserve forests, wildlife habitats and other protected areas under the provisions of Wild Life (Protection) Act, the Forest(Conservation) Act or Environment (Protection) Act; including Biosphere Reserves;

(vi) Salt Marshes;

(vii) Turtle nesting grounds;

(viii) Horse shoe crabs habitats;

(ix) Sea grass beds;

(x) Nesting grounds of birds;

(xi) Areas or structures of archaeological importance and heritage sites.

**(b) A detailed environment management plan shall be formulated by the States/UTs for such ESAs in respective territories, as mapped out by NCSCM, based on guidelines as contained in Annexure-I and integrated in the CZMPs.**

### **2.1.2 CRZ-I B:**

The intertidal zone i.e. the area between Low Tide Line and High Tide Line shall constitute the CRZ-I B.

## **2.2 CRZ-II**

CRZ-II shall constitute the developed land areas up to or close to the shoreline, within the existing municipal limits or in other existing legally designated urban areas, which are substantially built-up with a ratio of built up plots to that of total plots being more than 50% and have been provided with drainage and approach roads and other infrastructural facilities, such as water supply and sewerage mains etc.

## **2.3 CRZ-III**

Land areas that are relatively undisturbed (viz rural areas etc) and those do not fall under CRZ-II, shall constitute CRZ –III. CRZ-III shall be further classified into following categories:

### **2.3.1 CRZ-III A**

Such densely populated CRZ-III areas, where the population density is more than 2161 per sq km as per 2011 census base, shall be designated as CRZ –III A. In CRZ-III A, area up to 50 mts from the HTL on the landward side shall be earmarked as the No Development Zone (NDZ), provided the CZMPs as per this Notification, framed with due consultative process, have been ~~approved~~ sent for record to MoEF, <sup>(6)</sup> failing which, a NDZ of 200 mts shall continue to apply.

### **2.3.2 CRZ-III B**

All other CRZ-III areas with population density of less than 2161 per sq km, as per 2011 census base, shall be designated as CRZ-III B. In CRZ-III B, the area up to 200 mts. From the HTL on the landward side shall be earmarked as the No Development Zone (NDZ).

### **2.3.3**

**Land area up to 50 mts. from the HTL, or width of the creek whichever is less, along the tidal influenced water bodies, shall also be earmarked as the NDZ in CRZ III areas.**

**Note:** The NDZ shall not be applicable in such areas falling within notified Port limits.

### **2.4 CRZ- IV:**

The CRZ - IV shall constitute the water area and shall be further classified as under:

#### **2.4.1 CRZ- IV A**

The water area and the sea bed area between the Low Tide Line up to twelve (12) nautical miles on the seaward side shall constitute CRZ-IV A.

#### **2.4.2 CRZ- IV B**

CRZ-IV B areas shall include the water area and the bed area between LTL at the bank of the tidal influenced water body to the LTL on the opposite side of the bank, extending from the mouth of the water body at the sea up to the influence of tide, i.e., salinity of five parts per thousand (ppt) during the driest season of the year.

### **3. Areas requiring special consideration in the CRZ**

Following coastal areas shall be accorded special consideration for the purpose of protecting the critical coastal environment and difficulties faced by local communities:-

#### **3.1 Critically Vulnerable Coastal Areas (CVCA)**

Sunderban region of West Bengal and other ecologically sensitive areas identified as under Environment (Protection) Act, 1986 such as Gulf of Khambat and Gulf of Kutch in Gujarat, Malvan, Achra-Ratnagiri in Maharashtra, Karwar and Coondapur in Karnataka, Vembanad in Kerala, Gulf of Mannar in Tamil Nadu, Bhaitarkanika in Odisha, Coringa, East Godavari and Krishna in Andhra Pradesh shall be treated as Critical Vulnerable Coastal Areas (CVCA) and managed with the involvement of coastal communities including fisher folk who depend on coastal resources for their sustainable livelihood.

#### **3.2 CRZ for inland Backwater islands and islands along the mainland coast.**

#### **3.3 CRZ falling within municipal limits of Greater Mumbai.**

#### **4. Prohibited activities within CRZ**

The following activities shall be prohibited, in general, within the entire CRZ. Exceptions to these and other permissible/ regulated activities in specific CRZ categories viz. CRZ-I, II, III & IV, shall however be governed by the provisions under para 5 of this Notification.

- (i) Setting up of new industries and expansion of existing industries, operations or processes.
- (ii) Manufacture or handling of oil, storage or disposal of hazardous substances as specified in the notification of Ministry of Environment, Forest & Climate Change.
- (iii) Setting up of new fish processing units.
- (iv) Land reclamation, bunding or disturbing the natural course of seawater
- (v) Discharge of untreated waste and effluents from industries, cities or towns and other human settlements.
- (vi) Dumping of city or town wastes including construction debris, industrial solid wastes, flyash for the purpose of land filling.
- (vii) Port and harbour projects in high eroding stretches of the coast.
- (viii) Mining of sand, rocks and other sub-strata materials.
- (ix) Dressing or altering active sand dunes.
- (x) In order to safeguard the aquatic system and marine life, disposal of plastic into the coastal waters shall be prohibited. Adequate measures for management and disposal of plastic materials shall be undertaken in the CRZ.

#### **5. Regulation of permissible activities in the CRZ**

##### **5.1 CRZ- I**

##### **5.1.1. CRZ-I A**

These areas are ecologically most sensitive and generally no activities shall be permitted to be carried out in the CRZ-I A areas, with following exceptions:

- (i) Eco-tourism activities such as mangrove walks, tree huts, nature trails, etc., in identified stretches areas subject to such eco-tourism plan featuring in the approved CZMPs as per this Notification, framed with due consultative process/ public hearing etc. and further subject to environmental safeguards and precautions related to the Ecologically Sensitive Areas, as enlisted in the CZMPs.



(ii) In the mangrove buffer, **classified as CRZ-I, (7)** only such activities shall be permitted like laying of pipelines, transmission lines, conveyance systems/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 defense , strategic purposes and public utilities, subject to a detailed marine/terrestrial environment impact assessment, to be recommended by the Coastal Zone Management Authority and approved by the 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/ destroyed /cut during the construction process shall be taken up for compensatory plantation of mangroves.

### **5.1.2 CRZ- I B - The inter tidal areas**

Activities shall be regulated /permissible in the CRZ-I B areas as under:

(i) Land reclamation and bunding etc. shall be permitted only for activities such as;

(a) Foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges and sea links etc.

(b) Projects for defence, strategic and security purpose;

(c) Road on stilts, provided that such roads shall not be authorized for permitting development on the landward side of such roads, till the existing High Tide Line.

Provided further that the use of reclaimed land may be permitted only for public utilities such as mass rapid or multimodal transit system, construction and installation of all necessary associated public utilities and infrastructure to operate such transit or transport system including those for electrical or electronic signaling system, transit stopover of permitted designs; except for any industrial operation, repair and maintenance.

(d) Measures for control of erosion.

(e) Maintenance and clearing of waterways, channels and ports.

(f) Measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structure for prevention of salinity ingress and freshwater recharge.

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations and the like.

(iii) Power by non-conventional energy sources and associated facilities.

(iv) Transfer of hazardous substances from ships to Ports, terminals and refineries and vice versa.

(v) Facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II, 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



MoEF&CC, provided that such facilities are for receipt and storage of fertilizers and raw materials required for fertilizers, like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid etc.

(vi) Storage of non-hazardous cargo i.e. edible oil, fertilizers & food grains in notified Ports.

(vii) Hatchery and natural fish drying.

**(viii) Existing fish processing units may utilize 25% additional plinth area for modernization purposes (only for additional equipments and pollution control measures) subject to the following:**

(a) FSI of such reconstruction not exceeding the permissible FSI permissible as per prevalent town and country planning regulations.

(b) Additional plinth area is constructed only to the landward side.

(c) Approval of the concerned SPCB/ PCC.

(ix) Treatment facilities for waste and effluents and conveyance of treated effluents.

(x) Storm water drains.

(xi) Projects classified as Strategic, Defence related projects & Projects of Department of Atomic Energy.

(xii) Manual mining of atomic mineral(s) notified under Part-B of First Schedule of Mining and Minerals (Development) Act, 1957 occurring as such or in association with one or other minerals in the inter-tidal zone by such agencies as authorised by Department of Atomic Energy, as per mining plan approved by the Department of Atomic Energy.

Provided that the manual mining operations are carried out only by deploying persons using baskets and hand spades for collection of ore or mineral within the intertidal zone and as per approved mining plan, without deploying or using drilling and blasting or Heavy Earth Moving Machinery in the intertidal zone.

(xiii) Exploration and extraction of oil and natural gas and all associated activities and facilities thereto;

(xiv) Foreshore requiring facilities for transport of raw materials, facilities for intake of cooling water and outfall for discharge of treated wastewater or cooling water from thermal power plants, in conformity with the environmental standards notified by MoEF&CC and relevant directions of Central Pollution Control Board (CPCB)/SPCB/PCC.

(xv) Pipelines, conveying systems including transmission lines.

(xvi) Weather radar for monitoring of cyclones movement and prediction and associated facilities.

(xvii) Salt harvesting and associated facilities.

(xviii) Desalination plants and associated facilities.

## **5.2 CRZ-II**

- (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-II, as applicable.
- (ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places etc **as permissible under local town and country planning regulations as applicable from time to time,**<sup>(8)</sup> shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized fixed structures **or on the landward side of structures protected by any state laws/policy;**<sup>(9)</sup> provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.
- (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 or Floor Area Ratio ~~prevailing as on the date of this Notification~~ **as applicable from time to time.**<sup>(10)</sup> It shall be the responsibility of the concerned Town Planning Authority to ensure that the Solid Wastes are handled as per respective SWM rules and no untreated sewage is discharged on to the coast or coastal waters.
- (iv) ~~Reconstruction Redevelopment~~<sup>(11)</sup> of authorized buildings/ **structures protected by any state laws/policy**<sup>(12)</sup> shall be permitted, ~~without change in present land use,~~ **without any hazardous use,**<sup>(13)</sup> 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 this Notification~~ **as applicable from time to time.**<sup>(14)</sup> It shall be the responsibility of the concerned Town Planning Authority to ensure that the Solid Wastes are handled as per respective SWM rules and no untreated sewage is discharged on to the coast or coastal waters.
- (v) Development of vacant plots in designated areas for construction of beach resorts/hotels subject to the conditions / guidelines at Annexure-III.
- (vi) Temporary tourism facilities shall be permissible in the beaches, **in CRZ-IB, CRZ-II or CRZ-III.**<sup>(15)</sup> Such temporary facilities shall only include shacks, toilets/washrooms, change rooms, shower panels; walk ways constructed using interlocking paver blocks etc., drinking water facilities, seating arrangements etc. Such facilities shall however be permitted only subject to the tourism plan featuring in the approved CZMPs as per this Notification, framed with due consultative process/ public hearing etc. and further subject to environmental safeguards enlisted in the CZMPs.

### 5.3 CRZ-III

- (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, as applicable.
- (ii) Regulation of activities in the **NDZ**:

Following shall be permissible / regulated in the NDZ:

- (a) No construction shall be permitted within NDZ in CRZ III, except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density; for permissible activities under the notification including facilities essential for activities and construction/reconstruction of dwelling units of

traditional coastal communities including fisher folk, in incorporating necessary disaster management provisions and proper sanitation arrangements.

(b) Agriculture, horticulture, gardens, pastures, parks, playfields and forestry.

(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 maybe permitted on a case to case basis by CZMA.

(d) Construction of units or auxiliary thereto for domestic sewage, treatment and disposal with the prior approval of the concerned Pollution Control Board or Committee.

(e) Facilities required for local fishing communities such as fish drying yards, auction halls, net mending yards, traditional boat building yards, ice plant, ice crushing units, fish curing facilities and the like;

**(f) Wherever there is a national or state highway passing through the NDZ of CRZ-III areas, temporary tourism facilities such as toilets, change rooms, drinking water facility and temporary shacks can be taken up on the sea ward side of the road.**

**On landward side of such roads in the NDZ, Resorts / hotels and associated tourism facilities/~~Home stay for dwelling units~~<sup>(16)</sup> shall be permitted. Such facilities shall, however, be permitted only subject to the incorporation of tourism plan in the approved CZMPs as per this Notification and the conditions / guidelines at Annexure-III,as applicable.**

**(g) Temporary tourism facilities shall be permissible in the NDZ of CRZ-III areas. Such temporary facilities shall only include shacks, toilets/washrooms, change rooms, shower panels; walk ways constructed using inter locking paver blocks etc, drinking water facilities, seating arrangements etc. Such facilities shall however be permitted only subject to the tourism plan featuring in the approved CZMPs as per this Notification.**

**(iii) For CRZ–III Areas beyond the NDZ, activities shall be permissible/regulated as under:**

(a) Development of vacant plots in designated areas for construction of beach resorts/hotels subject to the conditions / guidelines at Annexure-III ;

(b) Construction or reconstruction of dwelling units ~~so long it is within the ambit of traditional rights and customary uses such as existing fishing villages etc.~~<sup>(17)</sup> Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts. With two floors (ground + one floor);

(c) The ~~local communities including fishermen~~ **residents/occupants/dwelling unit owners**<sup>(18)</sup> can be permitted to facilitate tourism through 'home stay' without changing the plinth area/ design or facade of the existing houses.

(d) Construction of public rain shelters, community toilets, water supply drainage, sewerage, roads and bridges etc.

(e) Limestone Mining:

Selective mining of limestone minerals may be permitted in specific identified area under the mining plans, which are adequately above the height of HTL, based on the recommendations of reputed National Institutes in the mining field such as CSIR, Central Mining Research Institute etc. provided that the extraction of minerals is carried out not below a height of 1 mtr. above HTL and an adequate barrier is created so as to safeguard against saline water incursion and subject to appropriate safeguards related to pollution of coastal waters and prevention of coastal erosion.

(iv) Drawing of groundwater and construction related thereto shall be prohibited within 200mts. of HTL except for the use of local communities in areas inhabited by them. In the areas between 200mts.-500 mts. of the HTL, groundwater withdrawal can be permitted only through manual means from ordinary wells for drinking, horticulture, agriculture and fisheries etc. where no other source of water is available. Restrictions for such draw may be imposed by the designated Authority by State Government/UT Administration in the areas affected by sea water intrusion.

#### **5.4 CRZ-IV**

(i) Traditional fishing and allied activities undertaken by local communities.

(ii) Land reclamation and bunding etc to be permitted only for activities such as;

(a) Foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges and sea links etc.

(b) Projects for defence, strategic and security purpose.

(c) Measures for control of erosion.

(d) Maintenance and clearing of waterways, channels and ports.

(e) Measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structure for prevention of salinity ingress and freshwater recharge.

(iii) 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.

(iv) Power by non-conventional energy sources and associated facilities.

(v) Transfer of hazardous substances from ships to Ports.

(vi) Storage of non-hazardous cargo like edible oil, fertilizers and food grains in notified Ports.

(vii) Facilities for discharging treated effluents into the water course.

(viii) Projects classified as Strategic and Defence related projects.

(ix) Projects of Department of Atomic Energy.

(x) Exploration and extraction of oil and natural gas and all associated activities and facilities thereto;

(xi) Foreshore requiring facilities for transport of raw materials, facilities for intake of cooling water and outfall for discharge of treated wastewater or cooling water from thermal power plants. Foreshore requiring facilities for transport of raw materials, facilities for intake of cooling water and outfall for discharge of treated wastewater or cooling water from thermal power plants, in conformity with the environmental standards notified by MoEF&CC and relevant directions of CPCB/SPCB/PCC.

(xii) Pipelines, conveying systems including transmission lines.

(xiii) Weather radar for monitoring of cyclone prediction, movement and associated facilities.

(xiv) Construction of memorials/monuments and allied facilities by the concerned State Government in CRZ-IV (A) areas, in exceptional cases, with adequate environmental safeguards, subject to the following, namely:-

(a) The concerned State Government shall submit justification for locating the project in CRZ–IV A area along with details of alternate sites considered and weightage matrix on various parameters including environmental parameters, to State CZMA who will examine the project and make recommendation to the Central Government(MoEF&CC) for grant of Terms of Reference (ToRs) for preparation of an environmental impact assessment report by the State Government;

(b) On grant of ToRs by the Central Government, the concerned State Government shall submit the draft Environmental Impact Assessment report (EIA) with Environmental Management Plan (EMP), draft Risk Assessment Report with Disaster Management Plan (DMP) including on-site and off-site emergency plan and evacuation plan during emergency, to the State Pollution Control Board for conduct of public hearing for the proposed project in accordance with the procedure laid down under the Environment Impact Assessment notification;

(c) The concerned State Government shall, after addressing the relevant issues raised by the public during the public hearing referred to in sub-item (b), submit the final EIA, EMP, Risk Assessment and DMP, to the State CZMA for their examination and recommendation to MoEF&CC;

(d) The Central Government may, if it considers necessary so to do, dispense with the requirement of public hearing referred to in sub-item (b), if it is satisfied that the project will not involve rehabilitation and resettlement of the public or the project site is located away from human habitation.

**5.5 Notwithstanding anything contained above; Minor as well as Structural Repairs to existing authorised structures without change in any of external dimensions/ structures protected by any state laws/policy; minor internal changes in such structure and change of use (without any hazardous use) in such structure in any of the Coastal regulation zoning viz. (CRZ-II or III); shall be permissible without any CRZ clearance and shall be dealt with local laws. Onus of verification of structure and its authenticity**

**based on state laws/policies for protection etc., shall be the responsibility of local authority, in view of orders passed by Hon. ( 19 )**

## **6. Coastal Zone Management Plans (CZMPs)**

All coastal States/UTs shall revise / update their respective coastal zone management plan (CZMP) framed under CRZ Notification, 2011, as per provisions of this Notification and submit to MoEF&CC for ~~approval at the earliest records, within 12 months from the date of sanction of this notification.~~ ( 20 )

~~) All the project activities attracting the provisions of this Notification shall be required to be appraised as per the updated CZMPs to this Notification. Until and unless the CZMPs are so revised/updated, provisions of this Notification shall not come in force and the CZMPs as per provisions of CRZ Notification, 2011 shall continue to be followed for appraisal and CRZ clearance to such projects. ( 21 )~~

**Till the States prepare CZMA and submit revised CZMP, the CZMP last notified shall continue to be applicable for the purpose of granting sanctioned under the notification. Any land which is situated between 50 mtrs to 100 mtrs of the tidely influence water bod, can be certified to be out of CRZ area on case to case basis till the revised CZMP under this notification is sanctioned.** ( 22 )

(ii) The CZMPs may be prepared/updated by the coastal State Government or Union territory by engaging reputed and experienced scientific institution(s) or the agencies including the National Centre for Sustainable Coastal Management (hereinafter referred to as the NCSCM) of MoEF&CC and in consultation with the concerned stakeholders;

(iii) The coastal States and Union Territory shall prepare draft CZMPs in ~~1:25,000~~ **1:4000** ( 23 ) scale map identifying and classifying the CRZ areas within the respective territories in accordance with the guidelines given in Annexure-IV of the notification, which involve public consultation; All developmental activities listed in this notification shall be regulated by the State Government, Union Territory Administration, the local authority or the concerned CZMA within the framework of such approved CZMPs **or previously approved CZMP applying corrected reduced width of CRZ belt as per this Notification** ( 24 ) as the case may be in accordance with provisions of this notification;

(iv) The draft CZMPs shall be submitted by the State Government or Union territory to the concerned CZMA for appraisal, including appropriate consultations, and recommendations in accordance with the procedure(s) laid down in the Environment (Protection) Act, 1986; **which shall be forwarded by concerned State CZMA to MoEF for records.** ( 25 )

~~(v) MoEF&CC shall thereafter consider and approve the respective CZMPs of concerned State Governments/UTs.~~ ( 26 )

(vi) The CZMPs shall not normally be revised before a period of five years after which, the concerned State Government or the Union territory may consider undertaking a revision.

## **7. CRZ clearance for permissible/ regulated activities- Delegations**

(i) All permitted / regulated project activities attracting the provisions of this notification shall be required to obtain CRZ clearance prior to their commencement. **However, works commenced after 60 days from date of submission of proposal with State CZMA and without any further communication received from State CZMA by Email, shall not be considered as violation.** ( 27 )

(ii) All development activities/projects in CRZ-I and CRZ-IV areas, which are regulated/ permissible as per this notification, shall be dealt with by MOEF&CC for CRZ clearance, based on the recommendation of the concerned CZMA.

(iii) For all other permissible/regulated activities as per this Notification, which fall purely in CRZ-II / CRZ-III areas, the CRZ clearance shall be considered by the concerned CZMAs. Such projects in CRZ -II and III, which also happen to be traversing through CRZ-I and/or CRZ-IV areas, CRZ clearance shall, however be considered only by MoEF&CC, based on recommendations of the concerned CZMA. **In case of building construction activity, if the construction is proposed only on CRZ-II or CRZ-III, and no construction whatsoever is proposed in CRZ-I or CRZ-IV; and if FSI advantage of entire plot under single ownership/development right is claimed, such cases shall be appraised by State CZMAs. FSI advantage of portion of land like Non buildable portion like CRZ-I, NDZ of CRZ-III, CRZ on seaward side; shall be permissible to be used on landward side or on contiguous non crz portion, where construction is permissible as per this notification. TDR/Monetary compensation against handing over of lands under reservation/public projects shall be permissible, as per relevant provisions of the Act/Town and country planning regulations, irrespective of Coastal regulation zoning of such land. The relevant permissions from State CZMA/MoEF shall be obtained by planning authorities before undertaking development of buildings of such reserved lands and no permission of whatsoever nature shall be required for simple handing over of such lands in lieu of Development Rights/Transferable development rights. (28)**

(iv) Projects / activities which attract the provisions of this Notification as also the provisions of EIA Notification 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification 2006 by ~~the concerned approving Authority, based on recommendations of concerned CZMA, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) or MoEF&CC for category „B“ and category „A“ projects respectively. CZMA as competent approving authority.~~ (28A)

(v) In case of building/construction projects with built-up area less than the threshold limit stipulated for attracting the provisions of the EIA Notification, these shall be approved by the concerned local State or Union Territory Planning Authorities in accordance with this notification, after obtaining recommendations of concerned CZMA.

(vi) Only for self dwelling units up to a total built up area of 300 sqmts, **either in CRZ-II or CRZ-III; (29)** approval shall be accorded by the concerned local Authority, without the requirement of recommendations of concerned CZMA. Such authorities shall, however, examine the proposal from the perspective of the CRZ Notification before according approval.

## **8. Procedure for CRZ clearance for permissible/regulated activities**

(i) The project proponents shall apply with the following documents to the concerned State or the Union territory Coastal Zone Management Authority for seeking prior clearance under CRZ Notification:

(a) Project summary details as per Annexure-V of the notification. **In case of building construction project / housing scheme , conceptual plan incorporating the full development potential of project. . (29A)**

(b) Rapid EIA Report including marine and terrestrial component, as applicable, except for building construction projects / housing schemes.



(c) Comprehensive EIA with cumulative studies for projects, if located in low and medium eroding stretches, as per the CZMP to this notification, **except for building construction projects / housing schemes.** <sup>(30)</sup>

(d) Risk Assessment Report and Disaster Management Plan; **except for building construction projects / housing schemes.** <sup>(31)</sup>

(e) CRZ map in 1:4000 scale, drawn up by any of the agencies identified by the MoEF&CC vide its Office order number J-17011/8/92-IA-III dated 14<sup>th</sup> March 2014 using the demarcation of the High Tide Line or LTL, as carried out by NCSCM.

(f) Project layout superimposed on the above map duly indicating the project boundaries and the CRZ category of the project location.

(g) The CRZ map normally covering 7km radius around the project site also indicating the CRZ-I, II, III and IV areas including other notified ecologically sensitive areas.

(h) "Consent to establish" or NOC from the concerned State Pollution Control Boards or Union Territory Pollution Control Committees for the projects involving discharge of industrial effluents **except for building construction projects / housing schemes.** <sup>(32)</sup>  
.<sup>(32)</sup>

(ii) The concerned CZMA shall examine the documents as in (i) above, in accordance with the approved CZMP and in compliance with CRZ notification and make recommendations within a period of sixty days from date of receipt of complete application:-

(a) To MoEF&CC or SEIAA for category „A" and category „B" projects respectively, as the case may be, for the projects also attracting EIA Notification, 2006; as per delegations in the EIA Notification 2006. For such Category „B" projects located in CRZ-I or CRZ-IV areas, final recommendation for CRZ clearance shall however be made only by MoEF&CC to the concerned SEIAA to enable it accord a composite EC and CRZ clearance to the proposal.

(b) To MoEF&CC for the projects/activities not covered in the EIA notification, 2006, but attracting CRZ Notification and located in CRZ-I or CRZ-IV areas.

(c) To SEIAA for the projects/activities not covered in the EIA notification, 2006, but attracting CRZ Notification and located in CRZ-II or CRZ-III areas.

(d) To the concerned State or Union territory planning authorities, in case of construction projects with built-up area less than the threshold limit stipulated for attracting the provisions of the EIA Notification 2006.

(iii) MoEF&CC, SEIAA or the concerned State / Union territory planning authority shall consider such projects for clearance based on the recommendations of the concerned CZMA, within a period of sixty days.

(v) In case the CZMAs are not in operation due to their reconstitution or any other reasons, then it shall be responsibility of the Department of Environment in the State Government or Union territory Administrations, who are the custodian of the CZMPs of respective States or Union Territories, to provide comments and recommend the proposals in terms of the provisions of the said notification;

and forward such cases to respective authorities like Local authority or SEIAA or MoEF as the case may be. <sup>(33)</sup>

(vi) The clearance accorded to the projects under this notification shall be valid for a period of seven years, provided that the construction activities are completed and the operations commence within seven years from the date of issue of such clearance.

The validity may be further extended for a maximum period of three years, provided an application is made to the concerned authority by the applicant within the validity period, along with recommendation for extension of validity of the clearance by the concerned State/ Union Territory Coastal Zone Management Authority.

(vii) Post clearance monitoring:-

(a) It shall be mandatory for the project proponent to submit half-yearly compliance reports in respect of the stipulated terms and conditions of the environmental clearance in hard and soft copies to the regulatory authority(s) concerned, on 1<sup>st</sup> June and 31<sup>st</sup> December of each calendar year and all such compliance reports submitted by the project proponent shall be published in public domain and its copies shall be given to any person on application to the concerned CZMA.

(b) The compliance report shall also be displayed on the website of the concerned regulatory authority.

(viii) To maintain transparency in the working of the CZMAs, it shall be the responsibility of the CZMA to create a dedicated website and post the agenda, minutes, decisions taken, clearance letters, violations, action taken on the violations and court matters including the Orders of the Hon<sup>ble</sup> Court as also the approved CZMPs of the respective State Government or Union Territory. **The communication with project proponent / consultants/Architects/Engineers shall be preferably by Email, without human interaction. Project Proponent shall be called for presentation if and only if there is any doubt or serious environmental concern. The projects must be appraised in a Queue, depending on the date of submission, published on website.** <sup>(34)</sup>

## **9. Enforcement of the CRZ Notification:**

(i) For the purpose of implementation and enforcement of the provisions this notification and compliance with conditions stipulated there under, the powers either original or delegated are available under Environment (Protection) Act, 1986 with the MoEF&CC, State Government or the Union territory Administration, NCZMA and SCZMAs;

(ii) The composition, tenure and mandate of NCZMA and State Government or the Union territory CZMAs have already been notified by MoEF&CC in terms of Orders of Hon<sup>ble</sup> Supreme Court in Writ Petition 664 of 1993;

(iii) The State Government or the Union territory CZMAs shall primarily be responsible for enforcing and monitoring of this notification and to assist in this task, the State Government and the Union territory shall constitute district level Committees under the Chairmanship of the District Magistrate concerned comprising at least three representatives of local traditional coastal communities including from fisherfolk. The State Government may consider further delegation of the enforcement of this notification to the level of respective District Magistrates.

(iv) The dwelling units of the traditional coastal communities including fisher folk, tribals as were permissible under the provisions of the CRZ notification, 2011, but which have not obtained formal approval from concerned authorities under the aforesaid notification shall be considered by the respective Union territory CZMAs and the dwelling units shall be regularized subject to the following condition, namely:-

- (a) These are not used for any commercial activity.
- (b) These are not sold or transferred to non-traditional coastal community.

## **10. Areas requiring special consideration:**

### **10.1 Critically Vulnerable Coastal Areas (CVCAs):**

(i) For all the CVCAs enlisted in para 3.3 of this notification, Integrated Management Plans (IMPs) shall be prepared, which shall, inter alia, keep in view the conservation and management of mangroves, needs of local communities such as, dispensaries, schools, public rain shelter, community toilets, bridges, roads, jetties, water supply, drainage, sewerage and the impact of sea level rise and other natural disasters. The IMPs will be prepared in line with the guidelines for preparation of Coastal Zone Management Plans;

- (i) Till such time the IMPs are approved and notified, construction of dispensaries, schools, public rain/cyclone shelters, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants shall be permitted on a case to case basis, by the CZMA with due regards to the views of coastal communities including fisher folk.
- (ii) Till such time the IMPs are approved and notified, construction/reconstruction of dwelling units situated on land either in CRZ-II or CRZ-III, shall be approved as per relevant provisions of this notification and restrictions of CVCA will not apply for such proposals. (35)

### **10.2 CRZ for inland Backwater islands and islands along the mainland coast:**

(i) All the inland islands in the coastal backwaters and islands along the mainland coast shall also be covered under this CRZ Notification.

(ii) In view of the unique coastal systems of backwater and backwater islands along with space limitations in such coastal stretches, CRZ of 20 mts. from the HTL on the landward side shall uniformly apply to such islands and activities shall be regulated as under:

- (a) Existing dwelling units of local communities may be repaired or reconstructed within 20 mts from the HTL of these islands. However, no new construction shall be permitted.
- (b) Foreshore facilities such as fishing jetty, fish drying yards, net mending yard, fishing processing by traditional methods, boat building yards, ice plant, boat repairs and the like, may be taken up in CRZ limits subject to due environmental safeguards.

(iii) Integrated Island Management Plans (IIMPs), as applicable to smaller islands in Lakshadweep and Andaman & Nicobar, as per Island Protection Zone Notification, shall be formulated by respective States/UTs for all such islands and submitted to MoEF&CC for approval at the earliest. Until and unless the IIMPs are framed, provisions of this Notification shall not come in force and the CZMPs as per provisions of CRZ Notification 2011 shall continue to be followed.

### 10.3 CRZ areas falling within municipal limits of the Greater Mumbai:

(i) In order to protect and preserve the „green lung“ of the Greater Mumbai area, all openspaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorized as No Development Zone. 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. **Provided further that such open spaces indicated in development plans, and occupied by slums as on 19 /02/ 1991, within CRZ II and CRZ III shall be developed as per the regulations prevailing on the date of approval ( <sup>36</sup> )**

(ii) Construction of sewage treatment plants in CRZ-I area for the purpose of treating the sewage from the municipal area shall be taken only by the municipal authorities in exceptional circumstances, where no alternate site is available to set up such facilities, subject to recommendations of the CZMA and approval by the Central Government and in case the construction of such plant is inevitable in a mangrove area, a minimum three times the mangrove area affected/destroyed /cut during the construction process shall be taken up for compensatory plantation of mangroves.

**(iii) For mangroves falling within limits of Greater Mumbai, buffer zone shall not be classified as CRZ-I, in view of orders passed by Mumbai High court in WP No.176 of 2015, on 29.07.2015 and 03.09.2015. In such cases, development as permissible in CRZ-II shall be allowed. ( <sup>38</sup> )**

## **Annexure-I**

### **CONSERVATION, PROTECTION AND MANAGEMENT FRAMEWORK FOR ESAs**

The coastal and marine Ecologically Sensitive Areas (ESAs) and the geo-morphological features play a vital role in maintaining the functions of the coast. Mangroves, beaches, coral reefs etc., aid in controlling coastal erosion, shoreline change, saltwater intrusion and also serve as natural defence against coastal hazards such as storm surges, cyclones and tsunamis. The ESAs maintain the biological integrity of the coast by providing direct and indirect ecosystem services to the coastal livelihood. In addition, several invaluable archaeological and heritage sites are also located along the coast. Hence conservation and protection of the above areas/ features/ sites become necessary.

#### **1. General measures**

- (i) All ESAs shall be identified and boundary delineated by NCSCM using satellite data.
- (ii) The State/UT Governments through the authorized agencies shall prepare CZMP as per the guidelines contained in the Notification highlighting the conservation and protection of the ESAs.
- (iii) Those activities permissible under this notification shall be included in the CZMP. Specific conditions shall be adopted for the conservation, protection and management of each of the ESAs as under:-

#### **1.1 Mangroves:**

- (i) Mangroves declared as forest under Forest Conservation Act, 1980:

Notwithstanding anything contained in this notification, such mangroves declared by the concerned State Governments/UT Administrations/Central Government as forest land under the F(C) Act, 1980 shall attract the provisions of the F(C) Act, 1980 only.

(ii) Mangroves not declared under Forest Conservation Act, 1980.

(a) Mangroves in Government land shall be protected based on a detailed plan to be prepared by the concerned State/UT Governments. In case the mangrove area is more than 1000 sqmt, a buffer of 50m along the periphery of mangrove area shall be provided. This buffer zone of 50m may be utilized for public facilities for developing parks, research facilities related to mangrove biodiversity, facilities for conservation and the like.

(b) Mangroves in private land will not require a buffer zone.

(C) For mangroves falling within limits of Greater Mumbai, buffer zone shall not be classified as CRZ-I. <sup>(39)</sup>

## **1.2 Corals and coral reefs and associated biodiversity:**

(i) Destruction of coral and coral reefs and the surroundings is a prohibited activity.

(ii) All coral and coral reefs shall be protected except for those small quantities required for research purposes.

(iii) Coral and coral reefs transplantation activities shall be through recognized research institutions wherever required for regeneration after obtaining necessary approvals under Wildlife (Protection) Act 1972.

(iv) The dead and/or destroyed coral areas shall be taken up for rejuvenation and rehabilitation. The conservation and protection of corals and coral reefs shall be taken up as follows:

(a) Active and live coral and coral reefs identified and delineated shall be declared and notified as ESA under E (P) Act 1986.

(b) It shall be ensured that no activities that are detrimental to the health of corals, coral reefs and its associated biodiversity such as mining, effluent and sewage discharge, dredging, ballast water discharge, ship washings, fishing other than traditional non-destructive fisheries, construction activities and the like are taken up in and around the coral areas.

**1.3 The National Parks, marine parks, Sanctuaries,** reserve forests, wildlife habitats and other protected areas declared under the provisions of Wild Life (Protection) Act, 1972 (53 of 1972), the F(C) Act 1980 (69 of 1980) or E(P) Act 1986 (29 of 1986); including Biosphere Reserves would be conserved and protected as follows:

(i) Conservation and protection of the above listed areas shall be as per the provisions of the respective Acts/notifications/guidelines.

(ii) Efforts shall be made to increase the forest area in the coastal region in order to prevent loss of life and property from increased storms, tides and floods.

(iii) The concerned State Governments/UTs shall provide for adequate funds for such measures to undertake shelter belt plantation or bio-shields with planting materials suitable to the location.

#### **1.4. Salt marshes:**

The conservation and protection of salt marshes shall be as follows:

- (i) The salt marsh areas **as existing on the date of this notification, <sup>(40)</sup>** shall be conserved and protected and efforts shall be made to promote the endemic biodiversity in the salt marshes.
- (ii) Only those activities required for overhead conveying/transmission of cables and underground laying of transmission line cables and so on, shall be permissible.
- (iii) Traditional fishing is permissible in salt marshes.
- (iv) Temporary tourism facilities around the salt marsh areas could be considered subject to adhering to strict norms laid down in the guidelines.
- (v) Certain salt marshes which have less biodiversity, identified by NCSCM and demarcated in CZMP can be considered for salt pan activities.

#### **1.5 Turtle nesting grounds shall be protected and conserved as follows:**

- (i) Turtle nesting grounds identified by the concerned States/UTs shall be protected as per Wildlife (Protection) Act of 1972.
- (ii) No activities shall be permitted in and around the turtle nesting ground including those causing light and sound pollution except for those required for conservation and protection of these sites.
- (iii) Strict management plans for protecting the turtle nesting grounds shall be undertaken and implemented by the concerned State/UT Authorities.

#### **1.6 Horse shoe crabs habitats shall be protected and conserved as follows:**

- (i) The habitat identified shall be taken up for conservation and protection.
- (ii) No activities shall be taken up in and around these habitats which affect the horse shoe crab ecosystem.

#### **1.7 Sea grass beds shall be protected and conserved as follows:**

- (i) Identified sea grass beds shall be conserved and protected.
- (ii) No developmental activities that have adverse effect on the sea grass bed shall be undertaken.
- (iii) Efforts shall be made to propagate sea grass beds along the coastal waters where ever possible by States/UTs as it acts as a carbon sink.

#### **1.8 Nesting grounds of birds shall be protected and conserved as follows:**



(i) The nesting ground of birds including their local migratory route shall be protected. No developmental activities which have adverse impact on the nesting grounds and their migratory routes shall be undertaken including construction of wind mills, transmission lines and the like in the locality.

(ii) Efforts shall be made to increase the forest cover and mangrove cover including enriching the biodiversity of salt marsh and other coastal water bodies so as to provide for suitable habitat for the avifauna.

### **1.9 Geo-morphologically Important Zones shall be protected and managed as follows:**

(i) **Sand dunes** identified shall be conserved and protected as follows:

(a) Sand dunes identified shall be notified under E(P) Act 1986;

(b) No developmental activities be permissible except for providing eco-friendly temporary tourism facilities on stilts such as walkways, tents and the like;

(c) Mining of sand from sand dunes is a prohibited activity except for the removal of rare earth minerals with proper replenishment using the tailings or other suitable sand.

(d) No activities on the sand dunes shall be taken up that would lead to erosion/destruction of sand dunes;

(e) Afforestation, if any, on the sand dunes shall be done only with native flora.

(f) The States/UTs shall prepare management plans for the demarcated sand dunes.

(ii) **Sandy beaches:**

(a) Mining of beach sand is prohibited except for the removal of rare earth minerals with proper replenishment using the tailings or other suitable sand.

(b) When the permissible developmental activities are taken up on the beaches if loss of beach in the neighbourhood is predicted, necessary beach nourishment to compensate for the losses shall be undertaken by the project authorities and its long term maintenance shall be ensured by them.

(c) The States/UTs shall prepare management plans for the demarcated beaches.

(iii) **Biologically active Mudflats:**

a) Biologically active mudflats will be identified by NCSCM in association with State, Govt./UT Administration.

b) The States/UTs shall prepare management plans for such demarcated biologically active mudflats.

### **1.10 Areas or structures of archaeological importance and heritage value sites:**

(i) State Archaeological agencies shall be responsible for conservation and protection of all archaeological structures and heritage sites identified by Archaeological Survey of India, as per the provisions of the respective Acts/notifications/guidelines. **In case of error of location of such heritage site, in approved CZMPs, such obvious error shall be corrected by State CZMA after getting correct location from Heritage/archeological agencies and process of revision of CZMP is not necessary for such correction in classification.** <sup>(41)</sup>

(ii) No activities that are detrimental to the identified areas or structures of archaeological and heritage value shall be permitted.

(iii) It shall be ensured that these structures or areas are preserved and activities undertaken ~~without changing the façade/plinth of such structures. Such structures could be considered for use~~ <sup>(42)</sup> in accordance with the relevant norms after undertaking careful designing of the interiors without changing the exterior architectural design of the structure.

## **Annexure-II**

### **List of petroleum and chemical products permitted for storage in CRZ, except CRZ-I A**

- (i) Crude oil;
- (ii) Liquefied Petroleum Gas;
- (iii) Motor spirit;
- (iv) Kerosene;
- (v) Aviation fuel;
- (vi) High speed diesel;
- (vii) Lubricating oil;
- (viii) Butane;
- (ix) Propane;
- (x) Compressed Natural Gas;
- (xi) Naphtha;
- (xii) Furnace oil;
- (xiii) Low Sulphur Heavy Stock;
- (xiv) Liquefied Natural Gas;
- (xv) Fertilizers and raw materials for manufacture of fertilizers
- (xvi) Acetic acid

(xvii) Mono ethylene glycol

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### **Annexure-III**

#### **Guidelines for development of beach resorts/hotels in the designated CRZ Areas**

##### **1. CRZ-II**

Construction of beach resorts/hotels in designated areas of CRZ-II for occupation of tourist or visitors shall be subject to the following conditions, namely:-

(i) Construction shall be permitted only to the landward side of an existing road or existing authorized fixed structures. **Provided further, in case of development/redevelopment on plots situated within Mumbai, this condition of landwardness will not be insisted. (43)**

(ii) Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach;

(iii) No flattening of sand dunes shall be carried out;

(iv) No permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts;

(v) Construction of basement may be allowed subject to the condition that no objection certification is obtained from the State Ground Water Authority to the effect that such construction will not adversely affect the flow of groundwater in that area;

(vi) The State Ground Water Authority shall take into consideration the guidelines issued by Central Government before granting such no objection certificate;

(vii) The quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986;

(viii) Necessary arrangements 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; and no effluent or solid waste shall be discharged on the beach;

(ix) If the project involves diversion of forestland for non-forest purposes, clearance as required under the Forest (Conservation) Act, 1980 shall be obtained and the requirements of other Central and State laws as applicable to the project shall be met with; and approval of the State or Union territory Tourism Department shall be obtained.

(x) Such construction 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 or Floor Area Ratio as applicable from time to time. It shall be the responsibility of the concerned Town Planning Authority to ensure that the Solid Wastes are handled as per respective SWM rules and no untreated sewage is discharged on to the coast or coastal waters.<sup>(44)</sup>

## 2. CRZ-III

Construction of beach resorts/hotels in designated areas of CRZ- III for occupation of tourists or visitors shall be subject to the following conditions, namely:-

(i) Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach;

(ii) No flattening of sand dunes shall be carried out;

(iii) No permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts;

(iv) Construction of basement may be allowed subject to the condition that no objection certificate is obtained from the State Ground Water Authority to the effect that such construction will not adversely affect the flow of groundwater in that area;

(v) The State Ground Water Authority shall take into consideration the guidelines issued by Central Government before granting such no objection certificate;

(vi) Though no construction is allowed in the no development zone for the purposes of calculation of Floor Space Index, the area of entire plot including the portion which falls within the no development zone shall be taken into account;

(vii) 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;

(viii) The construction shall be consistent with the surrounding landscape and local architectural style;

(ix) 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);

(x) Groundwater shall not be tapped within 200metre of the High Tide Line; within the200metre 500metre zone it can be tapped only with the concurrence of the Centralor State Ground Water Board;

(xi) Extraction of sand, leveling or digging of sandy stretches, except for structuralfoundation of building or swimming pool, shall not be permitted within 500 metres ofthe High Tide Line;

(xii) The quality of treated effluents, solid wastes, emissions and noise levels and thelike, from the project area must conform to the standards laid down by thecompetent authorities including the Central or State Pollution Control Board andunder the Environment (Protection) Act, 1986;

(xiii) Necessary arrangements for the treatment of the effluents and solid wastes must bemade and it must be ensured that the untreated effluents and solid wastes are notdischarged into the water or on the beach; and no effluent or solid waste shall bedischarged on the beach;

(xiv) To allow public access to the beach, at least a gap of 20 metres width shall beprovided between any two hotels or beach resorts; and in no case shall gaps be lessthan 500 metres apart; and

(xv) If the project involves diversion of forestland for non-forest purposes, clearance asrequired under the Forest (Conservation) Act, 1980 shall be obtained and therequirements of other Central and State laws as applicable to the project shall bemet with; and approval of the State or Union territory Tourism Department shall beobtained.

**Note:** Construction of beach resorts or hotels shall not be permitted in Ecologically sensitiveareas (such as marine parks, mangroves, coral reefs, breeding and spawning groundsof fish, wildlife habitats and such other area as may be notified by the Central or StateGovernment Union territories).

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## **ANNEXURE –IV**

### **GUIDELINES FOR PREPARATION OF COASTAL ZONE MANAGEMENT PLANS**

#### **1. Demarcation of High Tide Line and Low Tide Line**

Demarcation of High Tide Line (HTL) and Low Tide Line (LTL) as carried out by NCSCM for the entire coastline of the country, has been made available to the Coastal States / Union Territories and only such demarcation of HTL and LTL shall be applicable for all purposes under this Notification.

2. A 'Hazard line' has been demarcated by the Survey of India (SOI) taking into account the extent of the flooding on the land area due to water level fluctuations, sea level rise and shoreline changes (erosion/accretion) occurring over a period of time. The hazard line mapped by SOI has been shared with the coastal States/UTs through NCSCM. The hazard line shall be used as a tool for disaster management plan for the coastal environment, including planning of adaptive and mitigation measures. With a view to reduce the vulnerability of the coastal communities and ensuring sustainable livelihood, while drawing the CZMPs, the land use planning for the area between the Hazard line and HTL shall take into account such impacts of climate change and shoreline changes, **in such a way that adequate mitigation measures like storm water drains, Cyclone shelters, pumping stations, provision of stilts with higher height, wave energy dissipation measures, will be planned with time bound implementation along with provision of funds. However, no restrictions shall be imposed on the development of buildings/infrastructure within such hazard line affected area.** <sup>(45)</sup>

#### **3. Preparation of CZM Maps**

(i) Base Maps of 1:25,000 scale shall be acquired from the Survey of India (SOI) and wherever 1:25,000 maps are not available, 1:50,000 maps shall be enlarged to 1:25,000 for the purpose of base map preparation and these maps will be of the standard specification given below:

Unit :	7.5 minutes X 7.5 minutes
Numbering :	Survey of India Sheet Numbering System
Horizontal Datum :	Everest or WGS 84
Vertical Datum :	Mean Sea Level (MSL)
Topography :	Topography in the SOI maps will be updated using latest satellite imageries or aerial photographs

(ii) Coastal Zone Management (CZM) Maps of scale 1:25,000 shall be got prepared by any of the agencies identified by the MoEF&CC vide its Office order number J-17011/8/92-IA-III dated 14<sup>th</sup> March 2014 using the demarcation of the High Tide Line or LTL, as carried out by NCSCM.

(iii) Various regulatory lines viz. at a distance of 20 mtrs., 50 mts., 200 mts. and 500 mts. from HTL respectively, as applicable in various CRZ categories, and the Hazard line shall be demarcated and transferred to the CZM Maps

(iv) HTL, LTL and CRZ boundaries, as applicable, shall also be demarcated in the CZM maps along the banks of tidal influenced inland water bodies.

(v) Classification of different coastal zones shall be done as per the CRZ notification and Standard national or international colour codes shall be used.

#### **4. Local level CZM Maps**

(i) Local level CZM Maps are for the use of local bodies and other agencies to facilitate implementation of the Coastal Zone Management Plans

(ii) Cadastral (village) maps in 1:3960 or the nearest scale, as available with revenue authorities shall be used as the base maps.

(iii) HTL, LTL, other CRZ regulatory lines and the Hazard line shall be demarcated in the cadastral maps and classifications shall be transferred into local level CZM maps.

**(iv) In light of advancement in GIS technology, both such maps (1:25000 scale and 1:4000 scale) shall be prepared and published at same time. <sup>(46)</sup>**

#### **4. Classification of CRZ areas**

(i) The CZM Maps shall clearly demarcate the land use plan of the area and map out the Ecologically Sensitive Areas (ESAs) or the CRZ-IA areas as per mapping made available by NCSCM to coastal State / UTs. All such ESAs shall be appropriately demarcated with colour codes.

(ii) Buffer zone along mangrove areas of more than 1000 sq mts. shall be stipulated with different colour distinguishing from the mangrove area. The buffer zone shall also be classified as CRZ-I area, **wherever required.** <sup>(47)</sup>

(iii) In the CRZ areas, the fishing villages, common properties of the fishermen communities, fishing jetties, ice plants, fish drying platforms or areas infrastructure facilities of fishing and local communities such as dispensaries, roads, schools, and the like, shall be indicated on the cadastral scale maps. States shall prepare detailed plans for long term housing needs of coastal fisher communities in view of expansion and other needs, provisions of basic services including sanitation, safety, and disaster preparedness.

(iv) The water areas of CRZ-IV shall be demarcated and clearly demarcated if the water body is sea, lagoon, backwater, creek, bay, and estuary and for such classification of the water bodies the terminology used by Naval Hydrographic Office shall be relied upon. **The area which is not directly fronting sea, not directly exposed to sea waves hitting on the**



**coast, but connected to sea with wider opening, and situated in “Non eroding coasts”; shall be subjected to “Sea wave impact analysis” and decision about its classification either as “Seafront” or “Tidally influenced waterbody” shall be taken by MoEF, in consultation with NCSCM, as and when referred by the State CZMAs. <sup>(48)</sup>**

(v) The fishing Zones in the water bodies and the fish breeding areas shall be clearly marked.

(vi) In CVCAs, the land use maps shall be superimposed on the Coastal Zone Management Plan clearly demarcating the CRZ-I, II, III, IV.

(vii) The existing authorized developments on the seaward side shall be clearly demarcated.

(viii) The features like cyclone shelters, rain shelters, helipads and other infrastructure including road network may be clearly indicated on the CZM Maps for the purpose of rescue and relief operations during cyclones, storms, tsunami and the like.

(ix) Construction of buildings or other activities shall be permitted under the CZMPs provided adequate arrangements are made for proper management and disposal of solid and liquid wastes in accordance with the environmental standards, rules and statutes etc. Under no circumstances, untreated effluents shall be disposed off in the coastal waters.

## **5. Public consultations on the CZMP.**

(i) The draft CZMPs prepared shall be given wide publicity and suggestions and objections received in accordance with the Environment (Protection) Act, 1986. Public hearing on the draft CZMPs shall be held at district level by the concerned CZMAs.

(ii) Based on the suggestions and objections received the CZMPs shall be revised and ~~approval of MoEF&CC shall be obtained~~ **and sent to MoEF&CC for records. <sup>(49)</sup>**

(iii) The approved CZMP shall be put up on the website of MoEF&CC, concerned website of the State, Union Territory CZMA and hard copy made available in the Panchayat Office, District Collector Office and the like.

## **6. Revision of Coastal Zone Management Plans**

(i) Whenever there is a doubt the concerned State or Union territory Coastal Zone Management Authority shall refer the matter to the National Centre for Sustainable Coastal Management who shall verify the CZMP based on latest satellite imagery and ground truthing; **except minor errors like incorrect location of heritage structure, incorrect location of plot boundary, incorrect location of road etc. and such minor matters shall be dealt at State CZMA level and their decisions about such minor corrections in CRZ classifications etc. shall be sent to MoEF for records and also published on MCZMA website and kept in public domain for minimum period of one year. <sup>(50)</sup>**

(ii) If required the rectified map would be submitted to MoEF&CC for consideration.

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## **PROJECT INFORMATION DETAILS**

### **1. PROJECT DETAILS**

- A. Project Name
- B. Survey No./ Village/ Co-ordinates
- C. District
- D. State
- E. Whether the proposal is for (Select relevant field)
  - (i) Fresh Clearance under CRZ
  - (ii) Amendment to an already issued CRZ clearance
  - (iii) Extension of validity of an already issued CRZ clearance
- F. Name of the Applicant
- G. Address of the Applicant
- H. Contact details (Telephone nos. and e-mail address)
- I. Cost of the project (Rs in crores)

### **2. BENEFITS OF THE PROJECT**

- A. Details of Project Benefits
- B. Employment Likely to be Generated (Yes/No)
  - If Yes
    - (i) Total Manpower Requirement
    - (ii) Permanent Employment (Numbers)
    - (iii) Temporary Employment (Numbers)
    - (iv) Temporary Employment- During Construction (Numbers)
    - (v) Temporary Employment- During Operation (Numbers)

### **3. DESCRIPTION OF THE PROJECT UNDER CONSIDERATION (Select the Category of the project):**

#### **A. Resort / Buildings / civic amenities**

- (i) Total area/Built-up area (in sqm.)
- (ii) Height of structure
- (iii) FSI ratio
- (iv) Name of concerned town planning authority/ Panchayat etc.
- (v) Details of provision of car parking area

#### **B. Coastal Roads / Roads on Stilt**

- (i) Area of land reclamation
- (ii) Estimated quantity of muck/earth for reclamation
- (iii) Traffic carrying capacity
- (iv) Dimensions of road

#### **C. Pipelines from thermal power blow down**

- (i) Length of pipeline
- (ii) Length traversing CRZ area
- (iii) Depth of excavation
- (iv) Width of excavation
- (v) Length of pipeline from seashore to deep sea
- (vi) Depth of outfall point from surface of sea water

(vii) Temperature of effluent above ambient at disposal point

**D. Marine Disposal of Treated Effluent through pipelines**

- (i) Location of intake/ outfall
- (ii) Depth of outfall point
- (iii) Length of pipeline
- (iv) Length traversing CRZ area
- (v) Depth of excavation
- (vi) Width of excavation
- (vii) Length of pipeline from shore to deep sea/creek
- (viii) Depth of outfall point from surface of water
- (ix) Depth of water at disposal point
- (x) BOD, COD, TSS, oil & grease, heavy metals in the effluent

**E. Facility for storage of goods/chemicals**

- (i) Name of chemical
- (ii) End use of the chemical
- (iii) No. of tanks for storage
- (iv) Capacity of tanks

**F. Offshore structures**

- (i) Exploration or development
- (ii) Depth of sea bed
- (iii) No. of rigs
- (iv) No. of platform
- (v) Details of group gathering stations

**G. Desalination Plant**

- (i) Capacity of desalination
- (ii) Total brine generation
- (iii) Temperature of effluent above ambient at disposal point
- (iv) Ambient salinity
- (v) Disposal point

**H. Mining of rare earth/atomic minerals**

- (i) Capacity of mining
- (ii) Type of mineral to be extracted
- (iii) End use of the mineral

**I. Sewage Treatment Plants**

- (i) Capacity
- (ii) Total area of construction
- (iii) Compliance of effluent parameters as laid down by cpcb/spcb/other authorized agency
- (iv) Whether discharge is in sea water/creek?

If yes

- Distance of marine outfall point from shore/from the tidal river bank
- Depth of outfall point from sea water/river water surface
- Depth of seabed/riverbed at outfall point

**J. Lighthouse**

- (i) Total ground area of foundation/platform
- (ii) Height of the structure

**K. Wind Mills**

- (i) Capacity (MW)
- (ii) Height of the windmill
- (iii) Diameter of the windmill
- (iv) Length of blade
- (v) Speed of rotation
- (vi) Transmission lines (overhead or underground)

**L. Others**

- (i) Please specify with salient features
- (ii) Upload relevant Documents (upload PDF only)

**4. PROJECT LOCATION AS PER CRZ CLASSIFICATION**(If project site falls in different/multiple CRZ categories the same may also be elaborated)

**5. CLAUSE OF CRZ NOTIFICATION UNDER WHICH PROJECT IS A PERMISSIBLE /REGULATED ACTIVITY**

**6. MANDATORY FIELDS FOR PROJECT ASSESSMENT**

**A. CRZ map in 1:4000 scale indicating HTL, LTL demarcation and distance of the nearest project boundary (in meters) from HTL to be stated**

- (i) Upload Map (kml file)

**B. Project layout superimposed on CRZ Map 1:4000 scale with classification of project location including other notified ESAs prepared**

- (i) Upload Map (kml file)

**C. CRZ map 1:25000 scale covering 7 km radius around Project site**

- (i) Upload Map (kml file)

**7. PROJECT LOCATED IN (Select Type)**

- (i) Non eroding Coast
- (ii) Low and Medium eroding coast
- (iii) High eroding Coast

**8. DETAILS OF FOREST/ MANGROVES LAND INVOLVED (YES/NO)**

**IF YES**

- (i) Detail of area diverted
- (ii) Forest clearance to be submitted (Upload document)
- (iii) No. of trees to be cut under the project
- (iv) Compensatory afforestation plan to be submitted (Upload document)

**9. DISTANCE OF PROPOSED PROJECT FROM ESA/MARINE PARK/ WILD LIFE SANCTUARY**

- (i) Within 10 km radius from the project site (Yes/No)

If YES

- Permission from NBWL to be submitted (Upload document)  
(Not required for Residential/commercial building construction projects.) <sup>(51)</sup>

**10. NOC OR CONSENT TO ESTABLISH FROM STATE/UT POLLUTION CONTROLBOARDS OBTAINED (YES/NO)** (Not required for Residential/commercial building construction projects.) <sup>(52)</sup>

If YES

- (i) Copy of NOC to be provided (Upload document)
- (ii) Conditions imposed to be stated (Upload document)

**11. EIA studies (relevant fields to be filled)** (Not required for Residential/commercial building construction projects.) <sup>(53)</sup>

**A. Terrestrial studies:**

- (i) Summary Details of EIA (Terrestrial ) Studies
- (ii) Upload Recommendation made in EIAs (Upload document)
- (iii) State period of Study

**B. Marine Studies**

- (i) Summary Details of EIA (Marine) Studies
- (ii) Upload Recommendation made in EIAs (Upload document)
- (iii) State period of Study

**12. DISASTER MANAGEMENT PLAN / NATIONAL OIL SPILL DISASTER CONTINGENCY PLAN (if applicable)** (Not required for Residential/commercial building construction projects, if NOC from concerned fire officer of local authority is attached.) <sup>(54)</sup>

**13. PROJECT INVOLVING DISCHARGE OF LIQUID EFFLUENTS:**

- (i) Capacity of STP
- (ii) Quantity of effluent generated
- (iii) Quantity of effluent treated
- (iv) Method of treatment & disposal

**14. PROJECT INVOLVING DISCHARGE OF SOLID WASTE:**

- (i) Type of solid waste
- (ii) Quantity of solid waste generated
- (iii) Method of disposal
- (iv) Mode of transport

**15. WATER REQUIREMENT (KLD)**

- (i) Quantity of water required
- (ii) Source of water
- (iii) If Ground water (Upload a copy of approval from CGWA or authorised body)
- (iv) If other Source (Upload a copy of permission from competent authority)
- (v) Mode of transport
- (vi) Commitment of water supply (Upload document)

**16. DETAILS OF WATER TREATMENT AND RECYCLING (If any) (Multiple Entries Allowed)**

Type/ Source	Quantity of Waste Water Generated (Kilos Litre per Day)	Treatment Capacity (Kilos Litre per Day)	Treatment Method	Mode of Disposal	Quantity of Discharged Water (Kilos Litre per Day)	Quantity of Treatment Water used in Recycling/Reuse (Kilo Litre per Day)

**17. DETAILS OF RAINWATER HARVESTING**

- (i) No. of Storage tanks
- (ii) Total capacity of tanks
- (iii) No. of Recharge Pits
- (iv) Capacity of pits

**18. ENERGY REQUIREMENT AND SOURCES**

- (i) Total Power Requirements (kW.h)
- (ii) Source
- (iii) Upload Copy of Agreement (upload pdf only)
- (iv) Stand By Arrangement (Details)

**19. ENERGY EFFICIENCY/SAVING MEASURES**

- (i) Source/Mode
- (ii) Details of savings

**20. RECOMMENDATION OF STATE COASTAL ZONE MANAGEMENT AUTHORITY**

- (i) Upload Copy of CZMA recommendations (Upload pdf only)
- (ii) Compliance status of the Conditions Imposed

**21. WHETHER PROPOSAL ATTRACTS EIA NOTIFICATION, 2006. (Yes/No)**

If YES,

- (i) the category thereof
- (ii) Status of proposal for EC (as applicable)

**22. SOCIAL AND ENVIRONMENTAL ISSUES AND MITIGATIONS MEASURES SUGGESTED INCLUDING BUT NOT LIMITED TO R&R, WATER, AIR, HAZARDOUS WASTES, ECOLOGICAL ASPECTS, ETC. (Brief Details to be Provided)**

(Social Impact issues and analysis Not required for Residential/commercial building construction projects.) <sup>(55)</sup>

**23. DETAILS OF COURT CASES** Whether there is any Court Cases pending against the project and/or land in which the project is proposed to be set up? (Yes/No)

**If Yes,**

**Pending or Disposed**(Select relevant)

(i) Name of the Court (Supreme Court, High Court, NGT)

(ii) Case No.

(iii) Case Details

(iv) Orders/Directions of the court, if any and its relevance with the proposed project(Upload document)

**24. ADDITIONAL INFORMATION, If any**

**UNDERTAKING:**It is certified that the information given above are true to the best of my knowledge and belief and nothing contravening the provisions of CRZ Notification, 2011 has been concealed therefore.

.....

**JUSTIFICATION FOR SUGGESTIONS/OBJECTIONS**

Serial Number as given above	Justification
1	The Genesis of the notification lies in achieving the safety of coastal residents due to sea level rise and the like. The land situated within 500m



	from HTL of sea, but located on Hilltop with height more than 25m, above the mean sea level, the provisions of this notification shall not apply.
2	We suggest that No approval from Moef is required but such revised CZMP shall be sent to Moef for records only and not for approval.
3	Continuing 100m for creek for “Years to go” till further new CZMP is prepared and sanctioned, is not “East of doing business”, but simply a “Positive hope/Dream” without any timelines/any responsibility. Therefore such words of “Dream” are deleted.
4	Solution is suggested in case the State Govt delay preparing CZMP within stipulated time .
5	Mangrove buffer zone not classifying as CRZ-I in developed areas, is the interpretation of law by Mumbai high court and the same is proposed as per the high court orders in WP No.176 of 2015, on 29.07.2015 and 03.09.2015.
6	Instead of approval from Moef to revised CZMP, it is suggested to be sent the same to Moef for records and not approval.
7	All mangrove buffer zones are not classified as CRZ-I. Hence this clarity is required. In other mangrove buffer zones in CRZ-II, development as per CRZ-II shall be permitted.
8	Permissibility local TC and P rules from time to time added in CRZ-II
9	Instead of only “Authorised fixed structures”, the words “structures protected by any state laws/policy” are also added to cover cess buildings, slum and structures protected which are in existing prior to datum line of 1961-62.
10	There is no justification again freezing FSI as on the date of this notification. FSI/FAR also shall be permitted as applicable from time to time. Hence the words are corrected and shown in different colours with strikethrough.
11	The word “Reconstruction” is changed to “Redevelopment” so as to avoid any litigations in future.
12	Instead of allowing redevelopment of only “Authorised fixed structures”, the words “structures protected by any state laws/policy” are also added to cover cess buildings, slum and structures protected which are in existing prior to datum line of 1961-62.
13	The condition “No change of use” has no environmental ramifications. Rather it is eco friendly to convert an existing industry in coastal areas and redevelop and change the softer use like office or residential. Hence the required corrections are made.
14	There is no justification again freezing FSI as on the date of this notification. FSI/FAR also shall be permitted as applicable from time to time. Hence the words are corrected and shown in different colours with strikethrough.
15	CRZ category of beach is specified to avoid ambiguity.
16	Home stay dwellings proposed on landward side of state highway in NDZ of CRZ, to promote tourism.
17	The dwelling units beyond NDZ, of CRZ-III, shall not be necessarily for local residents/fishing community/gaothan community and can be second home for nearby metro city residents. This will improve economics of this area/standard of living/ employment opportunities and the like.
18	Dwelling unit occupants who may not be local residents/local community etc, shall be allowed to take up “Home stay” as a business model and allowed to settle for his livelihood in coastal area, as the Constitution under section

	19(1)(g) specifically permits so under right to live and right to trade and practice anywhere in India.
19	No requirement of MCZMA clearance for repairs to existing structures in CRZ has been elaborately dealt with by Mumbai high court. Hence this suggestion made to allow repairs in CRZ.
20	"Czmp to be sent to MOEF for approval at the earliest" are the words without any time frame. Hence proposed to be deleted and 12 months time frame is added to send the revised CZMP to MoEF for records and not approval.
21	Deletion is proposed as the activity of notifying CZMPs by State Govt. is expected to be time bound in line with the Government's initiative Ease of doing business
22	Solution is suggested in case the State Govt delay preparing CZMP within stipulated time .
23	Due to advent of GIS technology it is not necessary to prepare CZMP at unworkable scale of 1:25000 but can be directly prepared at 1:4000 scale.
24	Reduction of CRZ widths at Local level in the event of failure of the state machinery is suggested.
25	Draft CZMP shall be sent to MoEF only for records and not for approval.
26	The words about "Approval of draft CZMP by MoEF are deleted in view of 25 above.
27	Time bound mechanism and in case of failure by govt machinery for any grounds, the "No Violation" provision is suggested to give relief and avoid protracted litigations.
28	FSI use of CRZ affected portion of land as well as grant of TDR in lieu of lands surrendered under public reservation as well as under CRZ, a distinct provision is added as suggestion.
28A	Single approving Authority is suggested for time bound clearance of proposals for MOEF and CRZ and to reduce repetition . Also this in line with Government's vision of Single Window Clearance
29	CRZ category is added for self dwelling units.
29A	In case of building construction project / housing scheme the project proponent should require to submit concept plan only incorporating the full development potential of such project. Project proponent should not require to submit detailed building plan for scrutiny of CZMA
30	Comprehensive EIA not required for building construction projects.
31	Risk assessment report not required for building construction projects.
31	MPC Consent not required for building construction projects.
33	When MCZMA is not in force, concerned environment department shall appraise and send the recommendations to concerned planning authority or SEIA or MoEF.
34	For transparency, E mail to be used.
35	CVCA restrictions shall not apply on land and only shall apply in CRZ-I areas. Hence the proposals on land in these districts shall be processed routinely as per CRZ-II or III provisions. The proposals in CVCA districts even for small house repairs are pending for last 3 years.
36	Encumbered open spaces shall allowed to be developed as per the prevailing regulations for effective implementations of Redevelopment schemes .
38	Buffer zone for mangroves not to be classified as CRZ-I, as per high court orders in WP No.176 of 2015, on 29.07.2015 and

	03.09.2015.
39	Buffer zone for mangroves not to be classified as CRZ-I, as per high court orders in WP No.176 of 2015, on 29.07.2015 and 03.09.2015.
40	Only those salt marshes existing on the date of notification shall be conserved as many salt marshes has been closed down, dried and put to agricultural use in between 1991 to 2018.
41	Minor errors in CZMP like Wrong location of heritage site, wrong plot boundaries, wrong road position if any shown in approved CZMP shall be corrected at State CZMA level and shall not construe amendment to CZMP.
42	Conditions imposed for without change in façade / change in plinth are in the domain of heritage committee/Archeological department and hence proposed to be deleted.
43	Landwardness clause in CRZ-II shall be relaxed for Mumbai, as the entire Mumbai has been made by clubbing 7 islands and has maximum sea/creek frontage with lesser width. The entire city is developed upto shoreline of sea/creek and there is no "Environmental" up gradation to be achieved by applying such landwardness clause for very few vacant plots remaining and on seaward side of road/structure.
44	Beach resorts in CRZ-II area shall be permitted with FSI and TCP regulations as permissible from time to time.
45	Hazard line relevance shall be only for planning and mitigation measures construction and hazard line shall not put any restrictions on development/redevelopment and this fact shall be made amply clear.
46	Due to advent of GIS technology, both 1:25000 and 1:4000 maps shall be prepared and published simultaneously.
47	Mangrove Buffer zone not required/applicable in Mumbai and such urban areas, as explained earlier in light of high court orders.
48	Some areas which are not SEA-FRONT, but marked with 500m CRZ buffers needs further scientific analysis and sea wave study and shore impact analysis, to conclude whether such area not fronting the sea but huge waterbody connected to sea can be classified as "SEAFRONT" or as "Tidally influenced waterbody" so as to mark CRZ belt of 500m or 50m as the case may be. This provision is added for such cases. One of the example of such case is "MUMBAI PORT TRUST WATERFRONT" area as the same is NOT SEAFRONT, but 500m buffers are marked in CZMP.
49	Revised CZMP shall be sent to MoEF only for records and not for approval.
50	Minor errors in CZMP like Wrong location of heritage site, wrong plot boundaries, wrong road position if any shown in approved CZMP shall be corrected at State CZMA level and shall not construe amendment to CZMP.
51	NBWL permission not required for Residential/Commercial development.
52	Consent from State PCB not required for Residential/Commercial development.
53	EIA studies not required for Residential/Commercial development.
54	DMP not required for Residential/Commercial development if NOC from Fire officer is submitted
55	Social Impact analysis not required for Residential/Commercial development.

