

Che/DP/136/Gen

2020-21

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No.Ch.Eng/DP/ 27034 / Gen Dated 19/05/2020

**Sub:** Uniformity in issuing CRZ remarks as per approved CZMP 2000 pursuant to CRZ Notification 1991/CZMP-2018 pursuant to CRZ Notification 2011.

**Ref:** CHE/DP/42/Gen dated 2018-19. (N/19)

N/3-6  
Reference is please requested to this office earlier report vide pg N/3 to N/6 regarding issuing of Coastal Regulation Zone (CRZ) remarks, in wake of sanction of Coastal Zone Management Plan-2018 vide O.M. dated 16.08.2018 pursuant to MOEF Notification for CRZ 2011 dated 06.01.2011. The then Hon'ble M.C. has approved the proposal for issuing of CRZ remarks vide pg N/6.

N/6  
In the report, it was mentioned that due to non availability of approved CZMP-2018 GIS based maps in the scale of 1:4000, it was proposed to offer tentative CRZ remarks as per approved CZMP-2018 by superimposing the approved CZMPs uploaded by MCZMA on the map scale of 1:4000. A note marked 'A' at pg N/6 stating that "the remarks offered as per approved CZMP-2018 are tentative & are subject to physical /actual demarcation of HTL/LTL by competent Authority. Further the physical/ actual demarcation of HTL/LTL, if required, shall be obtained from the agencies authorized by the competent Authority in this regards" was incorporated in CRZ remarks.

Further, it was also mentioned that the tentative CRZ 2018 remarks would also be insisted for the plots situated in the vicinity of CRZ buffer i.e. within the distance of 10 mtrs from CRZ buffer, as an abundant caution till shape format files of the approved CZMP-2018 plans in the scale of 1:4000 are received from MOEF & CC/MCZMA. An additional note marked 'B' at pg N/6 stating that " As the plot is situated within 10 mtrs from CRZ buffer, the physical/ actual demarcation of HTL/LTL shall be obtained from

the agencies authorized by the Competent Authority in this regards" was incorporated in CRZ remarks, wherever applicable.

Accordingly, offline CRZ remarks, as per approved CZMP-2018 as per CRZ Notification 2011 along with CZMP 2000 provisions, are being issued under the signature of the A.E.(D.P.) of the respective wards.

However, it has been observed recently that a uniformity is not maintained in issuing CRZ remarks & interpreted differently for the reasons mentioned below.

- 1) The soft copies of approved CZMP maps-2018 in the shape file format are not yet made available by MCZMA/MOEF. The PDF copies of approved CZMPs-2018 maps, available on web site of MCZMA/MoEF are being used for issuing CRZ remarks. The said PDF copies are available in the scale of 1:25000 which cannot be effectively superimposed on DP Sheets of scale 1:4000 directly. The PDF copies of CZMP-2018 plans, when superimposed on DP Sheets, by changing the scale gives a blurred map. The detailed CZMPs are spread over number of DP Sheets. The width of scaled buffer line of CRZ itself is 5 mm thick, which to the scale of 1:4000 amounts to actually 20 mtrs. In many cases, particularly for smaller plots, the buffer line covers entire plot.
- 2) The CRZ remarks are being issued & interpreted differently due to non clarity about difference in scale and spreading of thickness of buffer zone edge on DP Sheets.
- 3) It is herein mentioned that draft maps as per CRZ 2019 notification are published by MCZMA, which are yet to be finalized. Hence, at present the remarks as per CZMP-2018 i.e. as per CRZ notification dt. 6.11.2011 are being issued and hence in view and in absence of shape files of CZMP-2018 and in order to clarity to CRZ remarks, it is proposed to adopt following procedure

**Proposal:-**

In order to overcome this ambiguity and as an abundant precaution in issuing CRZ remarks, it is proposed to issue CRZ remarks as per

location of plot in CZMP-2000 maps & superimposed on CZMP-2018 maps. Also it is proposed to insist NOC from MCZMA for plots upto 50 mtrs from outer edge of buffer line instead of earlier 10 mtrs from CRZ boundary. Hence Note 'B' at pg N/6 will be modified to Note 'C' which will read as follows: -

Note 'C':- "As the plot is situated within 50 mtrs from CRZ buffer, the physical / actual demarcation of HTL / LTL shall be obtained from the agencies authorised by the competent Authority in this regard"

A sample copy of revised CRZ remarks along with the plan prepared is submitted at pg C/31-33.

**Approval:-**

In view of above, Ch. Engineer (DP)/ Hon'ble M.C.'s approval is requested to proposal at sidelined 'X' above.

Submitted please.

(C. H. Kandalkar)  
Dy.Ch.E. (D.P.) II

(P.P.Raut)  
Dy.Ch.E. (D.P.) I

(V.P. Chithore)  
Ch. E. (D.P.) &  
Dir (E.S&P)

'X' above is submitted for approval please.

Ch. Engineer (D.P)  
& Dir. (E.S. & P)

(Iqbal Singh Chahal)  
Hon'ble M.C.  
Sir,

mcr/3478  
21-8-2020

✓ ch-E (D.P) & DMC (SE)

28/8-20

Municipal Commissioner

बृहन्मुंबई महानगरपालिका  
आयुक्तांचे कार्यालय

19 MAY 2020

समय ११, १२, १३, १४,  
१५, १६, १७, १८.

क्रमांक MCP 2514  
31-08-2020

बृहन्मुंबई महानगर पालिका			
प्रमुख अभियंता (विकास नियोजन)			
यांचे कार्यालय			
११	३	१२	४
१३	५	१४	६
31 AUG 2020			
04975			
क्र.प्र.अ/वि.नि.			
साधारण	शहर	पूर्व उप	प. उप
वि.नि.	वि.नि.	लेखा	आस्था

Dy. Ch ECDP I

31/08/20.  
 Chief Engineer  
 (Development Plan)  
 & Deputy Mun. Comm.  
 (Spl. Engg.)

MCP/3470  
 MCP/2514

Process as per Hon. MC's approval.

03.09.2020

Dy. Chief Engineer  
 (Development Plan) I

AE (DP) CRZ

SE (DP) RIS-E

AE (DP) RIS  
 04/09/20.

A.O. (D.P.) I

along with C/31

- 1) Please circulate Pg. N/13 to N/17 to all E.E (DP), A.E. (DP) & SE. (DP) and display on portal.
- 2) Please arrange to keep file in record.
- 3) Also forward above documents to all B.P. sections.

Yes  
 7/9/2020

E.E. (DP) W.S. (H&K)

मुखि (साधारण)  
 योग्य ती कार्यवाही त्वरित करावी.  
 06/09/2020  
 प्र.अ.वि.नि. २

AE (DP) RIS  
 07/09/2020.



बृहन्मुंबई महानगरपालिका

क्र. MCP / 2514 दि. 17.08.2020

प्रमुख अभियंता (विकास नियोजन)

महोदय,

मा.मनपा आयुक्त महोदयांनी क्र.एमजीसी/ए/4092 दि.13.08.2020 (प्रत सोबत जोडली आहे.)

अन्वये दिलेल्या निर्देशानुसार सदर नस्ती त्वरीत फेरसादर करावी ही नम्र विनंती.

सविनय सादर.

14/8/20  
कार्यकारी अभियंता (आयुक्त कार्यालय)

बृहन्मुंबई महानगर पालिका			
प्रमुख अभियंता (विकास नियोजन)			
यांचे कार्यालय			
११	17 AUG 2020		३
१२	04238		४
१			५
२			६
क्र.प्र.अ.वि.नि./			
शहर	पूर्व. उप	प. उप	
विडीआर	लेखा	आस्था	

Dy. CH E(COP) I

18/08/20.

प्रमुख अभियंता  
(विकास नियोजन)

उपायुक्त (विशेष अभियांत्रिकी)

क्र. प्र.अ.वि.नि./ 4238/2020  
20 AUG 2020

मा. आयुक्त महोदयांच्या निर्देशानुसार ह.क्र. N-16 वरील 'X' ला

मा. आयुक्त महोदयांच्या मंजूरीवरील निष्ठाळ मर्यादा समिती सादर.

15/08/20

14/8/20

18/08/20  
प्रमुख अभियंता (वि.अ.) व  
उपायुक्त (वि.अ.)

मा. आयुक्त  
महोदय,

वृहन्मुंबई महानगरपालिका  
आयुक्तांचे कार्यालय

21 AUG 2020

समय ११, १२, १३, १४,  
१५, १६, १७, १८,  
क्रमांक

क्रमांक MCP/ 3470

2/8/2000

॥ श्रीगणेशाय नमः ॥  
 (गणेशाय नमः)  
 (गणेशाय नमः)

SAMPLE

4/31

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**No.Ch.Eng/DP/**

**/**

**Dated**

Office of the  
Chief Engineer (Development Plan)  
Municipal Head Office, 5<sup>th</sup> floor,  
Annex. Building, Mahapalika Marg,  
Fort, Mumbai - 400 001.

**Sub:** C.R.Z. Remarks for property bearing F.P. No 85, 86 & 87 of TPS II Mahim in G/North Ward.

The CRZ remarks for above lands as per the sanctioned CZMP 2000 map to the scale of 1:4000 showing HTL/ setback lines & Final CZMP 2011 published on 21.10.2018 to the scale of 1:25000 are attached herewith.

**Remarks as per earlier CZMP-2000**

As per sanctioned CZMP, (having HTL/ setback lines with map scale 1:4000(GIS)), the plot under reference i.e. F.P. No 85, 86 & 87 of TPS II Mahim, shown bounded blue on the plan is situated in CRZ-II.

**Remarks as per Final CZMP-2011**

As per Final CZMP 2011, (having HTL/ setback lines with map scale 1:4000(GIS)), the plots under reference i.e. F.P. No 85, 86 & 87 of TPS II Mahim in G/North Ward, shown bounded blue on the plan is situated within 50 mtrs of buffer.

The HTL, transferred on D.P. sheet with scale 1:4000 is as per Final Coastal Zone Management Plan published on 21.10.2018, is tentative and subject to demarcation from Competent Authority.

"The remarks offered as per Approved Coastal Zone Management Authority (MCZMA) are tentative & are subject to physical / actual demarcation of H.T.L. / L.T.L. by Competent Authority.

As the plot is situated within 50 mtrs from CRZ buffer, NOC from MCZMA & the physical / actual demarcation of HTL / LTL shall be obtained from the agencies authorised by the competent Authority in this regard."

The above remarks are offered only from the CRZ point of view without reference to ownership and without verification of the status of the structure if any on the land under reference.

In view of above, you are requested to obtain the CRZ clearance / NOC from the MCZMA before processing the proposal.

**Acc:- Plan-CZMP**

Yours faithfully

Assistant Engineer  
(Development Plan) City