

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL**

**WESTERN ZONE BENCH, PUNE**

**APPEAL NO. 61 OF 2026 (WZ)**

**IN THE MATTER OF :-**

Al-Saad Builders & Developers & Anr.

.....Appellants

Versus

Administration of the Union Territory  
of Dadra and Nagar Haveli & Daman  
& Diu & Ors.

....Respondents

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FILED BY :



[SUNITA SHARMA]

**Advocate for the Respondent No.2 –  
Daman & Diu Coastal Zone Management Authority**

Chamber No. 202, C.K. Daphtary Block ,  
Tilak Lane, Supreme Court of India

New Delhi-110001

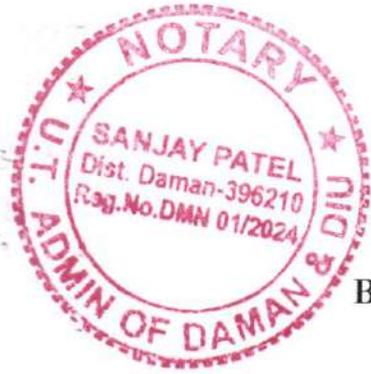
Telephone No. 011-23384132

Mob: -9811602201

E-mail:- [sunitasharma361@gmail.com](mailto:sunitasharma361@gmail.com)

PLACE: PUNE

DATED: 13 .03.2026:



Serial No. 3181  
 Daman Dt. 12/03/2026  
Particular Attestation

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.....Appellants

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 & Diu & Ors.

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**AFFIDAVIT IN REPLY ON BEHALF OF RESPONDENT NO. 2 -  
 DAMAN AND DIU COASTAL ZONE MANAGEMENT  
 AUTHORITY.**

I, Puneet Kulshreshtha, Member Secretary, Daman & Diu Coastal Zone Management Authority – DDCZMA, having my office at Fort Area, Moti Daman, Daman - 396220, do hereby solemnly affirm on oath and state as under :-

1. In my official capacity as stated above I am conversant with the facts and circumstances of the case as such I am competent to swear this Affidavit.

2. At the outset I deny each and every contention raised by Appellant unless specifically admitted herein under by me.

**I. PRELIMINARY SUBMISSIONS :**

1. It is submitted that present Appeal is misconceived, contrary to record and liable to be dismissed.
2. The Order dated 18.02.2026 was issued pursuant to a duly convened meeting of the Daman & Diu Coastal Zone Management Authority (DDCZMA) held on 16.02.2026.
3. The decision was taken unanimously after due deliberation and is a reasoned statutory exercise under Section 5 of the Environment (Protection) Act, 1986 (The Act).
4. The subject site is classified as CRZ-IA (Mangrove Buffer Zone) under the approved CZMP 2011 and is designated as No Development Zone (NDZ) under paragraph 8(I)(i) of the Coastal Regulation Zone Notification, 2011.
5. Present Appeal is liable to be dismissed as Appellant in RCS No.16 of 2019 filed before Civil Judge (Junior Division), Daman has not impleaded Daman & Diu Coastal Zone Management Authority as party respondent



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deliberately and with mala fide intention. Only Daman Municipal Council (DMC) was impleaded as party. Similarly before District and Sessions Court as well as before Hon'ble High Court appellant has not impleaded answering respondent as party being fully aware of the fact that Coastal Zone Management Authority is a necessary party. DMC vide notices has repeatedly stated that appellant has not obtained CRZ clearance.



6. It is stated that Show Cause Notices were issued to respondent on 15.03.2017, 16.03.2017, 03.04.2017, 05.06.2017, 12.06.2017, 14.05.2018 and 17.05.2018 by Daman Municipal Council. That in the very first notice issued on 15.03.2017 Appellant was requested to intimate as to whether he desired to be heard in person in the matter. Thus Appellant was repeatedly granted opportunity of hearing and on 17.05.2018 appellant was personally heard. However he has been misleading authorities as well as the Hon'ble Court.
7. That Ld. Civil Judge (Junior Division), Daman vide order dated 25.07.2019 has held that appellant has carried out

construction contrary to conditions of the construction licence. The Hon'ble District and Sessions Court has affirmed the findings arrived at by Ld. Civil Judge (Junior Division), Daman.

8. That on 02.02.2026 Show Cause Notice was issued to appellant and in reply to notice appellant has stated that he will apply for CRZ clearance once he gets confirmation that building structure is falling under CRZ-II and is capable of regularization.
9. On 09.02.2026 Notice was served upon appellant for personal hearing and partners of appellant were present in the meeting, accordingly, their submissions were recorded in minutes of meeting dated 16.02.2026.
10. It is stated that the appellant during personal hearing contended that they were not aware that CRZ Notification is to be complied with whereas in reply to SCN dated 16.03.2017 it was contended by appellant that Urban Area are classified under the categories CRZ wherein the reconstruction is permitted upto the existing building line of



④

the Coastal Line. It was further stated that their construction comes within the definition of reconstruction of existing house therefore the provisions of Coastal Regulation Zone is not applicable in his case. Thus, the contention raised by the appellant that he was unaware about applicability of CRZ has no force at all and deserves to be rejected.

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11. That after the Order was passed by Hon'ble High Court on 18.12.2025, inspection was carried out and notice of hearing was given to Appellant. A Meeting of DDCZMA was held on 16.02.2026 in which Appellant No.1 & 2 were present and they have signed the attendance sheet. Therefore it cannot be contended that Principles of Natural Justice have been violated.
  12. It is further stated that on 13.01.2026 Appellant has filed Application for Regularization before the Planning and Development Authority, Office of Town and Country Planning, Daman and Daman Municipal Council (DMC).
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**II. FACTS :-**

- (i). That on 19<sup>th</sup> February, 1991 Ministry of Environment and Forest declared Coastal Stretches as Coastal Regulation Zone (CRZ) and regulated activities in the CRZ, imposed restrictions on industries, operations and processes in the CRZ and prohibited setting of New Industries and expanses of existing Industries and prohibited activities. Category-1 (CRZ-1) as under :-

“(i) Areas that are ecologically sensitive and important, such as national parks/marine parks, sanctuaries, reserve forests, wildlife habitats, mangroves, corals/coral reefs, areas close to breeding and spawning grounds of fish and other marine life, areas of outstanding natural beauty/ historically/ heritage areas, areas rich in genetic diversity, areas likely to be inundated due to rise in sea level consequent upon global warming and such other areas as may be declared by the Central Government or the concerned authorities at the State/Union Territory level from time to time”.



- ii. Area between low tide line and the high tide line.

A copy of Notification dated 19<sup>th</sup> February, 1991 is annexed as ANNEXURE R-1.

- (ii). That on 06.01.2011 Ministry of Environment and Forest issued the Coastal Regulation Zone Notification and vide said Notification imposed restrictions on the setting up and expansion of Industries, Operations or processes in the CRZ it is stipulated that CRZ shall apply to the land between High Tide Line-(HTL) to 100 meters or width of the tree whichever is less.

It is stated that as per Coastal Zone Management Plan the subject site falls under CRZ-1A (a) and it is classified as a no Development Zone. Therefore no construction or development activity is permitted. It is further stated that Note-8 in para-8(i) reads as under -

“(i) The word existing use hereinafter in relation to existence of various features or existence of regularisation or norms shall mean existence of these features or

regularisation or norms as on 19.02.1991 wherein CRZ notification, was notified.

A copy of Notification dated 06.01.2011 is annexed as

**ANNEXURE R-2.**

- (iii). That on 09.11.2012 construction licence No.21/2012-13 was granted to the respondent Clause-16, 17(k) & 17(m) of the License reads as under:-

*“16. The owner shall also obtain the licence/permission/N.O.C. from any other competent authority if required under any other provisions of law for the time being in force, before the commencement of the construction works.*

*17(k) The licensee should obtain NOC from the Fire department prior to commencement of work and on completion of work and should submit to this Council.*

*17(m) The licensee will be responsible if any queries from the CRZ committee arises.”*



A copy of Constructions Licence dated 09.11.2012 is annexed as ANNEXURE R-3.

- (iv). That on 13.04.2016 permission for proposed residential building was extended from 09.11.2015 to 08.11.2018 it was stated as under:-

*“Further, the licensee shall be liable to any violation of any rules/ regulation Court Order, Directions/Order of the Administrator of UT of Daman, Diu and DNH, Directions/Order of the Govt. of India. And the violated portion if constructed will be demolished and the expenditure incurred in this process will be recovered from the licence.”*

- (v). That on 15.03.2017 Show Cause Notice was issued to respondent by Daman Municipal Council (DMC) stating that licensee has not obtained No Objection Certificate (NOC) by Fire Department and has thus violated condition 17(k) of the construction licence and he was required to reply to the notice within 15 days of receipt of Notice and he was further requested to intimate whether he desired to be heard in person in the matter.

(vi). That on 16.03.2017 DMC issued a notice to respondent stating that as per condition No.16 and 17(m) of construction licence dated 09.11.2012, it was mandatory for the owner/developer to avail all the licences/permission from competent authority, however appellant has not availed NOC/Permission from CRZ Committee which is in gross violation of construction licence and if appellant has obtained any NOC it may be produced within 15 days of the receipt of Notice. Therefore respondent was directed to Show Cause in writing within 15 days of receipt of notice as to why the construction work should not be declared as illegal.

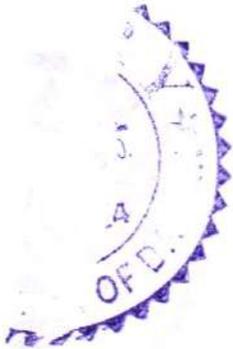
(vii). That on 27.03.2017 Appellant replied to Show Cause Notice dated 15.03.2017 and 16.03.2017 issued by DMC and stated that as per Coastal Regulation Zone the Urban Areas are classified under categories CRZ-II wherein reconstructions is permitted up to the existing building line of the Coastal Line. Therefore they have not violated any of the provisions of Coastal Regulations.



- (viii). That on 03.04.2017 another Show Cause Notice was issued and appellant was directed to reply within 15 days and it was clearly stated that no further extension will be granted and if no reply is received then the demolition would be carried out.
- (ix). That on 17.04.2017 Appellant replied to Show Cause Notice and stated that they may be excused if they have failed to fulfil any of the conditions of the licence and they have applied for NOC from the Fire Department. However copy of Application has not been produced on record.
- (x). That on 05.06.2017 notice was issued to appellant to demolish extra construction within 7 days of receipt of Notice to which respondent replied on 12.06.2017 and stated that as per opinion of their architect construction has been done as per approved plan and the measurement carried out by DMC is not acceptable to them. It was further stated that in the event any violation is noticed they are ready to pay the regularization fees and the same may be regularized under the building bye-laws.



(xi). That on 17.05.2018 after Joint Inspection of the building opportunities of hearing was granted to appellant wherein representative of appellant pleaded that extra construction may be regularized and vide order of the said date it was informed that request for regularization cannot be accepted and he was directed to demolish the extra constructions within 24 hours of receipt of Notice.



(xii). That despite the notices issued as well as despite granting opportunity of hearing neither appellant rectified any violation pointed out by various notices nor gave a satisfactory reply. Vide Office Order dated 27.06.2019 DMC stated that the said building is situated in Coastal Regulation Zone and no objection certificate from the CRZ Authority has not been obtained by the concerned person. It was further stated that appellants act is not only in gross violation of laws Rules and Norms but also puts human lives in danger as structural safety, stability of building be ensured if all the norms of building bye-laws Coastal Regulation Zone and Fire Department are not followed in letter and spirit.

Therefore DMC directed appellant to demolish the entire building immediately on receipt of the Notice failing which DMC will demolish the entire building at the cost of Appellant.

(xiii). It is stated that demolition Notice dated 27.06.2019 was issued as appellant had not complied with the conditions/directions issued by Notice dated 15.03.2017, 16.03.2017, 03.04.2017, 05.06.2017, 14.05.2018, and 17.05.2018.

(xiv). Appellant filed Regular Civil Suit No.16 of 2019 before Civil Judge (Junior Division), Daman, challenging Notice dated 27.06.2019 issued by DMC and the Ld. Civil Judge (Junior Division), Daman vide Order dated 28.06.2019 was pleased to issue Show Cause Notice and granted ad-interim injunction **as appellant pleaded that he** has started demolition of walls of the suit building on 28.06.2019 at 6.45 AM. Whereas the demolition was not carried out by the Appellant in accordance with law.

(xv). That on 29.07.2019 Ld. Civil Judge (Junior Division), Daman, after perusing Fire Safety Audit/inspection Report of the Assistant Director Fire & Safety Services, Daman was pleased to dismiss Application filed by Appellant under Section 39 Rule 1 & 2 CPC and it was held that suit building is constructed in violation of construction licence and the noncompliance of obtaining Fire Department NOC prior to commencement of the construction cannot be taken lightly. It is stated that Civil Misc. Appeal No.2 of 2019 filed by Appellant against Order dated 29.07.2019 in RCS No. 16 of 2019 passed by Civil Judge (Junior Division), Daman was dismissed by District and Sessions Court, Daman vide Judgment and Order dated 22.10.2022. Thereafter respondent had filed Writ Petition before Hon'ble High Court of Bombay.

(xvi). That on 09.12.2025 Appellant submitted before the Hon'ble High Court of Bombay that they are agreeable to apply for regularization by filing an appropriate Application and would file an Affidavit cum undertaking that they would apply for regularization within a period of 4 weeks.

(xvii). In compliance with directions of the Hon'ble High Court on 18.12.2025, the appellant has filed an Application for Regularization on 13.01.2026 and on 10.02.2026, Appellant has applied for Fire NOC.

(xviii). That on 15.01.2026 Chief Officer Daman Municipal Council (DMC) addressed Letter to the Chairman DDCZMA stating that Appellant had constructed the building under Construction Licence dated 09.11.2012 which was renewed on 13.04.2016 the building comprises ground plus 10 floors and was completed in the year 2017. It was further stated that Chief Officer DMC issued notices and orders for unauthorised constructions and occupation, non-submission of CRZ clearance and NOC from Fire Department and violations of building bye-laws and licence conditions. However appellant continued with the violations. A copy of Letter dated 15.01.2026 is annexed as **ANNEXURE R-4.**

(xix). That on 27.01.2026 DDCZMA sought information from Chief Officer DMC as to whether appellant had applied for any CRZ permission or whether he has submitted any

permission of CRZ. A copy of Letter dated 27.01.2026 is annexed as ANNEXURE R-5.

(xx). That on 28.01.2026 DDCZMA requested Chief Officer DMC to constitute a Joint Committee comprising Officers from DMC, planning and Development Authority, Mamlatdar Office and City Survey Office to ascertain the exact location of Al-Saad Terrace.

(xxi). Thereafter site inspection was conducted by Joint Committee on 30.01.2026 and it was reported that the building known as Al-Saad Terrace is located within 100 meters of the High Tide Line (HTL) of Daman Ganga River. A Copy of Inspection report dated 30.01.2026 is annexed as ANNEXURE R-6.

(xxii). That on 30.01.2026 Chief Officer DMC informed DDCZMA that no CRZ clearance or permission was submitted or applied for in respect of the said building during the process of grant of construction permission. A copy of Letter dated 30.01.2026 is annexed as ANNEXURE R-7.

(xxiii). That on 02.02.2026 Show Cause Notice was issued to respondent Under Section 5 of the Environment Protection Act, 1986 read with Rule-4 of the Environment Protection Rules, 1986 for violation of the provisions of Coastal Regulation Zone Notification-2011. It was stated that on the basis of material placed on record including the Joint Site Inspection Report, it is clear that building known as Al-Saad Terrace is located within 100 meters of the HTL of Daman Ganga River and no CRZ clearance was submitted or applied for. Thus, the constructions of Al-Saad Terrace constitutes a prohibited activity under the CRZ Notification – 2011 in violation of paragraph-8(1) of CRZ-1 and is therefore liable for action under Section 5 of the Act. Appellant was called upon to Reply to the Show Cause Notice within 7 days from the date of receipt of the Notice.

(xxiv). That on 09.02.2026 appellant replied to the Notice and requested respondent to withdraw Show Cause Notice. It was stated that Appellant undertakes to apply for regularization by filing suitable application as per provisions of CRZ once appellant get confirmation that

building structure is falling under category of CRZ-II and being capable of regularization.

(xxv). Appellant has been continuously misleading the authorities as well as Hon'ble Court before the Civil Judge (Junior Division), Daman in RCS No. 16/2019 by submitting that in compliance with Notice dated 05.06.2017 he has removed extra constructions and intimated the same to respondent whereas ground reality is that the demolition was not carried out by the Appellant in accordance with law.

(xxvi). It is an admitted fact that Appellant is a partnership Firm Appellant No.1 is owner of non-agricultural plots and Appellant No.2 is a developer and appellant in his reply dated 27.03.2017 as well as 09.02.2026 has stated that construction carried out by him comes within the definition of existing house which contention is not acceptable as appellant has developed the property and has constructed building consisting of ground floor plus 10 floors. In Writ Petition No. 13339/2022 filed before Hon'ble High Court appellant has contended "whether the respondent can insist on Fire NOC from the Fire Department when the Fire

Department does not issue NOC for high rise building in Daman”

(xxvii).Appellant was granted opportunity of hearing. Notices were issued to Appellant on dates mentioned as above against the violations committed by him and Final Notice was issued on 05.06.2017. It is stated that Appellant was granted opportunity of hearing on 17.05.2018 after Joint Inspection of the building was carried out and it was submitted on behalf of representative of appellant that extra construction may be regularized. However, as it is not permissible as per the prevailing provisions of the law, therefore, appellant’s request for regularization was rejected and he was directed to demolish extra construction within 24 hours.

(xxviii).It is stated that the meeting of DDCZMA was scheduled to be held on 16.02.2026 and the appellant was given prior notice to appear in person on 09.02.2026 which was duly record by him. On the scheduled day of hearing, the partners/developer Al-Saad Builders appeared in personal hearing and it was stated by them that they were unaware of



applicability of CRZ Notification-2011. Thereafter respondent made a written representation dated 16.02.2026 seeking 6 weeks time to file a Detailed Reply. A copy of Notice dated 09.02.2026 issued by respondent is annexed as **ANNEXURE R-8.**



(xxix).DDCZMA on 16.02.2026 convened a meeting to deliberate upon the matter relating to violation of provisions of CRZ Notification – 2011 by appellant. Minutes of Meeting recorded that the subject site falls under CRZ-1A (Mangrove Buffer zone) classified as No Development Zone where no constructions or developmental activity is permitted. Partners of appellant were present in the meeting. They were heard and their submissions were recorded. DDCZMA recorded following findings:-

- (i). The subject construction is located in CRZ-IA (mangrove buffer zone), designated as a No Development Zone (NDZ), where no construction is permissible under paragraph 8(I)(i) of the CRZ Notification, 2011.

- (ii). No prior CRZ clearance was obtained before commencement or completion of construction.
- (iii). The structure constitutes as prohibited and continuing violation of the CRZ Notification, 2011 issued under the provisions of the Environment (Protection) Act, 1986.
- (iv). The plea of lack of knowledge is untenable in law and cannot be accepted as a defence against statutory non-compliance.

It is submitted that minutes of the meeting record presence of two partners of appellant. A copy of the Attendance Sheet dated 16.02.2026 is annexed as **ANNEXURE R-9** and Copy of Minutes of Meeting dated 16.02.2026 is annexed as **ANNEXURE R-10**.

- (xxx). Thereafter on 18.02.2026 DDCZMA issued directions for demolition of the structure within 15 days and it was directed that cost of demolition shall be recovered from the owner and construction and demolition waste shall be carried out strictly in accordance with the Constructions and

Demolition Waste Management Rules, 2016 and environmental compensation amounting to Rs.1,01,60,000/- (One Crore One Lakh Sixty Thousand) was levied on appellant for unauthorized constructions in CRZ. A copy of Order dated 18.02.2026 is annexed as ANNEXURE R-11.



(xxxi). That on 20.02.2026, in compliance with the Order dated 18.12.2025 passed by the Hon'ble High Court in the Writ Petition No. 13339/2022, a Corrigendum was issued and the time period granted for demolition of the unauthorized structure was modified from fifteen days (15) to four weeks to be reckoned from the date of Original Order dated 18.02.2026 and all other directions contained in Order dated 18.02.2026 remained unaltered. A copy of Order dated 20.02.2026 passed by the DDCZMA is annexed as ANNEXURE R-12.

### III. PARA-WISE REPLY

1. In Reply to Para-1 it is stated that Appellant was given opportunity of hearing and the said fact is recorded in Minutes of Meeting dated 16.02.2016 wherein it has been recorded that-

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*"Shri Javeduddin Z. Kazi and Shri Anand, Partner/Developer of M/s. Al-Saad Builders & Developers, appeared before the Authority and were afforded an opportunity of personal hearing".*

During the course of hearing it was submitted by Appellant that they were unaware of the applicability of CRZ Notification-2011 to the subject property. Whereas on the contrary, on 27.03.2017 in reply to show cause notice dated 15.03.2017 and 16.03.2017 Appellant has stated that as per provisions of Coastal Regulation Zone the Urban Area are classified under the categories CRZ-II wherein the reconstruction permitted upto the existing building line of the Coastal Line and provisions of CRZ is not applicable in their case. Therefore they have not violated any of the provisions of the Coastal Regulations. However, it is submitted that ignorance of law is no excuse.

2. In Reply to Para-3A it is stated that Principle of Natural Justice was followed and Show Cause Notice dated 02.02.2026 was issued to respondent which clearly spelt out the violations committed by Appellant to which appellant replied on 09.02.2026



and personal hearing was granted to appellant and two partners appeared for personal hearing on 16.02.2016 before the Authority. Written representation submitted by the partners was taken on record and the Minutes of the Meeting dated 16.02.2026 clearly record that the submissions of Appellants were considered. It is further stated that the respondents were heard and accordingly, a detailed and reasoned order was passed on dated 18.02.2026 after taking into the consideration of the submissions as well as the written representations and the reply filed by Appellant. It is further stated that provisions of the Act as well as the rules were followed.

3. In Reply to Ground A(ii), it is stated that Rule-4(5) of the Environment Protection Rules was adhered to. Appellant has caused grave Environmental Injury by constructions in CRZ-1(a) NDZ.
4. In Reply to Ground A(iii), it is stated that vide Notice dated 18.02.2026, 15 days time was granted which was later on extended to 4 weeks in compliance with order dated 18.12.2025 passed by Hon'ble High Court.

5. In reply to para-B it, is stated that the site in question falls in CRZ-1A as per the Coastal Zone Management Plan. The approved Coastal Zone Management Plan Maps, the site as CRZ-1A as Mangrove Buffer.
6. In reply to Para-C, it is stated that answering respondent has complied with the order passed by Hon'ble High Court of Bombay in Writ Petition No. 13339/2022 and has issued a corrigendum dated 20.02.2026 to Order dated 18.02.2026 and has extended the time period for demolition of unauthorized structure. It is further stated that the action under the Act is independent of Municipal Proceedings.
7. Contents of Para-4&5 are matter of record and do not need any reply. It is denied that municipal permission overrides CRZ law. The Minutes record that DMC vide letter dated 30.01.2026 categorically confirmed that no CRZ clearance was applied for or obtained at any stage. CRZ clearance is mandatory and independent of municipal sanction. Municipal permissions do not override the statutory regime under the Environment (Protection) Act, 1986.



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8. Contents of Para-6 are denied. DDCZMA is the Authority to decide about the CRZ and the category in which a particular property falls. Therefore, any averment made by respondent No.3 does not change the category in which the property falls. CRZ classification is determined solely by approved CZMP maps. DDCZMA is empowered to categorise area and DMC cannot step into shoes of DDCZMA. As stated above, DDCZMA was not impleaded as party before the Ld. Civil Judge (Junior Division), Daman, Ld. the District and Sessions Court, Daman as well as before Hon'ble High Court of Bombay. Following conclusions were reached by the Authorities.

- a. Joint inspection dated 30.01.2026 established that the structure lies within 100 metres of the High Tide Line (HTL) of Daman Ganga River.
- b. As per approved CZMP 2011, the site falls in CRZ-IA (Mangrove Buffer Zone).
- c. CRZ-IA is designated as No Development Zone (NDZ).
- d. No construction is permissible therein under paragraph 8(I)(i) of the CRZ Notification, 2011.



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9. Contents of Para-7 are denied. The SCN was issued on the basis of a joint inspection and CZMP 2011 classification. The Corrigendum dated 20.02.2026 was issued in compliance with Order dated 18.12.2025 passed by the Hon'ble High Court and time was extended accordingly.

10. In Reply to Para-8, it is stated that the representation of appellant was considered and his request for grant of extension of time for six weeks was rejected and a reasoned order was passed on following grounds:

- a. Admitted absence of CRZ clearance,
- b. Undisputed CRZ-IA classification,
- c. Absolute statutory prohibition in NDZ.

11. In Reply to Para 9 and 10, it is stated that the Show Cause Notice dated 02.02.2026 granted a period of seven (7) days to submit reply, which, in the facts and circumstances of the case, constitutes a reasonable opportunity. The Appellants submitted a written reply and were afforded a personal hearing on 16.02.2026, after which the Order was passed upon due consideration of their submissions. Further, by way of Corrigendum, the compliance



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period was extended to four weeks, thereby granting additional time beyond the original direction.

Rule 4 of the Environment (Protection) Rules, 1986 does not prescribe a mandatory minimum period of fifteen days in every case; it requires that a reasonable opportunity of being heard be provided prior to issuance of directions. The requirement of natural justice was fully satisfied through issuance of notice, receipt of written reply, and grant of personal hearing.

The request for six weeks' time was duly considered and declined, as the subject structure was already completed and the violation pertains to construction in CRZ-IA (No Development Zone), where the statutory prohibition is absolute. The said request was therefore found to be unreasonable and not justified in the facts and circumstances of the case.

12. In Reply to Para-11, it is stated that the Order dated 18.02.2026 is detailed and reasoned order and contentions raised by Appellant have been considered and rejected in accordance with law applicable and Order of the Hon'ble High Court has been complied with.

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**III. REPLY TO FACTS-**

13. Contents of para-12 are matter of record. However, it is stated that appellant has himself admitted that earlier the building consisted of ground floor and 1<sup>st</sup> floor. Therefore, ground floor plus 10 storeyed building by no stretch of imagination on the same land can be considered to be an existing building.
14. it is submitted that assuming without admitting existence of an earlier structure, the same does not dilute the statutory prohibition applicable to CRZ-IA (Mangrove Buffer Zone) under paragraph 8(I)(i) of the Coastal Regulation Zone Notification, 2011, which prohibits new construction in No Development Zone (NDZ).
15. In Reply to Para 12(b) it is submitted that the Municipal Construction Licence dated 09.11.2012 issued by DMC is a matter of record.

However, it is specifically denied that:

- a. Municipal licence substitutes CRZ clearance.
- b. Municipal approval overrides statutory CRZ restrictions.
- c. Construction licence confers immunity from environmental law.



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As stated above DMC vide letter dated 30.01.2026 categorically confirmed that no CRZ clearance was applied for or obtained by the appellant whereas CRZ clearance is mandatory and independent of municipal permission.

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16. In Reply to Para 12(c) & (d) it is stated that Sale Deed and Development Agreement are matters inter se between private parties. However, said documents do not Cure absence of CRZ clearance, override coastal regulation and Create estoppel against statutory prohibition.
17. In Reply to Para 12(e) it is stated that extension of construction permission dated 13.04.2016 granted by the Daman Municipal Council is merely a municipal administrative act and operates subject to central environmental legislation. The Coastal Regulation Zone Notification, 2011, issued under Section 3 of the Act, has overriding statutory force and prevails over any local building permission. In view of the express prohibition applicable to CRZ-IA (No Development Zone), any construction undertaken without prior CRZ clearance is void ab initio and incapable of being validated by municipal sanction or extension thereof.



18. In Reply to Para 12(f) it is denied that the plot was classified as CRZ-II under 1991 CZMP. Whereas as per Approved CZMP 2011, the site falls within CRZ-IA (Mangrove Buffer Zone) and same has been affirmed by Joint Inspection dated 30.01.2026 .

19. In Reply to Para 12(g), it is stated that the building consists of a Ground plus Ten Upper Floors RCC structure, constituting a new multi-storeyed high-rise building. Such construction is expressly impermissible in CRZ-IA (No Development Zone) under the Coastal Regulation Zone Notification, 2011 and is therefore ex facie contrary to the statutory prohibition and cannot be called an existing building. When appellant has himself admitted that a development agreement was entered into between the partners. It is emphatically denied that the said construction is lawful, compliant with CRZ norms, or merely an alteration of an existing structure.

20. Contents of Para-12(h) are denied though the CZMP 2011 was notified on 24.10.2018. However, Mangrove areas and their ecological sensitivity existed prior to 2011.

CRZ-I category under the 1991 Notification included ecologically sensitive areas including mangroves. The 2011 Notification



clarified and strengthened the buffer protection regime. There is no question of retrospective application. The violation are continuous in nature so long as the structure stands.



21. Contents of Para- (i-l) are matter of record as stated above vide show cause notice dated 15.03.2017 appellant was given opportunity of hearing. However he did not avail of the same. It was established that irregularities were existing and DMC has all along raised objections by issuing notices, however appellant continued flagrant violation of the norms and always made misleading statements. The pendency of civil proceedings does not bar action under Section 5 of the Environment (Protection) Act, 1986.
22. Reply to Para – (m-s) it is stated that the Ld. Civil Judge (Junior Division), Daman granted interim protection to appellant on a statement made by him that he has already started demolition. However, Civil Judge (Junior Division), Daman was pleased to dismiss Application under Order – 39 Rule 1&2 and held that appellant has constructed the suit building in violation of construction licence and did not obtain NOC prior to

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commencement of construction. The the District and Sessions Court was also pleased to dismiss the Appeal filed by the Appellant.

23. -In Reply to Paras (t-u), it is stated that vide Order dated 09.12.2025, Hon'ble High Court granted liberty to the appellant to apply for regularization on a statement made by him. However, the Hon'ble High Court neither declared the construction legal nor held that the structure is outside CRZ. The High Court further did not bar DDCZMA from exercising statutory powers.

24. In Reply to Para (v-w), it is submitted that appellant filed Regularization Application before Daman Municipal Council and Planning and Development Authority for regularization. However, there is no provision under the Coastal Regulation Zone Notification, 2011 permitting regularization of new construction in CRZ-IA (NDZ). It is further submitted that Regularization cannot override statutory prohibition.

25. In Reply to Para-x it is reiterated that show cause notice dated 02.02.2026 was lawfully issued under Section 5 of the Act after communication was received from DMC on 15.01.2026 and after



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carrying out joint inspection and after verification of CRZ-1/1A classification and it is admitted by appellant that he has not even applied for CRZ clearance.

26. Contents of Para-(y) are denied. The joint site inspection was a preliminary fact-finding exercise undertaken for the purpose of ascertaining the factual position on ground and does not, by itself, entail any civil consequences. It is well settled that principles of natural justice are required to be complied with prior to the issuance of an adverse order, and not at the stage of internal administrative inspection.

In the present case, Principle of Natural Justice was fully complied with. A Show Cause Notice was issued, a detailed written reply dated 09.02.2026 was received and taken on record, and personal hearing was scheduled on 16.02.2026 before the DDCZMA before passing the Order. The allegation of denial of opportunity is therefore misconceived and devoid of merit.

27. In Reply to Para-z, it is stated that as mentioned above, DDCZMA was not impleaded as party before the Ld. Civil Judge (Junior Division), Daman, Ld. the District and Sessions Court and before



the Hon'ble High Court of Bombay and Affidavit filed by DMC regarding CZMP Classification cannot override the DDCZMA which is the body to determine, Approved CZMP, Mangrove demarcation, HTL proximity and is empowered to issue Statutory notification.



28. Contents of Para-(aa) are matter of record hence do not need any reply. It is an admitted fact that reply filed by appellant was taken on record and was duly considered.
29. Contents of Para-(bb) make it clear that appellant was duly heard and notice of meeting was given to him one week in advance. Thus, the procedure was fully followed and Principle of Natural Justice was adhered to.
30. In Reply to Para (cc and dd) it is stated that Notices were being issued to appellant since, 2017 and he received all the notices and he never requested or applied for any documents. However, the core issue in the matter is CRZ-IA classification and absence of CRZ clearance. Consequently, certified copies of municipal documents cannot change the CRZ status.

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31. In Reply to Para-(ee), it is stated that adequate opportunity was granted to appellant and further time was not granted as appellant had no CRZ clearance and CRZ-IA classification was undisputed, No CRZ clearance existed. The compensation was calculated strictly as per formula evolved vide judgment and order in O.A. No.593 of 2017 in the matter of Paryavaran Suraksha Samiti –Vs- Union of India. It is stated that the Order was passed in accordance with law.
32. Contentions raised by appellant in the grounds is denied and whatever has been stated in the proceedings paras is reiterated.
33. On the facts and in the circumstances it is therefore most respectfully prayed that Appeal is devoid of merits and deserves to be dismissed.



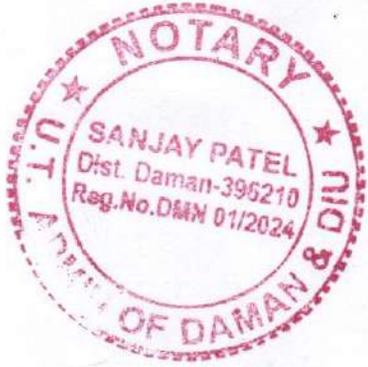
  
**DEPONENT**

Member Secretary (DDCZMA),  
Daman & Diu

VERIFICATION

I, Puneet Kulshreshtha, Member Secretary, Daman & Diu Coastal Zone Management Authority – DDCZMA, do hereby verified that the contents of above affidavit paragraphs are true and correct to the best of my knowledge as drawn from the records of the case, no part of it is wrong and nothing material has been concealed therefrom.

Verified at Daman-396220 on this \_\_\_\_\_ day of March, 2026.



solemnly affirmed before me by  
Shri. Puneet Kulshreshtha  
of Daman who is Identified  
by Shri. \_\_\_\_\_  
\_\_\_\_\_ whom I personally know.

DEPONENT

Member Secretary (DDCZMA),  
Daman & Diu

**SANJAY PATEL**  
Advocate & Notary  
Reg. No. DMN 01/2024  
Shop No. 4, Jay Apartment,  
Opp. Suryavanshi Store,  
Mashal Chowk, Nani Daman-396 210



रजिस्ट्री सं. डी. (डी एन )-127



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भाग II—खण्ड 3—उप-खण्ड (ii)  
PART II—Section 3—Sub-Section (ii)

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No. 105] NEW DELHI, WEDNESDAY, FEBRUARY 20, 1991/PHALGUNA 1, 1912

इस भाग में भिन्न पृष्ठ संख्या दी जाती है जिससे कि यह अलग संकलन के रूप में  
रखा जा सके

Separate Paging is given to this Part in order that it may be filed as a  
separate compilation

पर्यावरण और वन मंत्रालय

(पर्यावरण, वन तथा वन्यजीव विभाग)

तटीय क्षेत्रों को तटीय विनियम क्षेत्र घोषित करते हुए तथा तटीय विनियम क्षेत्र में गतिविधियों को विनियमित करते हुए पर्यावरण (संरक्षण) अधिनियम, 1986 की धारा 3(2)(5) और धारा 3(1) और पर्यावरण (संरक्षण) नियमावली, 1986 के नियम 5(3)(घ) के तहत अधिसूचना।

नई दिल्ली, 19 फरवरी, 1991

का.झ. 114 (घ) :- जबकि तटीय क्षेत्रों की तटीय विनियम क्षेत्र (सी आरि जेड) के रूप में घोषणा तथा सी आरि जेड में उद्योगों, संचालनों और प्रक्रियाओं पर प्रतिबंध के विरुद्ध आपत्तियाँ प्रामाणित करते हुए पर्यावरण (संरक्षण) अधिनियम, 1986 की धारा 3(1) और धारा 3(2)(5) के तहत एक अधिसूचना का.झ.सं.-9/14 (ई) दिनांक 15 दिसम्बर, 1990 के अन्तर्गत जारी की गई थी ;

और जबकि केन्द्रीय सरकार ने प्राप्त सभी आपत्तियों पर समुचित विचार किया है ;

अतः अब पर्यावरण (संरक्षण) नियमावली, 1986 के नियम 5 के उप नियम (3) के खण्ड (घ) द्वारा प्रवृत्त शक्तियों और उनकी और से प्राप्त अन्य मनी अधिकारों का प्रयोग करते हुए, भारत सरकार एतद्वारा

समुद्रों, घाटियों, मुहानों, विवेधिकाओं, नदियों, और पश्चजलों के तटीय भागों, जो ऊपर रेखा से 500 मीटर तक स्थल की ओर उच्चरीय क्रिया से प्रभावित है तथा निम्न ऊपर रेखा और उच्च ऊपर रेखा के बीच की भूमि को तटीय विनियमन परिक्षेत्र के रूप में घोषित करती है और इस अधिसूचना की तारीख से उक्त तटीय विनियमन क्षेत्र में उद्योगों, संचालनों अथवा प्रक्रियाओं आदि की स्थापना और विस्तार पर निम्नलिखित प्रतिबंध लगाती है। इस अधिसूचना के प्रयोजनार्थ उच्च ऊपर रेखा को उस रेखा के रूप में परिभाषित किया जाएगा, जहाँ तक सर्वोच्च उच्च ऊपर, सिंग ऊपर तक पहुँचती है।

नोट : नदियों, खाड़ियों और पश्चजलों के मामले में प्रस्तावित विनियमन उच्च ऊपर रेखा से जितनी दूरी पर लागू होंगे, वह दूरी तटीय क्षेत्र प्रवन्ध योजनाएँ (नीचे संदर्भित) तैयार करने समय रिकार्ड किए जाने वाले कारणों में हर मामले में संशोधित की जा सकती है लेकिन यह दूरी 100 मीटर नदियों के मामले में या खाड़ी अथवा पश्चजलों अथवा नदी की चौड़ाई, जो भी कम हो, से कम नहीं होगी।

2. प्रतिविद्ध क्रिया-कलाप :- निम्नलिखित क्रियाकलाप तटीय विनियमन परिक्षेत्र के भीतर प्रतिविद्ध किए जाते हैं, अर्थात् :-

(1) नये उद्योगों की स्थापना तथा मौजूदा उद्योगों का विस्तार, सीधे तटीय नगर भाग से संबंधित या सीधे नदीय सुविधाओं की आवश्यकता वाले उद्योगों को छोड़कर ;

- (2) भारत सरकार के पर्यावरण और वन मंत्रालय की अधिसूचनाओं सं. का.घा. 594 (प्र) तारीख 28 जुलाई, 1989, का.घा. 966 (प्र), तारीख 27 नवम्बर, 1989 और का.नि.घा. 1037 (प्र), तारीख 5 दिसम्बर, 1989 की अधिसूचनाओं में विनिर्दिष्ट रूप में परिष्कृतमय पदार्थों का विनिर्माण या हथालना या संग्रहण या व्ययन ;
- (3) बांशारकरणों सहित मत्स्य संसाधन इकाइयों की स्थापना और विस्तार (भनुज्य क्षेत्रों में हैचरी और प्राकृतिक मत्स्य गुष्कन को छोड़कर) ;
- (4) अपशिष्टों और बहिस्त्रावों के व्ययन के लिए इकाइयों/कार्यविधियों की स्थापना और विस्तार, जल (प्रदूषण निवारण और नियंत्रण) अधिनियम, 1974 के तहत स्वीकृति से जल मार्गों में शोधित बहिस्त्रावों के विसर्जन के लिए अपेक्षित सुविधाओं को छोड़कर ; तथा स्टोम जल नालों के इकाइयों/कार्यविधियों को छोड़कर ;
- (5) उद्योगों, नगरों या शहरों और अन्य मानव व्यवस्थापनों से प्रसाधित अपशिष्ट और बहिस्त्रावों का निस्सारण । मौजूदा प्रथाओं, यदि हों, को समुचित गमयावधि, जो इस अधिसूचना की तारीख से तीन वर्ष से अधिक नहीं होगी, के भीतर धीरे-धीरे समाप्त करने के लिए संबंधित प्राधिकरणों द्वारा स्वीमें कार्यान्वित की जाएगी ;
- (6) भूमि भरने के प्रयोजन के लिए या अन्यथा नगर या शहर के अपशिष्ट को हट्ट करना ; मौजूदा प्रथा, यदि कोई हो, को इस अधिसूचना की तारीख से एक समुचित अवधि, जो तीन वर्ष से अधिक नहीं होगी, के भीतर धीरे-धीरे समाप्त कर दिया जाएगा ;
- (7) तापीय विद्युत केन्द्रों से राख अथवा किली अपशिष्ट का हट्ट करना ;
- (8) भूमि प्रदूषण समुद्र जल के प्राकृतिक क्रम को समरूप बाधाओं के साथ मेश लगाना या उसमें बाधा डालना, सिवाय उनके जो तटीय कटाव के नियंत्रण और जल मार्गों के अनुक्षण तथा सफाई, नैनलों और पस्तनों तथा बाभू-भित्तियों के लिए अपेक्षित हैं तथा सिवाय ज्वारीय नियंत्रकों, स्टोम जल नालों और सवणता के प्रवेश की रोकथाम और म्बु जल पुनः प्रारम्भ के लिए संरचना ;
- (9) बाभू-वाट्टानों और अवस्तर सामग्री का खनन ; उन दुर्लभ खनिजों को छोड़कर जो सी.घार. जैड क्षेत्रों के बाहर उपलब्ध नहीं हैं ;
- (10) उच्च ज्वार रेखा से 200 मीटर के भीतर, 200+5000 मीटर टन में मत्स्य संग्रहण या भू-जल का निकालना तथा ऐसे प्रयोजनों के लिए उसका संनिर्माण या यांत्रिकी की अनुमति केवल तब ही जाएगी, जब पेयजल बागवानी, कृषि और मत्स्य पालन के लिए सामान्य कुओं के जरिए हाथ से किया गया हो ;
- (11) इस अधिसूचना के अनुबंध-1 में विनिर्दिष्ट रूप में पारिस्थितिकीय से संवेदनशील क्षेत्रों में संनिर्माण क्रियाकलाप ;
- (12) निम्न ज्वार रेखा और उच्च ज्वार रेखा के बीच कोई संनिर्माण क्रियाकलाप, सिवाय शोधित बहिस्त्रावों, अपशिष्टों और मलजल को समुद्र में ले जाने वाली सुविधाओं, भीतन प्रयोजन के लिए समुद्र जल, तेल, गैस और इसी प्रकार की अन्य पाइप लाइनों को ले जाने की सुविधा और इस अधिसूचना के तहत अनुज्य क्रियाकलापों के लिए अनिवार्य सुविधा ; और
- (13) बाभू टिन्बा, पहाड़ों प्राकृतिक विशेषताओं की सजावट अथवा उनमें परिवर्तन करना, जिसके असंगत सुन्दर बनाने, मनोरंजन संबंधी और अन्य प्रयोजनों के लिए भू-दुग्ध परिवर्तन भी है, इस अधिसूचना के तहत अनुज्य क्षेत्रों को छोड़कर ।
3. अनुज्य क्रियाकलापों का विनियमन : अन्य सभी क्रियाकलाप, उनके नियम जो ऊपर पैरा-2 में प्रतिबिद्ध हैं, निम्नानुसार विनियमित किए जाएंगे :-
- (1) तटीय विनियमन क्षेत्र के भीतर किसी क्रियाकलाप के लिए तभी स्वीकृति दी जाएगी, जब तटीय नगर भाग अथवा नटाग्र सुविधाएं प्रेषित हों ।
- (2) निम्नलिखित क्रियाकलापों के लिए पर्यावरण और वन मंत्रालय भारत सरकार की पर्यावरणीय स्वीकृति प्रेषित होगी, नामतः-
- (1) प्रतिरक्षा अपेक्षाओं संबंधी ऐसे निर्माण क्रियाकलाप, जिनके लिए नटाग्र सुविधाएं अनिवार्य हैं (उदाहरणार्थ जलावतरण, जैनी आदि) ; सिवाय प्रतिरक्षा परियोजनाओं के यथोचित संचालन उपकरण, जिनके लिए पृथक प्रणाली का अनुमरण किया जाएगा । (आवासीय भवन, कार्यालय भवन, अस्पताल परिसर, कार्यशालाएं, संचालनात्मक अपेक्षाओं की परिभाषा में नहीं आएंगी, अति विशेष मामलों को छोड़कर, और इसलिए सी.घार. जैड. में आमतौर पर इनकी अनुमति नहीं दी जाएगी) ;
- (2) बन्दरगाह और पस्तन तथा लाइट हाउस, जिनके लिए तटीय नगर भाग आवश्यक हैं, के संवाचनात्मक निर्माण ; जेटिया, बाफें, जहाजी घाट, स्विपवे आदि ; आवासीय भवन और कार्यालय भवन, अति विशिष्ट मामलों को छोड़कर संचालनात्मक क्रियाकलाप की परियोजना में नहीं आवेंगी और इसलिए इनकी नाममात्र सी.घार. जैड. में अनुमति नहीं दी जाती है ;
- (3) ताप विद्युत संयंत्र (केवल कच्चे माल के परिवहन के लिए नटाग्र सुविधाएं, वाटर कूलिंग के इन-टेक की सुविधाएं तथा शोधित अपशिष्ट जल/कूलिंग वाटर के निस्सारण के लिए सुविधाएं) तथा
- (4) 5 करोड़ रुपये से अधिक की लागत वाली सभी अन्य गतिविधियां ।
- (3) (1) तटीय राज्य तथा केन्द्र शासित प्रदेशों के प्रणामन इस अधिसूचना की तिथि से एक वर्ष के भीतर अपने क्षेत्रों में तटीय क्षेत्र प्रबंध योजनाएं तैयार करेंगे और अधिसूचना के अनुबंध-1 और 2 में उल्लिखित दिशा-निर्देशों के अनुसार सी.घार. जैड क्षेत्रों का अभिनिर्धारण और वर्गीकरण करेंगे तथा केन्द्र सरकार के पर्यावरण और वन मंत्रालय से अनुमोदन प्राप्त करेंगे (संसाधनों सहित अथवा इनके बिना) ;
- (2) ऐसी अनुमोदन योजनाओं की रूपरेखा के भीतर ऊपर पैरा-2 और पैरा 3(2) में शामिल गतिविधियों के संनिर्माण सी.घार. जैड. के भीतर सभी विकास कार्य और गतिविधियां अधिसूचना के अनुबंध-1 और 2 में दिए गए मार्ग-निर्देशों के अनुसार राज्य सरकार, केन्द्र शासित प्रदेश अथवा स्वाधीन प्राधिकरण धारास्थिति द्वारा विनियमन की आवेगी, तथा
- (3) उक्त पैरा 3(3)(1) में उल्लिखित तटीय क्षेत्र प्रबंध योजनाएं तैयार और स्वीकृत होने तक अग्रिम अक्षांश में, सी.घार. जैड. के भीतर सभी विकास कार्य और गतिविधियां द्वारा इस अधिसूचना के उपबंधों का उल्लंघन नहीं किया जाएगा । राज्य सरकारें और केन्द्र शासित प्रदेश प्रशासन इन विनियमों के पालन को सुनिश्चित करेंगे और यदि किसी प्रकार का उल्लंघन होता है तो

उसके लिए पर्यावरण (सुरक्षा) अधिनियम, 1986 के उपबंधों के तहत कार्रवाई की जायेगी।

- (3) मानीटर करने और प्रदर्शन के लिए प्रक्रिया पर्यावरण और वन मंत्रालय तथा राज्य संघ शासित सरकारों और राज्य संघ क्षेत्र स्तरों पर ऐसे अन्य प्राधिकरण, जो इस प्रयोजन के लिए पदनामित किए गए हैं, वे अपनी सीमाओं के भीतर इस अधिसूचना के उपबंधों को मानीटर करने और उनके प्रवर्तन के लिए उत्तरदायी होंगे।

[मं. के-15019/1/84-भ:ई.ए.-3 (वाल्सूम-2)]

र. राजामणि, सचिव

#### अनुबंध-1

तटीय क्षेत्र वर्गीकरण और विकास नियमन

तटवर्ती नियमन क्षेत्र का वर्गीकरण

- 6(1) विकास गतिविधियों के विनियमन के लिए भूमि की धोर उच्च ज्वार रेखा के 500 मीटर के भीतर के तटवर्ती भागों को चार श्रेणियों में वर्गीकृत किया गया है, अर्थात्:—

श्रेणी-1 (सी धार जेड)

- (i) राष्ट्रीय उद्यानों, मैंग्रो पाकों, अभयारण्यों, आरक्षित वनों, वन्य-जीव आश्रयणों, कच्छ वनस्पति, मूंगा (प्रधानधितियों) मछली और अन्य समुद्री जीवों के प्रजनन क्षेत्र और छोटे द्वीपों की भूमि प्राकृतिक सुन्दर ऐतिहासिक विरासत वाले अनुवर्षिक विभिन्नता से सम्पन्न क्षेत्र, पृथ्वी का तापमान बढ़ जाने के फलस्वरूप समुद्र के स्तर में वृद्धि के कारण डूब जाने वाले पारिस्थितिक रूप से संवेदनशील और महत्वपूर्ण क्षेत्र तथा केन्द्र सरकार या राज्य/केन्द्र शासित प्रदेश स्तर पर संबंधित प्राधिकारियों द्वारा समय-समय पर अधिसूचित इस प्रकार के अन्य क्षेत्र।

- (ii) निम्न ज्वारीय रेखा और उच्च ज्वारीय रेखा के बीच वाला क्षेत्र श्रेणी-2 (सी धार जेड-2)

समुद्री किनारों पर उनके नजदीक तक पहले से ही विकसित क्षेत्र इस प्रयोजन के लिए "विकसित क्षेत्र का आणव्य नगरीय सीमाओं के अन्दर अथवा कानूनी तौर पर विनिश्चित अन्य शहरी क्षेत्रों में उम क्षेत्र से है, जहाँ पहले ही काफी निर्माण हो चुका है और जहाँ जलनिकासी और पक्व-मार्ग तथा जन आपूर्ति और मुख्य मजजल निकम जैसी अन्य आधारभूत सुविधाएँ मूहैया कराई गई है।

श्रेणी-3 (सी धार जेड-3)

वे क्षेत्र जो अपेक्षाकृत शांत क्षेत्र हैं और श्रेणी 1 और 2 के अन्तर्गत नहीं आते हैं। इनमें ग्रामीण क्षेत्रों में तटीय क्षेत्र (विकसित और अविकसित) और नगरीय सीमाओं के भीतर या कानूनी तौर पर अधिनिर्धारित अन्य शहरी क्षेत्रों के क्षेत्र आएँगे, जहाँ पर्याप्त विकास नहीं हुआ है।

श्रेणी-4 (सी धार जेड-4)

सी धार जेड-1, सी धार जेड-2 और सी धार जेड-3 में विनिश्चित क्षेत्रों को छोड़कर अण्डमान और निकोबार, लक्षद्वीप तथा छोटे द्वीप तटीय भाग।

गतिविधियों के नियमन के लिए मानदण्ड

- 6(2) तटीय भागों की विभिन्न श्रेणियों में विकास या निर्माण गतिविधियों को निम्नलिखित मापदण्डों के अनुसार राज्य/केन्द्र-शासित क्षेत्र स्तर पर संबंधित प्राधिकारियों द्वारा नियंत्रित किया जाएगा।

सी धार जेड-1

उच्च ज्वार रेखा के 500 मीटर के भीतर अन्य किसी नए निर्माण की अनुमति नहीं है। 2(XII) के तहत सूचीबद्ध गतिविधियों को छोड़कर निम्न ज्वारीय रेखा और उच्च ज्वारीय रेखा के बीच किसी भी गतिविधि के निर्माण की अनुमति नहीं दी जाएगी।

सी धार जेड-2

- (1) न तो वर्तमान सड़क (या क्षेत्र के स्वीकृत तटीय क्षेत्र प्रबंध योजना/मास्टर प्लान में प्रस्तावित सड़कों) से सड़क की धोर और न ही वर्तमान प्राधिकृत निर्माणों में सड़क की धोर भवन बनाने की अनुमति दी जाएगी। जहाँ वर्तमान धोर प्रस्तावित मार्गों/वर्तमान प्राधिकृत निर्माणों से भूमि की धोर भवन निर्माण की अनुमति दी गई हो वहाँ एक एस घाई/एफ ए धार के लिए विद्यमान मापदण्डों सहित स्थानीय टाउन और कंट्री प्लानिंग विनियमों का पालन किया जाए।

- (2) विद्यमान एफ एस घाई/एफ ए धार मापदण्डों का अनुपालन करने और विद्यमान प्रयोग में परिवर्तन किए बिना प्राधिकृत भवनों के पुनः निर्माण की अनुमति दी जाएगी।

- (3) भवनों का अभिकल्प और निर्माण स्थानीय वास्तुकला और प्राकृतिक दृश्यों के अनुरूप होना चाहिए।

सी धार जेड-3

- (1) उच्च ज्वार रेखा से 200 मीटर तक के क्षेत्र को "विकास क्षेत्र नहीं" माना जाता है और इस क्षेत्र के अन्दर किसी भी तरह के निर्माण की अनुमति नहीं दी जाएगी। लेकिन एक एस घाई वर्तमान विनियमों पर वर्तमान घनत्व के अन्दर होने वाले वर्तमान प्राधिकृत भवनों की मरम्मत की अनुमति होगी। फिर भी इस क्षेत्र में निम्नलिखित कार्य किए जा सकेंगे:—

कृषि, बागवानी, वगैरे, उद्यान, जल के सदान, चरागाहों, बानिकी और समुद्र जल से तमक बनाना।

- (2) अनुबंध-2 में उन्लिखित विना-निर्देशों में निर्धारित क्षणों के अधीन पर्यटकों/भाग्यतुर्कों के लिए अस्थायी आवास के लिए आवास होटल/समुद्र किनारों पर सैरगाह के निर्माण के लिए उच्च ज्वार रेखा के 200 और 500 मीटर के बीच सी धार जेड-III से अधिनिर्धारित क्षेत्रों में पर्यावरण और वन मंत्रालय की पूर्वानुमति से खाली प्लाटों के विकास की अनुमति है।

- (3) उच्च ज्वार रेखा से 200 मीटर और 500 मीटर के बीच आवास इकाइयों के निर्माण/पुनर्निर्माण की अनुमति है बशर्ते कि यह वर्तमान मत्स्य घाटों और गौशाला जैसे परम्परागत अधिकांश और प्रयोगों की परिधि में आता हो। इस प्रकार के निर्माण/पुनर्निर्माण की अनुमति इस शर्त पर दी जाएगी कि इस तरह के निर्माण की कुल संख्या वर्तमान इकाइयों की संख्या से घुगने से अधिक नहीं होगी; सभी तलों का आच्छादित क्षेत्र प्लाट के आकार के 33 प्रतिशत से अधिक नहीं होगा; निर्माण की कुल ऊंचाई 9 मीटर से अधिक नहीं होगी तथा निर्माण दो मंजिल से अधिक नहीं होगा (भूतल और एक और मंजिल)।

सी धार जेड-4

अण्डमान और निकोबार द्वीपसमूह

- (1) उच्च ज्वार रेखा के 200 मीटर के भीतर भवन निर्माण की अनुमति नहीं दी जाएगी।

- (2) उच्च ज्वार सीमा से 200 तथा 500 मीटर के बीच स्थित भवन (दो तल) निचला तल और प्रथम तल) से अधिक ऊंचाई के नहीं होने चाहिए, कुल आच्छादित क्षेत्र भूमि के टुकड़े का 50 प्रतिशत से अधिक नहीं होना चाहिए तथा निर्माण की कुल ऊंचाई 9 मीटर से अधिक नहीं होनी चाहिए।
- (3) भवनों का निर्माण और डिजाइन स्थानीय वास्तुकला तथा इस स्थान के परिदृश्य से मेल खाना चाहिए।
- (4) तटों और तटीय जल की मूंगा चट्टानों तथा बालू को निर्माण या अन्य कार्यों के उपयोग में नहीं लाना चाहिए।
- (5) मूंगा चट्टानों में तथा उनके घास-पास तलमार्जन तथा जल के भीतर बिस्फोट करने की अनुमति नहीं दी जाना चाहिए; तथा
- (6) तथापि कुछ द्वीपसमूहों में पर्यावरण और वन मंत्रालय की पूर्व-मति से तटीय भागों को भी सी. प्रार. जेड-1 अथवा 2 अथवा 3 श्रेणियों में वर्गीकरण किया जा सकता है और इस प्रकार के नामित भागों में संबंधित श्रेणियों के लिए उपयुक्त विनियम लागू होंगे।

#### लक्षद्वीप और छोटे द्वीपसमूह :

- (1) वन निर्माण की अनुमति देने के लिए द्वीपसमूहों के आकार के अनुसार उच्च ज्वार सीमा की रूनी निश्चित करनी चाहिए इस का निर्धारण विशेषज्ञों के परामर्श व पर्यावरण और वन मंत्रालय की अनुमति से जल-विज्ञानीय पहलुओं, भूमि कटावों तथा पारिस्थितिकीय संवेदनशीलता सहित स्थानीय पारिस्थितिकियों की तुलना में विभिन्न परियोजनाओं के लिए उपयोग की आवश्यकताओं को ध्यान में रखते हुए प्रत्येक द्वीप के लिए किया जाना चाहिए ;
- (2) उच्च ज्वार रेखा के 500 मीटर के भीतर के भवन 2 तल (निचला तल तथा प्रथम तल) से अधिक ऊंचाई के नहीं होने चाहिए। कुल आच्छादित क्षेत्र भूमि के टुकड़े का 50 प्रतिशत से अधिक नहीं होना चाहिए तथा निर्माण की कुल ऊंचाई 9 मीटर से अधिक नहीं होनी चाहिए।
- (3) भवनों का डिजाइन और निर्माण आसपास के भू-दृश्य तथा स्थानीय वास्तुकला के अनुरूप होना चाहिए।
- (4) तटों और तटीय जल की मूंगा चट्टानों तथा बालू को निर्माण कार्यों के उपयोग में नहीं लाना चाहिए।
- (5) मूंगा चट्टानों में तथा उनके घासपास तल-जलमार्जन तथा जल के भीतर बिस्फोट करने की अनुमति नहीं दी जानी चाहिए।
- (6) तथापि, कुछ द्वीपसमूहों में पर्यावरण और वन मंत्रालय की पूर्व-मति से तटीय भागों को भी सी. प्रार. जेड-1 अथवा 2 अथवा 3 श्रेणियों में वर्गीकृत किया जा सकता है। इस प्रकार के नामित भागों में संबंधित श्रेणियों के लिए उपयुक्त विनियम लागू होंगे।

#### अनुबंध-II

पर्यटकों/दर्शकों के अस्थाई कब्जे के लिए सी. प्रार. जेड-3 के निर्दिष्ट क्षेत्रों में पर्यावरण और वन मंत्रालय की पूर्व-मति से समुद्र तट सैरगाहों/होटलों के विकास के लिए दिशा-निर्देश

7(1) पर्यटकों/दर्शकों के अस्थाई कब्जे के लिए सी. प्रार. जेड-3 के निर्दिष्ट क्षेत्रों में पर्यावरण और वन मंत्रालय की पूर्व-मति से समुद्र तट सैरगाहों/होटलों का निर्माण निम्नलिखित शर्तों के अधीन होगा :—

- (1) परियोजना प्रस्तावित उच्च ज्वार रेखा से 200 मीटर तक (भूमि की ओर) तथा निम्न ज्वार और उच्च ज्वार सीमा के बीच के क्षेत्र में कोई निर्माण कार्य (अस्थायी निर्माण और कटीनी तार अथवा इस प्रकार के अन्य अवरोधकों सहित) नहीं करेगा।
- (2) प्लॉट का आकार 0.4 हेक्टेयर से कम नहीं होना चाहिए आच्छादित क्षेत्र प्लॉट के आकार के 33% अर्थात् एफ.एस.आई. 0.33 से अधिक नहीं होना चाहिए। खुले क्षेत्र में उप-युक्त हरियाली से सही तरीके से भू-दृश्य निर्माण किया जाना चाहिए।
- (3) निर्माण आसपास के भू-दृश्य तथा स्थानीय वास्तुकला के अनुरूप होना चाहिए।
- (4) भवन की कुल ऊंचाई 9 मीटर से अधिक नहीं होनी चाहिए और भवन दो मंजिलों (भूमि तल और प्रथम तल) से अधिक ऊंचा नहीं होना चाहिए।
- (5) भूमि जल उच्च ज्वार रेखा से 200 मीटर के अंदर से नहीं लिया जाएगा, 200-500 मीटर क्षेत्र के भीतर यह केवल केन्द्रीय/राज्य भूमि जल बोर्ड की सहमति से निकाला जा सकता है।
- (6) उच्च ज्वार रेखा के 500 मीटर के भीतर भवन, तरणतान तथा बेसमेंट के बुनियादी ढांचे के अलावा रेत निकालने, रेतिले भागों को समतल बनाने या खुदाई करने की अनुमति नहीं दी जानी चाहिए।
- (7) परियोजना क्षेत्र से शोधित बहिष्कारों, ठोस अपशिष्टों, उत्सर्जनों की ब्यानिट्री और शोर स्तर आदि महत्व प्राधिकरणों, जिनमें केन्द्रीय/राज्य प्रदूषण नियंत्रण बोर्ड शामिल हैं तथा पर्यावरण (सुरक्षा) अधिनियम, 1986 द्वारा निर्धारित मानकों के अनुरूप होना चाहिए।
- (8) बहिष्कारों और ठोस अपशिष्टों के प्रोद्यत के लिए आवश्यक प्रबंध किए जाएं। यह सुनिश्चित किया जाए कि साक न किए गए बहिष्कारों और ठोस अपशिष्टों को जल या समुद्री किनारों पर न बहाया जाए।
- (9) नौग समुद्री किनारों तक घासकों, इसके लिए किन्हीं दो प्लॉटों के बीच कम से कम 20 मीटर चौड़ी पट्टी मुहैया कराई जाए और यह अन्तर किसी भी हालत में 500 मीटर से कम नहीं होना चाहिए ;
- (10) यदि परियोजना में वनेतर प्रयोजनों के लिए वन भूमि को उपयोग में लाया जाता हो तो इसके लिए वन (संरक्षण) अधिनियम, 1980 के अन्तर्गत मंजूरी देने की आवश्यकता है। परियोजना के संबंध में लागू अन्य केन्द्रीय और राज्य कानूनों का अनुपालन किया जाना चाहिए : और
- (11) राज्य/संघ शासित क्षेत्र के पर्यटन विभागों की अनुमति प्राप्त की जाएगी।

7(2) पारिस्थितिकीय संवेदनशील क्षेत्रों में (जैसे मेरीन पार्क, कच्छ वनस्पति, मूंगे की चट्टानें, मछलियों के प्रजनन और घण्टे बने की जगह तथा केन्द्र/राज्य सरकार द्वारा अधिसूचित अन्य क्षेत्र (समुद्री सैरगाहों/होटलों) के निर्माण की अनुमति नहीं दी जाएगी।

## MINISTRY OF ENVIRONMENT &amp; FORESTS

(Department of Environment, Forests &amp; Wildlife)

## NOTIFICATION UNDER SECTION 3(1) AND SECTION 3(2)(v) OF THE ENVIRONMENT (PROTECTION) ACT, 1986 AND RULE 5(3)(d) OF ENVIRONMENT (PROTECTION) RULES, 1986, DECLARING COASTAL STRETCHES AS COASTAL REGULATION ZONE (CRZ) AND REGULATING ACTIVITIES IN THE CRZ.

New Delhi, the 19th February, 1991

S.O. 114(E).—Whereas a Notification under Section 3(1) and Section 3(2)(v) of the Environment (Protection) Act, 1986, inviting objections against the declaration of Coastal Stretches as Coastal Regulation Zone (CRZ) and imposing restrictions on industries, operations and processes in the CRZ was published vide S.O. No. 944 (E) dated 15th December, 1990.

And whereas all objections received have been duly considered by the Central Government;

Now, therefore, in exercise of the powers conferred by Clause (d) of sub-rule (3) of Rule 5 of the Environment (Protection) Rules, 1986, and all other powers vesting in its behalf, the Central Government hereby declares the coastal stretches of seas, bays, estuaries, creeks, rivers and backwaters which are influenced by tidal action (in the landward side) upto 500 metres from the High Tide Line (HTL) and the land between the Low Tide Line (LTL) and the HTL as Coastal Regulation Zone; and imposes with effect from the date of this Notification, the following restrictions on the setting up and expansion of industries, operations or processes etc. in the said Coastal Regulation Zone (CRZ). For purposes of this Notification, the High Tide Line (HTL) will be defined as the line upto which the highest high tide reaches at spring tides.

Note.—The distance from the High Tide Line (HTL) to which the proposed regulations will apply in the case of rivers, creeks and backwaters may be modified on a case by case basis for reasons to be recorded while preparing the Coastal Zone Management Plans (referred to below); however, this distance shall not be less than 100 metre or the width of the creek, river or backwater whichever is less.

## 2. Prohibited Activities :

The following activities are declared as prohibited within the Coastal Regulation Zone, namely :

- (i) setting up of new industries and expansion of existing industries, except those directly related to water front or directly needing foreshore facilities ;
- (ii) manufacture or handling or storage or disposal of hazardous substances as specified in the Notifications of the Government of India in the Ministry of Environment & Forests No. S.O. 594(E) dated 28th July, 1989, S.O. 966(E) dated 27th November,

1989 and GSR 1037(E) dated 5th December, 1989 ;

- (iii) Setting up and expansion of fish processing units including warehousing (excluding hatchery and natural fish drying in permitted areas) ;
- (iv) setting up and expansion of units/mechanisms for disposal of waste and effluents, except facilities required for discharging treated effluents into the water course with approval under the Water (Prevention and Control of Pollution) Act, 1974 ; and except for storm water drains ;
- (v) discharge of untreated wastes and effluents from industries, cities or towns and other human settlements. Schemes shall be implemented by the concerned authorities for phasing out the existing practices, if any, within a reasonable time period not exceeding three years from the date of this notification ;
- (vi) dumping of city or town waste for the purposes of landfilling or otherwise ; the existing practice, if any, shall be phased out within a reasonable time not exceeding three years from the date of this Notification ;
- (vii) dumping of ash or any wastes from thermal power stations ;
- (viii) land reclamation, bunding or disturbing the natural course of sea water with similar obstructions, except those required for control of coastal erosion and maintenance or clearing of waterways, channels and ports and for prevention of sandbars and also except for tidal regulators, storm water drains and structures for prevention of salinity ingress and for sweet water recharge ;
- (ix) mining of sands, rocks and other substrata materials, except those rare minerals not available outside the CRZ areas ;
- (x) harvesting or drawal of ground water and construction of mechanisms therefor within 200 m of HTL ; in the 200 m to 500 m zone it shall be permitted only when done manually through ordinary wells for drinking, horticulture, agriculture and fisheries ;
- (xi) construction activities in ecologically sensitive areas as specified in Annexure-I of this Notification ;
- (xii) any construction activity between the Low Tide Line and High Tide Line except facilities for carrying treated effluents and waste water discharges into the sea, facilities for carrying sea water for cooling purposes, oil, gas and similar pipelines and facilities essential for activities permitted under this Notification ; and
- (xiii) dressing or altering of sand dunes, hills, natural features including landscape changes

for beautification, recreational and other such purpose, except as permissible under this Notification.

### 3. Regulation of Permissible Activities :

All other activities, except those prohibited in para 2 above, will be regulated as under :

- (1) Clearance shall be given for any activity within the Coastal Regulation Zone only if it requires water front and foreshore facilities.
- (2) The following activities will require environmental clearance from the Ministry of Environment & Forests, Government of India, namely :
  - (i) Construction activities related to Defence requirements for which foreshore facilities are essential (e.g. slipways, jetties etc.); except for classified operational component of defence projects for which a separate procedure shall be followed. (Residential buildings, office buildings, hospital complexes, workshops shall not come within the definition of operational requirements except in very special cases and hence shall not normally be permitted in the CRZ);
  - (ii) Operational constructions for ports and harbours and light houses requiring water frontage; jetties wharves, quays, slipways etc. (Residential buildings & office buildings shall not come within the definition of operational activities except in very special cases and hence shall not normally be permitted in the CRZ);
  - (iii) Thermal power plants (only foreshore facilities for transport of raw materials facilities for in-take of cooling water and out-fall for discharge of treated waste water cooling water); and
  - (iv) All other activities with investment exceeding rupees five crores.
- (3) (i) The coastal States and Union Territory Administrations shall prepare, within a period of one year from the date of this Notification. Coastal Zone Management Plans identifying and classifying the CRZ areas within their respective territories in accordance with the guidelines given in Annexures-I and II of the Notification and obtain approval (with or without modifications) of the Central Government in the Ministry of Environment & Forests;
- (ii) Within the framework of such approved plans, all development and activities within the CRZ other than those covered in para 2 and para 3(2) above shall be regulated by the State Government, Union Territory Administration or the local authority as the case may be in accordance with the guidelines given in Annexures-I and II of the Notification; and

- (iii) In the interim period till the Coastal Zone Management Plans mentioned in para 3(3)(i) above are prepared and approved, all developments and activities within the CRZ shall not violate the provisions of this Notification. State Governments and Union Territory Administrations shall ensure adherence to these regulations and violations, if any, shall be subject to the provisions of the Environment (Protection) Act, 1986.

### 4. Procedure for monitoring and enforcement :

The Ministry of Environment & Forests and the Government of State or Union Territory and such other authorities at the State or Union Territory levels, as may be designated for this purpose, shall be responsible for monitoring and enforcement of the provisions of this notification within their respective jurisdictions.

[N. K-15019|1|84-IA-III (Vol. II)]

R. RAJAMANI, Secy.

### ANNEXURE-I

#### COASTAL AREA CLASSIFICATION AND DEVELOPMENT REGULATIONS

##### Classification of Coastal Regulation Zone :

6(1) For regulating development activities, the coastal stretches within 500 metres of High Tide Line of the landward side are classified into four categories, namely :

##### Category I (CRZ-I) :

- (i) Areas that are ecologically sensitive and important, such as national parks|marine parks, sanctuaries, reserve forests, wildlife habitats, mangroves, corals|coral reefs, areas close to breeding and spawning grounds of fish and other marine life, areas of outstanding natural beauty|historical|heritage areas, areas rich in genetic diversity, areas likely to be inundated due to rise in sea level consequent upon global warming and such other areas as may be declared by the Central Government or the concerned authorities at the State|Union Territory level from time to time.
- (ii) Area between the Low Tide Line and the High Tide Line.

##### Category-II (CRZ-II) :

The areas that have already been developed upto or close to the shore-line. For this purpose, "developed area" is referred to as that area within the municipal limits or in other legally designated urban areas which is already substantially built up and which has been provided with drainage and approach roads and other infrastructural facilities, such as water supply and sewerage mains.

##### Category-III (CRZ-III) :

Areas that are relatively undisturbed and those which do not belong to either Category-I or II. These

will include coastal zone in the rural areas (developed and undeveloped) and also areas within Municipal limits or in other legally designated urban areas which are not substantially built up.

#### Category-IV (CRZ-IV)

Coastal stretches in the Andaman & Nicobar, Lakshadweep and small islands except those designated as CRZ-I, CRZ-II or CRZ-III.

#### Norms for Regulation of Activities.

6(2) The development or construction activities in different categories of CRZ areas shall be regulated by the concerned authorities at the State/Union Territory level, in accordance with the following norms :

#### CRZ-I

No new construction shall be permitted within 500 metres of the High Tide Line. No construction activity, except as listed under 2(xii), will be permitted between the Low Tide Line and the High Tide Line.

#### CRZ-II

- (i) Buildings shall be permitted neither on the seaward side of the existing road (or roads proposed in the approved Coastal Zone Management Plan of the area) nor on seaward side of existing authorised structures. Buildings permitted on the landward side of the existing and proposed roads/existing authorised structures shall be subject to the existing local Town and Country Planning Regulations including the existing norms of FSI/FAR.
- (ii) Reconstruction of the authorised buildings to be permitted subject with the existing FSI/FAR norms and without change in the existing use.
- (iii) The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style.

#### CRZ-III

- (i) The area upto 200 metres from the High Tide Line is to be earmarked as 'No Development Zone'. No construction shall be permitted within this zone except for repairs of existing authorised structures not exceeding existing FSI, existing plinth area and existing density. However, the following uses may be permissible in this zone— agriculture, horticulture, gardens, pastures, parks, playfields, forestry and salt manufacture from sea water.
- (ii) Development of vacant plots between 200 and 500 metres of High Tide Line in designated areas of CRZ-III with prior approval of MEF permitted for construction of hotels/beach resorts for temporary occupation of tourists/visitors subject to the conditions as stipulated in the guidelines at Annexure-II.

- (iii) Construction/reconstruction of dwelling units between 200 and 500 metres of the High Tide Line permitted so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and gothans. Building permission for such construction/reconstruction will be subject to the conditions that the total number of dwelling units shall not be more than twice the number of existing units ; total covered area on all floors shall not exceed 33 per cent of the plot size ; the overall height of construction shall not exceed 9 metres and construction shall not be more than 2 floors (ground floor plus one floor).

- (iv) Reconstruction/alterations of an existing authorised building permitted subject to (i) to (iii) above.

#### CRZ-IV

##### Andaman & Nicobar Islands :

- (i) No new construction of buildings shall be permitted within 200 metres of the HTL ;
- (ii) The buildings between 200 and 500 metres from the High Tide Line shall not have more than 2 floors (ground floor and 1st floor), the total covered area on all floors shall not be more than 50 per cent of the plot size and the total height of construction shall not exceed 9 metres ;
- (iii) The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style.
- (iv) Corals and sand from the beaches and coastal waters shall not be used for construction and other purposes ;
- (v) Dredging and underwater blasting in and around coral formations shall not be permitted; and
- (vi) However, in some of the islands, coastal stretches may also be classified into categories CRZ-I or I or II, with the prior approval of Ministry of Environment and Forests and in such designated stretches, the appropriate regulations given for respective Categories shall apply.

##### Lakshadweep and small Islands :

- (i) For permitting construction of buildings, the distance from the High Tide Line shall be decided depending on the size of the islands. This shall be laid down for each island, in consultation with the experts and with approval of the Ministry of Environment & Forests, keeping in view the land use requirements for specific purposes vis-a-vis local conditions including hydrological aspects erosion and ecological sensitivity;
- (ii) The buildings within 500 metres from the HTL shall not have more than 2 floors (ground floor and 1st floor), the total covered area on all floors shall not be more than

- 50 per cent of the plot size and the total height of construction shall not exceed 9 metres;
- (ii) The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style.
- (iv) Corals and sand from the beaches and coastal waters shall not be used for construction and other purposes;
- (v) Dredging and underwater blasting in and around coral formations shall not be permitted; and
- (vi) However, in some of the islands, coastal stretches may also be classified into categories CRZ-I or II or III, with the prior approval of Ministry of Environment & Forests and in such designated stretches, the appropriate regulations given for respective Categories shall apply.

Lakshadweep and small Islands :

- (i) For permitting construction of buildings, the distance from the High Tide Line shall be decided depending on the size of the islands. This shall be laid down for each island, in consultation with the experts and with approval of the Ministry of Environment & Forests, keeping in view the land use requirements for specific purposes vis-a-vis local conditions including hydrological aspects, erosion and ecological sensitivity;
- (ii) The buildings within 500 metres from the HTL shall not have more than 2 floors (ground floor and 1st floor), the total covered area on all floors shall not be more than 50 per cent of the plot size and the total height of construction shall not exceed 9 metres;
- (iii) The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style.
- (iv) Corals and sand from the beaches and coastal waters, shall not be used for construction and other purposes.
- (v) Dredging and under water blasting in and around lagoons and coral formations shall not be permitted; and
- (vi) However, in some of the Islands, coastal stretches may also be classified into categories CRZ-I or II or III with prior approval of the Ministry of Environment & Forests. In such designated stretches the appropriate regulations given for respective categories shall apply.

ANNEXURE-II

GUIDELINES FOR DEVELOPMENT OF BEACH RESORTS|HOTELS IN THE DESIGNATED AREAS OF CRZ-III FOR TEMPORARY OCCUPATION OF TOURIST|VISITORS, WITH PRIOR APPROVAL OF THE MINISTRY OF ENVIRONMENT & FORESTS

7(1) Construction of beach resorts|hotels with prior approval of MEF in the designated areas of CRZ-III for temporary occupation of tourists| visitors shall be subject to the following conditions :

- (i) The project proponents shall not undertake any construction (including temporary constructions and fencing or such other barriers) within 200 metres (in the landward side) from the High Tide Line and within the area between the Low Tide and High Tide Line;
- (ii) The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 per cent of the plot size i.e. the FSI shall not exceed 0.33. The open area shall be suitably landscaped with appropriate vegetal cover;
- (iii) The construction shall be consistent with the surrounding landscape and local architectural style;
- (iv) The overall height of construction upto the highest ridge of the roof, shall not exceed 9 metres and the construction shall not be more than 2 floors (ground floor plus one upper floor);
- (v) Ground water shall not be tapped within 200 m of the HTL; within the 200 metre-500 metre zone it can be tapped only with the concurrence of the Central|State Ground Water Board;
- (vi) Extraction of sand, levelling or digging of sandy stretches except for structural foundation of building, swimming pool shall not

- be permitted within 500 metres of the High Tide Line;
- (vii) The quality of treated effluents, solid wastes, emissions and noise levels etc. from the project area must conform to the standards laid down by the competent authorities including the Central|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. It must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent|solid waste shall be discharged on the beach;
- (ix) To allow public access to the beach, atleast a gap of 20 metres width shall be provided
- between any two hotels|beach resorts; and in no case shall gaps be less than 500 metres apart; and
- (x) If the project involves diversion of forest land for non-forest purposes, clearance as required under the Forest (Conservation), Act, 1980 shall be obtained. The requirements of other Central and State laws as applicable to the project shall be met with.
- (xi) Approval of the State|Union Territory Tourism Department shall be obtained.
- 7(2) In ecologically sensitive areas (such as marine parks, mangroves, coral reefs, breeding and spawning grounds of fish, wildlife habitats and such other areas as may be notified by the Central|State Government| Union Territories) construction of beach resorts|hotels shall not be permitted.

(To be published in the Gazette of India, Extraordinary, Part-II, Section 3, Sub-section (ii) of dated the 6<sup>th</sup> January, 2011)

COASTAL REGULATION ZONE NOTIFICATION  
MINISTRY OF ENVIRONMENT AND FORESTS  
(Department of Environment, Forests and Wildlife)

S.O.19(E).- WHEREAS a draft notification under sub-section (1) of section and clause (V) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 was issued inviting objections and suggestions for the declaration of coastal stretches as Coastal Regulation Zone and imposing restrictions on industries, operations and processes in the CRZ was published vide S.O.No.2291 (E), dated 15<sup>th</sup> September, 2010.;

AND WHEREAS, copies of the said Gazette were made available to the public on 15<sup>th</sup> September, 2010.;

AND WHEREAS, the suggestions and objections received from the public have been considered by the Central Government.;

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 (29 of 1986), the Central Government, with a view to ensure livelihood security to the fisher communities and other local communities, living in the coastal areas, to conserve and protect coastal stretches, its unique environment and its marine area and to promote development through sustainable manner based on scientific principles taking into account the dangers of natural hazards in the coastal areas, sea level rise due to global warming, does hereby, declare the coastal stretches of the country and the water area upto its territorial water limit, excluding the islands of Andaman and Nicobar and Lakshadweep and the marine areas surrounding these islands upto its territorial limit, as Coastal Regulation Zone (hereinafter referred to as the CRZ) and restricts the setting up and expansion of any industry, operations or processes and manufacture or handling or storage or disposal of hazardous substances as specified in the Hazardous Substances (Handling, Management and Transboundary Movement) Rules, 2009 in the aforesaid CRZ.; and

In exercise of powers also conferred by clause (d) and sub rule (3) of rule 5 of Environment (Protection) Act, 1986 and in supersession of the notification of the Government of India in the Ministry of Environment and Forests, number S.O.114(E), dated the 19<sup>th</sup> February, 1991 except as respects things done or omitted to be done before such supersession, the Central Government hereby declares the following areas as CRZ and imposes with effect from the date of the notification the following restrictions on the setting up and expansion of industries, operations or processes and the like in the CRZ,-

- (i) the land area from High Tide Line (hereinafter referred to as the HTL) to 500mts on the landward side along the sea front.
- (ii) CRZ shall apply to the land area between HTL to 100 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 upto which tidal effects are experienced shall be clearly identified and demarcated accordingly in the Coastal Zone Management Plans (hereinafter referred to as the CZMPs).

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, ponds connected to the sea or creeks and the like.

(iii) the land area falling between the hazard line and 500mts from HTL on the landward side, in case of seafront and between the hazard line and 100mts line in case of tidal influenced water body the word 'hazard line' denotes the line demarcated by Ministry of Environment and Forests (hereinafter referred to as the MoEF) through the Survey of India (hereinafter referred to as the SoI) taking into account tides, waves, sea level rise and shoreline changes.

(iv) land area between HTL and Low Tide Line (hereinafter referred to as the LTL) which will be termed as the intertidal zone.

(v) the water and the bed area between the LTL to the territorial water limit (12 Nm) in case 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. 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 and shall be demarcated uniformly in all parts of the country by the demarcating authority(s) so authorized by the MoEF in accordance with the general guidelines issued at Annexure-I. HTL shall be demarcated within one year from the date of issue of this notification.

3. Prohibited activities within CRZ,- The following are declared as prohibited activities within the CRZ,-

(i) Setting up of new industries and expansion of existing industries except,-

(a) those directly related to waterfront or directly needing foreshore facilities;

*Explanation:* The expression "foreshore facilities" means those activities permissible under this notification and they require waterfront for their operations such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations and the like.;

(b) projects of Department of Atomic Energy;

(c) facilities for generating power by non-conventional energy sources and setting up of desalination plants in the areas not classified as CRZ-I(i) based on an impact assessment study including social impacts.;

(d) development of green field Airport already permitted only at Navi Mumbai;

(e) reconstruction, repair works of dwelling units of local communities including fishers in accordance with local town and country planning regulations.

(ii) manufacture or handling oil storage or disposal of hazardous substance as specified in the notification of Ministry of Environment and Forests, No. S.O.594 (E), dated the 28<sup>th</sup> July 1989, S.O.No.966(E), dated the 27<sup>th</sup> November, 1989 and GSR 1037 (E), dated the 5<sup>th</sup>

December, 1989 except,-

- (a) transfer of hazardous substances from ships to ports, terminals and refineries and vice versa;
  - (b) facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II appended to this notification and facilities for regasification of Liquefied Natural Gas (hereinafter referred to as the LNG) in the areas not classified as CRZ- I(i) 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 and subject to further terms and conditions for implementation of ameliorative and restorative measures in relation to environment as may be stipulated by in MoEF.
- Provided that facilities for receipt and storage of fertilizers and raw materials required for manufacture of fertilizers like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid and the like, shall be permitted within the said zone in the areas not classified as CRZ-I(i).
- (iii) Setting up and expansion of fish processing units including warehousing except hatchery and natural fish drying in permitted areas;
  - (iv) Land reclamation, bunding or disturbing the natural course of seawater except those,-
    - (a) required for setting up, construction or modernisation or expansion of foreshore facilities like ports, harbours, jetties, wharves, quays, slipways, bridges, sealink, road on stilts, and such as meant for defence and security purpose and for other facilities that are essential for activities permissible under the notification;
    - (b) measures for control of erosion, based on scientific including Environmental Impact Assessment (hereinafter referred to as the EIA) studies
    - (c) maintenance or clearing of waterways, channels and ports, based on EIA studies;
    - (d) measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structures for prevention of salinity ingress and freshwater recharge based on carried out by any agency to be specified by MoEF.
  - (v) Setting up and expansion of units or mechanism for disposal of wastes and effluents except facilities required for,-
    - (a) discharging treated effluents into the water course with approval under the Water (Prevention and Control of Pollution) Act, 1974 (6 of 1974);
    - (b) storm water drains and ancillary structures for pumping;
    - (c) treatment of waste and effluents arising from hotels, beach resorts and human settlements located in CRZ areas other than CRZ-I and disposal of treated wastes and effluents;
  - (vi) Discharge of untreated waste and effluents from industries, cities or towns and other human settlements. The concerned authorities shall implement schemes for phasing out existing discharge of this nature, if any, within a time period not exceeding two years from the date of issue of this notification.
  - (vii) Dumping of city or town wastes including construction debris, industrial solid wastes, fly

ash for the purpose of land filling and the like and the concerned authority shall implement schemes for phasing out any existing practice, if any, shall be phased out within a period of one year from date of commencement of this notification.

Note:-The MoEF will issue a separate instruction to the State Governments and Union territory Administration in respect of preparation of Action Plans and their implementation as also monitoring including the time schedule thereof, in respect of paras (v), (vi) and (vii).

(viii) Port and harbour projects in high eroding stretches of the coast, except those projects classified as strategic and defence related in terms of EIA notification, 2006 identified by MoEF based on scientific studies and in consultation with the State Government or the Union territory Administration.

(ix) Reclamation for commercial purposes such as shopping and housing complexes, hotels and entertainment activities.

(x) Mining of sand, rocks and other sub-strata materials except,-

- (a) those rare minerals not available outside the CRZ area,
- (b) exploration and exploitation of Oil and Natural Gas.

(xi) Drawl of groundwater and construction related thereto, within 200mts of HTL; except the following:-

- (a) in the areas which are inhabited by the local communities and only for their use.
- (b) In the area between 200mts-500mts zone the drawl of groundwater shall be permitted only when done manually through ordinary wells for drinking, horticulture, agriculture and fisheries and where no other source of water is available.

Note:-Restrictions for such drawl may be imposed by the Authority designated by the State Government and Union territory Administration in the areas affected by sea water intrusion.

(xi) Construction activities in CRZ-I except those specified in para 8 of this notification.

(xiii) Dressing or altering the sand dunes, hills, natural features including landscape changes for beautification, recreation and other such purpose.

(xiv) Facilities required for patrolling and vigilance activities of marine/coastal police stations.

4. Regulation of permissible activities in CRZ area.- The following activities shall be regulated except those prohibited in para 3 above,-

- (i)(a) clearance shall be given for any activity within the CRZ only if it requires waterfront and foreshore facilities;
- (b) for those projects which are listed under this notification and also attract EIA notification, 2006 (S.O.1533 (E), dated the 14<sup>th</sup> September, 2006), for such projects clearance under EIA notification only shall be required subject to being recommended by the concerned State or Union territory Coastal Zone Management Authority (hereinafter referred to as the CZMA).
- (c) Housing schemes in CRZ as specified in paragraph 8 of this notification;

- (d) Construction involving more than 20,000sq mts built-up area in CRZ-II shall be considered in accordance with EIA notification, 2006 and in case of projects less than 20,000sq mts built-up area shall be approved by the concerned State or Union territory Planning authorities in accordance with this notification after obtaining recommendations from the concerned CZMA and prior recommendations of the concern CZMA shall be essential for considering the grant of environmental clearance under EIA notification, 2006 or grant of approval by the relevant planning authority.
- (e) MoEF may under a specific or general order specify projects which require prior public hearing of project affected people.
- (f) construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures;

(ii) the following activities shall require clearance from MoEF, namely:-

- (a) those activities not listed in the EIA notification, 2006.
- (b) construction activities relating to projects of Department of Atomic Energy or Defence requirements for which foreshore facilities are essential such as, slipways, jetties, wharves, quays; except for classified operational component of defence projects. Residential buildings, office buildings, hospital complexes, workshops of strategic and defence projects in terms of EIA notification, 2006.;
- (c) construction, operation of lighthouses;
- (d) laying of pipelines, conveying systems, transmission line;
- (e) exploration and extraction of oil and natural gas and all associated activities and facilities thereto;
- (f) 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. MoEF may specify for category of projects such as at (f), (g) and (h) of para 4;
- (g) Mining of rare minerals as listed by the Department of Atomic Energy;
- (h) Facilities for generating power by non-conventional energy resources, desalination plants and weather radars;
- (i) Demolition and reconstruction of (a) buildings of archaeological and historical importance, (ii) heritage buildings; and buildings under public use which means buildings such as for the purposes of worship, education, medical care and cultural activities;

4.2 Procedure for clearance of permissible activities.- All projects attracting this notification shall be considered for CRZ clearance as per the following procedure, namely:-

- (i) The project proponents shall apply with the following documents seeking prior clearance under CRZ notification to the concerned State or the Union territory Coastal Zone Management Authority,-
  - (a) Form-1 (Annexure-IV of the notification);
  - (b) Rapid EIA Report including marine and terrestrial component except for construction projects listed under 4(c) and (d)
  - (c) Comprehensive EIA with cumulative studies for projects in the stretches classified as low and medium eroding by MoEF based on scientific studies and in consultation with the State Governments and Union territory Administration;
  - (d) Disaster Management Report, Risk Assessment Report and Management Plan;
  - (e) CRZ map indicating HTL and LTL demarcated by one of the authorized agency (as indicated in para 2) in 1:4000 scale;
  - (f) Project layout superimposed on the above map indicated at (e) above;

- (g) The CRZ map normally covering 7km radius around the project site.
  - (h) The CRZ map indicating the CRZ-I, II, III and IV areas including other notified ecologically sensitive areas;
  - (i) No Objection Certificate from the concerned State Pollution Control Boards or Union territory Pollution Control Committees for the projects involving discharge of effluents, solid wastes, sewage and the like.;
- (ii) The concerned CZMA shall examine the above documents 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) MoEF or State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) as the case may be for the project attracting EIA notification, 2006;
  - (b) MoEF for the projects not covered in the EIA notification, 2006 but attracting para 4(ii) of the CRZ notification;
- (iii) MoEF or SEIAA shall consider such projects for clearance based on the recommendations of the concerned CZMA within a period of sixty days.
- (vi) The clearance accorded to the projects under the CRZ notification shall be valid for the period of five years from the date of issue of the clearance for commencement of construction and operation.
- (v) For 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.
- (vi) 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'ble Court as also the approved CZMPs of the respective State Government or Union territory.
5. Preparation of Coastal Zone Management Plans.
- (i) The MoEF may obtain the CZMPs prepared through the respective State Government or Union territory;
  - (ii) The CZMPs may be prepared 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 and in consultation with the concerned stakeholders;
  - (iii) The hazard line shall be mapped by MoEF through SoI all along the coastline of the country and the hazard line shall be demarcated taking into account, tide, waves, sea level

rise and shoreline changes;

- (iv) For the purpose of depicting the flooding due to tides, waves and sea level rise in the next fifty and hundred years, the contour mapping of the coastline shall be carried out at 0.5m interval normally upto 7km from HTL on the landward side, and the shoreline changes shall be demarcated based on historical data by comparing the previous satellite imageries with the recent satellite imageries;
- (v) Mapping of the hazard line shall be carried out in 1:25,000 scale for macro level planning and 1:10,000 scale or cadastral scale for micro level mapping and the hazard line shall be taken into consideration while preparing the land use plan of the coastal areas;
- (vi) The coastal States and Union Territory will prepare within a period of twenty four months from the date of issue this notification, draft CZMPs in 1:25,000 scale map identifying and classifying the CRZ areas within the respective territories in accordance with the guidelines given in Annexure-I of the notification, which involve public consultation;
- (vii) 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;
- (viii) The State Government or Union territory CZMA shall submit the draft CZMPs to MoEF alongwith its recommendations on the CZMP within a period of six months after incorporating the suggestions and objections received from the stakeholders;
- (ix) MoEF shall thereafter consider and approve the CZMPs within a period of four months from the date of receipt of the CZMPs complete in all respects;
- (x) 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 as the case may be in accordance with provisions of this notification;
- (xi) 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 revision of the maps following the above procedures;
- (xii) The CZMPs already approved under CRZ notification, 1991 shall be valid for a period of twenty four months unless the aforesaid period is extended by MoEF by a specific notification subject to such terms and conditions as may be specified therein.

#### 6. Enforcement of the CRZ, notification, 2011-

- (a) For the purpose of implementation and enforcement of the provisions this notification and compliance with conditions stipulated thereunder, the powers either original or delegated are available under Environment (Protection) Act, 1986 with the MoEF, State Government or the Union territory Administration NCZMA and SCZMA s;
- (b) The composition, tenure and mandate of NCZMA and State Government or the Union territory CZMA s have already been notified by MoEF in terms of Orders of Hon'ble

Supreme Court in Writ Petition 664 of 1993;

- (c) 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 containing atleast three representatives of local traditional coastal communities including from fisherfolk;
- (d) The dwelling units of the traditional coastal communities including fisherfolk, tribals as were permissible under the provisions of the CRZ notification, 1991, 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-
- (i) these are not used for any commercial activity
  - (ii) these are not sold or transferred to non-traditional coastal community.
7. 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:-
- (i) CRZ-I,-
- A. The areas that are ecologically sensitive and the geomorphological features which play a role in the maintaining the integrity of the coast,-
- (a) Mangroves, in case mangrove area is more than 1000 sq mts, a buffer of 50meters along the mangroves shall be provided;
  - (b) Corals and coral reefs and associated biodiversity;
  - (c) Sand Dunes;
  - (d) Mudflats which are biologically active;
  - (e) National parks, marine parks, sanctuaries, reserve forests, wildlife habitats and other protected areas under the provisions of Wild Life (Protection) Act, 1972 (53 of 1972), the Forest (Conservation) Act, 1980 (69 of 1980) or Environment (Protection) Act, 1986 (29 of 1986); including Biosphere Reserves;
  - (f) Salt Marshes;
  - (g) Turtle nesting grounds;
  - (h) Horse shoe crabs habitats;
  - (i) Sea grass beds;
  - (j) Nesting grounds of birds;
  - (k) Areas or structures of archaeological importance and heritage sites.

B. The area between Low Tide Line and High Tide Line;

(ii) CRZ-II,-

The areas that have been developed upto or close to the shoreline.

*Explanation.-* For the purposes of the expression “developed area” is referred to as that area within the existing municipal limits or in other existing legally designated urban areas which are substantially built-up and has been provided with drainage and approach roads and other infrastructural facilities, such as water supply and sewerage mains;

## (iii) CRZ-III,-

Areas that are relatively undisturbed and those do not belong to either CRZ-I or II which include coastal zone in the rural areas (developed and undeveloped) and also areas within municipal limits or in other legally designated urban areas, which are not substantially built up.

## (iv.) CRZ-IV,-

- A. the water area from the Low Tide Line to twelve nautical miles on the seaward side;
- B. shall include the water area of the tidal influenced water body from the mouth of the water body at the sea upto the influence of tide which is measured as five parts per thousand during the driest season of the year.

(v) Areas requiring special consideration for the purpose of protecting the critical coastal environment and difficulties faced by local communities,-

- A. (i) CRZ area falling within municipal limits of Greater Mumbai;  
(ii) the CRZ areas of Kerala including the backwaters and backwater islands;  
(iii) CRZ areas of Goa.
- B. Critically Vulnerable Coastal Areas (CVCA) such as Sunderbans region of West Bengal and other ecologically sensitive areas identified as under Environment (Protection) Act, 1986 and managed with the involvement of coastal communities including fisherfolk.

## 8. Norms for regulation of activities permissible under this notification,-

- (i) The development or construction activities in different categories of CRZ shall be regulated by the concerned CZMA in accordance with the following norms, namely:-

Note:- The word existing use hereinafter in relation to existence of various features or existence of regularisation or norms shall mean existence of these features or regularisation or norms as on 19.2.1991 wherein CRZ notification, was notified.

## I. CRZ-I,-

- (i) no new construction shall be permitted in CRZ-I except,-
  - (a) projects relating to Department of Atomic Energy;
  - (b) pipelines, conveying systems including transmission lines;
  - (c) facilities that are essential for activities permissible under CRZ-I;
  - (d) installation of weather radar for monitoring of cyclones movement and prediction by Indian Meteorological Department;
  - (e) construction of trans harbour sea link and without affecting the tidal flow of water, between LTL and HTL.
  - (f) development of green field airport already approved at only Navi Mumbai;
- (ii) Areas between LTL and HTL which are not ecologically sensitive, necessary safety measures will be incorporated while permitting the following, namely:-

- (a) exploration and extraction of natural gas;
- (b) construction of dispensaries, schools, public rainshelter, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants living within the biosphere reserves after obtaining approval from concerned CZMA.
- (c) necessary safety measure shall be incorporated while permitting such developmental activities in the area falling in the hazard zone;
- (d) salt harvesting by solar evaporation of seawater;
- (e) desalination plants;
- (f) storage of non-hazardous cargo such as edible oil, fertilizers and food grain within notified ports;
- (g) construction of trans harbour sea links, roads on stilts or pillars without affecting the tidal flow of water.

## II. CRZ-II,-

- (i) buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures;
- (ii) buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio:  
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) reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use;
- (iv) facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II appended to this notification and facilities for regasification of Liquefied Natural Gas subject to the conditions as mentioned in sub-paragraph (ii) of paragraph 3;
- (v) desalination plants and associated facilities;
- (vi) storage of non-hazardous cargo, such as edible oil, fertilizers and food grain in notified ports;
- (vii) facilities for generating power by non-conventional power sources and associated facilities;

## III. CRZ-III,-

A. Area upto 200mts from HTL on the landward side in case of seafront and 100mts along tidal influenced water bodies or width of the creek whichever is less is to be earmarked as "No Development Zone (NDZ)",-

- (i) the NDZ shall not be applicable in such area falling within any notified port limits;
- (ii) No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities; Construction/reconstruction of dwelling units of traditional coastal communities including fisherfolk may be permitted between 100 and 200 metres from the HTL along the seafront in accordance with a comprehensive plan prepared by the State Government or the Union territory in consultation with the traditional coastal

communities including fisherfolk and incorporating the necessary disaster management provision, sanitation and recommended by the concerned State or the Union territory CZMA to NCZMA for approval by MoEF;

(iii) however, the following activities may be permitted in NDZ –

- (a) agriculture, horticulture, gardens, pasture, parks, play field, and forestry;
- (b) projects relating to Department of Atomic Energy;
- (c) mining of rare minerals;
- (d) salt manufacture from seawater;
- (e) facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II;
- (f) facilities for regasification of liquefied natural gas subject to conditions as mentioned in subparagraph (ii) of paragraph 3;
- (g) facilities for generating power by non conventional energy sources;
- (h) Foreshore facilities for desalination plants and associated facilities;
- (i) weather radars;
- (j) 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 may be permitted on a case to case basis by CZMA;
- (k) construction of units or auxiliary thereto for domestic sewage, treatment and disposal with the prior approval of the concerned Pollution Control Board or Committee;
- (l) 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;
- (m) development of green field airport already permitted only at Navi Mumbai.

B. Area between 200mts to 500mts,-

The following activities shall be permissible in the above areas;

- (i) development of vacant plot in designated areas for construction of hotels or beach resorts for tourists or visitors subject to the conditions as specified in the guidelines at Annexure-III ;
- (ii) facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II;
- (iii) facilities for regasification of liquefied natural gas subject to conditions as mentioned in sub-paragraph (ii) of paragraph 3;
- (iv) storage of non-hazardous cargo such as, edible oil, fertilizers, food grain in notified ports;
- (v) foreshore facilities for desalination plants and associated facilities;
- (vi) facilities for generating power by non-conventional energy sources;
- (vii) construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. 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);
- (viii) Construction of public rain shelters, community toilets, water supply drainage, sewerage, roads and bridges by CZMA who may also permit construction of

- schools and dispensaries for local inhabitants of the area for those panchayats, the major part of which falls within CRZ if no other area is available for construction of such facilities;
- (ix) reconstruction or alteration of existing authorised building subject to sub-paragraph (vii), (viii);
  - (x) development of green field airport already permitted only at Navi Mumbai.

(IV) In CRZ-IV areas,-

The activities impugning on the sea and tidal influenced water bodies will be regulated except for traditional fishing and related activities undertaken by local communities as follows:-

- (a) No untreated sewage, effluents, ballast water, ship washes, fly ash or solid waste from all activities including from aquaculture operations shall be let off or dumped. A comprehensive plan for treatment of sewage generating from the coastal towns and cities shall be formulated within a period of one year in consultation with stakeholders including traditional coastal communities, traditional fisherfolk and implemented;
- (b) Pollution from oil and gas exploration and drilling, mining, boat house and shipping;
- (c) There shall be no restriction on the traditional fishing and allied activities undertaken by local communities.

V. Areas requiring special consideration,-

1. CRZ areas falling within municipal limits of the Greater Mumbai.

- (i) Developmental activities in the CRZ area of the Greater Mumbai because of the environmental issues, relating to degradation of mangroves, pollution of creeks and coastal waters, due to discharge of untreated effluents and disposal of solid waste, the need to provide decent housing to the poor section of society and lack of suitable alternatives in the inter connected islands of Greater Mumbai shall be regulated as follows, namely:-

A. Construction of roads - In CRZ-I areas indicated at sub-paragraph (i) of paragraph 7 of the notification the following activities only can be taken up:-

- (a) Construction of roads, approach roads and missing link roads approved in the Developmental Plan of Greater Mumbai on stilts ensuring that the free flow of tidal water is not affected, without any benefit of CRZ-II accruing on the landward side of such constructed roads or approach roads subject to the following conditions:-

- (i) All mangrove areas shall be mapped and notified as protected forest and necessary protection and conservation measures for the identified mangrove areas shall be initiated.

- (ii) Five times the number of mangroves destroyed/cut during the construction process shall be replanted.

B. Solid waste disposal sites shall be identified outside the CRZ area and thereafter within two years the existing conventional solid waste sites shall be relocated outside the CRZ area.

(iii) In CRZ-II areas-

- (a) The development or redevelopment shall continue to be undertaken in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated the 19<sup>th</sup> February, 1991, unless specified

otherwise in this notification.

(b) SLUM REHABILITATION SCHEMES,-

1. In the Greater Mumbai area there are large slum clusters with lakhs of families residing therein and the living conditions in these slums are deplorable and the civic agencies are not able to provide basic infrastructure such as drinking water, electricity, roads, drainage and the like because the slums come up in an unplanned and congested manner and the slums in the coastal area are at great risk in the event of cyclones, storm surges or tsunamis, in view of the difficulties in providing rescue, relief and evacuation.
2. To provide a safe and decent dwelling to the slum dwellers, the State Government may implement slum redevelopment schemes as identified as on the date of issue of this notification directly or through its parastatal agencies like Maharashtra Housing and Area Development Authority (MHADA), Shivshahi Punarvasan Prakalp Limited (SPPL), Mumbai Metropolitan Region Development Authority (MMRDA) and the like.:

Provided that,-

- (i) such redevelopment schemes shall be undertaken directly or through joint ventures or through public private partnerships or other similar models ensuring that the stake of the State Government or its parastatal entities shall be not less than 51%;
- (ii) the Floor Space Index or Floor Area Ratio for such redevelopment schemes shall be in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority;
- (iii) it shall be the duty of the project proponent undertaking the redevelopment through conditions (i) (2) above along with the State Government to ensure that all legally regularized tenants are provided houses in situ or as per norms laid down by the State Government in this regard.

(c) REDEVELOPMENT OF DILAPIDATED, CESSSED AND UNSAFE BUILDINGS:

1. In the Greater Mumbai, there are, also a large number of old and dilapidated, cessed and unsafe buildings in the CRZ areas and due to their age these structures are extremely vulnerable and disaster prone and therefore there is an urgent need for the redevelopment or reconstruction of these identified buildings.
2. These projects shall be taken up subject to the following conditions and safeguards:
  - (i) such redevelopment or reconstruction projects as identified on the date of issue of this notification shall be allowed to be taken up involving the owners of these buildings either above or with private developers in accordance with the prevailing Regulation, directly or through joint ventures or through other similar models.
  - (ii) the Floor Space Index or Floor Area Ratio for such redevelopment schemes shall be in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority

- (iii) suitable accommodation to the original tenants of the specified buildings shall be ensured during the course of redevelopment or reconstruction of the buildings by the project proponents, undertaking the redevelopment through condition 2(i) above.
- (d) Notwithstanding anything contained in this notification, the developmental activities for slums and for dilapidated, cessed and unsafe buildings as specified at paras (b) and (c) above shall be carried out in an accountable and transparent manner by the project proponents mentioned therein which shall include the following pre-condition measures, wherever applicable;-
1. (i) applicability of the Right to Information Act, 2005 to all redevelopment or reconstruction projects granted clearance by the Competent Authorities;
  - (ii) MoEF shall issue an order constituting the CPIO and the first Appellate Authority of appropriate ranks in consultation with Government of Maharashtra;
  - (iii) details of the Slum Rehabilitation Scheme, including the complete proposal and the names of the eligible slum dwellers will be declared suo-moto as a requirement of Section 4 of compliance of the Right to Information Act, 2005 by the appropriate authority in the Government of Maharashtra in one month before approving it;
  - (iv) the implementing or executing agency at the State Government with regard to projects indicated at sub-item (b) and (c) of item (iii) of sub-paragraph V shall display on a large notice boards at the site and at the office of the implementing or executing agency the names of the eligible builders, total number of tenements being made, names of eligible slum dwellers who are to be provided the dwelling units and the extra area available for free sale.
  - (v) Projects being developed under sub-items (b) and (c) of item (iii) of sub-paragraph V shall be given permission only if the project proponent agree to be covered under the Right to Information Act, 2005.
2. MoEF may appoint statutory auditors, who are empanelled by the Comptroller and auditor General (hereinafter referred to as the C&AG) to undertake performance and fiscal audit in respect of the projects relating to redevelopment of dilapidated, cessed and unsafe buildings and the projects relating to Slum Rehabilitation Scheme shall be audited by C&AG.
  3. A High Level Oversight Committee may be set up by the Government of Maharashtra for periodic review of implementation of V(iii)(b) and (c) which shall include eminent representatives of various Stakeholders, like Architects, Urban Planner, Engineers, and Civil Society, besides the local urban bodies, the State Government and the Central Government.
  4. The individual projects under V(iii)(b) and (c) shall be undertaken only after public consultation in which views of only the legally entitled slum dweller or the legally entitled tenant of the dilapidated or cessed buildings shall be obtained in accordance with the procedures laid down in EIA notification, 2006.
- (e) In order to protect and preserve the 'green lung' of the Greater Mumbai area, all open spaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorized as CRZ-III, that is, 'no development zone'.
- (f) the Floor Space Index upto 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.

- (g) Koliwada namely, fishing settlement areas as identified in the Development Plan of 1981 or relevant records of the Government of Maharashtra, shall be mapped and declared as CRZ-III so that any development, including construction and reconstruction of dwelling units within these settlements shall be undertaken in accordance with applicable as per local Town and Country Planning Regulations.
- (h) Reconstruction and repair works of the dwelling units, belonging to fisher communities and other local communities identified by the State Government, shall be considered and granted permission by the Competent Authorities on a priority basis, in accordance with the applicable Town and Country Planning Regulations.

## 2. CRZ for Kerala

In view of the unique coastal systems of backwater and backwater islands alongwith space limitation present in the coastal stretches of the State of Kerala, the following activities in CRZ shall be regulated as follows, namely:-

- (i) all the islands in the backwaters of Kerala shall be covered under the CRZ notification;
- (ii) the islands within the backwaters shall have 50mts width from the High Tide Line on the landward side as the CRZ area;
- (iii) within 50mts from the HTL of these backwater islands existing dwelling units of local communities may be repaired or reconstructed however no new construction shall be permitted;
- (iv) beyond 50mts from the HTL on the landward side of backwater islands, dwelling units of local communities may be constructed with the prior permission of the Gram panchayat;
- (v) 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 within 50mts width from HTL of these backwater islands.

## 3. CRZ of Goa.-

In view of the peculiar circumstances of the State Goa including past history and other developments, the specific activities shall be regulated and various measures shall be undertaken as follows:-

- (i) the Government of Goa shall notify the fishing villages wherein all foreshore facilities required for fishing and fishery allied activities such as traditional fish processing yards, boat building or repair yards, net mending yards, ice plants, ice storage, auction hall, jetties may be permitted by Grama Panchayat in the CRZ area;
- (ii) reconstruction, repair works of the structures of local communities including fishermen community shall be permissible in CRZ;
- (iii) purely temporary and seasonal structures customarily put up between the months of September to May;
- (iv) the eco sensitive low lying areas which are influenced by tidal action known as khazan lands shall be mapped;
- (v) the mangroves along such as khazan land shall be protected and a management plan for the khazan land prepared and no developmental activities shall be permitted in the khazan land;
- (vi) sand dunes, beach stretches along the bays and creeks shall be surveyed and mapped. No activity shall be permitted on such sand dune areas;
- (vii) the beaches such as Mandrem, Morjim, Galgiba and Agonda has been designated as turtle nesting sites and protected under the Wildlife Protection Act, 1972 and these areas

shall be surveyed and management plan prepared for protection of these turtle nesting sites;

(viii) no developmental activities shall be permitted in the turtle breeding areas referred to in sub-paragraph (vii).

4. (a) Critical Vulnerable Coastal Areas (CVCA) which includes Sunderbans and other identified ecological sensitive areas which shall be managed with the involvement of the local coastal communities including the fisher folk;-
- (b) the entire Sunderbans mangrove area and other identified ecologically important areas such as Gulf of Khambat and Gulf of Kutchchh in Gujarat, Malvan, Achra-Ratnagiri in Maharashtra, Karwar and Coondapur in Karnataka, Vembanad in Kerala, Gulf of Mannar in Tamil Nadu, Bhaitarkanika in Orissa, Coringa, East Godavari and Krishna in Andhra Pradesh shall be declared as Critical Vulnerable Coastal Areas (CVCA) through a process of consultation with local fisher and other communities inhabiting the area and depend on its resources for their livelihood with the objective of promoting conservation and sustainable use of coastal resources and habitats;
- (c) the process of identifying planning, notifying and implementing CVCA shall be detailed in the guideline which will be developed and notified by MoEF in consultations with the stakeholders like the State Government, local coastal communities and fisherfolk and the like inhabiting the area;
- (d) the Integrated Management Plans (IMPs) prepared for such CVCA shall interalia 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 and the IMPs will be prepared in line with the para 5 above for preparation of Coastal Zone Management Plans;
- (e) till such time the IMPs are approved and notified, construction of dispensaries, schools, public rain 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 fisherfolk.

[F.No.11-83/2005-IA-III]  
J. M. MAUSKAR, Addl. Secy.

**ANNEXURE I****GUIDELINES FOR PREPARATION OF COASTAL ZONE MANAGEMENT PLANS****I. A. Demarcation of High Tide Line**

1. Demarcation of High Tide Line (HTL) and Low Tide Line (LTL) shall be carried out by one of the agencies authorised by MoEF based on the recommendations of the National Centre for Sustainable Coastal Management (NCSCM).
2. Demarcation of the High Tide Line or LTL shall be made on the Coastal Zone Management (CZM) Maps of scale 1:25,000 prepared by the agencies identified by the MoEF.
3. Local level CZM Maps shall be prepared for use of officials of local bodies for determination of the CRZ.
4. The local level CZM Maps shall be prepared on a Cadastral scale in accordance with the CZM Maps approved by the Central Government.

**B. Preparation of CZM Maps**

5. 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 7.5minutes
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
6. The High Water Level (HWL) and Low Water Level (LWL) marked on the Base maps will be transferred to the CZM maps.
7. Coastal geomorphological signatures in the field or satellite imageries or aerial photographs will be used for appropriate adjustment, in the HWL or LWL for demarcating HTL or LTL in accordance with the CRZ notification.
8. The following geomorphological features shall be considered while demarcating in HTL or LTL:
  - Landward (monsoonal) berm crest in the case of sandy beaches
  - Rocks, Headlands, Cliffs
  - Seawalls or revetments or embankments
9. 500 meter and 200 metre lines will be demarcated with respect of HTL.
10. HTL (as defined in the CRZ notification) and LTL shall also be demarcated in the CZM maps along the banks of tidal influenced inland water bodies with the help of the geomorphological signatures or features.
11. Classification of different coastal zones shall be done as per the CRZ notification
12. Standard national or international colour codes shall be used to highlight sub-classification of data.

**C. Local level CZM Maps**

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

13. Cadastral (village) maps in 1:3960 or the nearest scale, shall be used as the base maps.

14. These maps are available with revenue Authorities and are prepared as per standard norms.
15. HTL (as defined in the CRZ notification) and LTL will be demarcated in the cadastral map based on detailed physical verification using coastal geomorphological signatures or features in accordance with the CZM Maps approved by the Central Government.
16. 500metre and 200metre lines shall be demarcated with respect to the HTL thus marked.
17. HTL (as defined in the CRZ notification, 1991) and LTL will also be demarcated along the banks of tidal influenced inland water bodies with the help of geomorphological signatures or features.
18. Classifications shall be transferred into local level CZM maps from the CZM Plans.
19. Symbols will be adopted from CZM Maps.
20. Colour codes as given in CZM Maps shall be used.
21. Demarcation of cadastral maps will be done by local agencies approved by the Central Government. The local agencies shall work under the guidance of the concerned State Government or Union Territory Coastal Zone Management Authorities.

D. Hazard mapping:-

II. Classification of CRZ areas

1. The CZM Maps shall be prepared in accordance with para 5 of the CRZ notification demarcating CRZ I, II, III, IV and V.
2. The CZM Maps shall clearly demarcate the land use plan of the area and lists out the CRZ-I areas. All the CRZ-I areas listed under para 7(I)A and B shall be clearly demarcated and colour codes given so that each of the CRZ-I areas can be clearly identified.
3. Buffer zone along mangrove areas of more than 1000sq mts shall be stipulated with a different colour distinguishing from the mangrove area.
4. The buffer zone shall also be classified as CRZ-I area.
5. The hazard line to be drawn up by MoEF shall be superimposed on the CZM maps in 1:25,000 scale and also on the cadastral scale maps.
6. The CRZ-II areas shall be those areas which have been substantially built-up with a ratio of built-up plots to that of total plots is more than 50%.
7. 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.
8. No developmental activities other than those listed above shall be permitted in the areas between the hazard line and 500mts or 100mts or width of the creek on the landward side. The dwelling unit of the local communities including that of the fishers will not be relocated if the dwelling units are located on the seaward side of the hazard line. The State Government will provide necessary safeguards from natural disaster to such dwelling units of local communities.
9. The water areas of CRZ IV shall be demarcated and clearly demarcated if the water body is sea, lagoon, backwater, creek, bay, estuary and for such classification of the water bodies the terminology used by Naval Hydrographic Office shall be relied upon.
10. The fishing Zones in the water bodies and the fish breeding areas shall be clearly marked.
11. The water area shall be demarcated indicating the pollution levels as per Central Pollution Control Board standards on water quality.
12. In the CRZ V areas the land use maps shall be superimposed on the Coastal Zone Management Plan and clearly demarcating the CRZ I, II, III, IV.
13. The existing authorized developments on the sea ward side shall be clearly demarcated.

14. 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.

### III. CZMPs approved by MoEF in accordance with CRZ notification, 1991

1. While preparing the CZMPs under CRZ notification, 2011, the CZMPs that have been approved under the CRZ Notification, 1991 shall be compared. A justification shall be provided by the concerned CZMA in case the CZMPs prepared under CRZ notification, 2011 varies with respect to the approved CZMP prepared under CRZ notification, 1991.

### IV. Public Views on the CZMP.

- a) 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.
- b) Based on the suggestions and objections received the CZMPs shall be revised and approval of MoEF shall be obtained.
- c) The approved CZMP shall be put up on the website of MoEF, concerned website of the State, Union Territory CZMA and hard copy made available in the panchayat office, District collector office and the like.

### V. Revision of Coastal Zone Management Plans

1. 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.
2. The rectified map would be submitted to MoEF for its record.

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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.

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**Annexure-III****Guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of the Ministry of Environment and Forests**

- I. Construction of beach resorts or hotels with prior approval of MoEF in designated areas of CRZ-II and III for occupation of tourist or visitors shall be subject to the following conditions, namely:-
- (a) The project proponent shall not undertake any construction within 200 metres in the landward side of High Tide Line and within the area between Low Tide Line and High Tide Line;
  - (b) The proposed constructions shall be beyond the hazard line or 200mts from the High Tide Line whichever is more;
  - (c) 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;
  - (d) no flattening of sand dunes shall be carried out;
  - (e) no permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts;
  - (f) 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;
  - (g) the State Ground Water Authority shall take into consideration the guidelines issued by Central Government before granting such no objection certificate;
  - (h) 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;
  - (i) the total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 percent 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;
  - (j) the construction shall be consistent with the surrounding landscape and local architectural style;
  - (k) the overall height of construction upto the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor);
  - (l) groundwater shall not be tapped within 200metre of the High Tide Line; within the 200metre 500metre zone it can be tapped only with the concurrence of the Central or State Ground Water Board;
  - (m) extraction of sand, leveling or digging of sandy stretches except for structural foundation of building, swimming pool shall not be permitted within 500metres of the High Tide Line;

- (n) 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;
  - (o) 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;
  - (p) to allow public access to the beach, atleast a gap of 20metres width shall be provided between any two hotels or beach resorts; and in no case shall gaps be less than 500metres apart; and
  - (q) 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
  - (r) approval of the State or Union territory Tourism Department shall be obtained.
- II. In ecologically sensitive areas (such as marine parks, mangroves, coral reefs, breeding and spawning grounds of fish, wildlife habitats and such other area as may be notified by the Central or State Government Union territories) construction of beach resorts or hotels shall not be permitted

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Annexure-IV**Form-I for seeking clearance for project attracting CRZ notification**

Basic information:

Name of the Project:-

Location or site alternatives under consideration:-

Size of the project (in terms of total area) :-

CRZ classification of the area :-

Expected cost of the project:-

Contact Information:-

**(II) Activity**

1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, and the like)

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)		
1.2	Details of CRZ classification as per the approved Coastal Zone Management Plan?		
1.3	Whether located in CRZ-I area?		
1.4	The distance from the CRZ-I areas.		
1.5	Whether located within the hazard zone as mapped by Ministry of Environment and Forests/National Disaster Management Authority?		
1.6	Whether the area is prone to cyclone, tsunami, tidal surge, subduction, earthquake etc.?		
1.7	Whether the area is prone for saltwater ingress?		
1.8	Clearance of existing land, vegetation and buildings?		
1.9	Creation of new land uses?		
1.10	Pre-construction investigations e.g. bore hole, soil testing?		
1.11	Construction works?		

1.12	Demolition works?		
1.13	Temporary sites used for construction works or housing of construction workers?		
1.14	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations		
1.15	Underground works including mining or tunneling?		
1.16	Reclamation works?		
1.17	Dredging/reclamation/land filling/disposal of dredged material etc.?		
1.18	Offshore structures?		
1.19	Production and manufacturing processes?		
1.20	Facilities for storage of goods or materials?		
1.21	Facilities for treatment or disposal of solid waste or liquid effluents?		
1.22	Facilities for long term housing of operational workers?		
1.23	New road, rail or sea traffic during construction or operation?		
1.24	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?		
1.25	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?		
1.26	New or diverted transmission lines or pipelines?		
1.27	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?		
1.28	Stream and river crossings?		
1.29	Abstraction or transfers of water form ground or surface waters?		
1.30	Changes in water bodies or the land surface affecting drainage or run-off?		
1.31	Transport of personnel or materials for construction, operation or decommissioning?		
1.32	Long-term dismantling or decommissioning or restoration works?		
1.33	Ongoing activity during decommissioning which could have an impact on the environment?		
1.34	Influx of people to an area in either temporarily or permanently?		
1.35	Introduction of alien species?		
1.36	Loss of native species or genetic diversity?		
1.37	Any other actions?		

2. Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

S. No.	Information/checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
2.1	Land especially undeveloped or agricultural land (ha)		
2.2	Water (expected source & competing users) unit: KLD		
2.3	Minerals (MT)		
2.4	Construction material – stone, aggregates, sand/soil (expected source – MT)		
2.5	Forests and timber (source – MT)		
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)		
2.7	Any other natural resources (use appropriate standard units)		

3. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)		
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)		
3.3	Affect the welfare of people e.g. by changing living conditions?		
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.,		
3.5	Any other causes, that would affect local communities, fisherfolk, their livelihood, dwelling units of traditional local communities etc		

4. Production of solid wastes during construction or operation or decommissioning (MT/month)

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data

4.1	Spoil, overburden or mine wastes		
4.2	Municipal waste (domestic and or commercial wastes)		
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)		
4.4	Other industrial process wastes		
4.5	Surplus product		
4.6	Sewage sludge or other sludge from effluent treatment		
4.7	Construction or demolition wastes		
4.8	Redundant machinery or equipment		
4.9	Contaminated soils or other materials		
4.10	Agricultural wastes		
4.11	Other solid wastes		

5. Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr)

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources		
5.2	Emissions from production processes		
5.3	Emissions from materials handling including storage or transport		
5.4	Emissions from construction activities including plant and equipment		
5.5	Dust or odours from handling of materials including construction materials, sewage and waste		
5.6	Emissions from incineration of waste		
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)		
5.8	Emissions from any other sources		

6. Generation of Noise and Vibration, and Emissions of Light and Heat:

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers		
6.2	From industrial or similar processes		
6.3	From construction or demolition		
6.4	From blasting or piling		
6.5	From construction or operational traffic		
6.6	From lighting or cooling systems		

6.7	From any other sources		
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7. Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials		
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)		
7.3	By deposition of pollutants emitted to air into the land or into water		
7.4	From any other sources		
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?		

8. Risk of accidents during construction or operation of the Project, which could affect human health or the environment

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances		
8.2	From any other causes		
8.3	Could the project be affected by natural disasters causing environmental damage (e.g., floods, earthquakes, landslides, cloudburst etc)?		

9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.:  Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.)		

	housing development extractive industries supply industries other		
9.2	Lead to after-use of the site, which could have an impact on the environment		
9.3	Set a precedent for later developments		
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects		

### III. Environmental Sensitivity

S. No.	Areas	Name/ Identity	Aerial distance (within 15 km.) Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value		
2	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests		
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration		
4	Inland, coastal, marine or underground waters		
5	State, National boundaries		
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas		
7	Defence installations		
8	Densely populated or built-up area		
9	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)		
10	Areas containing important, high quality or scarce resources (ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals)		
11	Areas already subjected to pollution or environmental damage. (those where existing legal environmental standards are exceeded)		
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)		

\*\*\*

Const. Licence No. 21/2012-13.

No.4/3-45/DMC/12-13/2945  
Office of the  
Daman Municipal Council,  
D A M A N.

Dated: - 09<sup>th</sup> November, 2012.

- Read:-(1) Application dated 27.09.2012 from **Shri Raichand Mohan Patel & Ors**  
R/o. Khariwad, Nani Daman.  
(2) Order No. 3/1-320/DMC/07/12-13/2718 DT. 25.10.2012

### L I C E N C E

In exercise of the powers vested in me by Sub-Sect. (4) of Section 184 SHRI RAICHAND MOHAN PATEL & MR. HUSSEN MUSA NAULLA, Moti Daman is hereby granted permission for Proposed Construction of Addition & Alteration of Existing Building on the Survey No. 50/130-H, I, & K admeasuring 415.00, 426.00 & 210.00 Sq.Mts situated at Khariwad, Nani Daman as proposed by him/her and approved by the Administrative Officer, Daman Municipal Council as technically approved by the Municipal Engineer, after necessary correction on the plans registered in this Office under construction File No.4/3-45/2012-13.

The licence shall be liable to the following terms and conditions:-

1. The permission is valid for 3 (three) years from the date of issue.
2. No construction work or excavation of the land for the purpose of construction shall be commenced without the line out for the work is given by the Municipal Engineer upon prior notice in writing to the Municipal Engineer.
3. The owner shall firstly construct the Septic Tank and soak-pit as per the approved plan and shall inform the Municipal Engineer upon its completion and only after the receipt of N.O.C./clearance from the D.M.C., further construction of the building shall be commenced.
4. The approval/N.O.C. of (i) Built up area (ii) Laying of footings and (iii) Building work, shall be obtained from the Municipal Engineer before proceeding with the further construction of the building.
5. The construction shall be carried out strictly as per the approved plan.
6. The front side set-back, rear side set-back and sides set-back shall be strictly adhered to.
7. The owner shall obtain the Completion/Occupancy Certificate from the D.M.C. within one month from the date of completion of the building.
8. The owner shall not him-self occupy or shall not allow any other person/s to occupy the said building either partly or wholly, without obtaining the Completion/Occupancy Certificate from the D.M.C.
9. The building shall not be used for any other purpose other than the purpose for which the construction plan is approved, without the prior permission of the Daman Municipal Council for change of use.
10. The owner or occupier of the building shall not discharge or allow the night soil, filth or any noxious or offensive matter or any water of any sinks, sewer or cesspool or any other liquid or matter, which is or which is likely to become a nuisance to the occupiers of the same building or of adjoining building, or general public, from any building or land, surrounding the said building failing which the said building which is intended for or used as a place of dwelling, shall be declared "unfit for human habitation" U/S 229 of the Daman & Diu Municipalities (Amended) Regulation, 1994.
11. The owner shall not store/stock any construction material on the public road/foot-path.

- 2 -

12. The owner shall not block the road side gutters during or after the construction.
13. No other materials shall be used for the construction purpose other than those approved in the building plan.
14. The R.C.C. Calculation etc. shall be got approved from the Municipal Engineer.
15. The owner shall not violate any terms and conditions of this licence enumerated above and also shall not violate any provisions of the Daman & Diu Municipalities (Amended) Regulation, 1994 and the Building Laws, 1971 failing which this licence is liable to be suspended or revoked without any further notice to the owner.
16. The owner shall also obtain the licence/permission/N.O.C. from any other competent authority if required under any other provisions of law for the time being in force, before the commencement of the construction works.
17. The owner shall have to make proper arrangement for drainage so that no nuisance is created at the building site or near by area.
  - (a) To intimate this office at the time of start of the construction.
  - (b) The construction should be carried out as per approved plan.
  - (c) The licensee should get demarcated his land through the City Survey department, Daman prior to commencement of work.
  - (d) The stability certificate to be produced on completion of work.
  - (e) Earthquake Resistance measures should be strictly followed.
  - (f) The licensee should not discharge the sewerage water in the storm water gutter passing by the proposed construction.
  - (g) The N.O.C. from Airport Authority and to be produce prior to commencement of work.
  - (h) If there is any objection raised by Coast Guard Authority, Daman the permit holder/licensee to fully responsible and accountable to solve such quarries in future.
  - (i) As the proposed construction falls high-rise building the licensee should make provision of under ground water tank of 20,000 liter capacity.
  - (j) The licensee should maintain all the norms of Fire Safety measures as per the N.O.C. issued by the Fire Department, Daman.
  - (k) The licensee should obtain NOC from the fire department prior to commencement of work and on completion of work and should submit to this Council.
  - (l) The water harvesting system should be provided before applying for completion certificate.
  - (m) The licensee will be responsible if any queries from the CRZ committee arises.

The licensee has paid the Licence Fee of Rs. 2,74,150:00 and Emolument Fees of Rs.25:00 under R.No.28/41 and No.28/42 and Workers Welfare Cess Tax of Rs. 2,19,320:00 under R.No. 28/43 dated 09.11.2012 respectively.



*(N. N. Vaghela)*  
 (N. N. Vaghela)  
 Administrative Officer,  
 Daman Municipal Council  
 D a m a n.

To,  
 SHRI RAICHAND MOHAN PATEL &  
 MR. HUSSEN MUSA NAULLA  
 R/o. Khariwad,  
 Nani Daman.

Copy for information to :- The Councilor, Ward No. 4, D.M.C., Daman.



Dairy No. 11 / 2026  
 474 7954  
**DAMAN MUNICIPAL COUNCIL, DAMAN**  
**OFFICE OF THE CHIEF OFFICER, FORT AREA,**  
**MOTI DAMAN.**



Ph. No. 0260 2230879, 2230666.

email : codmc-daman-dd@nic.incodmc.daman@gmail.com

No. 4/3-45/DMC/2012-13/CZMA/25-26/3864

Dated: - 15/01/2026.

To,  
 The Chairman,  
 Coastal Zone Management Authority, (CZMA)  
 Daman & Diu,  
 Daman.  
 E-mail: [mspec\\_dmn@pccdaman.info](mailto:mspec_dmn@pccdaman.info)

M.S., DDCZMA.

21/1/2026  
 Kadi

**Subject: Seeking CRZ Clearance for regularization of "Al-Saad Terrace" building at Khariwad, Nani Daman - reg.**

Sir,

With reference to the subject cited above, it is to inform that M/s Al-Saad Builders & Developers along with J.K. Infra have submitted an application for regularization of the building known as "Al-Saad Terrace" situated at Survey No. 50/130-H, I & K, Khariwad, Nani Daman, constructed under Construction License No. 21/2012-13 dated 09.11.2012, renewed on 13.04.2016.

The Construction had started in the year 2015 and The Entire building (Ground+10) Construction was fully Completed in year 2017.

Persuade to which Demolition notice was issued several times as the Construction was not as per rules;

"The 1<sup>st</sup> Show Cause Notice was issued on 15.03.2017 for Non Submission of NOC from Fire Department.

2<sup>nd</sup> Notice was issued on 16.03.2017 for Non Submission of CRZ clearance certificate.

The Confidential survey Report was received from Associate Town Planner on 25.01.2017.

3<sup>rd</sup> Show Cause Notice was issued on 03.04.2017 for Violation of F.S.I, Setbacks, and Commencement of the work without intimation to the department, and without obtaining of NOC from M.E., Construction was not carried out as per approved plan.

4<sup>th</sup> Notice was issued on 05.06.2017 for Violations of Building bye-laws and directed to demolish extra construction carried out beyond the permissible.

The Order was issued on 17.05.2018 for direction to demolish the extra Construction within 24 hours.

The Order was issued on 27.06.2019 for direction to demolish the entire building immediately."

O/o the Deputy Secretary (Forest, Env. & WL)	
UT of D&NH and Daman & Diu	
Inward No. 07	Date 21/01/26
Outward No.	Date

समाहर्ता का कार्यालय, दमण  
 Office of the Collector, Daman.  
 पत्र/LETTER  
 Inward No. 11 दिनांक/Date 21.01/26  
 Outward No. दिनांक/Date 21.01/26

Party had applied for Petition in The High Court of Judicature at Bombay vide WRIT PETITION NO.13339 OF 2022 on DT: 28.11.2022.

The said application for regularization has been submitted pursuant to the order dated 09.12.2025 passed by the Hon'ble Bombay High Court in Writ Petition No. 13339 of 2022, wherein the petitioners agreed to apply for regularization under the provisions of GDR-2023.

During scrutiny of the application, it is observed that the site falls under the Coastal Regulation Zone (CRZ) and CRZ Clearance has not been submitted by the applicant.

As per the provisions of GDR-2023 and applicable building regulations, CRZ Clearance is mandatory prior to approval of plans / consideration of regularization.

In view of the above, the matter is hereby referred to the Coastal Zone Management Authority (CZMA) for necessary examination and issuance of CRZ Clearance, if permissible under the prevailing rules and regulations.

The regularization proposal shall be processed further by this Council only after receipt of CRZ Clearance from the competent authority.

It is hereby requested to provide CRZ clearance as per norms through your respected office.

  
( Dr. Sanjam Singh )  
Chief Officer,  
Daman Municipal Council,  
Daman.

Copy to:

- 1) The Collector, Daman
- 2) The President, DMC, Daman.
- 3) The Municipal Engineer, DMC, Daman.
- 4) Guard File.

Daman & Diu Coastal Zone Management Authority  
Office of the Director - cum-Deputy Secretary,  
Forest, Environment and Wild life,  
DNH & DD, Fort Area,  
Moti Daman.  
Daman-396220

FTS MO : 10/Decy3E Cy (F30) /2026/ 4159279  
No. DDCZMA/CRZ/VIO/AST/2025-2026/ 51 415928)

Dated 27/01/2026.

To,  
The Chief Officer,  
Daman Municipal Council,  
Daman

Sub : Seeking CRZ Clearance for regularization of "Al-Saad Terrace" building at  
Khariwad, Nani Daman.

Ref : Your letter No 4/3-45/DMC/2012-13/CZMA/25-26/3864 Dated 15/01/2026

Sir,

With reference to your letter on the subject cited above, it is requested to kindly inform this office whether any CRZ permission submitted or applied for, in accordance with the documents prescribed under the CRZ Notification, 2011 dated 06.01.2011, to the Chief Officer, Daman Municipal Council during the process of granting the construction permission in respect of "Al-Saad Terrace" building at Khariwad, Nani Daman.

This issues with the prior approval of Chairman, DDCZMA.

Yours faithfully,

प्राप्त किया / RECEIPT

27/01/26  
सहायता कार्यालय  
Office of the Collector  
दमण /Daman

27/01/2026  
प्रेषण लिपि / Despatch Clerk  
दमण नगरपालिका  
Daman Municipal Council  
दमण / Daman

o/c

Member Secretary,  
Daman & Diu  
Coastal Zone Management Authority

Copy to the PA to the Chairman, DDCZMA, Daman for kind information to the  
Chairman, DDCZMA.

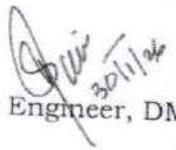
## JOINT SITE INSPECTION REPORT

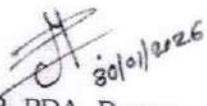
A joint site inspection was conducted by the undersigned officers for the purpose of verifying and ascertaining the distance of the building known as "Al-Saad Terrace", situated on Survey No. 50/130 H, I & K at Khariwad, Nani Daman, from the High Tide Line (HTL -as demarcated in ODP 2023) of the Daman Ganga River.

- Date of Inspection : 30.01.2026
- Location: Al-Saad Terrace, on survey No. 50/130 H, I & K at Khariwad, Nani Daman.
- Officials Present :
  - Chief Officer, Daman Municipal Council.
  - Mamlatdar, Daman.
  - Enquiry Officer, City Survey, Daman.
  - Junior Town Planner, PDA, Daman.
  - Junior Engineer, Daman Municipal Council.
- Scope and Observations: During the course of the joint site inspection, the physical location of the aforesaid building was examined with reference to the High Tide Line (HTL) as indicated in the Outline Development Plan 2023. Upon verification at site, it was observed that the "Al-Saad Terrace" building is situated within 100 meters from the High Tide Line (HTL) of the Daman Ganga River.

Based on the site inspection carried out by above officers, it is observed that the "Al-Saad Terrace" building located on survey No. 50/130 H, I & K at Khariwad, Nani Daman, lies within 100 meters from the High Tide line as indicated in the ODP 2023.

The map showing location of the said plot, High Tide line (HTL) and line showing 100m line from HTL is enclosed with the report.

  
Junior Engineer, DMC

  
JTP, PDA, Daman

  
Mamlatdar/ EOCS, Daman

  
Chief Officer, DMC

Stand

445

82



100M LINE FROM HTL

HIGH TIDE LINE (HTL)

dge

100

100



**DAMAN MUNICIPAL COUNCIL, DAMAN**  
**OFFICE OF THE CHIEF OFFICER, FORT AREA,**  
**MOTI DAMAN.**



Ph. No. 0260 2230879, 2230666.

email :codmc-daman-dd@nic.incodmc.daman@gmail.com

No. 4/3-45/DMC/2012-13/CZMA/25-26/6015

Dated: - 30/01/2026.

To:

✓ The Member Secretary,  
 Daman & Diu Coastal Zone Management Authority,  
 Daman.

**Sub:** Submission of Joint Site Inspection Report in respect of "Al-Saad Terrace" building at Khariwad, Nani Daman - reg.

**Ref:**

1. This office letter No. 4/3-45/DMC/2012-13/CZMA/25-26/3864 dated 15.01.2026
2. Your office letter No. DDCZMA/CRZ/VIO/AST/2025-2026/51 dated 27.01.2026
3. Your office letter No. DDCZMA/CRZ/VIO/AST/2025-2026/53 dated 28.01.2026

Sir,

With reference to the subject cited above and in compliance with your office letter dated 28.01.2026, a Joint Site Inspection was carried out on 30.01.2026 by the officers of the Damam Municipal Council, Planning & Development Authority, Mamlatdar Office, and City Survey Office to ascertain the exact location of the building known as "Al-Saad Terrace", situated on Survey No. 50/130 H, I & K at Khariwad, Nani Daman, with reference to the High Tide Line (HTL) as demarcated in the Outline Development Plan (ODP) 2023.

During the course of the inspection, the physical location of the said building was verified on site with reference to the HTL of the Damam Ganga River. Upon verification, it was observed that the "Al-Saad Terrace" building is situated within 100 meters from the High Tide Line (HTL) as indicated in the ODP 2023.

Accordingly, it is confirmed that the building located on Survey No. 50/130 H, I & K at Khariwad, Nani Daman, falls within 100 meters from the HTL.

The Joint Site Inspection Report, duly signed by the inspecting officers, along with the map showing the location of the plot, the HTL, and the 100-meter line from the HTL, is enclosed herewith for your kind perusal and further necessary action.

This is submitted for your information and further directions.

O/o the Deputy Secretary (Forest, Evn. & WL)	
UT of D&NH and Damam & Diu	
Inward No. 13	Date 02/02/26
Outward No.	Date

( Dr. Sanjam Singh )  
 Chief Officer,  
 Damam Municipal Council,  
 Damam.

Copy to:

- 1) The Collector, Damam
- 2) Guard File.

U. T. Administration of Dadra & Nagar Haveli and Daman & Diu,  
Daman & Diu Coastal Zone Management Authority,  
Daman District Court Premises, Fort Area,  
Moti Daman -396220.

No. DDCZMA/CRZ/VIO/AST/2025-26/ 56

Dated : 09.02.2026

**MEETING NOTICE**

A meeting of Daman & Diu Coastal Zone Management Authority (DDCZMA) is scheduled to be convened under the chairmanship of Secretary (Environment & Forest) / Chairman (DDCZMA), DNH & DD, to deliberate upon the matter relating to the alleged violation of the provisions of the Coastal Regulation Zone Notification, 2011 by M/s. Al-Saad Terrace building at Survey No. 50/130-H, I & K, Khariwad, Nani Daman, as per the details given below:

**Date : 16 .02.2026**

**Time: 11.00 AM**

**Venue : Collectorate, Moti Daman**

**VC Link : will be shared shortly through e-mail**

All Members are kindly requested to make it convenient to attend the meeting on the date and time.

  
Member Secretary (DDCZMA),  
DNH & DD.

To,

1. The Secretary (Environment & Forests), DNH & DD/Chairman, DDCZMA.
2. The Head of Department of Environment & Forests, DNH & DD/ Chief Conservator of Forests, DNH & DD.
3. The Collector, Daman
4. The Collector, Diu
5. The Chief Town and Country Planner, Town Country Planning Department, Moti Daman
6. The Director-cum Joint Secretary, Fisheries, DNH & DD.
7. The Director, National Centre for Sustainable Coastal Management (NCSCM), Koodal Building, Anna University Campus, Chennai.
8. The Director or his nominee, Space Application Centre, Ahmedabad, Jodhpur Tekra, Ambawadi Vistar, Ahmedabad, Gujarat.
9. Shri Nischal Joshi, B-2, Akshar Banglow, Opp. NID, Kudsan, Gandhinagar.
10. Shri Gaurang Trivedi, Plot No. 30-A, Shree Flat, 2<sup>nd</sup> floor, Sector-19, Gandhinagar
11. Representative of Gujarat Institute of Desert Ecology

**Invitees Members:**

1. Chairman, Union Territory Level Expert Appraisal Committee (UTEAC), DNH & DD.
2. Member Secretary, UTEAC, DNH & DD.
3. The Director-cum Joint Secretary, Tourism, DNH & DD

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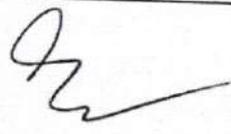
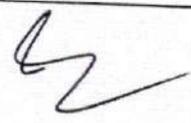
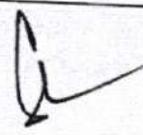
- ✓ M/s. Al-Saad Builders & Developers, Survey No. 50/130-H, I & K, Khariwad, Nani Daman.
2. The State Informatic Officer, Daman for generating VC link and deputing IT staff for the above meeting.

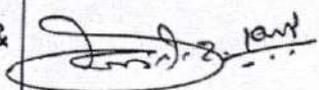
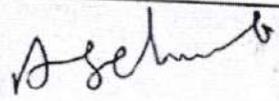
UoMoS  
U. M. Sheikh  
Supervisor  
7820003555

**COASTAL ZONE MANAGEMENT AUTHORITY,  
DAMAN AND DIU**

**ATTENDANCE SHEET**

**ATTENDANCE SHEET FOR THE DAMAN & DIU COASTAL ZONE  
MANAGEMENT AUTHORITY MEETING HELD ON 16.02.2026 AT 11.00 AM AT  
CONFERENCE HALL, COLLECTORATE, DAMAN**

Sr. No.	Member/Invitee	Signature
1.	Shri Saurabh Mishra, IAS- Secretary (Environment & Forests), DNH & DD/Chairman, DDCZMA	
2.	Shri Sanjay K. Waradkar, IFS - Head of Department of Environment & Forests, DNH & DD/ Chief Conservator of Forests, DNH & DD.	
3.	Shri Saurabh Mishra, IAS- Collector, Daman	
4.	Shri Rahul Dev Boora, IAS - Collector, Diu	-
5.	Shri Shivam Teotia, DANICS- Director-cum Joint Secretary, Fisheries, DNH & DD	
6.	Shri Priyanshu Singh DANICS - Chief Town and Country Planner, Town Country Planning Department, Moti Daman	
7.	Shri Puneet Kulshreshtha, DANICS- Director-Deputy Secretary (F, E & WL)/Member Secretary, DDCZMA, DNH & DD	
8.	Representative of Director, National Centre for Sustainable Coastal Management (NCSCM), Koodal Building, Anna University Campus, Chennai.	
9.	Director or his nominee, Space Application Centre, Ahmedabad, Jodhpur Tekra, Ambawadi Vistar, Ahmedabad, Gujarat.	

10.	Shri Sujeetkumar Dongre, Chairman, Union Territory Level Expert Appraisal Committee (UTEAC), DNH & DD (Invitee)	
11.	Shri B. Mohandaas - IFS Member Secretary, UTEAC, DNH & DD (Invitee)	
12.	Shri Shivam Teotia, DANICS- Director-cum Joint Secretary, Tourism, DNH & DD (Invitee)	
13.	Shri Sanjam Singh, DANICS, - Chief Officer, Daman Municipal Council, Daman	
14.	Shri Nischal Joshi, B-2, Akshar Banglow, Opp. NID, Kudsan, Gandhinagar.	
15.	Shri Gaurang Trivedi, Plot No. 30-A, Shree Flat, 2 <sup>nd</sup> floor, Sector-19, Gandhinagar	
16.	Dr. Vijay Kumar, Representative of Gujarat Institute of Desert Ecology, Bhuj	
17.	Representative of M/s Al-Saad Builders & Developers, Nani Daman (saved - partner)	
18.	Anand chavte - (Partner)	
19.		
20.		
21.		

**MINUTES OF THE MEETING OF DAMAN & DIU COASTAL ZONE MANAGEMENT AUTHORITY HELD ON 16.02.2026 AT 12.30 PM.**

The meeting of the Daman & Diu Coastal Zone Management Authority (DDCZMA) was held on **16.02.2026** at **12.30 PM** in hybrid mode, under the Chairmanship of the Secretary (Environment & Forests), DNH & DD / Chairman, DDCZMA, at the Conference Hall, Collectorate, Daman.

**Agenda:-**

1. To deliberate upon the matter relating to the alleged violation of the provisions of the Coastal Regulation Zone Notification, 2011 by M/s Al-Saad Terrace building at Survey No. 50/130-H, I & K, Khariwad, Nani Daman
2. To discuss any other issue with permission of the Chairman, DDCZMA, DNH & DD.

Following Members/representatives/ invitees of Daman & Diu Coastal Zone Management Authority (DDCZMA) attended the meeting:

1. Shri Saurabh Mishra, Secretary (Environment & Forests), DNH & DD/Chairman, DDCZMA, DNH & DD/ Collector, Daman
2. Shri Sanjay K. Waradkar, IFS - Head of Department of Environment & Forests, DNH & DD/ Chief Conservator of Forests, DNH & DD.
3. Shri Shivam Teotia, DANICS- Director-cum Joint Secretary, Fisheries, DNH & DD
4. Shri Priyanshu Singh, Chief Town and Country Planner, Town Country Planning Department, Moti Daman.
5. Shri Puneet Kulshreshtha, DANICS- Director-Deputy Secretary (F, E & WL)/Member Secretary, DDCZMA, DNH & DD
6. Shri Ratheesh Representative, Space Application Centre, Ahmedabad, Jodhpur Tekra, Ambawadi Vistar, Ahmedabad, Gujarat.
7. Expert Member, Shri Nischal Joshi, B-2, Akshar Banglow, Opp. NID, Kudsan, Gandhinagar.
8. Expert Member, Shri Gaurang Trivedi, Plot No. 30-A, Shree Flat, 2<sup>nd</sup> floor, Sector-19, Gandhinagar
9. Dr. Vijay Kumar, Representative of Gujarat Institute of Desert Ecology

**Invitees Members:**

1. Shri Sujeetkumar Dongre, Chairman, Union Territory Level Expert Appraisal Committee (UTEAC), DNH & D
2. Shri B. Mohandaas – IFS Member Secretary, UTEAC, DNH & DD
3. Shri Sanjam Singh, DANICS, - Chief Officer, Daman Municipal Council, Daman



The Chairman, DDCZMA, welcomed all the Members and asked the Member Secretary to brief the Authority on the agenda and conduct the proceedings.

Minutes of the previous meeting held on 20.01.2026 were discussed and approved by all the Members present.

**Agenda Item no.1 : To deliberate upon the matter relating to the alleged violation of the provisions of the Coastal Regulation Zone Notification, 2011 M/s Al-Saad Terrace building at Survey No. 50/130-H, I & K, Khariwad, Nani Daman**

### **Background**

The Authority was apprised that the Chief Officer, Daman Municipal Council (DMC), vide letter dated 15.01.2026, sought CRZ clearance for regularisation of the building known as "Al-Saad Terrace," stated to have been constructed pursuant to Licence No. 21/2012-13 dated 09.11.2012 (renewed on 13.04.2016) and completed in the year 2017.

It was further placed before the Authority that a joint site inspection was carried out on 30.01.2026 by officers of DMC, PDA, Mamlatdar and City Survey Office to ascertain the exact location of the building at Khariwad, Nani Daman. As per the inspection report, the structure is situated within 100 metres of the High Tide Line (HTL) of the Daman Ganga River.

It was further informed that vide letter dated 30.01.2026, the Chief Officer, DMC, categorically informed that no CRZ clearance or permission was submitted or applied for in respect of the said building during the process of grant of construction permission.

As per the approved CZMP, 2011, the subject site falls under CRZ-IA (mangrove buffer zone), classified as a No Development Zone (NDZ), where no construction or developmental activity is permitted.

Accordingly, DDCZMA issued a Show Cause Notice dated 02.02.2026 under Section 5 of the Environment (Protection) Act, 1986 read with Rule 4 of the Environment (Protection) Rules, 1986 calling upon the project proponent to explain why action should not be taken for undertaking prohibited construction in CRZ-IA (NDZ).

### **Hearing of the Project Proponent**

Shri Javeduddin Z. Kazi and Shri Anand, Partner/Developer of M/s Al-Saad Builders & Developers, appeared before the Authority and were afforded an opportunity of personal hearing.

During the course of hearing, they submitted that they were unaware of the applicability of the CRZ Notification, 2011 to the subject property. A written representation dated 16.02.2026 was also tendered seeking six weeks' time to file a detailed reply. It was further stated that a reply dated 09.02.2026 had earlier been submitted requesting withdrawal of the Show Cause Notice.

The Authority took the submissions on record; however, it observed that lack of awareness of statutory provisions cannot be accepted as a valid defence, nor does it absolve liability for violations committed in areas where construction is expressly prohibited under law.

### Findings of the Authority

Upon hearing the Project Proponent (Shri Javeduddin Z. Kazi and Shri Anand, Partner/Developer of M/s Al-Saad Builders & Developers) and upon examination of the inspection report, and records placed before it, the Authority noted the following findings:

1. The subject construction is located in CRZ-IA (mangrove buffer zone), designated as a No Development Zone (NDZ), where no construction is permissible under paragraph 8(I)(i) of the CRZ Notification, 2011.
2. No prior CRZ clearance was obtained before commencement or completion of construction.
3. The structure constitutes a prohibited and continuing violation of the CRZ Notification, 2011 issued under the provisions of the Environment (Protection) Act, 1986.
4. The plea of lack of knowledge is untenable in law and cannot be accepted as a defence against statutory non-compliance.

### Decision

Accordingly, after due deliberation and in exercise of powers conferred under Section 5 of the Environment (Protection) Act, 1986, the Authority unanimously resolved as follows:

1. A direction shall be issued to M/s Al-Saad Builders & Developers for demolition of the unauthorized construction at Survey No. 50/130-H, I & K, Khariwad, Nani Daman, within 15 days from receipt of the order. Failing to comply with the demolition order by the owner within 15 days, the SDM (HQ), Daman shall implement the order and recover the cost of demolition from the owner.
2. Environmental compensation shall be imposed upon the Project Proponent for damage caused to the coastal ecology, to be computed in accordance with the formula mandated by the Hon'ble National Green Tribunal.
3. The request for extension of time stands rejected in view of the admitted absence of prior CRZ clearance and the undisputed CRZ-IA (NDZ) classification of the site.

The meeting concluded with a vote of thanks to the Chair.

This is issued with the prior approval of Chairman, DDCZMA.



Member Secretary,  
Daman & Diu  
Coastal Zone Management  
Authority (DDCZMA)

No. DDCZMA/CRZ/VIO/AST/2025-2026/58

Dated: 18/02/2026

Copy to all concerned.

**Daman & Diu Coastal Zone Management Authority  
Office of the Director - cum-Deputy Secretary,  
Forest, Environment and Wildlife,  
DNH & DD, Fort Area, Moti Daman-396220**

No.DDCZMA/CRZ/VIO/AST/2025-2026/ 59

Dated: 18/02/2026

**Subject : Direction under Section 5 of the Environment (Protection) Act, 1986 for violation of the provisions of the Coastal Zone Notification, 2011 – reg.**

WHEREAS, the Government of India has issued the Coastal Regulation Zone (CRZ) Notification, 2011 vide S.O. No. 19(E) dated 06.01.2011 under the Environment (Protection) Act, 1986, with the objective of conserving coastal ecology and regulating developmental activities in CRZ areas;

AND WHEREAS, the Daman & Diu Coastal Zone Management Authority (DDCZMA) is the competent authority empowered under Section 5 of the Environment (Protection) Act, 1986, read with MoEFCC Notification No. S.O. 4650(E) dated 30.09.2022, to issue binding directions for protection of the coastal environment within its jurisdiction;

AND WHEREAS, a communication dated 15.01.2026 was received from the Chief Officer, Daman Municipal Council (DMC), seeking CRZ clearance for regularisation of a structure known as "Al-Saad Terrace" constructed at Survey No. 50/130-H, I & K, Khariwad, Nani Daman;

AND WHEREAS, a joint site inspection was conducted on 30.01.2026 by officers of DMC, PDA, Mamlatdar and City Survey Office to ascertain the exact location of the building at Khariwad, Nani Daman, and the inspection report recorded that the said structure is situated within 100 metres from the High Tide Line (HTL) of the Daman Ganga River;

AND WHEREAS, vide letter dated 30.01.2026, the Chief Officer, DMC informed that no CRZ clearance or permission was submitted or applied for in respect of the said building during the process of grant of construction permission;

AND WHEREAS, as per the approved CZMP, 2011, the subject site falls under CRZ-IA (mangrove buffer zone), classified as a No Development Zone (NDZ), where no construction or developmental activity is permitted;

AND WHEREAS, in terms of Paragraph 8(l)(i) of the CRZ Notification, 2011, CRZ-IA areas are designated as NDZ wherein no new construction shall be permitted;

AND WHEREAS, in view of the aforesaid statutory prohibition, no permission for construction can be granted in such NDZ areas under the said Notification;

AND WHEREAS, a Show Cause Notice dated 02.02.2026 was issued under Section 5 of the Environment (Protection) Act, 1986 calling upon the project proponent to explain why action including demolition should not be taken;

AND WHEREAS, the Daman & Diu Coastal Zone Management Authority (DDCZMA), in its meeting held on 16.02.2026, deliberated under Agenda Item No. 1 upon the alleged violations of the Coastal Regulation Zone Notification, 2011 pertaining to M/s Al-Saad Terrace Building at Survey No. 50/130-H, I & K, Khariwad, Nani Daman;

A

AND WHEREAS, Shri Javeduddin Z. Kazi and Shri Anand, Partner/Developer of M/s Al-Saad Builders & Developers, appeared before the Authority on 16.02.2026 and were afforded an opportunity of personal hearing;

AND WHEREAS, during the course of the hearing, they submitted that they were unaware of the applicability of the CRZ Notification, 2011 to the subject property and tendered a written representation dated 16.02.2026 seeking six weeks' time to file a detailed reply; it was further stated that a reply dated 09.02.2026 had earlier been submitted requesting withdrawal of the Show Cause Notice;

AND WHEREAS, the Authority has taken the aforesaid submissions and written representations on record and, upon due consideration thereof, observed that ignorance of statutory provisions cannot be accepted as a valid defence against statutory non-compliance; and further that the Coastal Regulation Zone Notification, 2011 contains no provision for regularisation of unauthorized construction in areas classified as **NDZ**;

AND WHEREAS, upon affording an opportunity of personal hearing to the Project Proponent, namely Shri Javeduddin Z. Kazi and Shri Anand, Partner/Developer of M/s Al-Saad Builders & Developers, and upon examination of the joint site inspection report and records placed before it, the Authority finds that the subject construction is situated **within 100 metres from the High Tide Line (HTL) of the Daman Ganga river, as well as within Mangrove Buffer Zone, classified as CRZ-IA and designated as NDZ under paragraph 8(I)(i) of the CRZ Notification, 2011**, wherein no new construction is permissible; that the structure therefore constitutes a prohibited and continuing violation of the CRZ Notification, 2011 issued under the provisions of the Environment (Protection) Act, 1986; and that the plea of lack of knowledge of statutory provisions is untenable in law and cannot be accepted as a defence against such statutory non-compliance;

AND WHEREAS, the Authority is satisfied, on the basis of the material on record and after affording due opportunity of hearing, that the violation stands established and warrants exercise of powers under Section 5 of the Environment (Protection) Act, 1986;

AND WHEREAS, upon due deliberation and consideration of the material on record, the Authority has unanimously resolved, in exercise of powers under Section 5 of the said Act to order demolition of the unauthorized construction, levy environmental compensation as per the formula mandated by the Hon'ble National Green Tribunal, and reject the request for extension of time in view of the admitted absence of prior CRZ clearance and the undisputed CRZ-IA (NDZ) status of the site;

NOW, THEREFORE, in exercise of powers conferred under Section 5 of the Environment (Protection) Act, 1986 read with Rule 4 of the Environment (Protection) Rules, 1986, the Daman & Diu Coastal Zone Management Authority (**DDCZMA**) hereby issues the following directions:

- > **Demolition of the structure:** M/s Al-Saad Builders & Developers is hereby directed to demolish the unauthorized construction known as "Al-Saad Terrace" situated at Survey No. 50/130-H, I & K, Khariwad, Nani Daman, within 15 (fifteen) days from the date of receipt of this notice. Failing which, the SDM (HQ), Daman shall carry out the demolition and the cost towards this shall be recovered from the owner.
- > **Construction & Demolition Waste:** Demolition shall be carried out strictly in accordance with the Construction and Demolition Waste Management Rules, 2016, at your own cost.

- **Environmental Compensation:** In accordance with the formula mandated by the Hon'ble National Green Tribunal (NGT) in *Paryavaran Suraksha Samiti Vs. UOI (OA 593/2017)*, you are directed to deposit a sum of Rs 1,01,60,000/- (Rupees One Crore One Lakh Sixty Thousand only) as Environmental Compensation for unauthorised construction in the Coastal Regulation Zone.

➤ Calculation:  $EC = PI \times N \times R \times S \times LF$

Where,

EC is Environmental Compensation in ₹

PI = Pollution Index of industrial sector

N = Number of days of violation took place

R = A factor in Rupees (₹) for EC

S = Factor for scale of operation

LF = Location factor

$$(50 (PI) \times 4,064 (Days) \times 100 (R) \times 0.5 \times 1 (LF)).$$

- The amount of Rs. 1,01,60,000/- (Rupees One Crore One Lakh Sixty Thousand only) shall be paid via Demand Draft in favor of "Chairman, DDCZMA" within 15 days. In case the aforesaid amount is not deposited within 2 (two) months from the date of receipt of this Order, the same shall be recovered by the SDM (HQ), Daman, as arrears of land revenue, in accordance with law.

FAILURE TO COMPLY with these directions shall invite penal action under the provisions of the Environment (Protection) Act, 1986

This is issued with the prior approval of the Chairman, DDCZMA.



Member Secretary,  
Daman & Diu Coastal Zone Management  
Authority (DDCZMA)

To:  
M/s Al-Saad Builders & Developers,  
Survey No. 50/130-H, I & K,  
Khariwad,  
Nani Daman

Copy to:

1. The SDM (HQ), Daman: For immediate enforcement of demolition upon expiry of the notice period.
2. The Superintendent of Police, Daman: To provide necessary police assistance for effective enforcement of the above directions.
3. CO, DMC
4. PA to Chairman, DDCZMA.
5. Guard File.

## CORRIGENDUM

**Daman & Diu Coastal Zone Management Authority**  
Office of the Director-cum-Deputy Secretary,  
Forest, Environment and Wildlife,  
DNH & DD, Fort Area, Moli Daman-396220

No. DDCZMA/CRZ/VIO/AST/2025-2026/ 60

Dated: 20/02/2026

**Subject: Corrigendum to Order Issued under Section 5 of the Environment (Protection) Act, 1986 for violation of the provisions of the Coastal Regulation Zone Notification, 2011 – reg.**

**WHEREAS**, the Daman & Diu Coastal Zone Management Authority (**DDCZMA**) had issued an Order under Section 5 of the Environment (Protection) Act, 1986 bearing No. DDCZMA/CRZ/VIO/AST/2025-2026/59 dated 18/02/2026 (hereinafter referred to as "the said Order"), directing, inter alia, demolition of the unauthorized construction known as "Al-Saad Terrace" situated at Survey No. 50/130-H, I & K, Khariwad, Nani Daman within 15 (fifteen) days from the date of receipt of the said Order;

**AND WHEREAS**, the Hon'ble High Court, vide order dated 18.12.2025 passed in Writ Petition No. 13339 of 2022 in the matter of M/s Al-Saad Builders and Developers vs. Daman Municipal Council through its Chief Officer, has directed that no coercive action shall be taken in respect of the notices and orders impugned in Regular Civil Suit No. 16 of 2019 till the decision on the application for regularization is communicated to the petitioners in writing, and has further directed that, in the event such decision is adverse, the interim protection granted by the Court shall continue for a period of four (4) weeks from the date of communication thereof;

**AND WHEREAS**, it is necessary to align the compliance period stipulated in the said Order with the directions of the Hon'ble High Court;

**NOW, THEREFORE**, in partial modification of the said Order dated 18/02/2026, it is hereby ordered as follows:

1. The time period granted for demolition of the unauthorized structure shall stand modified from 15 (fifteen) days to 4 (four) weeks, which shall be reckoned from the date of the original Order dated 18/02/2026.
2. Upon cessation of the aforesaid judicial protection and in case of continued non-compliance, the SDM (HQ), Daman shall proceed with demolition forthwith, without any further notice.

3. All other directions contained in the said Order dated 18/02/2026, including directions relating to environmental compensation, recovery proceedings and penal consequences, shall remain unaltered and in full force and effect.

This Corrigendum is issued in compliance with and in pursuance of the order dated 18.12.2025 passed by the Hon'ble High Court in Writ Petition No. 13339 of 2022.

This Corrigendum issues with the prior approval of the Chairman, DDCZMA.



Member Secretary

Daman & Diu Coastal Zone Management Authority (DDCZMA)

**To:**

M/s Al-Saad Builders & Developers  
Survey No. 50/130-H, I & K,  
Khariwad,  
Nani Daman

**Copy to:**

1. The SDM (HQ), Daman – for enforcement strictly after expiry of the applicable period as stated above.
2. The Superintendent of Police, Daman – for necessary police assistance, if required.
3. CO, DMC
4. PA to Chairman, DDCZMA
5. Guard File