

**BEFORE THE NATIONAL GREEN TRIBUNAL SITTING
AT PUNE**

MEMORANDUM OF APPLICATION

(Under Sections 14 & 18 read with Section 20 of The National
Green Tribunal Act, 2010)

APPEAL NO. OF 2025

BETWEEN:

Yogesh Pratap Singh ... **APPLICANT**

AND

The Director, National Centre for Sustainable Coastal Management
and Others ... **RESPONDENTS**

**Compliance Report in relation to submissions of
documents**

MOST RESPECTFULLY SUBMITTED:

1. The Appellant submits that vide Order of this Hon'ble Tribunal in the above-mentioned case dated 20th February, 2025, the Hon'ble Tribunal had put up the following query:

“6. We find that above cited two Maps, which are annexed at page nos.26 & 27 of the paper book, do not appear to be authenticated. Therefore, we want learned counsel for the appellant to file original Maps issued by the Authority concerned under its seal so that an opinion can be formed about this fact by us as to whether there is any manipulation done by the Government Authority i.e. National Centre for Sustainable Coastal Management (NCSCM) not?”

2. In this reference it is submitted that in order to seek compliance to the Orders of this Hon'ble Tribunal, the Appellant

made two Applications under the Right to Information Act, 2005, as under:

**RTI APPLICATION DATED 10TH MARCH, 2025
(ANNEXURE-‘A-1’) :**

(i) Subject matter of Information: Proposal submitted to the Maharashtra Coastal Zone Management Authority, related to setting up of a “Unipole Screen Arrangement for Advertisement at CTS No. 908, Near Amarsons Garden, D - Ward, Mumbai by M/s Bizlist Advertising LLP”.

(ii) Period to which the information relates: From beginning.

(iii) Description of the information required: Kindly provide hard copies of the above proposal duly certified.

3. To the above-mentioned RTI application, the Maharashtra Coastal Zone Management Authority vide their letter dated 17th March, 2025, **(ANNEXURE-‘A-2’)** replied as under:

“This has reference to your RTI application dated 10.03.2025 received on 11.03.2025 under Right to Information Act, 2005 seeking information pertains to Proposal submitted to the Maharashtra Coastal Zone Management Authority by the Project Proponent, related to setting up of a "Unipole Screen Arrangement for Advertisement at CTS No. 908, Near Amarsons Garden, D - Ward, Mumbai by Mis Bizlist Advertising LLP”.

2. This is to inform you that, the information of Proposal No.: IA/MH/CRZ/500552/2024 pertains to Proposed Unipole Screen Arrangement for Advertisement at CTS No. 908, Near Amarsons Garden, D - Ward, Mumbai, Maharashtra by M/s. Bizlist Advertising LLP is available on Parivesh Portal i.e. <https://parivesh.nic.in/>”

4. It is further submitted that another RTI application was filed by the Appellant for obtaining information related to the CZMP Map No. 75. The details of the Application are given hereunder:

**RTI APPLICATION DATED 10TH MARCH, 2025
(ANNEXURE-‘A-3’) :**

(i) Subject matter of Information: Providing certified copy of CZMP-Map No. MH-75 (Mumbai area).

(ii) Period to which the information relates: From beginning.

(iii) Description of the information required: Kindly provide certified hard copies as above.

5. To the this RTI application, the Maharashtra Coastal Zone Management Authority vide their letter dated 17th March, 2025, **(ANNEXURE-‘A-4’)** replied as under:

“This has reference to your RTI application dated 10.3.2025 received on 11.03.2025 under Right to Information Act, 2005, seeking information pertains to Copy of CZMP – Map No. MH-75 (Mumbai area)

2. This is to inform 2019 you that, the available copies of the approved Coastal Zone Management Plans under Coastal Regulation Zone Notification, 2019 are available on MCZMA website i.e. <http://mczma.gov.in>”

6. Pursuant to the above-mentioned respective replies given by the Maharashtra Coastal Zone Management Authority, the Applicant has downloaded the information under reference as under:

(A) Coastal Zone Management Plan No. MH-75 which covers the area where the impugned hoarding is proposed to be erected. *(Downloaded copy annexed and marked as ANNEXURE-‘A-5’)*

(B) The report of the ncscm related to the said hoarding. *(Downloaded copy annexed and marked as ANNEXURE-‘A-6’)*

7. The Applicant submits that it is clear from *Figure 2 and Figure 3* of the downloaded NCSCM Report, that the “Hazard Line” which has been demarcated in the statutory MH-75 Map has not been shown in the NCSCM Report, the averments related to which have been made in the Original Application. The “Hazard Line” shown in the CZMP is in blue colour interspersed with blue dots and would be visible once this is Zoomed In. The relevant extract of

this CZMP has already been annexed with the Original Application at Page No. 26.

8. It is further submitted that in view of the widespread use of electronic documents, and in view of provisions in relation thereof specific to section 62 of The Bharatiya Sakshya Adhiniyam, 2023, these documents may be considered to reckoned as admissible.

9. It is further submitted that the Hon'ble Supreme Court in the case of Municipal Corporation Of Greater Mumbai v. Ankita Sinha, in Civil Appeal No. 12123 of 2018 has observed as under:

“An inquisitorial function is also available for the Tribunal, within and without adversarial significance. Importantly, many of these functions do not require an active “dispute”, but the formulation of decisions.”

10. The inquisitorial role of this Hon'ble Tribunal has further been elucidated in further rulings of the Constitutional Courts.

11. Accordingly, the submissions made as above, may be given due deference in arriving at the outcome of this Original Application.

12. It is further submitted that the ‘Precautionary Principle’ constitutes an important core element in the proceedings before this Hon'ble Tribunal in view of the provisions of section 20 of The National Green Tribunal Act, 2010. In such a position, it a settled law, that the onus of proof lies with the Project Proponent to show that his actions have been environmentally benign. In this reference, the Applicant would rely on the ruling of the Hon'ble Supreme Court given in the land mark case of Vellore Citizens Welfare Forum vs Union Of India & Ors the relevant part of which is quoted hereunder:

“ The "Precautionary Principle" - in the context of the municipal law - means. (i) Environment measures - by the State Government and the statutory Authorities must anticipate, prevent' and attack the causes of environmental degradation. (ii) Where there are threats of serious and irreversible damage lack of scientific certainty should not be used as the reason for postponing, measures to prevent environmental degradation. (iii) The **"Onus of proof" is on the actor or the developer/industrial to show that his action is environmentally benign.** " (Emphasis supplied).

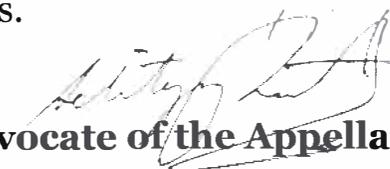
13. It is further submitted that in addition to the specific violation brought about in this Original Application, linked to that is are the core questions related to environment and the Coastal Regulation Zone Notification, 2019.

14. Inter alia, the core questions are as under:

(A) *Is erection of hoarding is a part of an advertising industry?*

(B) *Since setting up of any industry is not permitted in the CRZ areas, accordingly, can hoardings be set up in CRZ areas.?*

15. Considering what has been submitted in the foregoing, the documents annexed be reckoned as legally tenable and the Original Application and the critical questions related to environment ingrained therein, be decided on merits.


Advocate of the Appellant

Place: Mumbai.

Date: 11th April, 2025

ANNEXURE-‘A-1’

**APPLICATION FOR OBTAINING INFORMATION UNDER THE
RIGHT TO INFORMATION ACT, 2005**

To

Member-Secretary
Maharashtra Coastal Zone Management Authority
New Administrative Building, Opp. Mantralaya
Mantralaya, Mumbai - 400032

(1) Full name of applicant: Yogesh Pratap Singh

(2) Address: 1501, Harisiddhi Heights, Opp. Rifle Club, Next to Sea Corner Restaurant, Khan Abdul Gaffar Khan Road (Worli Seaface), Mumbai - 400030

(3) Particulars of the information required:

(i) Subject matter of Information: Proposal submitted to the Maharashtra Coastal Zone Management Authority by the Project Proponent, related to setting up of a “Unipole Screen Arrangement for Advertisement at CTS No. 908, Near Amarsons Garden, D - Ward, Mumbai by M/s Bizlist Advert1smg LLP”.

(ii) Period to which the information relates: From beginning.

(iii) Description of the information required: Kindly provide duly certified hard copies of the above proposal.

(iv) Whether the information is required by post or in person: In person

(v) In case by post: N.A.
(Ordinary, Registered or Speed)

(4) Whether the applicant is below poverty line: No
(if yes, attach the photocopy of the proof thereof)


Signature of the Applicant

Place: Mumbai

Date: 10th March, 2025

ANNEXURE-'A-2'**GOVERNMENT OF MAHARASHTRA**

Tel. No. : 22029388
Website : <http://mczma.gov.in>

No. RTI 2025/ CR 28/ TC 4
Environment & CC Department, 15th floor,
New Administrative Building,
Mantralaya, Mumbai - 400 032.
Date: 17.03.2025

To,
✓ Shri. Yogesh Pratap Singh,
1501, Harsiddhi Heights, Opp. Rifle Club,
Next to Sea Corner Restaurant,
Khan Abdul Gaffar Khan Road (Worli Seaface),
Mumbai – 400 030

Subject: Information under Right to Information Act, 2005

Sir,

This has reference to your RTI application dated 10.03.2025 received on 11.03.2025 under Right to Information Act, 2005 seeking information pertains to Proposal submitted to the Maharashtra Coastal Zone Management Authority by the Project Proponent, related to setting up of a "Unipole Screen Arrangement for Advertisement at CTS No. 908, Near Amarsons Garden, D - Ward, Mumbai by M/s Bizlist Advertising LLP".

2. This is to inform you that, the information of Proposal No.: IA/MH/CRZ/500552/2024 pertains to Proposed Unipole Screen Arrangement for Advertisement at CTS No. 908, Near Amarsons Garden, D - Ward, Mumbai, Maharashtra by M/s. Bizlist Advertising LLP is available on Parivesh Portal i.e. <https://parivesh.nic.in/>

3. If you are not satisfied with the above information, you can file an appeal to the Appellate Authority within 30 days. Details of the first Appellate Authority are as follows-

Director (Environment)
15th floor, Environment Department,
New Administrative Building,
Mantralaya, Mumbai - 400 032

Yours faithfully,

(Vishal Madane)
Under Secretary

& Public Information Officer

ANNEXURE-‘A-3’

**APPLICATION FOR OBTAINING INFORMATION UNDER THE
RIGHT TO INFORMATION ACT, 2005**

To

Member-Secretary
Maharashtra Coastal Zone Management Authority
New Administrative Building, Opp. Mantralaya
Mantralaya, Mumbai - 400032

(1) Full name of applicant: Yogesh Pratap Singh

(2) Address: 1501, Harisiddhi Heights, Opp. Rifle Club, Next to Sea Corner Restaurant, Khan Abdul Gaffar Khan Road (Worli Seaface), Mumbai - 400030

(3) Particulars of the information required:

(i) Subject matter of Information: Providing certified copy of CZMP – Map No. MH-75 (Mumbai area).

(ii) Period to which the information relates: From beginning.

(iii) Description of the information required: Kindly provide certified hard copy as above.

(iv) Whether the information is required by post or in person: In person

(v) In case by post: N.A.
(Ordinary, Registered or Speed)

(4) Whether the applicant is below poverty line: No
(if yes, attach the photocopy of the proof thereof)


Signature of the Applicant

Place: Mumbai

Date: 10th March, 2025

ANNEXURE-'A-4'**GOVERNMENT OF MAHARASHTRA**

Tel. No. : 22029388
Website : <http://mczma.gov.in>

No. RTI 2025/ CR 27/ TC 4
Environment & CC Department, 15th floor,
New Administrative Building,
Mantralaya, Mumbai - 400 032.
Date: 17.03.2025

To,
Shri. Yogesh Pratap Singh,
1501, Harsiddhi Heights, Opp. Rifle Club,
Next to Sea Corner Restaurant,
Khan Abdul Gaffar Khan Road (Worli Seaface),
Mumbai – 400 030

Subject: Information under Right to Information Act, 2005

Sir,

This has reference to your RTI application dated 10.03.2025 received on 11.03.2025 under Right to Information Act, 2005 seeking information pertains to Copy of CZMP – Map No. MH-75 (Mumbai area)

2. This is to inform you that, the copies of approved Coastal Zone Management Plans under CRZ Notification, 2019 are available on MCZMA Website i.e. <http://mczma.gov.in>

3. If you are not satisfied with the above information, you can file an appeal to the Appellate Authority within 30 days. Details of the first Appellate Authority are as follows-

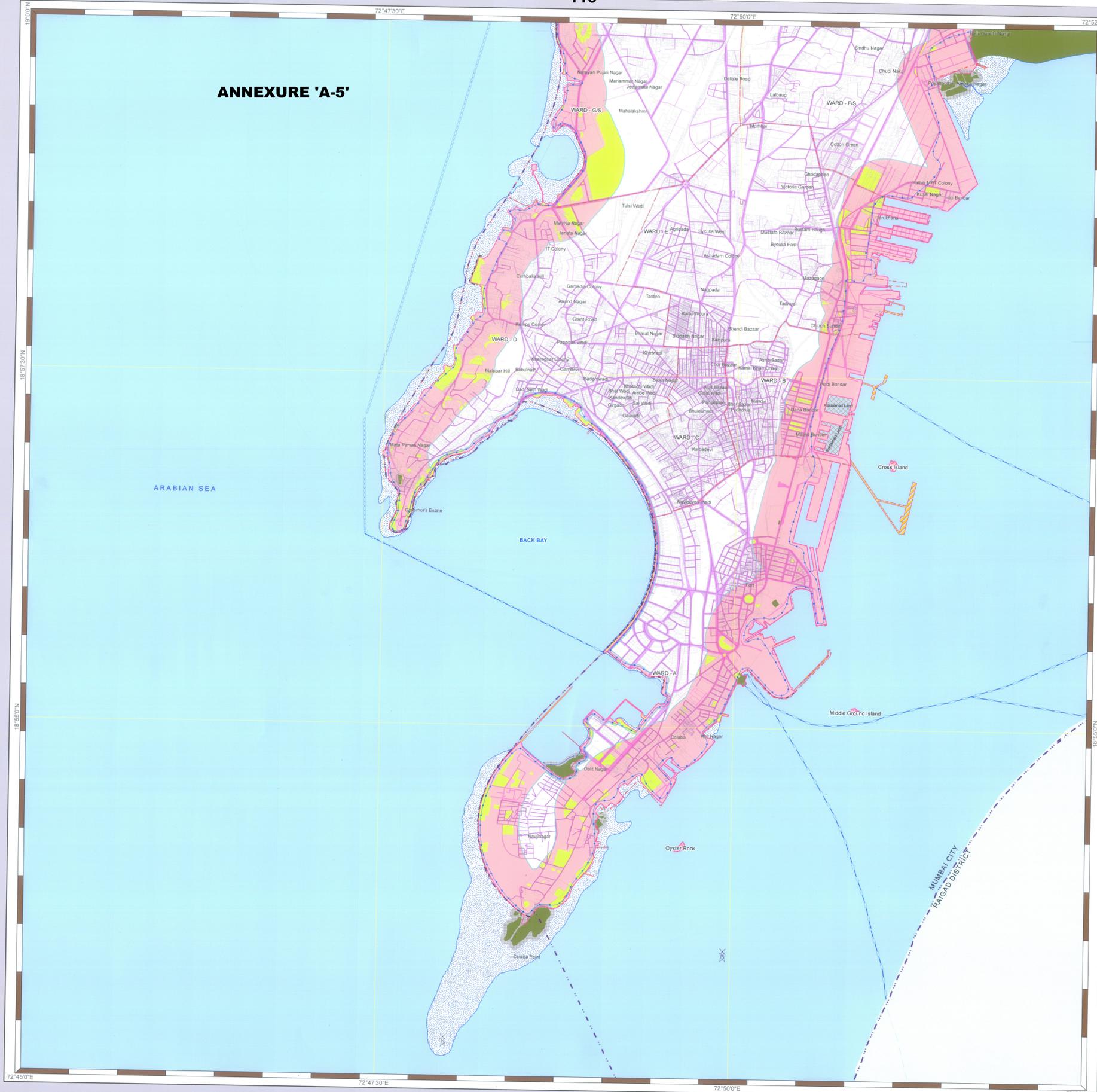
Director (Environment)
15th floor, Environment Department,
New Administrative Building,
Mantralaya, Mumbai - 400 032

Yours faithfully,

(Vishal Madane)
Under Secretary

& Public Information Officer

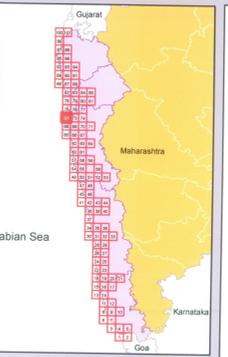
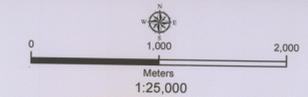
ANNEXURE 'A-5'



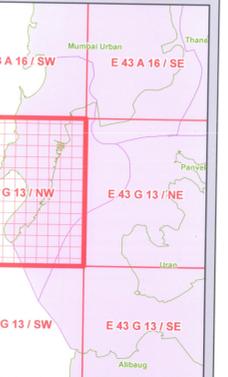
COASTAL ZONE MANAGEMENT PLAN MAHARASHTRA
MUMBAI CITY DISTRICT

Sheet No: E 43 G 13 / NW

Edition - 1: September, 2021 Projection : UTM Datum : WGS 1984 Map No: MH 72



- Legend**
- Lighthouse
 - High Tide Line
 - Low Tide Line
 - Bund
 - Ferry
 - Road
 - Railway Line
 - Sluice
 - Seawall
 - Survey Plots
 - Municipal or Corporation Boundary
 - Ward Boundary
 - District Boundary
 - Breakwater or Jetty



- CRZ LINES & BOUNDARY**
- Hazard Line
 - 20m CRZ Line for Islands
 - 50m CRZ Line - CRZ IIIA (NDZ)
 - 200m CRZ Line - CRZ IIIB (NDZ)
 - CRZ Boundary (500m Line, 50m for Bay, 50m or width of the creek whichever is less along the total influenced water bodies and 50m Mangrove Buffer Zone)
- CRZ CATEGORY**
- CRZ - I**
- CRZ - IA
 - Eco Sensitive Zone - CRZ IA
 - 50m Mangrove Buffer Zone - CRZ IA
 - CRZ IB
- CRZ II**
- CRZ II
- CRZ - III**
- NDZ - Within CRZ II - Greater Mumbai
 - No Development Zone
 - 50m to 500m from HTL - CRZ IIIA
- CRZ - IV**
- CRZ - IVA (Upto 12 NM)
 - CRZ - IVB



- NOTE**
- CRZ I areas are further classified on Land Use map and CZMP map shall be used along with Coastal Land Use map.
 - 50m Mangrove Buffer Zone is provided for both Government land and Private land.
 - ISLANDS: 20m CRZ Line from HTL is valid only after approval of IMP of the particular island. IMPs of the particular island shall be prepared by concerned States/UTs and got approved by MoEF&CC.
 - The reclaimed basins of Prince's and Victoria Docks of Mumbai Port Trust have been demarcated on the CZMP and Land use maps.
- DATA SOURCE**
- HTL, 2) CRZ - IA, 3) CVCA, 4) CRZ Categories and Lines
 - Infrastructure facilities such as Road, Ferry, etc
 - Survey of India
 - Hazard Line
 - Maharashtra Coastal Zone Management Authority
 - Administrative Boundaries, Open Spaces, Parks, Playground, etc for NDZ in CRZ II (Greater Mumbai)
- ABBREVIATIONS**
- CRZ : Coastal Regulation Zone
 - NDZ : No Development Zone
 - CVCA : Critically Vulnerable Coastal Area

Updated During 2019 - 2021

PREPARED AS PER COASTAL REGULATION ZONE NOTIFICATION, 2019

Scrutinized by	Certified by	Concurred by	Approved by
 Technical Scrutiny Committee National Centre for Sustainable Coastal Management, MoEF & CC	 DIRECTOR National Centre for Sustainable Coastal Management, MoEF&CC	 Principal Secretary Environment & Climate Change Department Govt. of Maharashtra Mantralaya, Mumbai 400 032	 Principal Secretary Ministry of Environment, Forest and Climate Change Govt. of India, New Delhi

Prepared by
NCSM
National Centre for Sustainable Coastal Management
(Ministry of Environment, Forest & Climate Change)
Chennai - 600 025



Department of Environment and Climate Change



पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय
Ministry of Environment, Forest and Climate Change

[Back](#)[Six Monthly Compliance Report](#)[View Proposal](#)[View Documents](#)

Proposal Details

Proposal No.:	IA/MH/CRZ/500552/2024
Single Window No.:	SW/211131/2024
CAF No.:	CAF/195768/2024
Project Name:	PROPOSED UNIPOLE SCREEN ARRANGEMENT FOR ADVERTISEMENT AT CTS NO. 908, NEAR AMARSONS GARDEN, D - WARD, MUMBAI, MAHARASHTRA
State:	MAHARASHTRA
Proposal For:	Fresh Proposal Form
Application For:	Fresh Proposal Form
Date of Submission:	10/10/2024
State File No.:	IA/MH/CRZ/500552/2024

Proposal History/Timeline

[Preview](#)

Activity	Start Date - End Date
Recommend to Town Planner Authority	06/01/2025-06/01/2025 +
Referred to SCZMA	09/11/2024-06/01/2025 +
Under Examination with SCZMA	10/10/2024-09/11/2024 +
EDS Raised	10/10/2024-10/10/2024 +
Under Examination with SCZMA	10/10/2024-10/10/2024 +
Submitted	10/10/2024-10/10/2024 +

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**HIGH TIDE LINE, LOW TIDE LINE AND COASTAL REGULATION
ZONE STATUS REPORT FOR THE PROPOSED UNIPOLE SCREEN
ARRANGEMENT FOR ADVERDISEMENT NEAR TATA GARDEN PARK,
BHULABHAI DESAI MARG, WARD - D, MUMBAI, MAHARASHTRA**

for

M/s. Bizlist Advertising LLP



Prepared By



**National Centre for Sustainable Coastal Management
Ministry of Environment, Forest & Climate Change
Government of India**

October 2024

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**HIGH TIDE LINE, LOW TIDE LINE AND COASTAL REGULATION ZONE STATUS
REPORT FOR THE PROPOSED UNIPOLE SCREEN ARRANGEMENT FOR
ADVERDISMENT NEAR TATA GARDEN PARK, BHULABHAI DESAI MARG,
WARD - D, MUMBAI, MAHARASHTRA**

for

M/s Bizlist Advertising LLP

Prepared By



**National Centre for Sustainable Coastal Management
Ministry of Environment, Forest & Climate Change
Government of India**

October 2024

DOCUMENTATION SHEET

1	Authorised Institute with Letter No. & Date	National Centre for Sustainable Coastal Management J-17011/8/92-IA-III dt 8 th August, 2019
2	Report No.	NCSCM/CRZ-Cell/CRZ-R/10/2024/83
3	Client's/Institute Name	M/s Bizlist Advertising LLP
4	Authors Principal Investigator Co-Investigator Staff	Badarees K O Manik Mahapatra Balaguru B, Sukrit Dey
5	Type of Report & Map	CRZ Status Report with CRZ map
6	Title	HIGH TIDE LINE, LOW TIDE LINE AND COASTAL REGULATION ZONE STATUS REPORT FOR THE PROPOSED UNIPOLE SCREEN ARRANGEMENT FOR ADVERDISEMENT NEAR TATA GARDEN PARK, BHULABHAI DESAI MARG, WARD - D, MUMBAI, MAHARASHTRA
7	Key words	Coastal Regulation Zone, Cadastral map, Scale 1:4000, Landuse, High Tide Line (HTL), Low Tide Line (LTL), CRZ IA, CRZ IB, CRZ II, CRZ III, CRZ IVA, CRZ IVB.
8	Abstract	<p>M/s Bizlist Advertising LLP is planning to construct a unipole screen arrangement for advertisement near Tata Garden Park, Bhulabhai Desai Marg, Ward- D, Mumbai, Maharashtra. In the line with above M/s Bizlist Advertising LLP, has requested the National Centre for Sustainable Coastal Zone Management (NCSCM), Ministry of Environment, Forests & Climate Change (MoEF&CC), Government of India, Chennai to prepare a Coastal Regulation Zone map at the scale of 1:4000 by demarcating the High Tide Line (HTL), Low Tide Line (LTL) and Ecological Sensitive Areas (ESAs) for the project site, to obtain environmental clearances.</p> <p>In this regard, NCSCM conducted a field investigation for the proposed project site to demarcate HTL and ESAs. Demarcation of the HTL, LTL, ESAs and identification of Coastal Regulation Zones (CRZ) have been carried out in 1:4000 scale as per approved CZMP to provide information on the CRZ categories with respect to the project site. CRZ map of 1:4000 scale was prepared based on the approved CZMP of Maharashtra as per CRZ Notification, 2019 by demarcating HTL, LTL and ESAs. For this purpose, field visit was conducted during August, 2024 to identify the changes in HTL, LTL and ESAs. The proposed project site is superimposed on the 1:4000 Scale CRZ Map and Field Based Map as per approved CZMP of Maharashtra State and field survey conducted during August, 2024 and CRZ Notification, 2019 is shown in Fig.2 and Fig.3 respectively. As per CRZ Map and Field Based Map, the proposed project site falls under CRZ – II Category. A CRZ map covering about 7 Km radius of the project site representing CRZ categories is given in Figure 4. The proposed project site falls within the Sheet Number No. E 43 G 13 / NW (Map Number MH 72) of approved CZMP of Maharashtra State prepared as per CRZ Notification 2019.</p>
9	Distribution Statement	Not for Circulation

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TABLES

Table 1: Tidal range at Mumbai (NHO Chart No. INT 7336)

Table 2: CRZ Area of the proposed project site (CRZ Map & Field Based Map)

PLATES

Plate 1: A view of Proposed Project Site

Plate 2: A view of park near to the Proposed Project Site

FIGURES

Figure 1: Location map of the proposed project site

Figure 2: CRZ Map of the Proposed Project Site

Figure 3: Field Based Map of the Proposed Project Site

Figure 4: CRZ Map covering about 7 Km around the Proposed Project Site

**HIGH TIDE LINE, LOW TIDE LINE AND COASTAL REGULATION
ZONE STATUS REPORT FOR THE PROPOSED UNIPOLE SCREEN
ARRANGEMENT FOR ADVERTISEMENT NEAR TATA GARDEN PARK,
BHULABHAI DESAI MARG, WARD - D, MUMBAI, MAHARASHTRA**

1.0 Introduction

M/s Bizlist Advertising LLP is planning to construct a unipole screen arrangement for advertisement near Tata Garden Park, Bhulabhai Desai Marg, Ward- D, Mumbai, Maharashtra. In the line with above M/s Bizlist Advertising LLP, has requested the National Centre for Sustainable Coastal Zone Management (NCSCM), Ministry of Environment, Forests & Climate Change (MoEF&CC), Government of India, Chennai to prepare a Coastal Regulation Zone map at the scale of 1:4000 by demarcating the High Tide Line (HTL), Low Tide Line (LTL) and Ecological Sensitive Areas (ESAs) for the project site, to obtain environmental clearances.

In this regard, NCSCM conducted a field investigation for the proposed project site to demarcate HTL and ESAs. Demarcation of the HTL, LTL, ESAs and identification of Coastal Regulation Zones (CRZ) have been carried out in 1:4000 scale as per approved CZMP to provide information on the CRZ categories with respect to the project site. CRZ map of 1:4000 scale was prepared based on the approved CZMP of Maharashtra as per CRZ Notification, 2019 by demarcating HTL, LTL and ESAs. For this purpose, field visit was conducted during August, 2024 to identify the changes in HTL, LTL and ESAs.

2.0 Objective

The objectives Key are:

- Identification and demarcation of HTL and LTL for the proposed project area
- Demarcation of Ecological Sensitive Areas
- CRZ categorization as per CRZ Notification, 2019
- Preparation of CRZ map as per Approved CZMP of Maharashtra State, as per CRZ Notification, 2019
- Superimposing of project layout plan on the CRZ map

3.0 Location

The proposed project site is located within the Lat. Long. of 18°58'7.532"N 72°48'9.978"E and 18°58'7.48"N 72°48'10.034"E Bhulabhai Desai Marg Ward- D, Mumbai, Maharashtra. The center Lat. Long. of the proposed project site is 18° 58' 7.506" N & 72° 48' 10.006" E (Refer Fig 1. Location map of the proposed project site)



Fig. 1: Location map showing Proposed Project Site

4.0 Approach & Methodology

The CRZ map is prepared on 1:4000 scale maps to facilitate easy and accurate implementation of CRZ in the field. The HTL/LTL is identified following the guidelines issued by (MoEF & CC) Govt. of India.

The key elements of the approach and methodology are:

- Extraction of HTL from the approved CZMP as per CRZ Notification, 2019 for Maharashtra State
- Field verification of HTL, LTL, ESAs, etc.
- Transfer the HTL to the cadastral map with respect to the control point mapped
- Preparation of the CRZ map by demarcating the HTL, LTL and the CRZ categories and superimposed project layout plan.

4.1 Extraction of HTL

Extraction of HTL was carried out from the approved CZMP of Maharashtra as per CRZ Notification, 2019 and verified in the field based on geomorphologic features and other features such as embankments, landward boundaries of tidal flats (MoEF & CC, 2015).

5.0 Data Source

In addition to the field investigation, data from various sources were used for the compilation of the final CRZ map and preparation of the CRZ report. The principal data sources include:

- Hydrographic charts of Naval Hydrographic Office
- Toposheets of Survey of India
- Approved CZMP Maps
- Satellite Images

6.0 Tide

Tide is an important parameter that influences the position of HTL. It is also important in determining the landward extent of the reach of seawater into the land along Rivers and Backwaters. The Tidal range data with respect to Chart Datum pertaining to Mumbai (Apollo Bandar) (Lat. 18° 55' Long. 72° 50') provided by Naval Hydrographic Office, Dehra Dun is given below in Table 1.

Table 1: Tidal range at Mumbai (NHO Chart No. INT 7336)

Tide Type	Height (m)
Mean High Water Spring (MHWS)	4.4
Mean High Water Neap (MHWN)	3.3
Mean Low Water Neap (MLWN)	1.9
Mean Low Water Spring (MLWS)	0.8
Mean Sea Level (MSL)	2.5

7.0 Field Investigation

Field investigation was carried out during August, 2024. HTL was extracted from approved CZMP Maps and verified at field based on geomorphologic features and other features such as embankments, landward boundaries of intertidal zone (MoEF & CC, 2015). The HTL was plotted on the cadastral map using reference point identified in the field as well as approved CZMP. An appraisal of existing landuse/land cover in the project area was also carried out. The distance and positions of HTL to control points which were extracted from the approved CZMP were verified in the field using high precision Trimble GPS.

8.0 Coastal Landuse/Landcover

The Landuse, Landcover in mostly covered Settlements, Mixed Vegetation, Road network, Park and waterbody etc.

9.0 Coastal Regulation Zone and HTL

The Ministry of Environment, Forest and Climate Change, Govt. of India, New Delhi issued Notification No. G.S.R. 37(E) dated 18th January 2019 which is referred to as the Coastal Regulation Zone (CRZ) Notification, 2019 in supersession of CRZ Notification 2011, declaring the designated areas as Coastal Regulation Zone (CRZ), with a view to conserve and protect the unique environment of coastal stretches and marine areas, besides ensuring livelihood security to the fisher communities and other local communities in the coastal areas and to promote sustainable development based on scientific principles taking into account the dangers of natural hazards, sea level rise due to global warming. All developmental activities in the CRZ are regulated through the CRZ Notification, 2019 (MoEF & CC, 2019).

The CRZ consists of the following:

- I. The land area from High Tide Line (hereinafter referred to as the HTL) to 500 meters on the landward side along the sea front. Explanation. - For the purposes of this notification, the HTL means the line on the land upto which the highest water line reaches during the spring tide, as demarcated by the National Centre for Sustainable Coastal Management (NCSCM) in accordance with the laid down procedures and made available to various coastal States and Union territories.
- II. CRZ shall apply to the land area between HTL to 50 meters 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 up to which development along such tidal influenced water bodies is to be regulated are governed by the distance up to which the tidal effects are experienced which is determined based on salinity concentration of 5 parts per thousand (ppt) measured during the driest period of the year and distance up to which tidal effects are experienced shall be clearly identified and demarcated accordingly in the approved Coastal Zone Management Plan (CZMP) of the States/UT's.
- III. The "intertidal zone" means land area between the HTL and the Low Tide Line (hereinafter referred to as the LTL).

IV. 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. Explanation for the “tidal influenced water bodies” means the water bodies influenced by tidal effects from sea in the bays, estuaries, rivers, creeks, backwaters, lagoons, ponds that are connected to the sea.

The CRZ Notification, 2019 categorizes Coastal Regulation Zones as CRZ I, CRZ II, CRZ III and CRZ IV. based on whether the area is ecologically sensitive, developed, undeveloped or water body and its bed.

CRZ- I areas are environmentally most critical and are further classified as under as CRZ IA and IB.

1. CRZ-IA shall constitute the ecologically sensitive areas (ESAs) and the geomorphological features which play a role in maintaining the integrity of the coast such as Mangroves (in case mangrove area is more than 1000 square meters, a buffer of 50 m along the mangroves shall be provided and such area shall also constitute CRZ- IA), Corals and coral reefs, Sand dunes, Mudflats, 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), Forest (Conservation) Act, 1980 (69 of 1980) or Environment (Protection) Act, 1986 (29 of 1986), including Biosphere Reserves, Salt marshes, Turtle nesting grounds, Horse shoe crabs’ habitats, Sea grass beds, Nesting grounds of birds, Areas or structures of archaeological importance and heritage sites.
2. CRZ-IB constitute of the intertidal zone i.e. the area between Low Tide Line and High Tide Line.

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

CRZ-III areas are land areas that are relatively undisturbed (viz. rural areas, etc.) and those which do not fall under CRZ-II, shall constitute CRZ-III, and CRZ-III shall be further classified into CRZ IIIA and CRZ IIIB.

1. CRZ IIIA areas are such densely populated CRZ-III areas, where the population density is more than 2161 per square kilometer as per 2011 census base, shall be designated as CRZ-III A and in CRZ-III A, area up to 50 meters from the HTL on the landward side shall be earmarked as the 'No Development Zone (NDZ)', provided the CZMP as per this notification, framed with due consultative process, have been approved, failing which, a NDZ of 200 meters shall continue to apply.
2. CRZ-III B areas are all other CRZ-III areas with population density of less than 2161 per square kilometer, as per 2011 census base, shall be designated as CRZ-III B and in CRZ-III B, the area up to 200 meters from the HTL on the landward side shall be earmarked as the 'No Development Zone (NDZ)'.

Land area up to 50 meters from the HTL, or width of the creek whichever is less, along the tidal influenced water bodies in the CRZ III, shall also be earmarked as the NDZ in CRZ III and the NDZ shall not be applicable in the areas falling within notified Port limits.

CRZ-IV constitutes the water area and shall be further classified as CRZ-IVA and CRZ-IVB.

1. CRZ- IVA is the water area and the sea bed area between the Low Tide Line up to twelve nautical miles on the seaward side shall constitute CRZ-IV A.
2. CRZ- IVB areas shall include the water area and the bed area between LTL at the bank of the tidal influenced water body to the LTL on the opposite side of the bank, extending from the mouth of the water body at the sea up to the influence of tide.

The CRZ Notification of 2019 has also defined Critical Vulnerable Coastal Areas (CVCA), which includes Sundarban region of West Bengal and other ecologically sensitive areas identified as under Environment (Protection) Act, 1986 such as Gulf of Khambat and Gulf of Kutchh in Gujarat, Malvan, Achra-Ratnagiri in Maharashtra, Karwar and Coondapur in Karnataka, Vembanad in Kerala, Gulf of Mannar in Tamil Nadu,

Bhaitarkanika in Odisha, Coringa, East Godavari and Krishna in Andhra Pradesh shall be treated as Critical Vulnerable Coastal Areas (CVCA) and managed with the involvement of coastal communities including fisher folk who depend on coastal resources for their sustainable livelihood.

In order to protect and preserve the 'green lung' of the Greater Mumbai area, CRZ Notification 2019 provides the protection for all open spaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorized as No Development Zone and a Floor Space Index up to 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities. The residential or commercial use of such open spaces shall not be permissible.

The Coastal Zone Management Plan (CZMP) prepared based on CRZ Notification 2019 and approved for Gujarat state is valid for the approval CRZ projects.

10.0 Coastal Regulation Zone for the Proposed Project Site

The proposed project site is located in Ward – D, Mumbai, Maharashtra. Two maps (CRZ Map and Field Based Map) have been prepared in 1:4000 scale. The CRZ maps is prepared based on approved CZMP of Maharashtra state as per CRZ Notification, 2019 (Refer Fig.2). The Field Based Map prepared based on a field survey conducted during August, 2024 and CRZ Notification, 2019 (Refer Fig.3)

As per CRZ Map and Field Based Map, the proposed project site falls CRZ – II Category. The area detail of the proposed project site fall CRZ Category is show in Table 2.

Table 2: CRZ Area of the proposed project site (CRZ Map & Field Based Map)

Proposed Project Site	CRZ Category	Area in sq.m
	CRZ- II	2.56

A CRZ map covering about 7 Km radius of the project site representing CRZ categories is given in Figure 4. The proposed project site falls within the Sheet Number No. E 43 G 13 / NW (Map Number MH 72) of approved CZMP of Maharashtra State prepared as per CRZ Notification 2019.

11. o SUMMARY AND CONCLUSION

- The proposed project site is superimposed on the 1:4000 Scale CRZ Map and Field Based Map as per approved CZMP of Maharashtra State and field survey conducted during August, 2024 and CRZ Notification, 2019 is shown in Fig.2 and Fig.3 respectively.
- As per CRZ Map and Field Based Map, the proposed project site falls under CRZ – II Category.
- A CRZ map covering about 7 Km radius of the project site representing CRZ categories is given in Figure 4.
- The proposed project site falls within the Sheet Number No. E 43 G 13 / NW (Map Number MH 72) of approved CZMP of Maharashtra State prepared as per CRZ Notification 2019.

REFERENCES

MoEF & CC, 2015. Manual on demarcating of High Tide Line and Preparation of CZMP of the coast of India.

MoEF, 2019 Notification No. G.S.R.37 (E) DATED 18.1.2019, Ministry of Environment and Forest, Government of India, New Delhi.

NHO, 2019. Hydrographic Chart No. INT 7336 of Mumbai (Apollo Bandar) (Lat. 18° 55' Long. 72° 50') provided by Naval Hydrographic Office, Dehera Dun

PLATES



Plate 1: A view of Proposed Project Site



Plate 2: A view of park near to the Proposed Project Site

CRZ MAP PREPARED BASED ON APPROVED CZMP (AS PER CRZ NOTIFICATION, 2019)

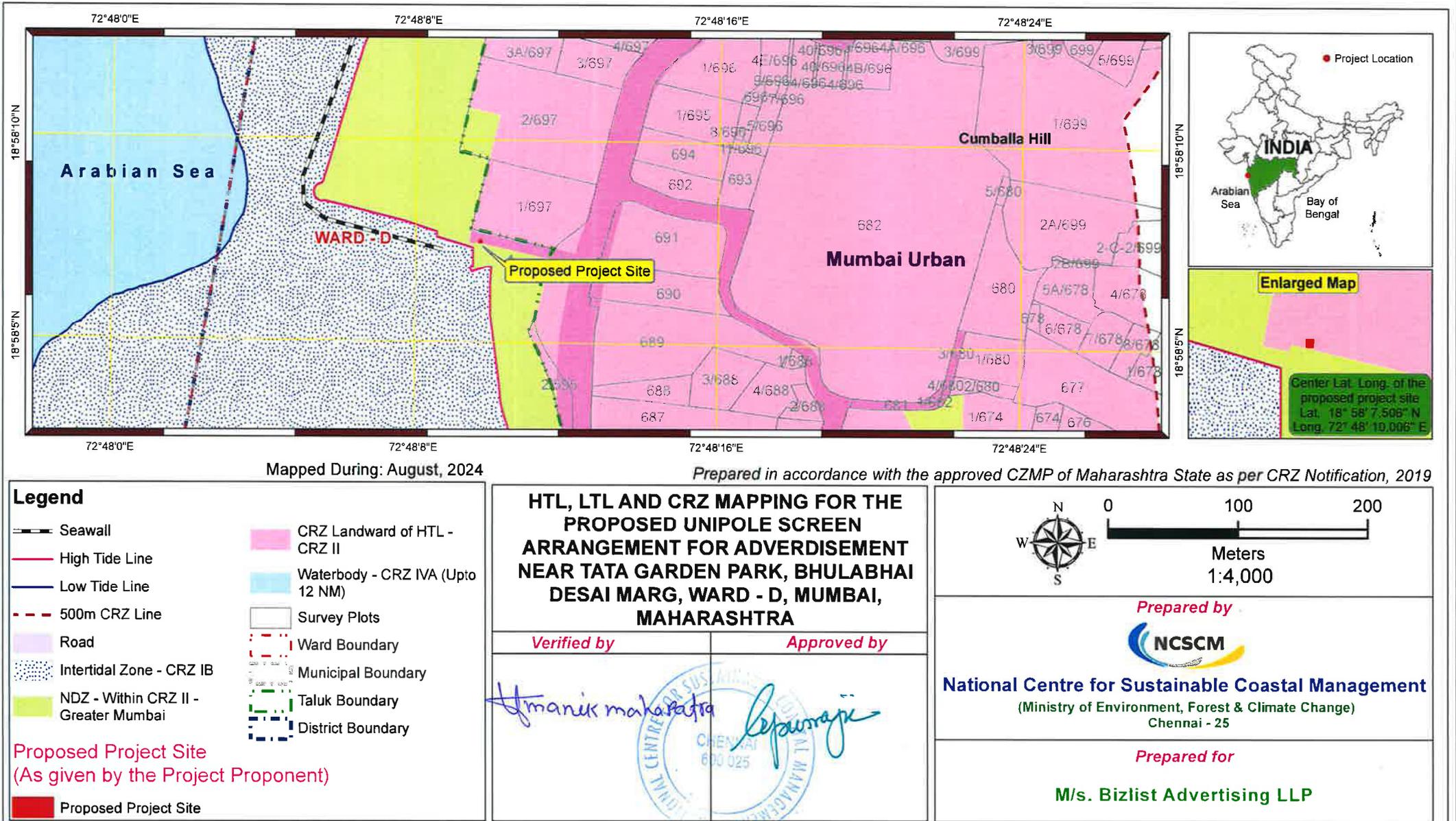


Figure 2: CRZ Map of the Proposed Project Site (Refer Report No. NCSCM/CRZ-Cell/CRZ-R/10/2024/83)

MAP PREPARED BASED ON FIELD SURVEY

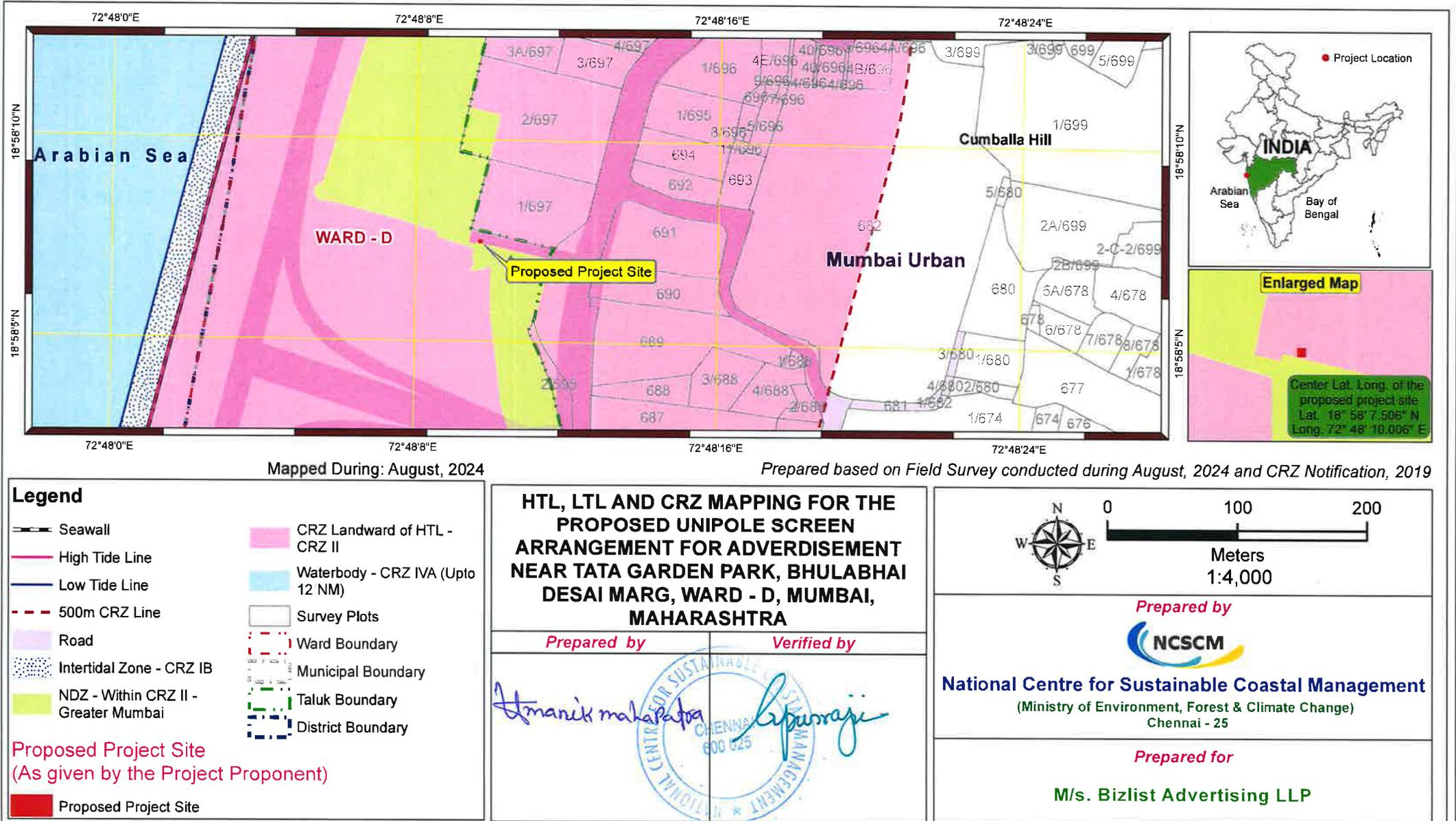


Figure 3: Field Based Map for the Proposed Project Site (Refer Report No. NCSCM/CRZ-Cell/CRZ-R/10/2024/83)