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**REPORT ON COASTAL REGULATION ZONE STATUS FOR THE PROJECT  
SITE AT SURVEY NO 52/1,52/2,52/3, 67/1,67/2,67/4,67/5,67/6,81/2,81/4,  
NAVGHAR VILLAGE, MIRA BHAYANDER, THANE DISTRICT,  
MAHARASHTRA IN THE CASE OF O.A NO.76 OF 2022 IN THE HON'BLE  
NGT (WZ)**

*for*

**Maharashtra Coastal Zone Management Authority (MCZMA)**



Prepared By



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

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## DOCUMENTATION SHEET

1	Authorised Institute with Letter No. & Date	National Centre for Sustainable Coastal Management J-17011/8/92-IA-III dt 8th August, 2019
2	Report No.	NCSCM/CRZ-Cell/CR-R/12/2023/58
3	Client's/Institute Name	Maharashtra Coastal Zone Management Authority (MCZMA)
4	Type of Report & Map	CRZ Status Report with CRZ map
5	Title	REPORT ON COASTAL REGULATION ZONE STATUS FOR THE PROJECT SITE AT SURVEY NO 52/1,52/2,52/3, 67/1,67/2,67/4,67/5,67/6,81/2,81/4, NAVGHAR VILLAGE, MIRA BHAYANDER, THANE DISTRICT, MAHARASHTRA IN THE CASE OF O.A NO.76 OF 2022 IN THE HON'BLE NGT (WZ)
6	Key words	Coastal Regulation Zone, Scale 1:4000, Land use, High Tide Line (HTL), Low Tide Line (LTL), CRZ IA, CRZ IB, CRZ II and CRZ IVB.
7	Abstract	<p>Pursuant to the Hon'ble National Green Tribunal order dated 19.9.2022 in the case of ORIGINAL APPLICATION NO.76 OF 2022 in the Hon'ble NGT (WZ), the first (1<sup>st</sup>) meeting of the Joint Committee was held on 10<sup>th</sup> October, 2022 in the chamber of Secretary, Environment &amp; Climate Change Department, Government of Maharashtra. Subsequently, the site visit was held at the site on 18/08/2023. After detailed discussion and deliberation in the said site visit/meeting, it was decided that NCSCM shall provide a report along with project level CRZ maps, superimposing the project layout / site infrastructure on the approved CZMP prepared as per the CRZ Notification, 2019 (Refer Figure 1).</p> <p>As per the CRZ map (Figure 1) Road partially falls within the CRZ IA (50m Mangrove Buffer Zone), Intertidal zone (CRZ IB) and CRZ II categories. Minor part of the Basement + GR and Fencing fall within the CRZ IA (50m Mangrove Buffer Zone) category. The project activities such as Basement + GR+4, Infrastructures, Swimming Pool, Badminton Court and Tower fall out of CRZ area. The project site falls under the map no MH 83 and sheet no E 43A15/SE of approved CZMP of Maharashtra as per CRZ notification, 2019.</p>
8	Distribution Statement	Not for Circulation

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BHAYANDER, THANE DISTRICT, MAHARASHTRA IN THE CASE OF O.A NO.76 OF 2022  
IN THE HON'BLE NGT (WZ)**

## **1.0 Introduction**

Pursuant to the Hon'ble National Green Tribunal order dated 19.9.2022 in the case of ORIGINAL APPLICATION NO.76 OF 2022 in the Hon'ble NGT (WZ), the first (1<sup>st</sup>) meeting of the Joint Committee was held on 10<sup>th</sup> October, 2022 in the chamber of Secretary, Environment & Climate Change Department, Government of Maharashtra. Subsequently, the site visit was held at the site on 18/08/2023. After detailed discussion and deliberation in the said site visit/meeting, it was decided that NCSCM shall provide a report along with project level CRZ maps, superimposing the project layout / site infrastructure on the approved CZMP prepared as per the CRZ Notification, 2019 (Refer Figure 1). The CRZ Map and report prepared by Institute of Remote Sensing (IRS), Chennai as per the approved CZMP prepared as per the CRZ notification, 2011 shall be used (Refer Figure 2) and that the local level CRZ map prepared by the Centre for Earth Science Studies (CESS/NCESS), Trivandrum superimposing the project site on the approved CZMP prepared as per the CRZ notification, 1991 shall be used (Refer Figure 3). As per the amended memo of parties of the same case (ORIGINAL APPLICATION NO.76 OF 2022 (WZ)) dated 22.03.2023, NCSCM was impleaded as Respondent No. 12, on the request of the learned counsel for the Applicant.

## **2.0. Objective**

The objectives of the study are:

1. To prepare project level CRZ maps (1:4000 scale) superimposing the project layout with survey numbers on the Approved CZMP, 2019.

## **3.0. Location**

The project site (Seven Eleven Hotels Pvt. Ltd.) is located near the Vasai Creek in Navghar Village, Mira Bhayandar Municipal Corporation (MBMC) of Thane District, Maharashtra, within the Latitude, Longitude of 19°18'4.404"N 72°52'32.902"E and 19°17'56.565"N 72°52'44.72"E. The project



site has High Tide Line (HTL) on the Vasai Creek side. The Vasai Creek banks have broad intertidal areas with thick mangroves. Being a developed area, the CRZ area is between HTL to 50 m or width of the creek whichever is less on the landward side and is classified as CRZ II category as per the approved CZMP under the CRZ Notification, 2019. Mangroves, Saltpan, Waterbody, Settlements, Open Spaces and well-established Infrastructures such as Road, etc. are observed around the project site.

#### 4.0. Data Source

The Approved CZMP of Maharashtra prepared as per CRZ notification, 2019 is available with the NCSCM. Project boundary/layout data received from Mira Bhaindar Municipal Corporation (MBMC) through the MCZMA. The CRZ map prepared by IRS, Chennai as per the approved CZMP prepared as per the CRZ notification, 2011 and the local level CRZ map prepared by the Centre for Earth Science Studies (CESS/NCESS), Trivandrum superimposing the project site on the approved CZMP prepared as per the CRZ notification, 1991 shall be used (Refer Figure 3), were received from MCZMA, Mumbai.

#### 5.0. Re-examination of HTL for the project site and NCSCM observation and comments

##### 5.1 Review of HTL demarcated in the approved CZMP-2011, in accordance with amendment dated 26/11/2021 to CRZ Notification, 2019

As per amendment dated 26/11/2021 to CRZ Notification, 2019, the HTL has to be restricted up to the line along the bund/slucice constructed in the past, prior to the date of notification issued vide S.O. 114(E) dated 19th February, 1991. The relevant clause of the amendment is reproduced below.

*“Provided that in case there exists a bund or a sluice gate constructed in the past, prior to the date of notification issued vide S.O. 114(E) dated 19th February, 1991, the HTL shall be restricted up to the line long along the bund or the sluice gate and in such a case, area under mangroves arising due to saline water ingress beyond the bund or sluice gate shall be classified as CRZ-IA irrespective of the extent of the area beyond the bund or sluice gate. Such areas under mangroves shall be protected and shall not be diverted for any developmental activities.”*

It is seen that in the approved CZMP as per CRZ Notification, 1991, that the HTL has been demarcated along the bund. The same bund exists on the ground even now. Accordingly, the HTL has to be revised in accordance with the amendment dated **26/11/2021** to CRZ Notification, 2019 and restricted up to the bund/slucice gate.

## **6.0 Preparation of CRZ map superimposing the project boundary/layout on the approved CZMP.**

Approved CZMP database of Maharashtra as per CRZ notification, 2019 is available with the NCSCM. A CRZ map on 1:4000 scale was prepared using the Approved CZMP database of Maharashtra as per CRZ notification, 2019. Project boundary/Project layout was superimposed on the above map (Figure 1). Field investigation was carried on 11th February 2023 and on 18/08/2023 along with the official representative of MCZMA and NCSCM scientist. The positions of HTL, ESA and existing structure were captured using high precision Trimble GPS. Project boundary/Project layout was superimposed on the above map. The field photos are shown in Appendix I.

## **7.0 Observation/Findings**

### **7.1. Project activities under CRZ classes as per CRZ Map of Project Site prepared in accordance with the approved CZMP of Maharashtra State as per CRZ Notification, 2019 (Figure 1)**

Road partially falls within the CRZ IA (50m Mangrove Buffer Zone), Intertidal zone (CRZ IB) and CRZ II categories. Minor part of the Basement + GR and Fencing fall within the CRZ IA (50m Mangrove Buffer Zone) category. The project activities such as Basement + GR+4, Infrastructures, Swimming Pool, Badminton Court and Tower fall out of CRZ area (Refer Figure 1 CRZ Map and Table 1).

**Table 1: Project activities under CRZ classes (approved CZMP, 2019)**

	Approved CZMP of Maharashtra State as per CRZ Notification, 2011					
	CRZ IA - Mangroves	CRZ IA- 50m Mangrove Buffer Zone	CRZ IB - Intertidal Zone	CRZ II - CRZ landward of HTL	CRZ IVB - Waterbody	Outside of CRZ Classes
Project Activity (as given by MBMC through MCZMA)	-	Road	Road	Road	-	-
	-	Fencing (marginal portion)	-	-	-	-
	-	-	-	-	-	Badminton Court
	-	Basement + GR (marginal portion)	-	-	-	-
	-	-	-	-	-	Basement + GR+4
	-	-	-	-	-	Infrastructures
	-	-	-	-	-	Swimming Pool
	-	-	-	-	-	Tower

**7.2. The CRZ map prepared by the IRS, Chennai as per the approved CZMP prepared as per the CRZ notification, 2011 (Figure 2).**

The CRZ map prepared by the IRS, Chennai during December 2020 as per the approved CZMP prepared as per the CRZ notification, 2011. The said map clearly shows the CRZ categories as well as the proposed project (Figure 2).

**7.3 The local level CRZ map prepared by the Centre for Earth Science Studies (CESS/NCESS), Trivandrum superimposing the project site on the approved CZMP prepared as per the CRZ notification, 1991(Figure 3)**

The local level CRZ map prepared by the Centre for Earth Science Studies (CESS/NCESS), Trivandrum during November 2001 superimposing the project site on the approved CZMP prepared as per the CRZ notification, 1991. The said map also clearly shows the CRZ categories as well as the proposed project (Figure 3).

## 8.0. Summary and conclusions

- ❖ As explained in the preceding paras, it is seen from the approved CZMP as per CRZ Notification, 1991 that the HTL has been demarcated along the bund. The same bund exists on the ground even now. Accordingly, the HTL has to be revised in accordance with the amendment dated **26/11/2021** to CRZ Notification, 2019 and restricted up to the bund/slucice gate. Such revisions of HTL and CZMP based on the Bund/Slucice Gate amendment have already been undertaken in States such as Goa and Kerala.
- ❖ The project site falls under the map no MH 83 and sheet no E 43A15/SE of approved CZMP of Maharashtra as per CRZ notification, 2019.
- ❖ The project boundary/layout was superimposed on CRZ map on 1:4000 scale in accordance with the approved CZMP of Maharashtra State as per CRZ Notification, 2019 (Refer Figure 1).
- ❖ Project activities under the CRZ classes as per approved CZMP 2019 have been discussed and shown in Table 1.
- ❖ The CRZ map (Figure 2) prepared by IRS, Chennai as per per the approved CZMP prepared as per the CRZ notification, 2011, clearly shows the CRZ categories as well as the proposed project.
- ❖ The local level CRZ map (Figure 3) prepared by the Centre for Earth Science Studies (CESS/NCESS), Trivandrum superimposing the project site on the approved CZMP prepared as per the CRZ notification, 1991 also clearly shows the CRZ categories as well as the proposed project.

## REFERENCE

MoEF, 1991. Notification No.S.0114 dated 19th February, 1991, Ministry of Environment and Forest, Government of India, New Delhi.

MoEF, 1996. Letter No. Letter No. J-17011/8/95-IA-111, dated 27-9-1996 dated 27th September 1996 to the Chief Secretary, Govt. of Maharashtra. Ministry of Environment and Forest, Government of India, New Delhi.

MoEF, 2011. Notification No. S.O.19 (E) dated 06.01.2011, Ministry of Environment and Forest, Government of India, New Delhi.

NHO, 2018. Hydrographic Chart no. 211 - Satpati to Dighi Harbour. Naval Hydrographic Office, Dehra Dun, 31<sup>st</sup> August 2018.

MOEF & CC, 2011 S.O. 1422(E) dated 01—05-2020. Ministry of Environment forest and Climate Change, Govt. of India, New Delhi

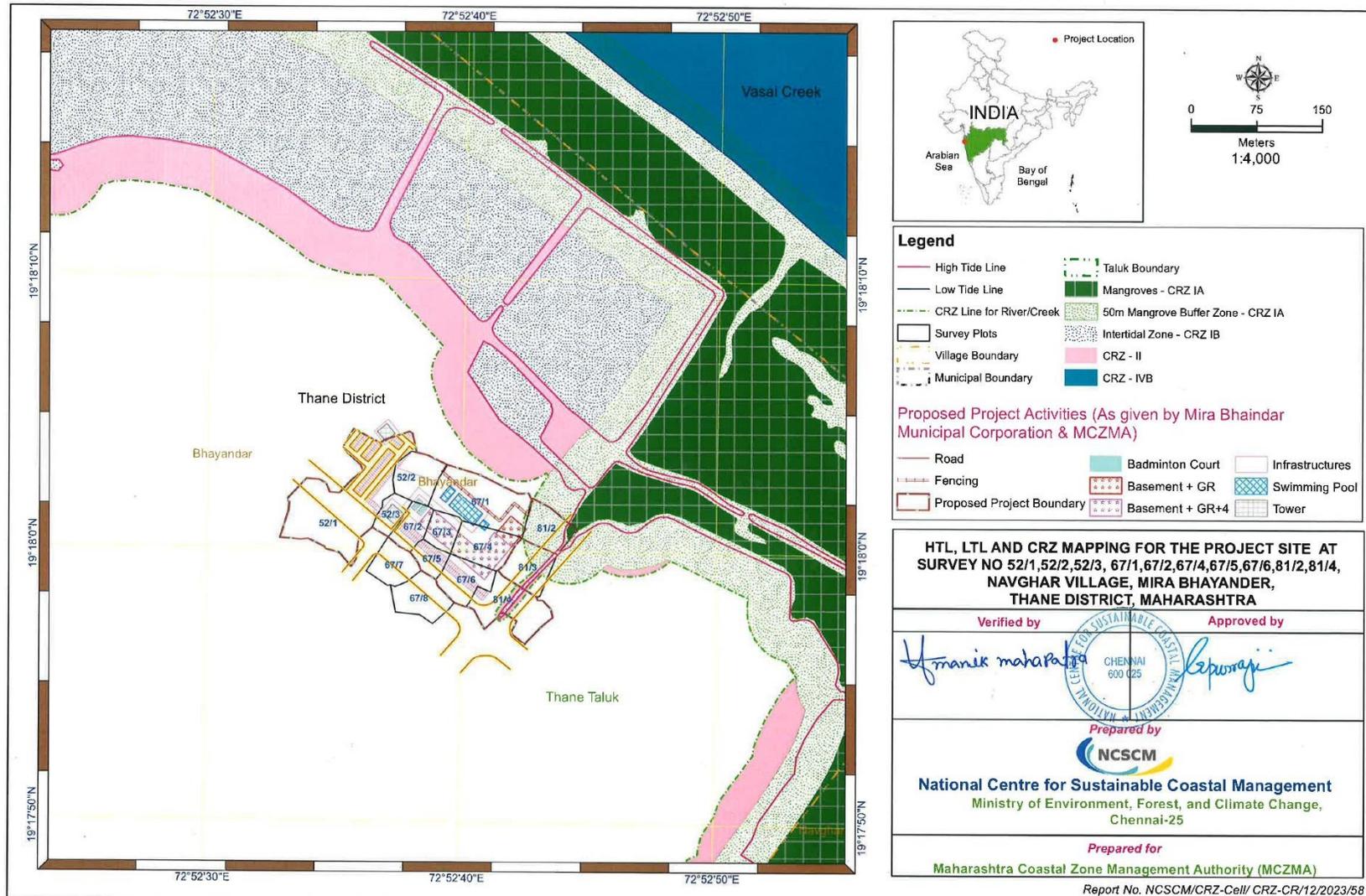


Figure 1: CRZ Map of Project Site Prepared in accordance with the approved CZMP of Maharashtra State as per CRZ Notification, 2019

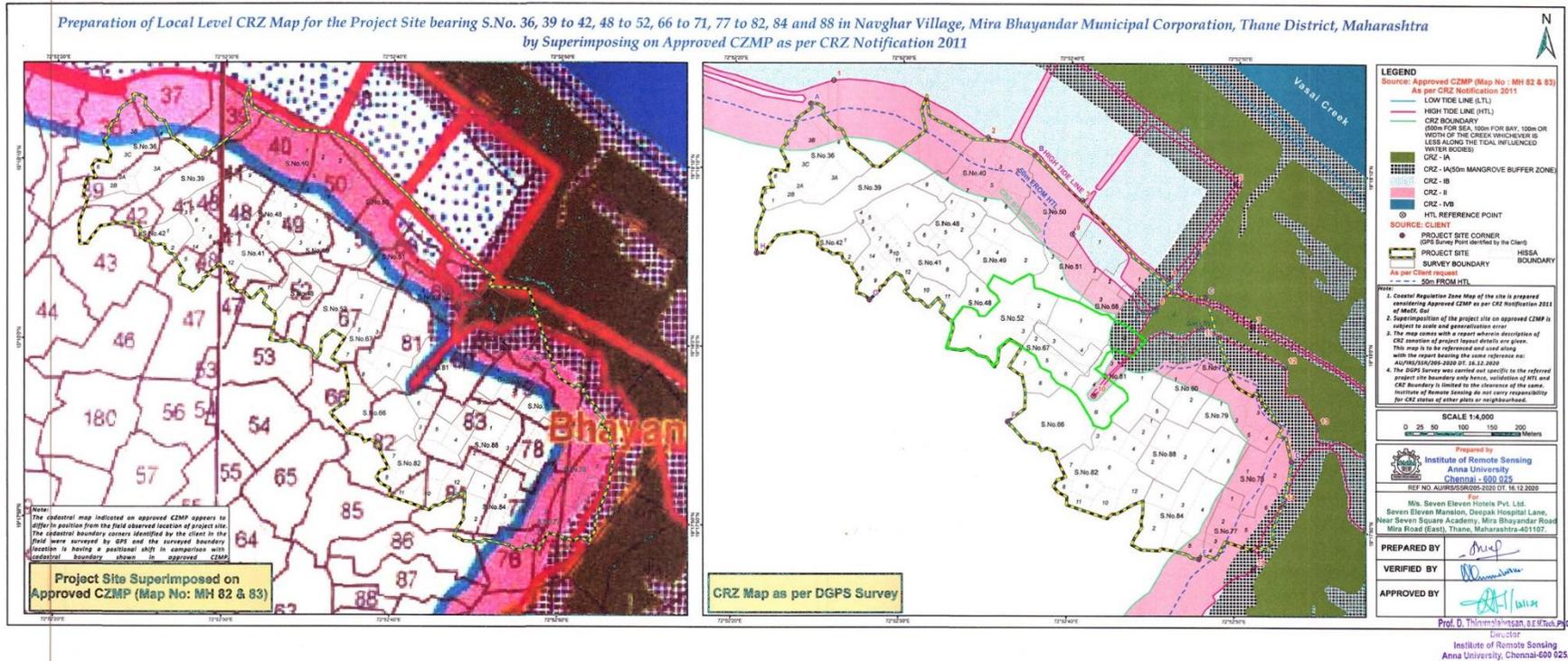


Figure 2: CRZ Map of Project Site Prepared in accordance with the approved CZMP of Maharashtra State as per CRZ Notification, 2011



PLATES



Plate 1: A view of resort Building / Project Site



Plate 2: Existing road within project site



Plate 3: Existing drainage structure and mangrove patches.



Plate 4: Waterbodies (Creek side) near to project site



Plate 5: Waterbodies (Creek side) near to project site



Plate 6: Existing waterbody and earthen bund North eastern side of the project site



Plate 7: Mangrove swamp north eastern side of project site



Plate 8: Mangrove swamp near to project site