

**Minutes of the 162<sup>nd</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 7<sup>th</sup> December, 2022**

**Item No. 10:** Revalidation of CRZ clearance for proposed Golf Course at Sector 60, Nerul, Navi Mumbai by M/s Mistry Construction Co. Pvt Ltd

**Introduction:**

The project proponent (M/s Mistry Construction Co. Pvt Ltd) presented the matter of revalidation of CRZ clearance for proposed Golf Course at Sector 60, Nerul, Navi Mumbai. The PP vide letter dated 23.11.2022 requested revalidation in the matter. The CIDCO vide letter dated 6.12.2022 informed to M/ Mistry Construction Co. Pvt Ltd that revalidation of CRZ clearance is domain of MCZMA and advised to seek clearance from MCZMA.

The PP further presented that earlier, the proposal of development of Golf course and country club with Real Estate at Sector 60, Nerul, Navi Mumbai was deliberated in 117<sup>th</sup> and 118<sup>th</sup> meeting of the MCZMA held on 5<sup>th</sup> & 6<sup>th</sup> April, 2017 and 21<sup>st</sup> April, 2017 respectively. As per the deliberations in the said meetings, the MCZMA vide letter dated 11<sup>th</sup> January, 2018 recommended the proposal to concerned planning Authority from CRZ point of view subject to certain conditions. Further, MCZMA vide letter dated 12<sup>th</sup> March, 2018 issued a letter about the specific condition no. ii in the recommendation letter.

As per the condition of recommendation of MCZMA, the recommendations was valid for 5 years from the date of issue of recommendations for commencement of construction and operation.

The PP further presented that the said recommendation accorded to the said project is valid for the period of five years that is till 11<sup>th</sup> January, 2023. The PP has requested the revalidation of the CRZ recommendation till year 2025.

**Deliberation:**

The Authority noted that the MoEF&CC has issued a notification dated 6<sup>th</sup> March, 2018 read with CRZ Notification, 2011, as per which, in sub-paragraph 4.2, for clause (v), the following clause shall be substituted, namely:-

"(v) The clearance accorded to the projects under this notification shall be valid for a period of seven years from the date of issue of such clearance:

  
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Provided that the construction activities shall commence within a period of five years from the date of the issue of clearance and the construction be completed and the operations be commenced within seven years from the date of issue of such clearance:

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

**Decision:**

The Authority noted that as per the above said amendment dated 6<sup>th</sup> March, 2018, the clearance is valid for a period of 7 years. Therefore, the Authority after deliberation decided to clarify that the CRZ recommendation dated 11<sup>th</sup> January, 2018 read with letter dated 12<sup>th</sup> March, 2018 is valid for 7 years i.e. upto 10<sup>th</sup> January, 2025 subject to strict compliance of following conditions:

- 1) Proposed golf course should be as per provisions of CRZ Notification, 2011.
- 2) Local body to ensure that only Golf Course is allowed in CRZ area and rest of the development is proposed in Non CRZ area i.e. beyond 100 m CRZ setback line from the HTL of the Coastal water body as per the provisions of the CRZ Notification, 2011
- 3) Local body to ensure that proposed activity in CRZ area is in accordance with local town and country planning regulations.
- 4) PP to ensure that indigenous species of Plants would be used for plantation purpose.
- 5) Golf Course design should be as per environmental and ecological settings of surrounding area.
- 6) PP to ensure that no chemical pesticide/ chemical fertilizers are used during the construction and operation of golf course.
- 7) PP to ensure the water management plan implemented properly.
- 8) PP to ensure that adequate access for local fisherman is provided.
- 9) PP, if applicable should obtain prior Environment clearance for the proposed activities in CRZ and Non CRZ area, if construction area exceeds 20,000 Sqm and above.
- 10) PP to note that if information furnished by the PP before the Authority found incorrect and false, the CRZ recommendation would be revoked.

  
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- 11) PP to ensure no activity is allowed in mangrove or its 50 m buffer zone, if any.
- 12) This CRZ recommendation is subject to outcome of the order/judgment of Hon'ble Supreme Court of India in SLP No. 16313-16314 / 2019.
- 13) The PP to ensure that there shall not be violation of the CRZ norms, CRZ recommendation and Hon'ble High Court orders in PIL 218/2014 and other court judgments, if any. In the event of any such violations, the CRZ recommendation shall stand cancelled.
- 14) All other required permission from different statutory authorities should be obtained.

-----Meeting ended with vote of thanks to chair-----

Annexure I

List of members/officials present in the online meeting:

1. Mr. Nitin Karir, ACS, Revenue, Member, MCZMA
2. Mr. Bhushan Gagrani, ACS, UDD, Member, MCZMA
3. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
4. Mr. Mirashe, Representative from the Industry Dept, Member MCZMA
5. Dr. Anish Andheria, Expert Member, MCZMA
6. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZMA
7. Dr. Rahul Khot, BNHX, Expert Member, MCZMA
8. Mr. Sunil Bhat, Dyche. MCGM, Member MCZMA
9. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA