

# COASTAL AREAS REGULATION ZONE

## THEN AND NOW

a comparative study  
between 2011 and 2019



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## COASTAL REGULATION ZONE THEN AND NOW

### A COMPARATIVE STUDY BETWEEN 2011 AND 2019

<u>Sr. No</u>	<u>Questions</u>	<u>Provisions along with Notes 2011</u>	<u>Provisions along with Notes 2019</u>
1	<b>Reason for issue of present Notification.</b>	<p>To ensure livelihood, security to the fisher communities and other local communities living in coastal areas, to conserve and protect coastal stretches, to conserve unique environment and its marine area and to promote development in a sustainable manner based on scientific principles taking into account the dangers of natural hazard in the coastal area, rise in sea level due to global warming.</p> <p>Therefore, the coastal stretches of the country and water area upto its territorial water limit excluding the island of Andaman and Nicobar and</p>	<p>The Ministry of Environment, Forest and Climate Change received representations from various Coastal States and Union territories, besides other stakeholders, regarding certain provisions in the Coastal Regulation Zone Notification, 2011 related to management and conservation of marine and coastal ecosystems, development in coastal areas, eco-tourism, livelihood options and sustainable development of coastal communities etc.; And Whereas, various State Governments and Union territory administrations and</p>

		<p>Lakhsdweep and the marine areas surrounding these island upto its territorial limit as coastal regulation zone.</p> <p>It restricts the setting up of and expansion of any industry operations or processes and manufacture or handling or storage or disposal of hazardous substance as specified in Hazardous Substances (Handling, Management and Transboundary Movement) Rules 2009 in the aforesaid CRZ.</p>	<p>stakeholders have requested the Ministry of Environment, Forest and Climate Change to address the concerns related to coastal environment and sustainable development with respect to the Coastal Regulation Zone Notification, 2011; And Whereas, the Ministry of Environment, Forest and Climate Change had constituted a Committee under the Chairmanship of Dr. Shailesh Nayak to examine various issues and concerns of coastal States and Union territories and various stakeholders, relating to the Coastal Regulation Zone Notification 2011 and to recommend appropriate changes in the said Notification</p> <p>The report submitted by Dr. Shailesh Nayak Committee has been examined</p>
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			in the Ministry and consultations have been held with various stakeholders in this regard;
2	<b>Effect of Notification</b>	It is in supersession of Notification No.SO114(E) dated 19 <sup>th</sup> February 1991 except as respects things done or omitted to be done before such supersession, the Central Government declared certain areas as CRZ with effect from the date of the present Notification.	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) and in supersession of the Coastal Regulation Zone Notification 2011, number S.O. 19(E), dated the 6th January, 2011, except as respects things done or omitted to be done before such supersession, the Central Government, with a view to conserve and protect the unique environment of coastal stretches and marine areas, besides 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, do hereby, declares the coastal stretches of the country and the water area up to its territorial water limit, excluding the islands of Andaman and Nicobar and Lakshadweep and the marine areas surrounding these islands dated 18 <sup>th</sup> January,2019
3	<b>What are the restrictions imposed in CRZ by the Notification of 2011 and 2019 ?</b>	It imposes with effect from the date of Notification, the following restriction on setting up and expansion of industries, operations or processes and the like in CRZ i.e.	The Central Government, with a view to conserve and protect the unique environment of coastal stretches and marine areas, besides 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

		<p>(i) The land area from high tide line to 500 metres on the landward side along the sea front.</p> <p>(ii) CRZ shall apply to the land area between HTL to 100 metres or width of the creek which is less on the landward side along the tide influence water body 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</p>	<p>rise due to global warming, do hereby, declares the coastal stretches of the country and the water area up to its territorial water limit, excluding the islands of Andaman and Nicobar and Lakshadweep and the marine areas surrounding these islands, as <b>Coastal Regulation Zone as under:-</b></p> <p>(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</p>
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		<p>distance upto which the tidal effects are experience which shall be determined based on salinity concentration of 5 parts per thousand measured during the driest period of the year and distance upto which tidal effects are experience shall be clearly identified and demarcated accordingly in the coastal zone management plans.</p> <p>The expression 'tidal influence water body' means water bodies influenced by tidal effects from sea in the base estuaries rivers, creeks, backwaters, lagoons, ponds connected to the sea or creeks and the like.</p> <p>(iii) the land area falling between the hazard line and 500 metres from HTL on the landward side, in case of seafront and between the hazard line and 100 metres line in case of tidal influenced water body and the word 'hazard line'</p>	<p>various coastal States and Union territories.</p> <p>(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 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 five 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 Coastal Zone Management Plan</p>
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		<p>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 Sol) taking into account tides, waves, sea level rise and shoreline changes.</p> <p>(iv) land area between HTL and Low Tide (hereinafter referred to as the LTL) which will be termed as the intertidal zone.</p> <p>(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.</p>	<p>(hereinafter referred to as the CZMP): Provided that the CRZ limit of 50 meters or width of the creek whichever is less, shall be subject to revision and final approval of the respective CZMPs as per this notification, framed with due consultative process, public hearing etc. and environmental safeguards enlisted therein, and till such time the CZMP to this notification is approved, the limit of 100 meters or width of the creek whichever is less, shall continue to apply. 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 that are connected to the sea.</p>
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			<p>(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</p>
4	<p><b>What is high tide line as per the present Notification?</b></p>	<p>It 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 Authorities, so authorized by the MoEF in accordance with the general guidelines issued at Annexure – 1 of the Notification.</p>	<p>(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</p>

			procedures and made available to various coastal States and Union territories.
5	<b>What is the time period provided in the Notification for demarcation of HTL?</b>	<p>HTL shall be demarcated within 1 year from the date of issue of the present Notification.</p> <p><b>Note:</b></p> <p><i>It is mandatory to demarcate HTL. It means that there will be uniformity in entire coastal India regarding demarcation HTL within 1 year from the date of notification. As the present notification, is in supersession of the 1991 notification there is no clarification that the HTL notified by the earlier notification of 19<sup>th</sup> February, 1991 will be accepted till then.</i></p>	Demarcation of High Tide Line and Low Tide Line: Demarcation of High Tide Line (HTL) and Low Tide Line (LTL) as carried out by NCSCM for the entire coastline of the country, has been made available to the Coastal States or Union territories and only such demarcation of HTL and LTL shall be applicable for all purposes of this notification. See <b>Annexure-IV</b>
	<b>What is CRZ IA and IB</b>		<b>2.1 CRZ-I areas are environmentally most critical and are further</b>

		<p><b>classified as under:</b></p> <p>2.1.1 CRZ-I A: (a) CRZ-I A shall constitute the following ecologically sensitive areas (ESAs) and the geomorphological features which play a role in maintaining the integrity of the coast viz.: (i) Mangroves (in case mangrove area is more than 1000 square meters, a buffer of 50 meters along the mangroves shall be provided and such area shall also constitute CRZ-I A);</p> <p>(ii) Corals and coral reefs;</p> <p>(iii) Sand dunes;</p> <p>(iv) Biologically active mudflats; (v) 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),</p>
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			<p>Forest (Conservation) Act, 1980 (69 of 1980) or Environment (Protection) Act, 1986 (29 Of 1986), including Biosphere Reserves;</p> <p>(vi) Salt marshes;</p> <p>(vii) Turtle nesting grounds;</p> <p>(viii) Horse shoe crabs' habitats;</p> <p>(ix) Sea grass beds;</p> <p>(x) Nesting grounds of birds;</p> <p>(xi) Areas or structures of archaeological importance and heritage sites. (b) A detailed environment management plan shall be formulated by the states and Union territories for such ecologically sensitive areas in respective territories, as mapped out by the National Centre for Sustainable Coastal Management (NCSCM), Chennai based on</p>
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			<p>guidelines as contained in Annexure-I to this notification and integrated with the CZMP.</p> <p><b>2.1.2 CRZ-I B:</b> The intertidal zone i.e. the area between Low Tide Line and High Tide Line shall constitute the CRZ-I B.</p>
6	What are the prohibited activities within CRZ?	<p>Following are declared as prohibited activities in CRZ:</p> <p><b>(I) setting up of new industries and expansion of existing industries, except</b></p> <p>(a) directly relating to water front or directly needing foreshore facilities means which are permissible under present Notification and they require</p>	<p><b>4. Prohibited activities within CRZ.-</b></p> <p>The following activities shall be prohibited, in general, within the entire CRZ and exceptions to these and other permissible and regulated activities in specific CRZ categories viz. CRZ-I, II, III and IV, shall be governed by the provisions of paragraph 5:-</p> <p>(i) Setting up of new industries and expansion of existing industries, operations or processes.</p> <p>(ii) Manufacture or handling of oil, storage or disposal of hazardous</p>

		<p>water front for their operations such as ports and harbours, jetties, quays, wharves, erosion control measures, break waters, pipelines, lighthouses, navigational safety facilities, coastal police stations and the like;</p> <p>(b) project department of atomic energy;</p> <p>(c) facilities for generating power by non-conventional energy sources and setting up of desalination plans in the areas not classified as</p>	<p>substances as specified in the notification of the Ministry of Environment, Forest and Climate Change number G.S.R.395 (E), dated the 4th April, 2016.</p> <p>(iii) Setting up of new fish processing units.</p> <p>(iv) Land reclamation, bunding or disturbing the natural course of seawater except for the activities permissible under this notification and executed with prior permission from the competent authority.</p> <p>(v) Discharge of untreated waste and effluents from industries, cities or towns and other human settlements.</p> <p>(vi) Dumping of city or town wastes including construction debris, industrial solid wastes, fly ash for the</p>
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		<p><b>CRZ - 1</b>(i) based on an impact assessment study including social impacts;</p> <p>(d) development of green field airport already permission only at Navi Mumbai;</p> <p>(e) reconstruction, repair works of dwelling units of the local community including fishers in accordance with the</p>	<p>purpose of land filling.</p> <p>(vii) Port and harbour projects in high eroding stretches of the coast.</p> <p>(viii) Mining of sand, rocks and other sub-strata materials.</p> <p>(ix) Dressing or altering of active sand dunes.</p> <p>(x) In order to safeguard the aquatic system and marine life, disposal of plastic into the coastal waters shall be prohibited and adequate measures for management and disposal of plastic materials shall be undertaken in the CRZ.</p> <p>(xi) Drawal of ground water.</p>
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		<p>local town and country planning regulation;</p> <p><b>(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</b></p> <p><b>except, -</b></p> <p>(a) transfer of hazardous substances from ships to ports, terminals and refineries and vice versa;</p> <p>(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</p>	
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		<p>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 for ameliorative and restorative measures in relation to environment as may be stipulated by the MoEF.</p> <p>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).</p> <p><b>III) Setting up and expansion of fish processing units including</b></p>	
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		<p><b>warehousing</b></p> <p><b>except</b> – hatchery and natural fish drying in permitted areas.</p> <p><b>IV) Land reclamation, bunding or disturbing the natural course of sea water</b></p> <p><b>except those –</b></p> <p>(a) required for setting up construction or modernization or expansion of foreshore facilities like ports, harbours, jetties wharves, quays, sleepways, bridges, sea link, road on stilts and such as meant for defense and security purpose and for other facilities that are essential for activities permissible under the present notification.</p> <p>(b) measures for control of erosion, based on scientific including environmental impact assessment studies.</p>	
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(c) maintenance or clearing of water ways, channels and ports, based on EIA studies.

(d) measures to prevent sand bars, installation of tidal regulator, laying of storm water drains or for structure for prevention of salinity ingress and fresh water recharge based on carried out by agency to be specified by MoEF.

**V) Setting up and expansion of units or mechanism for disposal of waste and affluent**

**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 town and other human settlement –**

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 waste including construction debris, industrial solid waste, fly ash for purpose of land filling and the like and the concerned authority shall implement the scheme for phasing out any existing practice within a period of one year from the commencement**

		<p><b>of this Notification.</b></p> <p><b>MoEF will issue separate instructions to the State Government and Union Territory in respect of preparation of action plans and its implementation and also monitoring the same including time schedule thereof.</b></p> <p><b>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.</b></p> <p><b>IX) Reclamation for commercial purposes such as shopping and housing complexes, hotels and entertainment activities.</b></p>	
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**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 200 mtrs 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 200 mtrs – 500 mtrs zone the drawl of groundwater shall be permitted only when done manually through ordinary wells for drinking, horticulture, agriculture and fisheries

		<p>and where no other source of water is available.</p> <p><b>XII) Construction activities in CRZ - I</b></p> <p><b>except</b> those specified in para 8 of the notification.</p> <p><b>XIII) Dressing or altering the sand dunes, hills, natural features including landscape changes for beautification, recreation and other such purpose.</b></p> <p><b>XIV) Facilities required for patrolling and vigilance activities of marine / coastal police stations.</b></p>	
8	<b>What is the procedure for clearance for permissible activities?</b>	The permissible activities do not mean that it is completely permitted. As per the provisions of Clauses 3 and 4 of the present Notification, the same are regulated and there is a procedure to	8. Procedure for CRZ clearance for permissible and regulated activities: (i) The project proponents shall apply with the following documents to the concerned State or the Union territory

		<p>start such permissible activities. The said procedure is incorporated in Clause 4.2 of the present Notification i.e.</p> <p>(i) the project proponents shall apply with the following documents seeking prior clearance under CRZ Notification to the concerned State or Union Territory, Coastal Zone Management Authority, (a) Form No.1 as per Annexure – IV of the present Notification, (b) rapid EIA Report including marine terrestrial component except for projects of housing scheme and construction activity listed in Clause 4(c) and (d) hereinabove, (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 Government and Union Territory Administration, (d) Disaster Management Report, Risk</p>	<p>Coastal Zone Management Authority for seeking prior clearance under this notification:- (a) Project summary details as per Annexure-V to this notification. (b) Rapid Environment Impact Assessment (EIA) Report including marine and terrestrial component, as applicable, except for building construction projects or housing schemes. (c) Comprehensive EIA with cumulative studies for projects, (except for building construction projects or housing schemes with built-up area less than the threshold limit stipulated for attracting the provisions of the EIA Notification, 2006 number S.O 1533(E), dated 14th September, 2006) if located in low and medium eroding stretches, as per the CZMP to this notification. (d) Risk Assessment</p>
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		<p>Assessment Report and Management Plan, (e) CRZ Map in indicating HTL and LTL demarcated by one of the authorized agency, (f) Project layout superimposed on the CRZ map, (g) the CRZ map normally covering 7 km. radius around the project site, (h) the CRZ Map indicating CRZ 1, 2, 3 and 4 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 waste, sewage and the like.</p> <p>(ii) the concerned CZMA shall examine the above documents in accordance with the approved CZMP and in compliance with CRZ Notification and make recommendation within a period of 60</p>	<p>Report and Disaster Management Plan, except for building construction projects or housing schemes with built-up area less than the threshold limit stipulated for attracting the provisions of the EIA Notification, 2006 number S.O 1533(E), dated 14th September, 2006). (e) CRZ map in 1:4000 scale, drawn up by any of the agencies identified by the Ministry of Environment, Forest and Climate Change vide its Office Order number J-17011/8/92-IAIII, dated the 14th March, 2014 using the demarcation of the HTL or LTL, as carried out by NCSCM. (f) Project layout superimposed on the CRZ map duly indicating the project boundaries and the CRZ category of the project location as per the approved Coastal Zone Management Plan under this</p>
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		<p>days from the date of receipt of complete application – (a) MoEF or State Environmental Impact Assessment Authority as the case may be for the project attracting EIA Notification 2006, (b) MoEF for projects not covered in EIA Notification 2006, but attracting Para 4.2 of the present Notification.</p> <p>(iii) MoEF or SEIAA shall consider such projects for clearance based on the recommendation of the concerned CZMA within a period of 60 days.</p> <p>(iv) The clearance accorded to the projects under CRZ Notification shall be valid for the period of 5 years from the date of issue of the clearance for commencement of construction and operation.</p> <p>(v) for post clearance monitoring – (a) it shall be mandatory for the project</p>	<p>notification. (g) The CRZ map normally covering 7 kilometre radius around the project site also indicating the CRZ-I, II, III and IV areas including other notified ecologically sensitive areas. (h) “Consent to establish” or No Objection Certificate from the concerned State Pollution Control Board or Union territory Pollution Control Committee for the projects involving treated discharge of industrial effluents and sewage, and in case prior consent of Pollution Control Board or Pollution Control Committee is not obtained, the same shall be ensured by the proponent before the start of the construction activity of the project, following the clearance under this notification. (ii) The concerned Coastal Zone Management Authority shall examine the documents in clause (i)</p>
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		<p>proponent to submit half yearly compliance report in respect of the stipulated terms and conditions of the environmental clearance in hard and soft copies to the regulatory authorities 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.</p> <p>(vi) to maintain transparency in the work of CZMA, it shall be responsibility of CZMA to create a dedicated website as provided in the present sub-clause.</p>	<p>above, in accordance with the approved Coastal Zone Management Plan and in compliance with this notification and make recommendations within a period of sixty days from date of receipt of complete application as under: - (a) For the projects or activities also attracting the EIA Notification, 2006 number S.O. 1533(E), dated 14th September, 2006, the Coastal Zone Management Authority shall forward its recommendations to Ministry of Environment, Forest and Climate Change or SEIAA for category 'A' and category 'B' projects respectively, to enable a composite clearance under the EIA Notification, 2006 number S.O. 1533(E), dated 14th September, 2006, however, even for such Category 'B' projects located in CRZ-I or CRZ-IV</p>
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			<p>areas, final recommendation for CRZ clearance shall be made only by the Ministry of Environment, Forest and Climate Change to the concerned SEIAA to enable it to accord a composite Environmental Clearance and CRZ clearance to the proposal. (b) Coastal Zone Management Authority shall forward its recommendations to the Ministry of Environment, Forest and Climate Change for the projects or activities not covered in the EIA notification, 2006, but attracting this notification and located in CRZ-I or CRZ-IV areas. (c) Projects or activities not covered in the aforesaid EIA Notification, 2006, but attracting this notification and located in CRZ-II or CRZ-III areas shall be considered for clearance by the concerned Coastal Zone Management Authority within</p>
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			<p>sixty days of the receipt of the complete proposal from the proponent.</p> <p>(d) In case of construction projects attracting this notification but with built-up area less than the threshold limit stipulated for attracting the provisions of the aforesaid EIA Notification 2006, Coastal Zone Management Authority shall forward their recommendations to the concerned State or Union territory planning authorities, to facilitate granting approval by such authorities.</p> <p>(iii) The Ministry of Environment, Forest and Climate Change shall consider complete project proposals for clearance under this notification, based on the recommendations of the Coastal Zone Management Authority, within a period of sixty days. (iv) In case the Coastal Zone Management</p>
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			<p>Authorities are not in operation due to their reconstitution or any other reasons, then it shall be responsibility of the Department of Environment in the State Government or Union territory Administration, who are the custodian of the CZMP of respective States or Union territories, to provide comments and recommend the proposals in terms of the provisions of the said notification. (v) The clearance accorded to the projects under this notification shall be valid for a period of seven years, provided that the construction activities are completed and the operations commence within seven years from the date of issue of such clearance. The validity may be further extended for a maximum period of three years, provided an application is made to the concerned</p>
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			<p>authority by the applicant within the validity period, along with recommendation for extension of validity of the clearance by the concerned State or Union territory Coastal Zone Management Authority.</p> <p>(vi) 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 the 1st June and 31st 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 Coastal Zone Management</p>
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			<p>Authority (b) The compliance report shall also be displayed on the website of the concerned regulatory authority.</p> <p>(vii) To maintain transparency in the working of the Coastal Zone Management Authority, it shall be the responsibility of the Coastal Zone Management Authority 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 CZMP of the respective State Government or Union territory.</p>
9	<p><b>Is there any provision for preparation of Coastal Zone Management</b></p>	<p>Yes. As per Clause 5 of the present Notification.</p>	



	<b>Plan?</b>		
10	<b>What is the provision if CZMP are already approved under CRZ Notification of 1991?</b>	The same shall be valid for a period of 24 months unless the aforesaid period is extended by MoEF by a specific notification subject to such terms and conditions as may be specified therein.	
11	<b>What is the time period for revision of CZMP?</b>	The CZMP shall not normally be revised before a period of 5 years after which, the concerned State Government or the Union Territory may consider the undertaking revision of the maps following the above procedures stipulated in Clause 5 of the present Notification.	<p>The State Governments / UT administration shall take up the updation or revision of CZMPs approved as per CRZ Notification, 2011, to align with the CRZ Notification, 2019 at an early date and not later than six months from the date of issue of this guidelines.</p> <p>a) All coastal States and Union territory administrations shall update their respective CZMPs (which was prepared based on the CRZ</p>

			<p>Notification 2011), as per the provisions contained in the CRZ Notification, 2019, and after its updation and finalization following due procedures shall submit to the MoEFCC for its final approval at the earliest. b) The CZMP shall be updated or revised by any of the authorised agencies identified by the MoEFCC, using the demarcation of the High Tide Line, LTL, ESA, CVCA as carried out by NCSCM, Chennai and Hazard line as demarcated by the Survey of India.</p>
12	<b>How to enforce CRZ Notification 2011?</b>	<p>(a) the powers either original or delegated available under Environment Protection Act, 1986 with MoEF, State Government or Union Territory administration, NCZNA and SCZMA.</p> <p>(b) The composition and tenure of the same have been notified by MoEF in terms of orders of the Hon'ble Supreme</p>	

Court in Writ Petition No.664 of 1993.

***(copy is also published herewith)***

(c) The Union Territory CZMA or the State Government shall primarily be responsible for enforcing and monitoring of the present notification and to assist in this task, the State Government and Union Territory shall constitute district level committees under the Chairmanship of District Magistrate concern containing atleast 3 representatives of local traditional coastal communities including from fisher folk.

(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 conditions namely - (i) these are not used for any commercial activities, (ii) these are not sold or transferred to non-traditional coastal community.	
13	<b>What comprises of CRZ - I under the present Notification?</b>	<p>(i) CRZ - I, -</p> <p>A. The areas that are ecological sensitive and the geomorphological features which play a role in the maintaining the integrity of the coast, -</p> <p>(a) Mangroves, in case mangrove area is more than 1000 sq. mts, a buffer of 50 meters along the mangroves shall be provided;</p> <p>(b) Corals and coral reefs and associated biodiversity;</p>	Check Sr Nos 1 to 5

	<p>(c) Sand Dunes;</p> <p>(d) Mudflats which are biologically active;</p> <p>(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 (26 of 1986); including Biosphere Reserves;</p> <p>(f) Salt Marshes;</p> <p>(g) Turtle nesting grounds;</p> <p>(h) Horse shoe crabs habitats;</p> <p>(i) Sea grass beds;</p> <p>(j) Nesting grounds of birds;</p> <p>(k) Areas or structures of archaeological importance and heritage sites.</p>	
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		<p>B. The area between low tide line and high tide line</p> <p><b><u>Note:</u></b></p> <p><i>as per the present notification preamble the land area from HTL to 500 meters on the landward side is declared as CRZ. No specification is provided as to scope of area which are covered under present category of CRZ-1</i></p>	
14	What comprises of CRZ – II?	<p>The areas that have been developed upto or close to shoreline. The developed area is explained in clause 7(ii) as the 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 sewage mains.</p>	Check Sr Nos 1 to 5

		<b>Note:</b> <i>the provision is silent on the radius of area which come under the present notification in CRZ-II</i>	
15	What comprises of CRZ – III?	<p>Areas that are relatively undisturbed and those do not belong to either CRZ – I or II which includes 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.</p> <p><b>Note:</b></p> <p><i>It means that the areas within the existing municipal limits and are close to shoreline but are relatively undeveloped including rural areas are covered under the CRZ – III.</i></p>	Check Sr Nos 1 to 5
16	What is CRZ – IV?	<p>(a) The water area from the low tide line to 12 nautical miles on the seaward side,</p> <p>(b) shall include water area of the tidal influenced water body from the mouth of</p>	Check Sr Nos 1 to 5

		<p>the water body at the sea upto the influenced of tide which is measured as 5 parts per 1000 during driest season of the year.</p>	
17	<p>Which are the areas requiring special considerations?</p>	<p>Areas requiring special consideration for the purpose of protecting the critical coastal environment and difficulties faced by local communities,-</p> <p>A. (i) CRZ area falling within municipal limits of Greater Mumbai (ii) the CRZ areas of Kerala including the back waters and backwater islands; (iii) CRZ areas of Goa.</p> <p>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.</p>	



18	<p>What are the norms laid down under 2011 Notification for regulation of activities permissible therein in CRZ – I?</p>	<p>(i) <b>No new construction shall be permitted in CRZ – I except –</b></p> <p>(a) projects relating to Department of Atomic Energy;</p> <p>(b) pipelines, conveying systems including transmission lines;</p> <p>(c) facilities that are essential for activities permissible under CRZ – I;</p> <p>(d) installation of weather radar for monitoring of cyclones movement and prediction by Indian Meteorological Department;</p> <p>(e) construction of trans harbour sea link and without affecting the tidal flow of water, between LTL and HTL;</p> <p>(f) development of green field airport already approved at only Navi Mumbai;</p> <p>(ii) Areas between LTL and HTL which are not ecologically sensitive, necessary</p>	<p>10.3 CRZ areas falling within municipal limits of Greater Mumbai:</p> <p>(i) 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 categorised 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 and the residential or commercial use of such open spaces shall not be permissible.</p> <p>(ii) Construction of sewage treatment plants in CRZ-I area for the purpose of treating the sewage from the municipal area shall be taken only by the municipal authorities in exceptional circumstances, where no alternate site</p>
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		<p>safety measures will be incorporated while permitting the following, namely:-</p> <p>(a) exploration and extraction of natural gas;</p> <p>(b) construction of dispensaries, schools, public, rainshelter, community, toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional from concerned CZMA;</p> <p>(c) necessary safety measure shall be incorporated while permitting such developmental activities in the area falling in the hazard zone;</p> <p>(d) salt harvesting by solar evaporation of seawater;</p> <p>(e) desalination plants;</p> <p>(f) storage of non-hazardous cargo such as edible oil, fertilizers and food grain within notified parts;</p>	<p>is available to set up such facilities, subject to recommendations of the Coastal Zone Management Authority and approval by the Central Government and in case the construction of such plant is inevitable in a mangrove area, a minimum three times the mangrove area affected or destroyed or cut during the construction process shall be taken up for compensatory plantation of mangroves.</p>
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		<p>(g) construction of trans harbour sea links, roads on stilts or pillars without affecting the tidal flow of water.</p> <p><b>Note:</b></p> <p><i>as per the present notification preamble the land area from HTL to 500 meters on the landward side is declared as CRZ. No specification is provided as to scope of area which are covered under present category of CRZ-1</i></p>	
19	<p>What are the norms for regulations of activities permissible under CRZ – II?</p>	<p>i) Building shall be permitted only on the landward side of the existing road on the landward side of existing authorized structure.</p> <p><b>Note:</b></p> <p><i>The Development or construction activities shall be regulated by the concerned CZMA in accordance with following norms. The work 'existing' used in relation to the existence of various features or existence</i></p>	

*of regularization or norms shall mean existence of these features or regularization or norms as on 19<sup>th</sup> February 1991 wherein CRZ notification was notified.*

ii) Building 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 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

		<p>use;</p> <p>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;</p> <p>v) desalination plants and associated facilities;</p> <p>vi) storage of non-hazardous cargo, such as edible oil, fertilizers and food grain in notified ports;</p> <p>vii) facilities for generating power by non-conventional power sources and associated facilities;</p>	
20	What activities are permitted under the present	a) Area upto 200 metres from high tide line on the landward side in case of seafront and 100 metres along tidal	

Notification in CRZ - III?	<p>influenced water body or width of the creek whichever is less is to be earmarked as no development zone.</p> <p><b>Note:</b></p> <p><i>Even though special status is given to Mumbai in Clause 8(v), it appears that coastal area of Mumbai falls under NDZ and further, as far as redevelopment of the dilapidated building cessed and unsafe buildings are concerned, in Clause (e) there is a provision to protect and preserve the green lung of the Greater Mumbai area, all open spaces, parks, gardens, playground, indicted in development plans within CRZ - II shall be categorized as CRZ - III i.e. No Development Zone. This has the impact on classification of CRZ as also the permission under CRZ - II for redevelopment of old buildings on the landward side. There may be conflict in</i></p>	
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*the provisions. On one side there is permission for a development of CRZ – II as per existing norms of FSI and on the other side, there is restriction on the area upto 200 metres upto HTL. Under CRZ – IIIA(ii) no construction is permitted within NDZ except for repairs or reconstruction of existing authorized structure, **not exceeding existing FSI**. Existing plinth area and existing density for permissible activities under the notification including facilities essential for activities; construction / reconstruction of the dwelling units of traditional coastal communities including fisher folk may be permitted between 100-200 metres from HTL along the sea front in accordance with a comprehensive plan prepared by the State Government or Union Territory in consultation with the traditional coastal community including fisher folk and*

		<p><i>incorporating the necessary Disaster Management provision, sanitation and recommendation by the concerned State or Union Territory CZNA to NCZMA for approval by MoEF. It means that the coastal area upto 200 metres from HTL on landward side in case of seafront and 100 metres along tidal influence water bodies or width of creek whichever is less applies even to Mumbai and the exception for construction is given only for redevelopment of residential units of fisher communities and therefore, the same requires clarification.</i></p> <p><b>More over</b> <i>as per the present notification preamble the land area from HTL to 500 meters on the landward side is declared as CRZ.</i></p>	
21	Which activities are permitted under CRZ – III in	a) agriculture, horticulture, gardens, pasture, parks, play field, and forestry;	



<p>No Development Zone?</p>	<p>(b) projects relating to department of Atomic Energy;</p> <p>(c) mining of rare minerals;</p> <p>(d) salt manufacture from seawater;</p> <p>(e) facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure – II;</p> <p>(f) facilities for regasification of liquefied natural gas subject to conditions as mentioned in subparagraph (ii) of paragraph 3;</p> <p>(g) facilities for generating power by non-conventional energy sources;</p> <p>(h) Foreshore facilities for desalination plants and associated facilities;</p> <p>(i) weather radars;</p> <p>(j) construction of dispensaries, schools, public rain shelter, community toilets,</p>	
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		<p>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;</p> <p>(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;</p> <p>(l) facilities required for local fishing communities such as fish drying roads, auction halls, net mending yards, traditional boat building yards, ice plant, ice crushing units, fish curing facilities and the like;</p> <p>(m) development of green field airport already permitted only at Navi Mumbai.</p>	
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22	<p>What is the permissible activity in CRZ – III area between 200 metres to 500 metres?</p>	<p>The following activities shall be permissible in the above areas;</p> <ul style="list-style-type: none"> <li>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;</li> <li>ii) facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure – II;</li> <li>iii) facilities for regasification of liquefied natural gas subject to conditions as mentioned in sub-paragraph (ii) of paragraph 3;</li> <li>iv) storage of non-hazardous cargo such as, edible oil, fertilizers, food grain in notified ports;</li> <li>v) foreshore facilities for desalination</li> </ul>	
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	<p>plants and associated facilities;</p> <p>vi) facilities for generating power by non-conventional energy sources;</p> <p>vii) construction or reconstruction of dwelling units so long it is within ambit of traditional rights and customary uses such as existing fishing villages and gaothans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9 mts with two floors (ground + one floor)</p> <p>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</p>	
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		<p>within CRZ if no other area is available for construction of such facilities;</p> <p>(ix) reconstruction or alteration of existing authorized building subject to sub-paragraph (vii), (viii);</p> <p>(x) development of green field airport already permitted only at Navi Mumbai.</p>	
23	What is CRZ – IV areas?	<p>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:-</p> <p>(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</p>	

		<p>consultation with stakeholders including traditional coastal communities, traditional fisherfolk and implemented;</p> <p>(b) Pollution from oil and gas exploration and drilling, mining, boat house and shipping;</p> <p>(c) There shall be no restriction on the traditional fishing and allied activities undertaken by local communities.</p>	
24	<p>What are the special provisions for CRZ areas falling within Municipal limits of Greater Mumbai?</p>	<p>a) development activities in CRZ area in Greater Mumbai because of the environmental issues relating to degradation of mangroves, pollution of creeks and coastal waters, due to discharge of untreated as effluents and disposal of solid waste, the need to provide decent housing to the poor section of the Society and lack of suitable alternatives in the inter-connected island in the Greater Mumbai</p>	<p><b>3.0 Areas requiring special consideration in the CRZ.- Following coastal areas shall be accorded special consideration for the purpose of protecting the critical coastal environment and difficulties faced by local communities:</b> - 3.1 Critically Vulnerable Coastal Areas (CVCA): Sundarban region of West Bengal and other ecologically sensitive areas identified as under Environment</p>

		<p>shall be regulated as follows:</p> <p>In CRZ – I areas, as described hereinabove following activities only can be taken up (a) construction of roads, approach roads and missing link roads approved in development 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 following conditions - all mangroves area shall be mapped and notified as protected forest and necessary protection and conservation measures for the identified mangroves area shall be initiated to 5 times the numbers of mangroves destroyed / cut during the construction process shall be replanted, (b) solid waste disposal site shall be identified outside the CRZ area and thereafter</p>	<p>(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. 3.2 CRZ for inland Backwater islands and islands along the mainland coast.</p> <p>3.3 CRZ falling within municipal limits of Greater Mumbai.</p>
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		<p>within 2 years the existing conventional solid waste side shall be relocated outside the CRZ area.</p> <p><b>Note:</b></p> <p><i>Clause 7(I) of the present Notification, does not demarcate the area from High Tide Line or the stretch of coastal area which falls under the said category. There is a description of items from A to K and area falling between Low Tide Line and High Tide Line appears to fall within CRZ – I as per Clause 7 and rest all the areas falls under either CRZ – II or III. From the provisions and the explanation under this Clause, it seems that repair and construction of fisherfolks only is permissible.</i></p>	
25	<p>What are the provisions for CRZ – II area falling</p>	<p>Under this area, the development or redevelopment shall continue to be undertaken in accordance with the</p>	<p>As per DCPR-2034</p>



<p>within Municipal limits of Greater Mumbai?</p>	<p>norms lay down in the town and country planning regulations as they existed on the date of issue of notification dated 19<sup>th</sup> February 1991 (i.e. the first notification of the MoEF pertaining to the CRZ areas), unless specified otherwise in this notification.</p>	
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**Note:**

*as per the present notification preamble the land area from HTL to 500 meters on the landward side is declared as CRZ. No specification is provided as to scope of area which are covered under present category of CRZ-1&II*

*It means that on 19<sup>th</sup> February 1991, whatever restrictions and permissions prevailing under development control rules of Greater Mumbai shall be applicable for development or redevelopment in the areas falling under*

*CRZ – II. As we have seen hereinabove, all the areas that have been developed upto or close to shore line falls within CRZ – II. Under Regulation 34, Appendix VII, Clause 11 of the Development Control Regulations for Greater Mumbai, 1991, Sub-Clause 3 provides that coastal areas and areas in No Development Zone, Tourism Development Zone and areas for which the Mumbai Metropolitan Development Authority or Maharashtra Housing and Areas Development Authority is a Special Planning Authority, a DRC shall not be valid for use of receivable plots. There is no DRC under the same Clause 11(g) for the areas where the permissible FSI is less than 1.0 and under Clause 11(f) no DCR shall be valid on receivable plots in the areas on the plot for housing schemes for slum dwellers for which the additional FSI is*

		<i>permissible under Regulation 33(10).</i>	
26	What are the provisions for Slum Rehabilitation Schemes in Mumbai in the present Notification?	Under Clause V(b) of the present Notification, Slum Rehabilitation Schemes are permitted to be redeveloped. It is mentioned in Sub-Clause 1 that in Greater Mumbai area there are large slum cluster with lacs of families residing therein and the living conditions in these slums are deplorable and civil agencies are not able to provide the 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 manner and the slums in the coastal area are at great risk in the event of cyclones, storm and surges or tsunamis, in view of the difficulties in providing	As per DCPR 3024

		<p>rescue, relief and evacuation.</p> <p>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.:</p> <p>Provided that, -</p> <p>(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</p>	
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		<p>shall be not less than 51%.</p> <p>(ii) the Floor Space Index of 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;</p> <p>(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.</p> <p><b><u>Note:</u></b></p> <p><i>The provision requires some clarification regarding redevelopment of the Slums in joint ventures or through public private</i></p>	
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*partnership ensuring that the stake State Government or its parastatal entities shall not be less than 51%. The said 51% partnership is by way of finance by the State Government or by way of FSI, Additional FSI on payment of premium over and above prevailing FSI under Regulation 33(10) of the Development Control Regulations 1991 or 51% of constructed area is to be handed over to the State Government. The provision is therefore, not clear.*

*Under Clause 3 of the present Notification a high level oversight committee may be set up by the Government of Maharashtra for periodic review of the implementation of the scheme which shall include eminent representatives of various stakeholders like Architects, Urban Planner, Engineers and Civil Society decides the local urban bodies. The State*

*Government and the Central Government. Further, it is provided in Clause 4 that the individual project shall be undertaken only after public consultation in which view of only the legally entitled slum dwellers or legally entitled tenant of the dilapidated building shall be obtained in accordance with the procedures laid down in EIA Notification of 2006.*

*It is provided in the present Notification that MoEF may appoint statutory auditors who are empanel by the Comptroller and Auditor General to undertake performance and physical audit in respect of the projects relating to the redevelopment of dilapidated cessed and unsafe buildings and projects relating to slum rehabilitation scheme shall be audited by Comptroller and Auditor General.*

**Note:**

*Following are the provisions for Slum Rehabilitation Scheme and there is no classification given as to CRZ area and therefore, it can be presumed that irrespective of classification under which the Slum Area falls may be developed as per this Clause V(b) of the present Notification.*

*Moreover Clause (e) bars the development of open space etc. as indicated in the Development Plan which falls within CRZ - II shall be categorized as CRZ - III as No Development Zone. Moreover in clause (f), it is provided that FSI upto 15% is permissible only for construction of civil amenities, stadium and gymnasium means for recreational and/or sports related activities and the residential and commercial use of such open spaces shall*



		<p><i>not be permissible.</i></p> <p><i>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.</i></p> <p><i>Reconstructions 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.</i></p>	
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27	<p>What are the provisions for dilapidated cess or unsafe building in Mumbai in the present Notification?</p>	<p>a) In the Greater Mumbai, there are, also a large number of old and dilapidated, cess 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.</p> <p>b) These projects shall be taken up subject to the following conditions and safeguards:</p> <p>(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</p>	<p>As per DCPR-2034</p>
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	<p>models.</p> <p>(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.</p> <p>(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.</p> <p><b><u>Note:</u></b></p> <p><i>Under Clause 3 of the present Notification a high level oversight committee may be set up by the Government of Maharashtra for periodic review of the implementation</i></p>	
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*of the scheme which shall include eminent representatives of various stakeholders like Architects, Urban Planner, Engineers and Civil Society decides the local urban bodies. The State Government and the Central Government. Further, it is provided in Clause 4 that the individual project shall be undertaken only after public consultation in which view of only the legally entitled slum dwellers or legally entitled tenant of the dilapidated building shall be obtained in accordance with the procedures laid down in EIA Notification of 2006.*

*It is provided in the present Notification that MoEF may appoint statutory auditors who are empanel by the Comptroller and Auditor General to undertake performance and physical audit in respect of the projects relating to the redevelopment of dilapidated cessed and unsafe buildings*

		<p><i>and projects relating to slum rehabilitation scheme shall be audited by Comptroller and Auditor General</i></p>	
	<p><b>Guidelines: 2019</b></p>		<p>a) Base data: HTL, LTL, ESAs, Hazard line, CVCA &amp; CZMP High Tide Line (HTL), Low Tide Line (LTL), Ecologically Sensitive Areas (ESAs), and Critically Vulnerable Coastal Areas (CVCAs) demarcated by the National Centre for Sustainable Coastal Management (NCSCM), Chennai, and the 'Hazard line' as demarcated by the Survey of India (Sol), shall be used by the states/UTs in preparation/updation the CZMPs, as required under the provisions of the CRZ Notification, 2019. The CZMP database (shapefiles etc.)</p>

			<p>prepared as per the CRZ Notification, 2011 which have been scrutinized by the Technical Scrutiny Committee, finalized by the National Centre for Sustainable Coastal Management (NCSCM) and approved by the MoEFCC, shall be used as the base for revision or updation of the CZMP, as per the provisions contained in the CRZ Notification, 2019. b) Data to be provided by the States/UTs to the authorized agencies i) Database of the CZMPs prepared and approved based on CRZ notification 2011, including HTL, LTL, ESAs, CVCA, Hazard line and coastal landuse, along with hard copies/pdf of approved CZMP</p>
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			<p>and landuse maps. ii) Details of village-wise survey numbers pertaining to government land, in the format (bearing Taluk name, Village name, Survey No./Part Survey No. etc.) for deciding/enabling ease in demarcation of buffers around mangrove areas. iii) Digitized geo-referenced Census village boundary maps in shapefile format as per 2011 census base and the corresponding 2011 census (population) data of villages in digital/soft copy/xls format for demarcation of CRZ-III A and CRZ-III B areas. iv) Stakeholder data such as Municipal maps, Notifications for legally designated urban areas etc., for new CRZ-II areas,</p>
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			<p>fishing Zones in the water bodies and fishing village boundaries, breeding and spawning grounds of fish and the like, for updating the CZMP, as applicable. v) Infrastructure facilities such as roads, jetty, port, fish landing centers, etc. vi) Existing authorised structures on the seaward side and features like cyclone shelters, rain shelters, helipads and other infrastructure including road network for the purpose of rescue and relief operations during cyclones, storms, tsunami and the like.</p>
			<p>CRZ buffers The CRZ limits will be revised or updated as per provisions contained in the CRZ notification, 2019, as follows: No</p>



			<p>Development Zone (NDZ)/Buffers of tidally influenced waterbodies (water bodies influenced by tidal effects from sea in the bays, estuaries, rivers, creeks, backwaters, lagoons, ponds that are connected to the sea) 50 meters or width of the creek, whichever is less. NDZ for CRZ-IIIA areas (sea front) 50 m NDZ for CRZ-IIIB areas (sea front) 200 m NDZ for inland islands in the coastal backwaters and islands along the mainland coast 20 m</p> <p>Processing of Census data All census maps and the corresponding census data of 2011 of all rural or urban areas demarcated in the CZMPs prepared as per CRZ Notification</p>
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			<p>2011, will have to be analyzed for computing the corresponding density of population for each village. All rural or urban areas with population more than 2161 per sq. km will be classified as CRZ-IIIA and the remaining CRZ-III areas will be classified as CRZ-IIIB. After demarcation of CRZ-IIIA and CRZ-IIIB areas, the Census maps shall be taken out of the CZMP and will be kept in the database separately. Only Cadastral maps with Survey No. information shall be superimposed to the CZMP. CRZ-II areas demarcated in the CZMPs prepared as per CRZ Notification 2011, need to be retained as such, without any change. However, new CRZ-II</p>
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			areas, if any, may be added.
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Conclusion:

1. Not much effect HTL is constant to 500 meters landward side along seafront
2. Water bed area is constant to 12 nMiles.
3. CRZ 1 is divided into IA and IB
4. CRZ clearance for permissible and regulated activities- Delegation:
  - (i) All permitted or regulated project activities attracting the provisions of this notification shall be required to obtain CRZ clearance prior to their commencement.
  - (ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by Ministry of Environment, Forest and Climate Change for CRZ clearance, based on the recommendation of the concerned Coastal Zone Management Authority.
  - (iii) For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority.
  - (iv) Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) or the Ministry of Environment, Forest and Climate Change for category 'B' and category 'A' projects respectively.

- (v) In case of building or construction projects with built-up area less than the threshold limit stipulated for attracting the provisions of the EIA Notification, 2006 these shall be approved by the concerned local State or Union territory Planning Authorities in accordance with this notification, after obtaining recommendations of the concerned Coastal Zone Management Authority.
- (vi) Only for self-dwelling units up to a total built up area of 300 square meters, approval shall be accorded by the concerned local Authority, without the requirement of recommendations of concerned Coastal Zone Management Authority and such authorities shall, however, examine the proposal from the perspective of the Coastal Regulation Zone notification before according approval.

Have annexed unsigned CRZ plan link is here

Mumbai

<http://mczma.gov.in/sites/default/files/Draft%20CZMP%20Greater%20Mumbai%2016-1-2020.pdf>

CIDCO

<http://mczma.gov.in/content/approved-czmp-cidco-nmmc-jnpt-area>

Thane Palghar

<http://mczma.gov.in/content/approved-czmp-thane-palghar>

Government has neither permitted nor banned construction, but all the plans will be passed and sanctioned by Coastal Zone Management Authority. There is neither extra FSI permitted. In all it cant be said builders are benefited. As India is also part of world environment movement the international norms for development followed.

**2<sup>nd</sup> October,2021**

**Shruti Desai**