

GOVERNMENT OF MAHARASHTRA

No.TPB 2008/41/UD-12
Urban Development Department
Mantralaya, Mumbai 400 032
Date:- 8. May, 2008.

To
The Commissioner,
Mira-Bhayandar Municipal Corporation,
Bhayander
DIST - THANE.

Sub:- **No Objection for allowing CRZ affected plot potential into non-CRZ area on plot bearing S. No. 435, 436/2, 437/1,2,3 5 to 11, 438/1,2,3 & 5, 439/1 to 6, 8, 440/1,3 to 8, 11, 13 village Navghar in Mira Bhayandar Corporation area.**

Ref:- 1) Your letter No. MNC/TP/3413/07-08 dated 27/12/07,
14/1/2008 & 11/12/08.
2) Hon. Vice President, Legislative Council's letter dated 4/1/08.

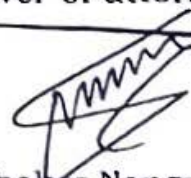
Please refer to the above letter, under which you have forwarded the proposal with request to issue "No Objection Certificate" from Coastal Regulation Zone point of view for allowing CRZ affected plot potential into non CRZ area in the above mentioned subject matter.

The land under reference is situated in semi developed locality and falls partly in 150 mt. CRZ-III area and partly in non-CRZ area. Further, as per proposal of sanctioned development plan of Mira Bhayandar Municipal Corporation area, this plot falls in residential zone and is affected by Primary School, RG. Community Hall, Market, Garden & Dispensary & Municipal Hospital and partly affected by 18.30 mt. wide proposed D.P. Road.

As per the CZMP approved by MOEF, Govt. of India on 27th September, 1996 and demarcation done by CESS, the land under reference fall in 150 mt. CRZ-III category and partly falls in non-CRZ area. However, as per CRZ Notification no construction except repair of existing authorised building without change in exiting area is allowed.

I am directed to inform you that Govt. has no objection for allowing plot potential of CRZ area in Non-CRZ area subject to following condition-

- 1) The FSI consumption on Non-CRZ area shall not exceed ~~1.80~~
- 2) The above CRZ plot potential can be allowed in non-CRZ area on only land belonging to single owner. The power of attorney holder shall not be considered as owner.


(Sudhakar Nangure)
Dy. Secretary to Government.

Copy to in formation and necessary action.

1) M/s. Avinash Mhare & Associates, 101, West Views, Building A-2, Sector-II, Shanti Nagar, D.P. Road, Mira Road (E), Dist. Thane 401 107.