

F. No.11-70/2007-IA.III  
Ministry of Environment, Forest & Climate Change  
Government of India  
(IA.III Division)

49  
2015

Indira Parayavaran Bhawan,  
Jor Bagh, New Delhi-3  
Dated: 28.9.2015

To,  
M/s Group Satellite  
7<sup>th</sup> Floor, S-14, Solitaire Corporate Park,  
Andhre-Ghatkopar Link Road,  
Andheri (East)  
Mumbai - 400083

Sub: Clarification with regard to revised clearance from State Coastal Zone Management Authority for additional construction in lieu of additional FSI/TDR-reg.

Sir,

This has reference to your letter dated 24.09.2015 seeking clarification in the above subject matter as to when the Maharashtra State Coastal Zone Management Authority (MCZMA) has granted clearance to a building construction project in CRZ-II areas as per CRZ Notification, 2011 for a certain construction area and height of the building for any additional construction in lieu of additional FSI/ TDR, whether it will be required to obtain the revised clearance from the MCZMA before sanction of plans or of obtaining revised Environmental Clearance from the Environment Department.

2. In view of the provisions of the CRZ Notification, 2011 para 8(V)(1)(ii)(c) relating to redevelopment/ reconstruction of old and dilapidated, cessed and unsafe buildings in CRZ areas falling within the limits of Greater Mumbai, FSI/FAR and other Town and Country Planning conditions shall be in accordance with and Town and Country Planning regulations as on the date on which the project is granted approval by the competent authority.

3. I am directed to inform that once the project is appraised and recommended by MCZMA for re-development/reconstruction in this specific provision of CRZ Notification, there is no need of subsequent CRZ clearance/clearances from the Coastal Zone Management Authority on every occasion as and when there is a change in the building configuration permissible under local TCP regulations, for which the local authorities are competent to take decision.

This issues with approval of the competent authority.

Yours faithfully,

SK  
29/9/2015  
(S.K. Srivastava)  
Scientist E