



File No: 11/89/2025-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA-III Section (CRZ)
Centralized Processing Centre - Green



Dated 23/10/2025



To,

**M/s City and Industrial Development
Corporation of Maharashtra Limited,
CIDCO Bhavan, CBD Belapur, Navi Mumbai
Thane - 400614
Maharashtra
E-mail: envgmcidco@gmail.com**

Subject:

Proposal for CRZ Clearance – Providing, Laying & Commissioning of Water Supply Line and Raw Sewage Rising Main for PMAY Mass Housing Project at Sector-39, Taloja Village, Navi Mumbai, Maharashtra by M/s City and Industrial Development Corporation of Maharashtra Limited (CIDCO) – regarding

Sir/Madam,

This has reference to your online proposal no. IA/MH/CRZ/544395/2025 dated 13/08/2025 on the above-mentioned project proposal for CRZ Clearance, in accordance with the provisions of the Coastal Regulation Zone (CRZ) Notification, 2019 and as amended thereof issued under the Environment (Protection) Act, 1986.

2. The Ministry of Environment, Forest and Climate Change has examined the proposal for CRZ Clearance for **'Providing, Laying & Commissioning of Water Supply Line and Raw Sewage Rising Main for PMAY Mass Housing Project at Sector-39, Taloja Village, Navi Mumbai, Maharashtra by M/s City and Industrial Development Corporation of Maharashtra Limited (CIDCO)'**.

3. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/Construction and Miscellaneous projects, in its 418th meeting held on 29/09/2025. The Project Proponent (**M/s City and Industrial Development Corporation of Maharashtra Limited**) and consultant (**M/s Open Arch Design and Enviro Solutions LLP**) have made a presentation on above said proposal and informed the following salient

features of the proposal, including the details provided in the application of the project, to EAC:

1.	Brief description of the Project	The proposal seeks CRZ Clearance under CRZ Notification, 2019 for providing, laying, and commissioning of a water supply line and raw sewage rising main for the PMAY Mass Housing Project at Sector-39, Taloja Village, Navi Mumbai, Maharashtra, by M/s City and Industrial Development Corporation of Maharashtra Limited (CIDCO).		
2.	Salient Features / Components of the Project activity:	Total Length of Water Supply Pipeline = 673.29 m Total Length of Raw Sewage Rising Main = 1204.08 m Estimated Muck Generation = 7782 m ³		
3.	CRZ Report /Maps Prepared By	Institute of Remote Sensing, Anna University, Chennai		
4.	CRZ Categorization as per CRZ Report:			
	Project Activity	CRZ classification	Length (m)	Total length (m)
	Proposed Sewage Rising Main	CRZ-IB	65.55	1204.08
		CRZ-II	345.63	
		Outside CRZ	792.9	
	Proposed Water Supply Line	CRZ-IB	67.89	673.29
		CRZ-II	102.57	
		Outside CRZ	502.83	
	Proposed Micro Tunnel Work	Outside CRZ	248.17	248.17
5.	Applicability of EIA Notification 2006	No		
6.	NOC from SPCB	Not Applicable		
7.	Certified Compliance Report from IRO Expansion /Amendment Case	Not Applicable		

8.	Permissibility of project as per CRZ Notification 2019 (mention the clause):	
	Project Activity	CRZ classification
	Proposed Sewage Rising Main	CRZ-IB
		CRZ-II
	Proposed Water Supply Line	CRZ-IB
		CRZ-II
9.	EIA Consultants details	M/s. Open Arch Design and Enviro Solutions LLP., NABET Certificate No: NABET/EIA/24-27/RA 0356, Validity up to 22/05/2027
10.	Baseline period for EIA	1 st March 2025 to 31 st May 2025
11.	Applicability of Terrestrial and Marine EIA	EIA (Terrestrial) study carried out and submitted.
12.	Anticipated impacts (Mention page no. of EIA)	Mentioned in Page No. Page number 160 to 165 of EIA report.
13.	Mitigation measures proposed (Mention page no. of EIA)	Mentioned in Page No. Page number 160 to 165 of EIA report.
14.	Disaster Management plan (Mention page no. of EIA)	Mentioned in Page No. Page Number 178 to 182 of EIA report.
15.	Risk Assessment (Mention page no. of EIA)	Mentioned in Page No. Page Number 175 to 177 of EIA report.
16.	Total Project Cost	2.51 Cr
17.	Is project located in erosion prone area (Yes/No)	No
18.	If yes, specific the management plan	Not Applicable
19.	EMP cost proposed (capital and recurring)	EMP Capital Cost: 30.5 Lakhs EMP Recurring Cost: 9.25 Lakhs/annum
20.	Forest Clearance Requirement	Not Applicable

21.	Wildlife Clearance Requirement	Not Applicable
22.	Proposed Green Cover	Not Applicable
23.	Proposed Budget for green cover development	Not Applicable
24.	Rain water Harvesting	Not Applicable
25.	Proposed Budget for Rain water Harvesting	Not Applicable
26.	Details of Tree cutting	The proposed project does not involve any forest land and forest clearance is not required.
27.	Mangrove Tree cutting	The proposed project does not involve any forest land and forest clearance is not required.
28.	Details of compensatory afforestation	Not Applicable.
29.	Proposed energy conserving measures	Not Applicable.
30.	Power Requirement and Source	The power requirements estimated during Construction phase will be around 2×600 KVA and the same is proposed to be sourced from the DG Set.
31.	Water Requirement and Source	During construction phase water requirement will be 13.13 KLD sourced from tankers.
32.	Wastewater Treatment and Re-use	Not Applicable
33.	Solid waste Generation	Construction & Demolition in form of muck = 7782 m^3
34.	Solid waste Management	1878 m^3 will be Disposal will be in accordance with Construction and Demolition Waste Management Rules 2016 dated 29/03/2016
35.	Hazardous waste Management:	Not Applicable
36.	Resettlement & Rehabilitation	Not Applicable
37.	Employment Generation	Construction Phase: 20 Operation Phase: 3

38.	Details of Litigation, if any	No Court cases pending or disposed. Undertaking attached
39.	Details of Ground water extraction	Not Applicable
40.	Benefits	1. This project provides 10,274 m³/day clean water to 10,572 population residing in PMAY Mass Housing Project at Sector-39, Taloja Village, Navi-Mumbai, Maharashtra. 2. This project provides efficient sewage management in which a 5.02 MLD Sewage Pump House (SPH) (Wet Well) at Sector-39, Taloja, Navi-Mumbai which will pump 8,116 m³/day of sewage generated from PMAY Mass Housing Project at Sector-39, Taloja Village, Navi-Mumbai, Maharashtra. 3. This project is important for Fresh Water and Sanitation needs of PMAY Mass Housing Project at Sector-39, Taloja Village, Navi-Mumbai, Maharashtra
41.	SCZMA Recommendation	The Maharashtra SCZMA has recommended the project <i>vide</i> letter No. IA/MH/CRZ/547968/2025, dated 11/09/2025 as per CRZ Notification 2019.

4. The Committee deliberated on the proposal based on the detailed information submitted and the presentation made by the Project Proponent (PP). After deliberation, the Committee observed that the proposed project activity falls within the permissible provisions of the Coastal Regulation Zone (CRZ) Notification, 2019, and has also been recommended by the Maharashtra Coastal Zone Management Authority (MCZMA). The Committee noted that the proposed pipeline passes through the CRZ-IB area and is planned to be laid using the open-cut method. In this regard, the Committee advised the Proponent to adopt the Horizontal Directional Drilling (HDD) method for pipeline laying in the CRZ-IB area, as it is considered an environmentally preferable option to minimize disturbance to the intertidal ecology and adjoining sensitive habitats. The Proponent was further directed to submit an undertaking for the implementation of the HDD method in the CRZ-IB area. Additionally, the Committee emphasized that during both the construction and operational phases, utmost care must be taken to ensure that the natural flow of water in the intertidal area remains unobstructed. The Proponent was advised to implement robust measures under the Environmental Management Plan (EMP) to maintain cleanliness in the intertidal area and to prevent any adverse impacts on its ecological health. The Committee also directed that all applicable safety standards be strictly adhered to, and that all prior statutory permissions relating to pipeline safety be obtained before commencement of the project. It was underscored that all mitigation measures outlined in the Environmental Impact Assessment (EIA) Report, as well as those described in the Disaster Management Plan (DMP) and EMP, should be implemented in letter and spirit without deviation. In response, the Project Proponent assured the Committee of full compliance with these directions and submitted the requisite undertaking for the implementation of the HDD method in the CRZ-IB area on 30/09/2025 through email. The Committee examined the same and found it satisfactory while approving the minutes.

5. The Committee after detailed deliberations and considering the submissions made by the project proponent recommended the proposal for CRZ Clearance as per CRZ Notification 2019 subject to terms and conditions, as stipulated during its 418th meeting held on 29/09/2025.

6. Based on the recommendation of the Maharashtra Coastal Zone Management Authority and considering the submissions made by the project proponent, the Ministry of Environment, Forest and Climate Change, in acceptance of the recommendations of the Expert Appraisal Committee (CRZ), hereby accords CRZ Clearance to the project for **'Providing, Laying & Commissioning of Water Supply Line and Raw Sewage Rising Main for PMAY Mass Housing Project at Sector-39, Taloja Village, Navi Mumbai, Maharashtra by M/s City and Industrial Development Corporation of Maharashtra Limited (CIDCO)'** under the provisions of the CRZ Notification, 2019 and amendments thereto, subject to the compliance of terms and conditions as under:-

Specific Conditions

S. No	Specific Conditions
1	All construction activities must strictly adhere to the provisions of the CRZ Notification, 2019, as amended from time to time
2	The proposed pipeline will be laid using the Horizontal Directional Drilling (HDD) method in CRZ-IB areas to minimize ecological disturbance.
3	All necessary precautionary measures should be taken to maintain the water quality of intertidal area during construction and operation, without disturbing its natural flow.
4	The Proponent should also put in place robust measures under the proposed Environmental Management Plan (EMP) to maintain the cleanliness of the creek and to prevent any adverse impacts on its ecological health.
5	All the measures listed in the Environment Management Plan (EMP) & Disaster Management Plan (DMP) and mitigation measures proposed in the EIA report should be implemented without any deviations.
6	The PP should adopt all necessary precautionary and safety measures to guarantee uninterrupted water supply and to prevent any malfunction or activity that could adversely impact the creek waters.
7	All applicable safety standards must be strictly adhered to, and all prior statutory permissions, as applicable, pertaining to pipeline safety should be obtained before commencement of the project.

S. No	Specific Conditions
8	Muck and excavated materials should be disposed of as per the applicable norms or utilized within site.
9	Project Proponent shall strive to enhance the tree plantation and those trees planted in this regard would be planted under the campaign "एक पेड़ माँ के नाम" (Ek Ped Maa Ke Naam) and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
10	Permanent labour camp, machinery and material storage shall not be set up in the site area.
11	Any temporary physical infrastructure setup and excavated material during the construction of project shall not be dumped in water bodies or adjacent areas.
12	Construction material and structures/scaffoldings erected for construction at site shall be cleared immediately after finishing construction and it shall be ensured that no construction waste, garbage and machinery or equipment are left post construction.
13	No groundwater shall be extracted to meet with the water requirements during the construction and/or operation phases.
14	Topsoil excavated during construction activities shall be stored for use in horticulture/landscape development etc. within the project site. The Project Proponent shall comply order / direction, if any, issued by Hon'ble Court/tribunal on the project.
15	All the condition stipulated by Maharashtra Coastal Zone Management Authority (MCZMA) under CRZ Notification 2019, <i>vide</i> letter No. IA/MH/CRZ/547968/2025 dated 11/09/2025 and commitments made by the PP before the MCZMA and EAC shall be followed in letter and spirit.
16	All necessary clearance from the concerned authority, as may be applicable should be obtained prior to commencement of project or activity.

General Conditions

S. No	General Conditions
1	Management of solid waste in accordance with the Solid Waste Management Rules, 2016 shall be strictly implemented.
2	'Consent to Establish' and /or 'Consent to Operate' shall be obtained from State Pollution Control Board under the provisions of Air (Prevention and Control of Pollution) Act, 1981 and / or the Water (Prevention and Control of Pollution) Act, 1974, as may be applicable.
3	Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general

S. No	General Conditions
	safety and health aspects of people, only in approved sites with the approval of Competent Authority.
4	All liquid waste arising from the proposed development will be disposed of as per the norms prescribed by Central / State Pollution Control Board. There shall not be any disposal of untreated effluent into the sea / coastal water bodies. It shall be ensured that the wastewater generated is treated in the STP as committed by the project proponent. The treated waste water shall be reused for landscaping, flushing and / or HVAC cooling purposes etc. within the development. The project proponent should also make alternate arrangement for situation arising due to malfunctioning of STP. There shall be regular monitoring of standard parameters of the effluent discharge from STP under intimation to the SPCB.
5	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6	A copy of the clearance letter shall be uploaded on the website of the concerned State Coastal Zone Management Authority/State Pollution Control Board. The Clearance letter shall also be displayed at the Regional Office, District Industries Centre and Collector's Office/ Tehsildar's office for 30 days.
7	A six-monthly monitoring report shall need to be submitted by the project proponent to the concerned Regional Office of this Ministry regarding the implementation of the stipulated conditions.
8	The Ministry of Environment, Forest & Climate Change or any other Competent Authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
9	Full co-operation shall be extended to the officials from the Regional Office of MoEF&CC, during monitoring of implementation of environmental safeguards stipulated. It shall be ensured that documents/data sought pertinent is made available to the monitoring team. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the concerned Regional Office of MoEF&CC.
10	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
11	The Ministry reserves the right to add additional safeguard measures subsequently, if considered necessary, and to take action to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner, including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, for non-compliance.
12	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project

S. No	General Conditions
	proponent from the respective Competent Authorities.
13	The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded CRZ Clearance and copies of clearance letters are available with the State Pollution Control Board (SPCB) and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at https://parivesh.nic.in/ . The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the concerned Regional Office of this Ministry.
14	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.
15	The proponent shall upload the status of compliance of the stipulated conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.
16	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the project proponent along with the status of compliance of clearance conditions and shall also be sent to the respective Regional Office of the Ministry by e-mail.

7. This Clearance is subject to the final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

8. The Ministry reserves the right to stipulate additional conditions, if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time bound manner. The Ministry may revoke or suspend the CRZ clearance, if implementation of any of the above conditions is not found satisfactory.

9. Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.

10. Any appeal against this CRZ clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

11. The above conditions shall be enforced, *inter-alia* under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to

the subject matter.

12. This is issued with the approval of the Competent Authority.

(Dr. H. Kharkwal)

Scientist 'F' (CRZ)

Copy To

1. The Principal Secretary, Government of Maharashtra, Mantralaya, Madam Cama Road, Hutatma Rajguru Chowk, Nariman Point, Mumbai 400032, Maharashtra.
2. The Member Secretary, Maharashtra Coastal Zone Management Authority, Environment Department, 15th Floor, New Administrative Building, Opp. Mantralaya, Mumbai – 400032, Maharashtra.
3. The Deputy Director General, Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur- 440001, Maharashtra.
4. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi – 110032
5. The Member Secretary, Maharashtra Pollution Control Board, Government of Maharashtra, Madam Cama Road, Hutatma Rajguru Chowk, Nariman Point, Mumbai 400032, Maharashtra.
6. Guard File/Monitoring File/Website/Record File.

(Dr. H. Kharkwal)

Scientist 'F' (CRZ)

