

*Minutes of the 186th Meeting of Maharashtra Coastal Zone Management
Authority held on 01st August, 2025*

Item No. 30:

Amendment in EC/CRZ for Proposed repairs limited to reconstruction of existing Cruise Terminal Building of Mumbai Port Trust at Ballard Pier Extension, Indira Dock, Mumbai by Mumbai Port Authority

Introduction:

The Mumbai Port Authority has submitted proposal for amendment in EC/CRZ for Proposed repairs limited to reconstruction of existing Cruise Terminal Building of Mumbai Port Trust at Ballard Pier Extension, Indira Dock, Mumbai.

Earlier PP has obtained CRZ clearance from MCZMA on 07.02.2019 under CRZ Notification, 2011 reconstruction of existing Cruise Terminal Building on site under reference. The new International Cruise Terminal building comprises of Ground + 3rd floors. Further, PP has also obtained Environmental Clearance from SEIAA on 31.03.2020.

Now, PP has submitted proposal for amendment in CRZ clearance by proposing construction of Multi Level Car Parking (MLCP) having Ground + 5 floors adjacent to International Cruise Terminal building. The said proposal of amendment was considered in 172nd meeting of MCZMA held on 05th February, 2024 & recommended the proposal to SEIAA for grant of CRZ Clearance under CRZ Notification, 2019.

The proposal of amendment was considered by SEIAA in its 276th meeting held on 24th June, 2024. The SEIAA noted that PP has obtained CRZ clearance from MCZMA on 07.02.2019 and Environmental Clearance from SEIAA on 31.03.2020 for reconstruction of existing Cruise Terminal Building on site under reference. Now, PP has submitted proposal for amendment in CRZ clearance. The SEIAA observed that construction of Multi Level Car Parking (MLCP) having Ground + 5 floors is newly proposed on vacant land adjoining to Cruise Terminal Building and situated on seaward side of existing road.

The SEIAA after deliberation decided to refer back the proposal to MCZMA for examination of amendment proposal in light of provisions of CRZ Notification, 2019.



Member Secretary


Chairperson

**Minutes of the 186th Meeting of Maharashtra Coastal Zone Management
Authority held on 01st August, 2025**

As the SEIAA has refer back the amendment proposal to MCZMA for examination in light of provisions of CRZ Notification, 2019. Therefore, MCZMA again examined the proposal of amendment including the CRZ map in 1:4000 scale & provisions of CRZ Notification, 2019.

The Authority in its 176th meeting observed that, earlier MCZMA vide letter dated 07.02.2019 has granted recommendation from CRZ point of view under para 8.II (iii) of CRZ Notification, 2011 for reconstruction of existing Cruise Terminal Building on site under reference. Now, PP has submitted proposal for amendment in CRZ recommendation by proposing construction of Multi Level Car Parking (MLCP) having Ground + 5 floors adjacent to International Cruise Terminal building. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai. As per CRZ map, Multi Level Car Parking (MLCP) is falls in CRZ II. As the new construction is proposed on seaward side, the Authority after deliberation decided to send the matter to MoEF&CC New Delhi to take appropriate decision on the proposed new construction of Multi Level Car Parking (MLCP) as per CRZ Notification, 2019. Accordingly, MCZMA vide letter dated 05.09.2024 referred the matter to MoEF&CC, New Delhi.

Deliberation:

The Authority noted that, MoEF&CC New Delhi vide letter dated 27.02.2025 requested MCZMA to take decision in compliance with provisions stipulated under CRZ Notification, 2019. Further, MoEF&CC New Delhi vide letter dated 16.06.2025 informed the followings:

"The matter has been examined and the Ministry hereby clarifies as follows in the context of the CRZ Regulations, 2019:

- i) CRZ Notification 2019 is applicable for the State of Maharashtra. Para 5 of the Notification provides for the regulation of permissible activities in CRZ areas.*
- ii) Para 5.1.2 provides the activities that shall be regulated or permissible in the CRZ-IB areas, which includes foreshore facilities like ports.*
- iii) As per para 5.2 (i) ports and its related infrastructure are permissible in CRZ-II area. The proposed Multi Level Car Parking building (MLCP) required for Port activities falls in CRZ-II area, as per the CRZ Notification 2019. Thus, the*


Member Secretary


Chairperson

**Minutes of the 186th Meeting of Maharashtra Coastal Zone Management
Authority held on 01st August, 2025**

MLCP required for the Port activities as per proposal is permissible in the CRZ-II area.

Based on the above clarification, SEIAA Maharashtra may consider the amendment proposal and take a considered decision as per the extant provisions of EIA Notification, 2006 and CRZ Notification, 2019."

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:

"Activities shall be regulated or permissible in the CRZ-I B areas as under:-

- (i) Land reclamation, bunding, etc. shall be permitted only for activities such as,-
 - (a) foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, hover ports for coast guard, sea links, etc;**
- (ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like.*

The Authority noted that as per para 5.2 CRZ-II of CRZ Notification, 2019:

- (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-II, in so far as applicable*

The Authority noted that as per clarification received from MoEF&CC New Delhi vide letter dated 16.06.2025, SEIAA Maharashtra may consider the amendment proposal and take a considered decision as per the extant provisions of EIA Notification, 2006 and CRZ Notification, 2019

Decision:-

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to SEIAA subject to compliance of following conditions:

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed construction is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.



Member Secretary


Chairperson

**Minutes of the 186th Meeting of Maharashtra Coastal Zone Management
Authority held on 01st August, 2025**

3. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured. PP to explore the option of installation of the STP for treatment of the wastewater.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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