

MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY

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No. CRZ 2018/CR 365/ TC 4
Office of the -
Maharashtra Coastal Zone Management
Authority, Environment Department, 15th Floor,
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Mantralaya, Mumbai- 400 032
Date: 6th December, 2019

To,
Director (IA-III),
Coastal Zone Regulation, Government of India,
Ministry of Environment, Forests & Climate Change,
Indira Paryavaran Bhavan, Jor Bagh Road, New Delhi - 110 003.

Subject: Proposed development of Marina at Mumbai Port Trust (MbPT), Mumbai by
Mumbai Port Trust (MbPT)

The Maharashtra Coastal Zone Management Authority in its 138th meeting held on 10th October, 2019 deliberated the proposal of development of Marina at Mumbai Port Trust, Mumbai.

2. The MCZMA noted that earlier there was a plan for construction of Offshore Container Terminal (OCT) project at princess dock, based on the CRZ clearance granted by the MoEF, New Delhi in the year 2006. Accordingly, the reclamation work was also started and completed in the year 2015-2016 with few pockets not fully reclaimed. Now, since, the project of offshore Container Terminal is shelved, the said reclamation is proposed to be excavated. The Marine Project of the MbPT envisage excavation of reclaimed area of about 2.5 lakh cum. The excavated earth will be sent to Jawahar Dweep for reclamation which is underway.
3. Mumbai Port Trust has proposed development of Marina at Princess Dock by re-storing water body by re-excavation of existing part basin, for providing sheltered yacht berthing and Marina accessories. The Mumbai Marina covers 8.02 Hactare land area which is Marina Basin (5.20 ha), Marina Ancillary Center (1.00 Ha), Walkway (0.84 ha) and Yacht repair & Maintenance (0.98 ha)
4. The project envisages State of Art Technology on handling of Yachts and its management including handling of Utilities like Bunker, Water, waste and power supply. The Marina related technical activities are Existent Channel, fairway and berths, existent quay and new quay, pontoons, fingers and piles, gangways, potable water, fire suppression, electrical power, lighting, security system, sanitary sewer and drainage, internet, fuel dock and fuel storage tank, pump out station, travel-lift dock and travel-lift, dry open air storage for boats repair and maintenance, sheltered storage and warehouse for boats repair and maintenance and dry stack storage. Marina related other facilities are Marine Hospitality center, offices with front-desk, client reception and administration, depots for marina equipment, restrooms with toilets and laundry, waste oil and batteries recycle and crew facilities. Marina Ancillary facilities like reception, rooms and accommodation, restaurant, coffee shop and lounge, basic shopping, parking, treatment/healing facilities, Yoga and Meditation Centre, garden, security and sport and fitness facilities, Health club (Gym, Spa, Pool, Sauna, Steam)
5. The MbPT has submitted the approved CZMP under CRZ Notification, 2011 superimposing the project layout, as per which, the project is situated in CRZ I(B), CRZ II and CRZ IV area. No Ecologically sensitive features are present in the area i.e. No CRZ I (A) area. The MbPT has submitted

the EIA report for the project. The MbPT official presented that in order to mitigate the water pollution following measures are proposed:

- Sewage from Yacht and washrooms are planned to be handled through Vacuum pump connected to closed conduit pipeline to collect all sewage to storage tank and same is proposed to be pumped out to Municipal Sewer line.
- Oil water Separator (Skid Mounted Plate packed type) is proposed for handling of Oil spills, Oil mixed water, near maintenance & fuel supply and storage area. Vacuum pump with Suction line is proposed to collect all oil waste by 0.5 bar suction to oil Water Separator. Oil free water upto 0.5 mg/l is proposed to be discharged in Municipal drain.
- Burnt oil, Engine Oil, Marine residual Oil, Bilge are planned to be sucked by using vacuum pump in storage tank and same will be collected in barrel by using closed conduit pipelines, sealed and disposed through MoEF approved agencies.
- Leak detection system is proposed near fuel storage & supply location to detect and give alarm including indications of value concentration.
- Environmental friendly and safety sinages will be displayed in the project area

6. The Authority noted that the Marina is a waterfront activity and aims to anchor the boats/ yachts in the sheltered waterfront at princess dock. The site under reference has earlier CRZ clearance from the MOEF, New Delhi in the year 2006 for the offshore container terminal. Now, reclamation done for the OCT is proposed to be dug out for the Marina. The Authority opined that the proposal of development of Marina in place of earlier proposed OCT could be recommended to MoEF&CC, New Delhi.

7. The Authority after discussion and deliberation decided to recommend the proposal from CRZ point of view to MoEF&CC, New Delhi subject to compliance of following conditions:

Specific Conditions:

- i. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
- ii. MbPT should ensure that excavated material from the earlier reclamation should not be dumped in the Sea.
- iii. Debris/ solid waste should not be dumped in the CRZ area and beach area. It should be disposed in a scientific manner at a predetermined designated site.
- iv. No chemical manufacturing/processing/treatment shall be allowed.
- v. Hazardous and toxic waste generated due to casting yard and depot related activities should not be released in to the sea/creek.
- vi. Noise level during operation phase should not exceed the permissible limit.
- vii. Untreated sewage and effluent should not be discharged into the coastal water body. Project proponent should take all effective steps for protection of environment.
- viii. MbPT to implement the Mitigation measure for anticipated environment impacts as reported in the EIA report.
- ix. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
- x. PP should ensure that the muck disposal should not be in CRZ area and should be as per standard guidelines & procedures.
- xi. Best engineering practices & construction should be followed for fire safety measures and for conservation of coastal environment
- xii. All other required permissions should be obtained before the commencement of the project.

General Conditions:

- i. The MCZMA reserves the right to revoke this recommendation, if the conditions stipulated are not complied with to the satisfaction of the MCZMA or Environment Department.
 - ii. The MCZMA or any other competent authority, concern planning authority may stipulate any additional conditions subsequently, if deemed necessary, for environmental protection, which shall be complied with.
 - iii. This recommendation will be valid for 5 years from the date of issue of recommendation for commencement of construction & operation.
 - iv. The recommendation from CRZ point of view is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this recommendation does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
8. The agenda item and minutes are available on the website of MCZMA i.e. <http://mczma.gov.in>.


(Narendra Toke)

Director, Environment & MS, MCZMA

Copy for information to:

1. **PS (Environment) & Chairperson, (MCZMA)**, Environment Department, Room No. 217 (Annex), Mantralaya, Mumbai -32.
2. **Municipal Commissioner, Municipal Corporation of Greater Mumbai**, Mahapalika Marg, Fort, Mumbai - 01
3. **District Collector, Mumbai City**, Old Custom House, Shahid Bhagat Sing Marg, Fort, Mumbai - 01
4. **Chief Engineer, Mumbai Port Trust (MbPT)**, Port House, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai - 01
5. **Select File-TC 4**