

Land Management and Waterfront Allotment Policy 2025

Maharashtra Maritime Board

Approach Note

1. Background

Maharashtra is bestowed with a coastline of approximately 720 kilometres. The State currently has 3 notified major ports and 48 notified non-major ports contributing significantly to its economy.

Development of maritime sector will also open new avenues for employment generation as well as create opportunities for skill development and upskilling. Maritime sector development would also positively impact the manufacturing sector by rationalising the logistics cost and reducing overall 'Cost of Doing Business', thus, improving Maharashtra's competitive advantage.

2. Need for the Policy:

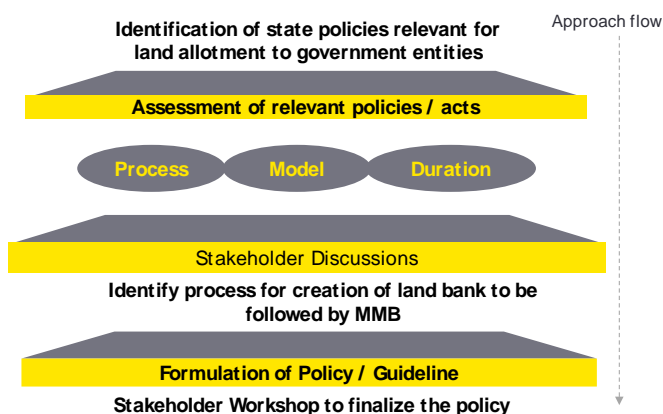
To enable efficient implementation of maritime infrastructure and development projects, MMB proposes to create a land bank which would support investment in maritime sector. The creation of a land bank will enable MMB to ensure:

- Strategic and controlled development of maritime sector of Maharashtra
- Faster implementation of maritime infrastructure projects
- Encourage private investment and Public Private Partnerships (PPPs)
- Asset Monetization and revenue generation from non-utilized or underutilized land parcels
- Ensure regulatory and environmental compliance
- Integrate efficient infrastructure connectivity

3. Vision of the Policy

Create a conducive business environment, across the entire value chain of investment, to attract investment in the State's maritime sector with a focus on creating new jobs and complementing the national Maritime goals outlined in 'Amrit Kal 2047' vision of India.

4. Approach for preparation of the Policy:



5. Indicative contents of MMB Land and Waterfront allotment policy

Table of Contents		Section Coverage
1	Abbreviations	List of Abbreviations used in the Policy
2	Key definitions	Key definitions of the certain terms used in the Policy
3	Preamble	Key National-level growth plans, Maharashtra's growth plan and key contribution to national-level growth plan, Need for policy
4	Vision and Objectives	The vision and objectives MMB targets to achieve through this policy
5	Scope and Coverage	Scope – Applicable to all Maharashtra Maritime Infrastructure
6	Implementation Strategy	Step-by-step implementation strategy to be adopted by MMB
6.1	Creation of specific cell	A specific cell to be created within MMB to oversee the implementation of the policy and development projects under this policy
6.2	Land Identification by Maharashtra Maritime Board	MMB to identify land parcels, along with the land record and ownership details.
6.3	Submission of Application to relevant department for allotment of land to MMB	MMB to prepare a land use plan for the identified land and submit an application with the land details and plan to relevant department
6.4	Creation of a GIS based single window system	MMB to create a GIS based single window to facilitate Ease of Doing Business by providing information about land parcel with MMB
7	Mechanism for Award of Land	Process mentioned in MMDP 2023 to be followed
8	Land Valuation and SoR	Process mentioned in MMDP 2023 to be followed
9	Right of Way Permission	Process mentioned in MMDP 2023 to be followed
10	Equity Participation of Board in PPP projects	Process mentioned in MMDP 2023 to be followed
11	Connectivity and infrastructure development	Process mentioned in MMDP 2023 to be followed