

Annexure I – SPA Notification

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
अधिनियमचे कलम ४०(१बी) अन्वये मुंबई पोर्ट ट्रस्ट ची
विशेष नियोजन प्राधिकरण म्हणून नियुक्तीबाबत अधिसूचना.

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई : ४०० ०२१,
दिनांक - २३ एप्रिल, २०१८

अधिसूचना

क्रमांक :- टिपीबी-४३१७/४९२/प्र.क्र. २८९/२०१७ /नवि-११

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



P. S. D. H.

(प्रदिप गोहिल)

अवर सचिव, महाराष्ट्र शासन

प्रत,

- (१) मा. मुख्यमंत्री यांचे प्रधान सचिव,
- (२) मा. राज्यमंत्री (नगर विकास) यांचे स्वीय सहाय्यक.

प्रति,

- (३) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई
- (४) चेअरमन, मुंबई पोर्ट ट्रस्ट, शुरजी वल्लभदास मार्ग, बॅलार्ड इस्टेट, मुंबई - ४००००१.
- (५) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (६) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साइटमेंट, महापालिका मार्ग, मुंबई- ४००००१.
- (७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती १)नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई २) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई ३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व ४) उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

- (८) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.
- (९) निवड नस्ती (नवि-११)

**Maharashtra Regional and
Town Planning Act, 1966**

Appointment of "Mumbai Port Trust" as
"Special Planning Authority" under Section
40(1B) of the said Act.

**GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400032.
Date :- 23rd April, 2018**

NOTIFICATION

No. TPB-4317/492/CR-289/2017/UD-11

Whereas, Mumbai Port Trust has been established under Bombay Port Trust Act, 1879(hereinafter referred to as "MbPT"). The area belonging to MbPT is within Municipal limits of Municipal Corporation of Greater Mumbai along the Eastern water front from Wadala to Sassoon Dock;

And Whereas, The Chairman, MbPT vide his letters dated 16/11/2017, dt.24/01/2018 and dated 17/03/2018 has requested Government to appoint MbPT as a Special Planning Authority for its entire land within their holding under the provisions of Maharashtra Regional and Town Planning act, 1966 (hereinafter refer as "the said act") in respect of total 966.30 Ha. area (said area includes 930.90 Ha. land owned by MbPT and 35.40 Ha. land not owned by MbPT) along the Eastern water front , so as to have complete flexibility in planning according to potential of land and MbPT's requirement;

And whereas, considering the request of MbPT, and to develop this area as a port with necessary amenities needed for the port activities of the international standard and in view of this to have a complete flexibility in Spatial Planning, the Government is of the opinion that, in the large public interest it is necessary to consider the request of MbPT to appoint it as a Special Planning Authority;

Now therefore, in exercise of the powers conferred by Sub-Section (1B) of Section 40 of the Said Act and of all other powers enabling it on this behalf, the Government of Maharashtra hereby:-

- (1) a) Notifies and appoints the "Mumbai Port Trust" to be the Special Planning Authority in respect of total 966.30 Ha. area (said area includes 930.90 Ha. land owned by MbPT and 35.40 Ha. land not owned by MbPT) more specifically described in the schedule appended hereto;
- b) Declares that Municipal Corporation of Greater Mumbai / any other Planning Authority / Special Planning Authority functioning in the said notified area, prior to this Notification shall cease to function from the date of publication of this Notification in the official Gazette.

c) Directs the Mumbai Port Trust to prepare and publish the development proposals and development control regulations for the said notified area and to submit the same to the Government for sanction after following due procedure prescribed in the said Act. Till the publication of the Draft development proposals and development control regulations for these area as per the provision of the said Act, the prevailing sanctioned Development plan (1991) and Development Control Regulation (1991) shall be applicable.

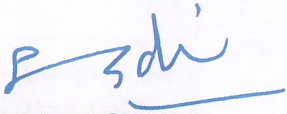
2) Copy of the plan showing the boundaries of the said notified area shall be available for inspection for the general public during office hours on all working days at the following offices for the period of the one month :-

- (i) Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.
- (ii) Deputy Director of Town Planning, Greater Mumbai, 'E' Block, ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001.
- (iii) The Chief Engineer, Mumbai Port Trust, shoorji Vallabhdas Marg, Ballard Estate, Mumbai-400001.

This Notification shall also be available on the Govt. of Maharashtra website : www.maharashtra.gov.in (कायदे व नियम)

By order and in the name of the Governor of Maharashtra,




(Pradeep Gohil)
Under Secretary to Government.

SCHEDULE

(Accompaniment to the Government Notification No. TPB-4317/492/CR-289/2017/UD-11, dated 23rd April 2018)

(A) Details of land owned by MbPT within jurisdiction of SPA				
Sr. No.	Division	Estate	C.S.No.	Area in Sq.mt.
1	Colaba	Sassoon Dock	67,67(Part) +Road	114652.57
			68	5827.77
			70	1170.51
			5/600	97281.7
			66	1114.36
			75	1170.75
			76	1268.69
		Sassoon Dock in front of gate	115,117 to 121	5470.86
			116	508.18
		Mody Bay	1090 to 1096, 1098 to 1107, 1109 to 1130, 1132 to 1135, 1144 to 1151, 1153 to 1189, 1/1190, 1A/1190, 1191 to 1193, 1198 to 1208, 1/1208 & 2/1208 + Roads	51483.36
		Ballard Estate & Docks	1187+ Water area	1102818.5
2	Princess Dock	Elphinstone Estate U-10 T P Scheme	F.P. No. 3, 5 to 23, 25 to 29, 31 to 69A, 70 to 100, 103 to 119, 121 to 123, 125 to 137 & 141+ Roads	285959.33
		Elphinstone U-9	193+Roads	101324.04
			195	10065.01
			200	710.71
			202	11242.19
			1+Water body	848540.59
			206	4263
3	Mazgaon	Frere land	2/748, 4/748, 5/748, 6/748	9060.18
		Mazgaon Tank Bunder	727, 728	835.29
			630+Roads	34459
			632+Roads	8240.3
			671	72106.57
			670	380.44
			730	4881.61
			1/526	516.73
			862	327.67
			531	29392.7
			533	721.58
			Road area	33751.01
			1+Roads	952356.68
			1(p)	1744.42

			883	11667.44
			1/883, 2/883	9775.07
			1/252, 2/252	3500.87
			249, 2/249, 250, 251, 879, 880	49859.04
			3/249, 4/249	3935.21
			904	17660.36
			529	6286
			528	3711.57
			253	238.29
			1/2	85.29
			897	194.52
			843	361.3
			889	465.44
			896	479.01
			893+Road	43590.38
			882	3846.7
			69	4927.82
		Santacruz BPT Quarters	75	13379.7
4	Parel sewree	Sewree and MSR	145+Roads	2492141.45
			147	181618.49
			WATER BODIES	25053.62
			WATER BODIES	916946.38
			WATER BODIES	220000
			2A to 2G/172	11630.62
			587, 588	50472.28
			493, 589, 590	106210.22
5	Dadar Naigaon	Wadala	358, 358 parts+ Roads	1247371.21
			434, 435	18893.96
6	Matunga	Raoli Junction	37	71000
				TOTAL = 9308984.54 Sq.mt
				Area in Hecters=930.90
B) Details of the land not owned by MbPT within the jurisdiction of SPA				
1	Colaba	Sassoon Dock	65	1117.74
2	Fort	Ballard Estate & Dock area	47/1187	6620.81
			1/1095	1200.4
			1097	1403.02
			1108	258.05
			1152	2734.13
			1190	225.75
3	Princess Dock	Elphinstone Estate U-10 T P Scheme		
		F.P.No.101, 102, 138, 139, 140, 1,2, 4, 24,30, 120, 124, 69B	FP No.1	191.38
			F.P.No. 2	3014.7
			F.P. No.4	2102.02
			F.P. No. 24	1260.05

			F.P. 30	5798.17
			F.P. No. 69B	13209.31
			F.P.No. 101,102	7769.12
			F.P.No. 120	92.81
			F.P. NO. 124	3057.71
			F.P.No, 138, 138, 140	3472.47
4	Mazgone	Mazgaon Tank Bunder	1/250	3298.52
			1B/249	585.29
			1A/249	4643.47
			1/249	31827.18
			631	24362.27
			892	4632.14
			731	4332.14
			6/671	4144.68
5	Parel Sewree	Sewree and MRS	331/145	147825.67
			2/147	1394.29
			407/145	18346.86
			Sewree village Gaothan	26020.17
			330/145	565
6	Dadar Naigaon	Wadala	19/358	16750.27
			7E/358, 7F/358, 10/358, 10B/358	11490.05
TOTAL = 354045.64 Sq.mt				
Area in Hectors = 35.40				

Total Area under SPA :-

(A) Land owned by MbPT- 930.90 Ha

(B) Land not owned by MbPT- 35.40 Ha

Total Area Under SPA - 966.30 Ha

NOTE:- Wherever part of C. S. No. and their area are actually falling within the boundary of SPA but not separately indicated on plan and statement above, are also to be considered as part of SPA jurisdiction.



P. Gohil
(Pradeep Gohil)
Under Secretary to Government.

Annexure II – Notified SPA Jurisdiction

