

ESTATE DIVISION  
MUMBAI PORT AUTHORITY

क्र. इएम//एएसजी/एफ-240/1501

- 9 AUG 2024

To,  
The Chairman,  
Indian Banks' Association,  
6th Floor, World Trade Center, Center-1,  
Cuffe Parade, Mumbai - 400 005

Respected Sir,

Sub: Issue of Unauthorized Transactions of Land /Properties Owned by  
Mumbai Port Authority.

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Mumbai Port Authority (MbPA) is holding 843 Hectares of land in Island City of Mumbai and 101 Hectares of land outside Mumbai City limits (Total 944 Ha). In 2018, the State Government of Maharashtra has declared, Mumbai Port Authority (erstwhile Mumbai Port Trust), as Special Planning Authority under Gazette Notification No. TPB-4317/492/CR-289/2017/UD-11 dated 23.04.2018.

A large no. of plots (at present around 267 Hectares) are historically letout to lessees/tenants on various tenures. In most of the cases, the leases have expired and without the knowledge of MbPA, such lessees are entering into unlawful transactions. Large unauthorized encroachments are taking place on MbPA land. We have identified such cases and are in the process of lodging criminal offences against responsible persons and officials with Central Law Enforcement Agencies.

In order to restrict the MbPA lessees/tenants/encroachers from entering into illegal/unlawful transactions such as assignment, subletting, sale, change of user, etc., it is requested to issue suitable instructions to subordinate offices / concerned officials that, 'No Objection Certificate (NOC)' from Mumbai Port Authority shall be insisted upon before granting permission for opening a new branch of any bank on MbPA land and structures. Estate Manager is the nodal officer in MbPA for the same. All letters for NOC may kindly be addressed to -

Estate Manager, Mumbai Port Authority,  
Vijay Deep, 3<sup>rd</sup> & 5<sup>th</sup> Floor  
S V Marg, Mumbai 400 001  
Telephone No. 022 66564071  
email ID - [estatemanager@mumbaiport.gov.in](mailto:estatemanager@mumbaiport.gov.in)

A Map showing list of C.S. Nos. of MbPA land falling under various State Government Ready Reckoner zones is enclosed for your reference.

DA : Map

भवदीय,  
3 तारीख  
(आदेश तितरमारे)  
उपाध्यक्ष  
मुंबई पत्तन प्राधिकरण