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

अधिसूचना

क्रमांक : दिपोबी-४३१७/४१२/प्र.क्र. २८६/२०१७/नव-११

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राज्यपत्रात प्रसिद्ध करण्यात यावी.

महाराष्ट्रच्या राज्यपाल यांच्या आदेशानुसार व नावाने.

(प्रदीप गोहिल)
अर्व सचिव, महाराष्ट्र शासन

प्रति,
(१) मां. मुंबई मंत्री यांचे प्रथान सचिव.
(२) मां. राज्यमंत्री (नगर विकास) यांचे स्थीर सहाय्यक.

प्रति,
(३) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई
(४) चेयरमन, मुंबई पोर्ट ट्रस्ट, शुरजी वल्लभदास मार्ग, बंडलर्ड इस्टेट, मुंबई - ४००००००१.
(६) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
(६) उपसंचालक, नगर रचना, बृहन्मुंबई, इसाहटमंत्र, महापालिका मार्ग, मुंबई - ४०००००१.
(७) व्यवस्थापक, शासकीय मध्यवर्ती मुख्यालय, चर्चीरोड, मुंबई.
(८) त्याच्या विंतीती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राज्यपत्रात भाग-१ मध्ये प्रसिद्ध करण म्हणून त्याच्या ट्रस्टी १० प्रती १) नगर विकास विभाग (नव-११), मंत्रालय, मुंबई २) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई ३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व ४) उपसंचालक, नगर रचना, बृहन्मुंबई यांचा पाठविण्यात याव्यात.
(८) कक्श अधिकारी, कायासन नवी-२९, यांचा विंतीती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाइटवर प्रसिद्ध करावी.
(९) निवड नस्ती (नव-११)
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](http://www.maharashtra.gov.in)

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

[Signature]

(Pradeep Gohil)
Under Secretary to Government.
### SCHEDULE


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<thead>
<tr>
<th>Sr. No.</th>
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<th>Area in Sq.mt.</th>
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B) Details of the land not owned by MbPT within the jurisdiction of SPA

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**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.

(Pradeep Gohil)  
Under Secretary to Government.
महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई : 400 019,
दिनांक :- 22 एप्रिल, 2018

अधिसूचना

क्रमांक :- टिप्पीटि- ४३५७/४७३/प्र.क. २८९/२०१७/नव-११

इस अधिसूचना मे, मुंबई पोर्ट ट्रस्ट है बोर्ड के पोर्ट ट्रस्ट ऑक्ट, १८७१ अन्य स्थापित झालेले आहे. (यांच्याप्रमाणे उल्लेख "मुंबई पोर्ट ट्रस्ट" असा करण्यात आला आहे.) मुंबई पोर्ट ट्रस्टचे क्षेत्र हे मुंबई समुद्रचे पूर्व किनार्याळगत वडक्या पासून समुद्राचे पृष्ठभागमध्ये अवस्थेत आहे;

आणि ज्यांचे, चेंबरमन, मुंबई पोर्ट ट्रस्ट यांची त्यांच्येकडील दिन. २५/२६/२०१७, दिन.२४/०२/२०१८ व दिन. १७/०२/२०१८ रोजीचे पत्र्राखे त्यांचे अधिकारीलेल्या पूर्व किनाराचा लागताचे एकूण १५६४.३० हेक्टर क्षेत्रासंबंधी ( सदर क्षेत्र मुंबई पोर्ट ट्रस्टचे मालकीचे १३०.४० हेक्टर आणि त्यांचे मालकीचे नसलेले ३५.४० हेक्टर क्षेत्राचा समावेश आहे.) महाराष्ट्र शासन न नगर रचना अधिनियम, १९६६ (यांचे उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे.) अन्यथा विशेष नियोजन प्राधिकरण महूळ नियुक्ती करण्यावर विनंती केली आहे. जेणेकरून मुंबई पोर्ट ट्रस्टची निकड व जीमीनीची कामतेहुनार नियोजन करता येईल;

आणि ज्यांचे, मुंबई पोर्ट ट्रस्टची विनंती लक्षात घेता आणि सदर क्षेत्र पोर्टसह पोर्टसह उपक्रमासाठी आंतरराष्ट्रीय दर्जे आणि आरोग्य सुविधा विकसित करण्यासाठी नियोजनासंबंधी (Spatial Planning ) लागविचक्ता आणण्यासाठी मुंबई पोर्ट ट्रस्टची विशेष नियोजन प्राधिकरण महूळ नियुक्ती करण्यावर विनंती विचाराचे वेळे सार्वजनिक हिताचे आहे, असे शासनाचे मत झाले आहे;

आणि त्यांचे, उक्त अधिनियमाचे कलम ४० चे उपकलम (२६) अन्यथा तसेच शासनास प्राप्त अधिकार आणि त्यासाठीतल्या इतर सूचना सकरीचा वापर करून, शासन यादारे:-

1) अ) सोबतचे परिषदात दर्शविलेले एकूण १५६४.३० हेक्टर क्षेत्र ( सदर क्षेत्र मुंबई पोर्ट ट्रस्टचे मालकीचे १३०.४० हेक्टर आणि त्यांचे मालकीचे नसलेले ३५.४० हेक्टर क्षेत्राचा समावेश आहे.) अधिसूचित करण्यात येत असून, सदर अधिसूचित क्षेत्राकरून "मुंबई पोर्ट ट्रस्ट" ची विशेष नियोजन प्राधिकरण महूळ नियुक्ती करण्यात येत आहे.
ब) सदर्दु अधिसूचना निर्गित होण्यापूर्वी उक्त अधिसूचित क्षेत्राच्या कार्यस्थल असलेले सुहळा-मुंबई महानगरपालिका / इतर नियोजन प्राधिकरण / विशेष नियोजन प्राधिकरण यांचे नियोजन प्राधिकरणाचे अधिकार हे सदर अधिसूचना शास्त्रीय राजपत्रात्र प्रसिद्ध झालेल्या दिनांकापासून संपूर्ण येतील।
क) मुंबई पोट ट्राफिक काळविवळ्यात येतील काळविवळ्यात, ल्या अधिसूचित क्षेत्राच्या नियोजन प्रस्ताव व विकास नियंत्रण नियमावली तयार करणे प्रसिद्ध करावी व उपर अधिनियमातील तरतूडीसंसार विहित केलेली कार्यवाही पूर्ण करून शासनास मंजुरीसाठी सदर करावे. सदर क्षेत्राची प्राथमिक नियोजन प्रस्ताव व विकास नियंत्रण नियमावली प्रसिद्ध होण्यासाठी प्रथमिक मंजुर विकास योजना १९९१ व विकास नियंत्रण नियमावली, १९९९ अंतर्गत राहील.

२) उक्त अधिसूचित क्षेत्राची हड दर्शविणारा नकाशा नागरीकांच्या अवलोकनार्थ सर्व कार्यालयाचे कामकाजाचे दिशें. कार्यालयाच्या वेळखाली नमुद कार्यालयाचे एक महत्वाचे कालावधीत उपलब्ध राहिल :-
i) उपसंचालक, नगर रचना, बृहन्मुंबई याचे कार्यालय इंसा हटमेस्ट, ई.ब्लॉक, आझाद मैदान, महापालिका मार्केट, मुंबई ४०० ००७.
ii) प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका याचे कार्यालय, महापालिका मार्केट, पोर्ट, मुंबई ४०० ००७.
iii) प्रमुख अभियंता, मुंबई पोट ट्राफिक, रुपटी वल्लभवास मार्केट, बेलडॉर्ड इस्टेट, मुंबई -४०००००००.

सदर अधिसूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in. या वेबसाइटवर देखील प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

(प्रदीप गोहिल)
अवर सचिव, महाराष्ट्र शासन
### (A) Details of land owned by MbPT within jurisdiction of SPA

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Division</th>
<th>Estate</th>
<th>C.S.No.</th>
<th>Area in Sq.m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Colaba</td>
<td>Sassoon Dock + Road</td>
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<td>Sassoon Dock in front of gate</td>
<td>115,117 to 121</td>
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<td>116</td>
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<td></td>
<td>Mody Bay</td>
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<td>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 &amp; 2/1208 + Roads</td>
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<td></td>
<td>Ballard Estate &amp; Docks</td>
<td>1187+ Water area</td>
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<tr>
<td>2</td>
<td>Princess Dock</td>
<td>Elphinstone Estate U-10 T P Scheme</td>
<td>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 &amp; 141+ Roads</td>
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<table>
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<tr>
<th>Parel Sewree</th>
<th>Sewree &amp; MSR</th>
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<td>145+Roads</td>
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<td>358, 358 parts+ Roads</td>
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<td>434, 435</td>
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<thead>
<tr>
<th>Matunga</th>
<th>Raoli Junction</th>
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<tr>
<td>37</td>
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**TOTAL = 9308984.54 Sq.m**

**Area in Hectars=930.90**

### B) Details of the land not owned by MbPT within the jurisdiction of SPA

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<thead>
<tr>
<th>Colaba</th>
<th>Sassoon Dock</th>
<th>1</th>
<th>1117.74</th>
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<tbody>
<tr>
<td>Fort</td>
<td>Ballard Estate &amp; Dock area</td>
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<table>
<thead>
<tr>
<th>Princess Dock</th>
<th>Elphinstone Estate U-10 T P Scheme</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>F.P.No.101, 102, 138, 139, 140, 1, 4, 24, 30, 120, 124, 69B</td>
<td>FP No.1</td>
<td>191.38</td>
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</tbody>
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| 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 and MRS     | 331/145| 147825.67|
|   |         |                    | 2/147  | 1394.29 |
|   |         |                    | 407/145| 18346.86|
|   |         |                    | Sewree village Gaothan | 26020.17 |
|   |         |                    | 330/145| 565     |
| 6 | Dadar   | Wadala             | 19/358 | 16750.27|
|   | Naigaon |                    | 7E/358, 7F/358, 10/358, 10B/358 | 11490.05 |

**TOTAL = 354045.64 Sq.mt**

**Area in Hecters = 35.40**

**Total Area under SPA :-**

(C) Land owned by MbPT- 930.90 Ha

(D) 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.

[Signature]

(Pradip Mohite)

Awar Sachiv, Maharashtra Shasan