

आदेश तितरमारे भा.प्र.से.
उपाध्यक्ष

Adesh Titarmare I.A.S.
Deputy Chairperson

मुंबई पत्तन प्राधिकरण Mumbai Port Authority

(पत्तन, पोत परिवहन और जलमार्ग मंत्रालय, भारत सरकार)
(Ministry of Ports, Shipping and Waterways, Government of India)



क्र. इएम/एसजी/एफ-240/ 950

21 JUN 2024

To,
The Chief Electoral Officer (Maharashtra),
First Floor, New Administrative Building,
Hutatma Rajguru Chowk, Madam Cama road,
Mumbai – 400 032.

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 Mumbai City. 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 & 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 your concerned Divisional/Sectional Offices in Mumbai that, 'No Objection Certificate (NOC)' from Mumbai Port Authority shall be insisted upon from the individuals having address on MbPA land and structures, before inclusion in Voters list or issuing Voter ID.

A zonewise list of MbPA land falling under various State Government Ready Reckoner zones is enclosed as Annexure-I.

DA: Annexure – I

भवदीय,

(आदेश तितरमारे)

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मुंबई पत्तन प्राधिकरण

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Zone Wise MbPA Lands

Sr.No	RR Zone 2022-23	RR Division	Location
1	1/3B	COLABA	COLABA CAUSEWAY ROAD
2	1/3C	COLABA	OUTSIDE COLABA COLONY
3	1/4A	COLABA	PILOT BUNDER
4	1/6B	COLABA	SASOON DOCK NEAR GATE
5	1/6C	COLABA	APPOLO RECLM & SASOON DOCK
6	2/9A	FORT	MODY BAY
7	2/12A	FORT	DHANRAJ MAHAL
8	2/13B	FORT	G.P.O. YELLOWGATE P.D'MELLO RD
9	2/22A	FORT	BALLARD ESTATE
10	2/23A	FORT	INDIRA DOCKS / BPX
11	2/34A	FORT	INDIRA DOCKS (NORTH)
12	3/35C	PRINCESS DOCK	ELPHINSTONE ESTATE (TPS)
13	3/35D	PRINCESS DOCK	MANSON ROAD
14	3/36A	PRINCESS DOCK	VICTORIA DOCK (VD)
15	3/36B	PRINCESS DOCK	P&V DOCKS & UPTO WORKSHOP
16	7/64B	CUMBALA HILL	CUMBALA HILL (CHAIRMAN BUNGLOW)
17	7/66G	CUMBALA HILL	CUMBALA HILL (ABUTTING TO ROAD)
18	10/78G	MAZGOAN	EKTA NAGAR
19	10/78H	MAZGOAN	AREA BTN LINK RD & P.D'MELLO RD
20	10/79B	MAZGOAN	REAY ROAD GHODAPDEO
21	10/79C	MAZGOAN	COTTON DEPOT (SOUTH)
22	10/80A	MAZGOAN	DARUKHANA/MDL
23	11/84J	PAREL SEWRI	COTTON GREEN KALACHOWKEY
24	11/84H	PAREL SEWRI	SEWRI (WEST)
25	11/84I	PAREL SEWRI	SEWRI B.D.D.CHAWL

Sr.No	RR Zone 2022-23	RR Division	Location
26	11/85B	PAREL SEWRI	COTTON DEPOT / COAL DEPOT UPTO HAY BUNDER
27	11/85C	PAREL SEWRI	PART COTTON DEPOT & RCD
28	11/86B	PAREL SEWRI	SEWRI (E)/STP/SEWRI FORT
29	13/97A	WORLI	WORLI
30	14/101C	DADAR NAIGOAN	WADALA EAST - OIL COMPANIES
31	14/101D	DADAR NAIGOAN	WADALA EAST - COLONIES
32	15/105F	SALT PAN	SALT PAN
33	16/110A	MATUNGA	WADALA NORTH, RAVALI JUNCTION
34	17/116A	MAHIM	MAHIM
35	17/119	MAHIM BUNDER	MAHIM BUNDER
36	90/419D	MAHUL	AMBAPADA, PIRPAU (MAHUL)
37	96/436E	ANIK	PART OF THE MbPA PIPELINE ROAD IN RR 96/436E
38	99/463A	BORLA	GOVANDI
39	100/471C	DEONAR	GOVANDI
40	JD Island	JAWAHAR DWEEP	JAWAHAR DWEEP
41	26/81	TITWALA	TITWALA
42	Karanja	KARANJA	KARANJA
43	124/574	PALM ACRES	MULUND
44	22/140A	BANDRA QUARTERS	BANDRA (WEST)
45	Thal	THAL	THAL- ALIBAUG
46	Kanhoji Angre	KANHOJI ANGRE	ALIBAUG