

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/ 1196

12 JUL 2024

To,  
The Additional Chief Secretary,  
Revenue and Forest Department,  
Government of Maharashtra,  
Mantralaya, Nariman Point,  
Mumbai -

Respected Sir,

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

Ref : This office letter No. क्र. इएम/एसजी/एफ-240/151 dated 12.04.2024

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). A large no. of plots (at present around 267 Hectares) are historically letout to lessees/tenants on various tenures. 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.

In most of the cases, the leases have expired and such lessees are entering into unlawful transactions. There are few instances of illegal encroachment of MbPA lands also. We have identified such cases and are in the process of lodging criminal offences against responsible persons and officials with Central Law Enforcement Agencies.

During the examination of Property Cards of some of the MbPA owned lands at Collector's office, it is observed that, names of other than lessee/tenants have been taken on record on the Property Cards of MbPA lands, without the knowledge of MbPA. This is a grave situation and must be prevented under all circumstances.

In order to restrict the MbPA lessees/tenants/third party from making unlawful entries on Property Cards of MbPA lands, it is requested to issue suitable instructions to the Collector/ Registrars/ Sub-Registrars that 'No Objection Certificate (NOC)' from Mumbai Port Authority shall be insisted upon. 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> and 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,

(आदेश तितरमारे)

उपाध्यक्ष

मुंबई पत्तन प्राधिकरण

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