

कायलिय प्रत

Mumbai Port Authority  
Estate Division

190 JUL 2024

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क्र. इएम/एसजी/एफ-240/ 1157

To,  
The Transport Commissioner,  
MTNL Building, Fountain 2 Building,  
5<sup>th</sup> floor, M.G.Road, Fort,  
Mumbai - 400 001.

Respected Sir,

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

Ref : This office letter No. क्र. इएम/एसजी/एफ-240/6142 dated 12.03.2024

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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 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 your concerned RTO/Divisional/Sectional offices in Mumbai that, 'No Objection Certificate (NOC)' from Mumbai Port Authority shall be insisted upon from the firms/individuals having address on MbPA land and structures, before registration of their vehicles or issuing Driving Licence or issuing any other documents. 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.

भवदीय,

3/11/24

(आदेश तितरमारे)

उपाध्यक्ष

मुंबई पत्तन प्राधिकरण

EM - प्रिंटर 24/7/24

DYEM जे. बोस्कर 7/7/2024

REM - (KRI) - 9/7/24

9/7/24

DA : Map