

## **MUMBAI PORT TRUST**

### **Draft Resolutions of the Board, in the meeting No.6 held on 24<sup>th</sup> August, 2021**

<b>Sl. No.</b>	<b>BR No.</b>	<b>SUBJECT</b>	<b>Resolution passed</b>	<b>Department/ Division</b>
1.	126	Confirmation of the minutes of the Board meeting held on 3 <sup>rd</sup> August 2021.	Board confirmed the minutes of the Meeting held on 3.8.2021 with the modifications/corrections.	GAD
2.	127	Consideration of valuation report for fixation of SoR based on valuation done in respect of Plot No. 337 at Mazgaon Reclamation Estate for RR zone 10/78B (Mazgaon Division) and New Shop No.6 at Santacruz Estate for RR Zone 10/78A (Mazgaon Division)	Board accorded approval to the Land Allotment Committee's recommendations at para 8 of the note and to forward the same to the TAMP for approval.	Estate
3.	128	Consideration of rate of SoR 2017-2022 for all the plots in RR Zone 11/85 & 11/86, Parel Sewri Division.	Board accorded approval to the Land Allotment Committee's recommendations at para 1 (III) of the note and to forward the same to the TAMP for approval.	Estate
4.	129	Consideration of valuation report for fixation of SoR Based on valuation done in respect of RR No.1745 (M/s Sajjadi Khannum & 12 ors.) at Frere Land Estate, Mumbai-400033, RR Zone 11/84, Parel Sewri Division. (Code No.10202130)	Board accorded approval to the Land Allotment Committee's recommendations at para 7 of the note and to forward the same to the TAMP for approval.	Estate

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5.	130	<p>Consideration of valuation report for fixation of SoR based on valuation done in respect of –</p> <p>(i) Lease plot No.4 (Shri Edris Husein Shaikh)</p> <p>(ii) RR No.1946 (Hansraj Bahari &amp; 6 ors)</p> <p>(iii) RR No.2075 (M/s. Lubricant Allied Products Manf, Co. Pvt. Ltd All three at Sewree Estate, RR Zone 11/84A, Parel Sewri Division.</p>	Board accorded approval to the Land Allotment Committee's recommendations at para 5 of the note and to forward the same to the TAMP for approval.	Estate
6.	131	<p>Consideration of valuation report for fixation of SoR based on valuation done in respect of plot of land bearing –</p> <p>(i) RR No. 976 &amp; 1549. C.S. No.262/145</p> <p>(ii) RR No. 1047, C.S. No.282/145</p> <p>(iii) RR No. 1846, C.S. No.410/145 at Cotton Depot Mazgaon Sewree Reclamation Estate.</p>	Board accorded approval to the Land Allotment Committee's recommendations at para 7 of the note and to forward the same to the TAMP for approval.	Estate
7.	132	<p>Consideration of Valuation Report of SoR 2017-22 for RR 3/36.</p>	Board accorded approval to the Land Allotment Committee's recommendations at para 6 of the note and to forward the same to the TAMP for approval.	Estate
8.	133	<p>Consideration of valuation Report for fixation of SoR- 2017-22 of Zone 3/35 of Prince's Dock Division.</p>	Board accorded approval to the Land Allotment Committee's recommendations at para 8 of the note and to forward the same to the TAMP for approval.	Estate

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9.	134	Consideration of valuation report of SoR 2017-22 for RR 3/35B.	Board accorded approval to the Land Allotment Committee's recommendations at para 8 of the note and to forward the same to the TAMP for approval.	Estate
10.	135	Consideration of Valuation Report of Sassoon Dock Estate (RR Zone 1/6A of Colaba Division) Recommendation of Land Allotment Committee thereof.	Board accorded approval to the Land Allotment Committee's recommendations at paras 3 & 4 of the note and to forward the same to the TAMP for approval.	Estate
11.	136	Consideration of Valuation Report of Jamshedji Bunder, Colaba (RR Zone 1/6A of Colaba Div) for fixation of SoR 2017-22.	Board accorded approval to the Land Allotment Committee's recommendations at paras 4 & 5 of the note and to forward the same to the TAMP for approval.	Estate
12.	137	Consideration of Valuation Report of Jawahar Dweep (JD) island, Maratha Mandir office and 15 Ha land under reclamation at JD by Land Allotment Committee and renewal of BPCL, HPCL leases/licenses at JD.	Board accorded approval to the Land Allotment Committee's recommendations for Jawahar Dweep existing land and reclaimed land as per LAC proceedings report dated 3.8.2021 as under:  (1) LAC recommendation on para 7 to re-consider earlier LAC recommendations approved by Board vide TR No. 189 of 2019 and to revise the same based on the revised Valuation Report submitted by the Valuer, Shri Avinash Pendse for existing JD island and Valuation Report for land under reclamation at JD.  (2) LAC recommendation on para 8 for fixation of SoR 2017-22 (From 1.10.2017 to 30.9.2022) of land at existing JD Island.  (3) LAC recommendation on para 9 for fixation of SoR 2012-17 (From 1.10.2012 to 30.9.2017) of land at existing JD Island.	Estate

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			<p>(4) LAC recommendation on para 10 for fixation of SoR 2019-22 (From 1.10.2019 to 30.9.2022) of land area of about 15 Ha. undergoing reclamation adjoining to Jawahar Dweep (JD) Island.</p> <p>(5) LAC recommendation on para 11 to renewal of expired lease of the BPCL Tank Farm Plot for the period agreeable by BPCL and to regularise the past period from expiry of lease from 23.4.2014 subject to BPCL agree to pay the differential arrears payable as per above SoR 2012-17 (subject to Board/TAMP approval) &amp; SoR 2017-22 (subject to Board/TAMP approval) and also agree to pay the upfront premium/annual lease rentals as per SoR.</p> <p>(6) LAC recommendation on para 12 to the renewal of the expired lease of the BPCL MOT office building for the period agreeable by BPCL and to regularise the past period from expiry of lease from 15.10.1987 subject to BPCL agree to pay the differential arrears payable and also agree to pay the upfront/lease rental as per SoR.</p> <p>(7) LAC recommendation on para 13 for fixation of SoR for Maratha Mandir Building at Jawahar Dweep and renewal of expired Leave &amp; License of HPCL office at Maratha Mandir Building at JD.</p> <p>(8) LAC recommendation on para 14 to exclude ONGC plot from this proposal of fixation of SoR at JD and same will be dealt separately.</p> <p>(9) To send the said SoR proposals to TAMP for its approval.</p>	

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13.	138	Consideration of Valuation Report of Pilot Bunder, Colaba for fixation of SoR 2017-22 (RR Zone 1/4 of Colaba Div).	Board accorded approval to the Land Allotment Committee's recommendations at para 4 of the note and to forward the same to the TAMP for approval.	Estate
14.	139	Consideration of Valuation Report of Passenger Shed at Ferry Wharf. (RR Zone 3/36 of Prince's Dock).	Board accorded approval to the Land Allotment Committee's recommendations at paras 3 to 6 of the note and to forward the same to the TAMP for approval.	Estate
15.	140	Consideration of valuation report for fixation of SoR Based on valuation done in respect of plot of land bearing 1) Godown No.126 (E) 2) Godown No.111 (E) 3) Godown No.92 (W)  of H-Block at Cotton Depot, part CS No. 1, Zone 10/79A, at Cotton Depot Mazagaon Sewree Reclamation Estate.	Board accorded approval to the Land Allotment Committee's recommendations at para 7 of the note and to forward the same to the TAMP for approval.	Estate
16.	141	Consideration of valuation report for fixation of SoR Based on valuation done in respect of (1) Stall No. 2 (2) Shop No.1 at RR Zone 14/101A Dadar- Naigaon Division, Mumbai-400037.	Board accorded approval to the Land Allotment Committee's recommendations at para 8 of the note and to forward the same to the TAMP for approval.	Estate
17.	142	Permission for the beautification of Mahim Beach by MCGM on MbPT land at Mahim Reti Bunder.	Board accorded sanction to grant permission to MCGM for beautification of Mahim Beach/ Chowpatty on MbPT land at Mahim Reti Bunder subject to terms & conditions as per para 13 of the note.	Estate
18.	143	Consideration of SoR 2017-2022 for all the plots in RR Zone 90/419, Mahul Division.	Board accorded approval to the Land Allotment Committee's recommendations at para 6 of the note and to forward the same to the TAMP for approval.	Estate

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19.	144	Consideration of Valuation Report of RR-701, RR-677 & Road Between RR-701 & RR-677 at Apollo Reclamation Estate, Mumbai. Fixation of SoR- 2017-22 Zone 1/6A by Land Allotment Committee thereof leased to Indian Hotel Co. Ltd. (Taj Hotel).	Board accorded approval to the Land Allotment Committee's recommendations at para 5 of the note and to forward the same to the TAMP for approval.	Estate
20.	145	Consideration of Valuation Report of RR-1174, RR-641 & RR-741 at Apollo Reclamation Estate, Mumbai, fixation of SoR- 2017-22 Zone 1/6A by Land Allotment Committee thereof.	Board accorded approval to the Land Allotment Committee's recommendations at para 4 of the note and to forward the same to the TAMP for approval.	Estate
21.	146	Consideration of valuation report of RR 1922 at Colaba Estate, fixation of SoR- 2017-22 Zone 1/3A by Land Allotment Committee thereof.	Board accorded approval to the Land Allotment Committee's recommendations at para 4 of the note and to forward the same to the TAMP for approval.	Estate
22.	147	Consideration of Valuation Report of RR-697 & RR-1236 at Apollo Reclamation Estate, Mumbai fixation of SOR-2017-22 Zone 1/6A by Land Allotment Committee thereof for Home occupation.	Board accorded approval to the Land Allotment Committee's recommendations at para 4 of the note and to forward the same to the TAMP for approval.	Estate
23.	148	Consideration of valuation report of RR 1215 at Apollo Reclamation Estate, fixation of SOR- 2017-22 Zone 1/3 by Land Allotment Committee thereof.	Board accorded approval to the Land Allotment Committee's recommendations at para 4 of the note and to forward the same to the TAMP for approval.	Estate

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24.	149	Proposal for approval of Schedule of Rates (SoR) for Way Leave/ Special Way Leave fee for the period from 1.10.2017 to 30.9.2022.	Board accorded approval for - (a) acceptance of LAC Report for SoR 2017-22, for fixing of Way Leave Fee (Annexure). (b) action proposed in paras 1 to 13 of the note. (c) forwardal to the TAMP for obtaining approval as per PGLM 2014/15 provisions.	Estate
25.	150	Consideration of Valuation Report of RR 1308 at Mody Bay Estate, fixation of SOR- 2017-22 Zone 2/9 by Land Allotment Committee thereof.	Board accorded approval to the Land Allotment Committee's recommendations at para 4 of the note and to forward the same to the TAMP for approval.	Estate
26.	151	Consideration of Valuation Report for RR Zone 2/22 as approved by TR No.150 dated 24.9.2019 for self-occupied plot in Ballard Estate and Mody Bay Estate.	Board accorded approval to the Land Allotment Committee's recommendations at para 4 of the note and to forward the same to the TAMP for approval.	Estate
27.	152	Consideration of Valuation Report of RR 1897 & RR 1452 at Mody Bay Estate and RR 937 at Elphinstone Estate, fixation of SOR- 2017-22 Zone 2/23 by Land Allotment Committee thereof.	Board accorded approval to the Land Allotment Committee's recommendations at para 4 of the note and to forward the same to the TAMP for approval.	Estate
28.	153	Fixation of Scale of Rates (SoR) and Revision of Rent / Compensation w.e.f. 1.10.2012 to 30.9.2017 and 1.10.2017 to 30.09.2022 for Home and Mixed occupations, PT Structures and zones (NHO) which are not covered in SoR 2012-17 approved by TR No.222 of 2015 in Township Areas of MbPT.	Board accorded approval to the Land Allotment Committee's recommendations at paras 12 (a) to 12 (h) and Estate Manager's proposals at para 13 (a) and 13 (b) of the note and to forward the same to the TAMP for approval.	Estate

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29.	154	Consideration of valuation report of RR 895 at Colaba (Wellington) Estate, fixation of SoR - 2017-22 Zone 2/12 by Land Allotment Committee thereof.	Board accorded approval to the Land Allotment Committee's recommendations at para 5 of the note and to forward the same to the TAMP for approval.	Estate
30.	155	Levy of MCGM Cess over and above the SoR quantum and bearing the Property Tax by Mumbai Port Trust in case of Monthly Tenancies.	The Board accorded approval to the LAC recommendations dated 23.8.2021 and to the action proposed in para 4 of the note, in supersession to earlier LAC recommendations in para 10(c), dated 2.8.2017 approved by TR No.105 dated 2.8.2018 and to forward the same to TAMP for obtaining approval as per PGLM policy for township areas of MbPT.	Estate

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