

**ZONWISE RATES BASED ON RETURN AT 6%P.A. ON VALUES**  
**PUBLISHED IN READY RECKONER FOR THE YEAR 2006**

kir-npv5

ZONE	Blocks as per Kirloskar Report	UNIT	Values as per Ready Reckoner 2006 for FSI1  p.sq.m.	Rates at 6% return p.a. based on Reckoner 2006 for FSI 1  p.sq.m.p.m.	Rates for non-home occupation as per S.C. Judgement dt.13.1.04 in 2006 for FSI 1  p.sq.m.p.m.
1	2	3	4	5	6
I	WADALA WEST	1	7400	37.00	14.61
II	CENTRAL WADALA & SEWRI	1	7400	37.00	14.61
III	WADALA EAST	1	7400	37.00	14.61
IV	WADALA NORTH	1	11500	57.50	14.61
V	REAY ROAD	2	15400	77.00	14.61
VI	REAY ROAD (SOUTH)	2	12100	60.50	14.61
VII	REAY ROAD (NORTH)	2	15400	77.00	14.61
VIII	MAZAGAON SEWRI (EAST)	3	7500	37.50	14.61
IX	COTTON DEPOT	3	10400	52.00	14.61
X	COTTON DEPOT	3	10400	52.00	14.61
XI	GRAIN DEPOT	4	7500	37.50	14.61
XII	GRAIN & COAL DEPOT	4	7500	37.50	14.61
XIII	TIMBER POND (SOUTH)	5	7200	36.00	14.61
XIV	MANGANESE ORE DEPOT	5	7500	37.50	14.61
XV	MANGANESE ORE DEPOT	5	7500	37.50	14.61
XVI	MAZAGAON TANK BUNDER	6	18000	90.00	14.61
XVIA	MAZAGAON TANK BUNDER	6	18000	90.00	14.61
XVII	MAZAGAON TANK BUNDER	6	18000	90.00	14.61
XVIII	MAZAGAON TANK BUNDER	6	18000	90.00	14.61
XIX	MAZAGAON RECLAMATION	7	10400	52.00	14.61
XX	MAZAGAON ESTATE (SOUTH)	8	10400	52.00	14.61
XXI	MAZAGAON RECLAMATION	8	10400	52.00	14.61
XXII	MAZAGAON RECLAMATION (SOUTH)	8	10400	52.00	14.61
XXIII	SANTACRUZ ESTATE	8	16200	81.00	14.61
XXIV	ELPHINSTONE ESTATE	9	17850	89.25	14.61
XXV	ELPHINSTONE ESTATE (SOUTH)	9	31500	157.50	14.61
XXVI	ELPHINSTONE ESTATE (TPS)	10	17850	89.25	16.67
XXVII	MODY BAY & BALLARD ESTATE	11	31000	155.00	27.71
XXVIII	APOLLO RECLAMATION & SASSOON DOCK	12	50900	254.50	31.06
XXIX	WELLINGTON / APOLLO RECLAMATION	12	44800	224.00	31.06
XXX	SASSOON DOCK	12	50900	254.50	25.43
XXXI	ALLEXANDRA DOCK, V.D & P.D	DOC	17500	87.50	14.61
XXXII	BUNDERS SOUTH	BUN	10400	52.00	24.68
XXXIII	MAZAGAON RECLAMATION	BUN	10400	52.00	14.61
XXXIV	MAZAGAON RECLAMATION	BUN	10400	52.00	14.61
XXXV	PIR PAU, AMBAPADA & MAHUL	PP	5660	28.30	14.61
XXXVI	TITWALA		-	-	-
	MAHIM BUNDER		20400	102.00	24.68