

MUMBAI PORT TRUST

Annexure-I

REVISION OF SOR FOR THE PERIOD FROM 01.10.2012 TO 30.09.2017

A	B	C	D	E	F	G	H	I	J
Sr. No.	RR Zone	Unit	Description as per Ready Reckoner	Land value of open land as per State Government Ready Reckoner 2012 Per SqM for FSI-1.00	Proposed base rates per sqm per month for FSI 1.00 (as per 6 % return p.a. in terms of Land policy) on land Values as per RR 2012 01.10.12 TO 30.9.13 (6% return on Col 'E')	Rate per sq.m per month for FSI-1.00 01.10.13 TO 30.9.14 (4% increase on Col 'F')	Rate per sqm per month for FSI-1.00 01.10.14 TO 30.9.15 (4% increase on Col 'G')	Rate per sqm per month for FSI-1.00 01.10.15 TO 30.9.16 (4% increase on Col 'H')	Rate per sqm per month for FSI-1.00 01.10.16 TO 30.9.17 (4% increase on Col 'I')
1	14/101	1	All the Portion on East of Harbour Railway Line.	24000	120	124.8	129.79	134.98	140.38
2	16/110	1	North, East & South boundary of Division, on West Harbour Railway Line (Part) and boundary of the Division.	51800	259	269.36	280.13	291.34	302.99
3	11/86	1, Bunders	Portion towards East of Harbour Line, On South Acharya Donde marg (King Edward Road) upto Sewri Railway Station, on East sea, on North boundary of ward and on West Harbour Railway Line. All the portion surrounded.	13800	69	71.76	74.63	77.62	80.72
4	11/84	2	On East Barister Nath Pal Marg, T. Jeevraj Marg, Rafi Ahmed Kidwai Marg, on West G.D. Ambedkar	66500	332.5	345.8	359.63	374.02	388.98

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			Marg, on North Jerbai Wadia Marg. All the portion surrounded.						
5	11/85A	3	On East B. P. T. railway line, on West Harbour railway line, on South Division boundary (First Avenue Road).	20600	103	107.12	111.4	115.86	120.49
6	11/85	4,5,Bunders	On East Division boundary, from Sewri Station toward south Hindustan Level Company's East side Road, on West B.P.T. Railway Line, on South Division boundary.	17300	86.5	89.96	93.56	97.3	101.19
7	10/79	2,6	On East division boundary (portion of Harbour Railway line and G.D. Ambedkar Marg) on West central railway line, division boundary, on North division boundary, Dattaram Laud Marg, on South Sant Savatmalimarg.	33600	168	174.72	181.71	188.98	196.54
8	10/79 A	8	On East B.P.T. railway line, on West central railway harbour line, on North Division boundary upto First Avenue Road, trangular portion of all the land.	16700	83.5	86.84	90.31	93.92	97.68

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9	10/80	4,7,8,9, Bunders	On West B.P.T. Railway Line (East Oilfield Freeway) on East sea on South Jijabhai Mulji Rathod Marg (Wadi Bunder Road) and on North B.P.T. Railway line and first Avenue Road. All the portion Surrounded.	16900	84.5	87.88	91.4	95.06	98.86
10	10/78B	8	On East B.P.T. Railway line, on West Central railway harbour line, on south Jeenabai Rathod Marg (Wadi Bunder Road) trangular portion of all the land.	21500	107.5	111.8	116.27	120.92	125.76
11	3/36	8,Docks	All portion of B Ward on Eastside of P.D' Mello Road upto sea shore (Victoria Dock & Princess Dock).	26800	134	139.36	144.93	150.73	156.76
12	3/35	10	Area Between North Boundary of B Ward (Ramchandra Bhatt Marg,2013), South Boundary of B Ward(Lokmanya Tilak Marg,2013), Central Railway Line and P.D'Mello Road.	48900	244.5	254.28	264.45	275.03	286.03

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13	2/23	9, 11, 15 Docks	Indira Dock land Portion towards East of P.D'Mello Road upto sea and from G.P.O. to North boundary of Ward.	53000	265	275.6	286.62	298.08	310
14	2/9	11	Shahid Bhagat Singh Marg from Regal Cinema to General Post Office.	93300	466.5	485.16	504.57	524.75	545.74
15	2/22	11	Ballard Estate part. Portion towards East of Shahid Bhagat Singh Marg from Mint to General Post Office upto Indira Dock Portion and Dock railway and portion upto division boundary.	54700	273.5	284.44	295.82	307.65	319.96
16	2/12	12	Madam Cama Road between Regal Cinema and Gateway of India.	133500	667.5	694.2	721.97	750.85	780.88
17	1/6	12, Bunders	Colaba portion: East portion of Prakash Pethe Marg and Jagannath Bhosale Marg and South portion of Madam Cama Road, except portion of Sub-zone 1/3 above.	106800	534	555.36	577.57	600.67	624.7

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18	1/6A	12	On East Sea, on West Shahid Bhagat Singh Road, on South Homi Bhabha Road on North division boundary. (Refer Note No.9)	98900	494.5	514.28	534.85	556.24	578.49
19	1/3	12	Shahid Bhagat Singh Marg from Colaba to Regal Cinema	253200	1266	1316.64	1369.31	1424.08	1481.04
20	90/419	1	All the properties of Mahul village	13700	68.5	71.24	74.09	77.05	80.13
21	96/436	1	All the properties of Aanik village, except Bhakti Park Complex	23000	115	119.6	124.38	129.36	134.53
22	26/81	5	Zone 2A. Division Manda (34)(A) Manda West - All properties on West of Central Railway Line	6900	34.5	35.88	37.32	38.81	40.36
23	17/119	14	on South Sitladevi Temple Road, on East Western Railway Line and on North and West Mahim Creek. All the portion surrounded.	60100	300.5	312.52	325.02	338.02	351.54

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NOTES:

1. Actual quantum of Rent will be worked out on the base rent and factor as may be recommended by the committee appointed for the purpose of applicability of FSI.
2. Special Way Leave charges are calculated based on above rates as per MBPT regulations.
3. Taxes, service charges, penalties, interest rates are not included in the above rates.
4. Rate for allotment of water bodies is applicable at 50% of the SOR rates.
5. Rate for let out structures constructed / owned by MBPT i.e. P.T.Structures is not included in the above rates.
6. Differential Arrears, liabilities and other dues/charges for a period from 01.10.2012 to 30.9.2017 are calculated based on above rates.
7. These rates are applicable for Non-Home Occupations and Special Way Leave.
8. These rates are not applicable to the lettings of PT Structures, BDD Chawls, Fish based occupations / lettings of Old Sassoon Dock, Home Occupations, Mixed users i.e. Home & Non-Home will be made applicable as per prevailing MBPT regulations
9. Estate lands of Old Sassoon Dock, Ferry Wharf and Jawahar Dweep are excluded from the above rates.
10. Rent of Monthly Tenancies and Leave Licenses for a period upto 11 months is 1.5 times of above rates.
11. These rates are not applicable to occupations given on nominal rents to public bodies and for public amenities.
12. Board shall adopt the above methodology for arriving base rate for calculation of rent in case of any missing zone/s.
13. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
14. Whether demanded or not, rent/ compensation/ license fee for a month would have to be paid by the tenants/ lessees/ licensees/ occupants on or before the 15th day of each succeeding month.
