

MUMBAI PORT TRUST

Annexure III-A

Statement Showing Scale of Rates as on 01.10.2017
for Non-Home Occupations for FSI=1

Sr. No.	RR Zone	Unit	Division	Rates for land per Sq. Mtr. as on 01.10.2017 (in Rs.)	Rate per Sq. Mtr. per month @6% return per annum as on 01.10.17 as per PGLM 2015 (in Rs.)
1	14/101A	ND - Unit 1	Dadar-Naigaum	1,15,640	578.20
2	11/86	ND/CD/ Bunders Unit 1, 5,13	Parel-Sewree	1,20,200	601.00
3	11/85A	ND- Unit 3	Parel-Sewree	1,78,450	892.25
4	11/85	ND/CD/ Bunders Unit 4, 5,13	Parel-Sewree	1,68,450	842.25
5	11/84	ND- Unit 2	Parel-Sewree	1,71,310	856.55
6	11/84A	ND- Unit 2	Parel-Sewree	1,71,310	856.55
7	10/79A	ND- Unit 3	Mazgaon	1,85,590	927.95
8	10/78A	CD - Unit-6, 8	Mazgaon	1,70,240	851.20
9	10/78B	CD- Unit 8	Mazgaon	1,70,240	851.20
10	3/36	SD - Unit 9	Princess Dock	1,70,240	851.20

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11	3/35	SD/Bunders - Unit 9, 10,14	Princess Dock	1,70,240	851.20
12	3/35B	SD - Unit 9, 10	Princess Dock	1,89,640	948.20
13	2/23	SD/Buners Unit 9, 11, 15	Fort	2,11,500	1057.50
14	2/9	SD - Unit 11	Fort	2,11,500	1057.50
15	2/12	SD - Unit 12	Fort	2,90,640	1453.20
16	1/6A	SD/Bunders Unit 12, 14	Colaba	2,90,640	1453.20
17	1/4	Bunders Unit-14	Colaba (Pilot Bunder)	2,90,640	1453.20
18	1/3	SD - Unit 12	Colaba	2,90,640	1453.20
19	1/3A	SD - Unit 12	Colaba	3,31,600	1658.00

[All the rates for land value has been rounded to the nearest 10s]

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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. Taxes, service charges, penalties, interest rates are not included in the above rates.
3. Rate for allotment of water bodies is applicable at 50% of the SOR rates.
4. Differential Arrears, liabilities and other dues/charges for a period from 01.10.2017 to 30.9.2022 will be calculated based on above rates.
5. These rates are applicable to all the Expired Leases, Monthly Tenancies, Fifteen Monthly Leases and Licenses along with vacant plots (for calculation of upfront premium for allotment) falling in the respective Ready Reckoner Zones.
6. These rates are not applicable to occupations given on nominal rents to public bodies and for public amenities.
7. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
8. 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.