

**Sub : Fixation of Scale of Rates (SoR)  
and Revision of Rent /  
Compensation w.e.f. 1.10.2012 to  
30.9.2017 for 12 remaining zones in  
MBPT areas.**

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By TR No.122 dated 3.8.2021 and TR No.153 dated 24.8.2021, the Board approved the SoR 2012-2017 based on the Land Allotment Committee's (LAC) recommendations for Non-Home Occupations, Home & Mixed Home Occupations, PT Structures and some zones with special considerations for all MbPT township areas falling in outside custom bond area.

1.2 The Estate Manager has stated that at the time of submitting the above proposals some of the zones remained to be included inadvertently due to no proper maps defining the Ready Reckoner zones, there are no tenancies in some of the zones, some of the tenancies falling in these zones. However, it has been decided to fix the SoR for all zones in Township areas, with or without tenancies, to have approved SoR rates for each zone.

2.1 The EM has further stated that fixation of SoR rates for the period 1.10.2012-2017 for 12 remaining Ready Reckoner zones not covered in the earlier proposals submitted to Board/TAMP.

2.2 Earlier by TR No.222 dated 16.1.2015 and TR No.122 dated 3.8.2021 the Board has approved rates for 23 Ready Reckoner zones and recommended SoR based on the State Government Stamp Duty Ready Reckoner, 2012. (Para 'd' of LAC Report approved under TR No.222 of 2015 and the same report was further approved by the Board by TR No.122 of 2021 and TR 153 of 2021 for 3 Ready Reckoner zones. The same methodology of 6% return on Ready Reckoner 2012 and further with 4% annual escalation in every October, is adopted as base rate of SoR for the all remaining 12 zones.

The List of zones with proposed SoR rates for Township Areas of MbPT is as follows:

A	B	C	D	E	F
Sl No	RR Zone	Unit	Description as per Ready Reckoner	Land value of open land as per 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 Ready Reckoner 2012 1.10.12 TO 30.9.13 (6% return on Col 'E')
1	11/84A	2	On East Rafi Ahmad Kidwai Marg, on West T.Jeevraj Road upto P.Sawant Chowk on North Acharya Daunde Marg(King Edward Road) trangular portion of all the land.	40000	200
2	11/84B	2	Rafi Ahmed Kidwai Marg and Harbour railway line, narrow strip portion of land	48200	241
3	11/84E	2	Portion in between on East Harbour Railway line and on West Sewri Cross Road	58200	291
4	7/64	12	On west side Central Portion of Khamballa Hill having vertical slope on East side Javji Dadaji Marg (Tardeo Road) from Nana Chowk to Haji Ali Chowk on North Haji Ali Chowk and on South August Kranti Marg. All Portion surrounded by these Roads.	131000	655

A	B	C	D	E	F
5	10/78A	8	On West Shivdas Champsi Marg and Dr. Mascrenas Road, on East BPT Railway line, on North Sant Savtamali Marg and on South Jijabhai Mulji Rathod Marg. All the portion surrounded.	34900	175
6	3/35B	9	P.D'Mello Road	46600	233
7	7/66	12	West, South and East division boundary on North August Kranti Marg and Pandita Ramabai Marg. All the portion surrounded.	241100	1206
8	1/4	14	Onavy Nagar portion and colaba portion towards south of Dr. Homi Bhabha Road Navy Nagar, Tata Institute of Fundamental Research and Colaba Point	67800	339
9	13/97	13	Towards West Sasmira Road , On East and South ward boundary and on North Worli Gaothan Boundary	64400	322
10	15/105	1	All the properties of Salt Pan Division except Zone No. 15/105A	34000	170
11	2/34	Only Township Areas excluding Custom bond areas	Lokmanya Tilak Marg part from Phule Market to P.D'Mello Chowk	61500	308
12	3/36A		Lokmanya Tilak Marg on East side of PD Mello Road	58600	293

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 01.10.2012 to 30.9.2017 will be calculated based on above rates.
5. These rates are applicable for Non-Home Occupations.
6. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
7. 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.

3. The EM has stated that by TR No.153 dated 24.8.2021, the Board has accorded approval to proposals for SoR for Home, Mixed (Home + Non-home), PT Structure occupations. The same methodology will be adopted for the Home, Mixed and PT Structure occupations in these zones as approved under the said TR 153 of 2021 for such occupations in this zone.

4. The EM has stated that for computation of rentals/compensation based on FSI consumed and areas will likely to be contentious issue even after base SoR rates for one sq. mtr. of land are approved by TAMP. Linking of SoR rates of land to FSI consumed of the buildings / structures have several repercussions and complexities such as how to compute FSI, exemption of fungible FSI as per DC rules and permissible FSI, etc. Therefore, it is necessary to study these aspects in detail by committee of experts being formed under TR No.22 dated 3.8.2021. Committee will give its recommendations on above issues and the matter will be brought before the LAC and Board for computation of actual rents/compensation on factors recommended by the Committee.

5. The EM has further stated that all the demand notices of differential arrears as per the revised SoR for 2012-17 will be issued to all monthly tenancies, fifteen monthly leases, expired leases and licenses as a compensation for wrongful use of the premises without interest and giving time limit of 3 months from the date of receipt of demand notices and interest at the applicable rates will be charged for delayed payments subject to TAMP's approval.

6. The LAC has recommended the following:

- a. to the proposed SoR for Non-Home occupations for the above zones not covered in the earlier proposal submitted to TAMP for the period 2012-2017 as mentioned in Para 2.
- b. to adopt the methodology for Home and Mixed (Home + Non-Home) occupations and PT structure approved under TR No.153 dated 3.8.2021, as mentioned in Para 3.
- c. for application of FSI factor in calculation of actual quantum of compensation as approved by the Committee as mentioned in Para 4.

- d. The matter will be submitted to TAMP as per para 13 of PGLM 2015 after approval of the Board.
- e. To adopt earlier decisions approved by the Board by Paras 4(b), (c), (d) and Para 5 of TR No.122, Para 9 & 13 (a), (b) of TR 153 & TR 155 of 2021 for SoR related aspects.

The Chairman has approved the LAC recommendations dated 7.10.2021. The copy of the LAC recommendations alongwith the Chairman's approval thereon is at **Annexure**. The EM has stated that due to urgency of the matter, it was decided to submit the above proposal for TAMP's approval to SoR 2012-2017 of 12 remaining zones approved by LAC subject to ex-post-facto sanction of the Board.

7. The EM has requested the Board's ex-post facto approval to the LAC's recommendations as brought in para.6 above.

8. The Draft Board Resolution, as approved by the Chairman, is submitted for the favour of Trustees' sanction by circulation. On sanction by the Trustees, the same will be placed before the Board for formal approval.

**Resolution No.**                      **Board's approval is accorded to the Land Allotment Committee's Recommendations as brought out in para 6 of the note.**

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