

**Rates of New Construction for Municipal Corporation area in Mumbai City  
and Mumbai Suburban District for Valuation for charging stamp duty  
for year 2016 –17 as per annual statement of rates.  
(Annexure to Paripatrak Kra. Ka. 15/Bamuddat /Sarvasadharan Suchana/416, Dated 31.03.2017)  
(For the period 1 -4 - 2017 to 31 - 03 – 2018)**

Rate per Square Meter for the period 1/4/17 to 31/3/18 for cost of new construction as per types of construction is as below

| Sr. No. | Type of Construction   | Cost per Sq.Mtr. (Built-up) in Rs. |
|---------|--|------------------------------------|
| 1       | 2  | 3                                  |
| 1)      | <b>R.C.C. Construction</b><br>R.C.C. slab, Brick / Concrete wall, joint with cement mortar, cement plastered wall, tiles flooring.   | 27500                              |
| 2)      | <b>Other Pukka Construction</b><br>Load bearing structure, R.C.C. slab, Brick wall, cement plaster, kaccha or cement flooring.   | 23375                              |
| 3)      | <b>Semi / Half Pukka Construction</b><br>Load bearing structure, wall made of brick or stone with mud, Shahbad floor, mud or other type of flooring, roof other than slab. | 16500                              |
| 4)      | <b>Kaccha Construction</b><br>Wall of Mud bricks, Mud <i>Gilav</i> , with roof of clay tiles / asbestos or tin.  | 9625                               |

Notes :

- 1) For Industrial shed 75% rate for R.C.C. construction rate should be considered.
- 2) For construction up-to *jota* (Plinth) level 20% of new construction cost as per above table is to be considered.
- 3) For construction up-to stilt parking slab level 30% of new construction cost as per above table is to be considered.

**(Author's Note:-**

1. If difference in Market value as adopted by stamp duty authority and consideration mentioned in agreement is not more than 10%, then in that case agreement value will be taken for stamp duty calculation, under First proviso of Section 32A(4) of Bombay Stamp Act 1958.

2. Values printed in this reckoner are adopted from the reckoner issued by the Chief controlling Revenue Authority, Maharashtra State. (Ready Reckoner used by Stamp Duty Office.) To avoid any unpleasant situation one must verify values applicable to him from the stamp duty officer concerned before parting C.T.S.No. and Village name of your property from the property card. Further ascertain from the text and map printed in this book about the location and zone of your building. In case of discrepancy in location of map, rates as per C.T.S. No. will prevail. It is strongly advisable that zone and C.T.S.No. must be mentioned in the agreement to get correct valuation. A Valuer well conversant with stamp duty valuation can be helpful before finalizing the agreement for sale to arrive just and fair stamp duty.

3. It should be noted that for Mumbai City District i.e. From Division 1 to Division 19 all mention of C.T.S. No. is to read as C.S.No. In Mumbai City District all the property is numbered according to **C.S. No. i.e. Cadastral Survey Number** and not according to **C.T.S. No. i.e. Chain & Triangulation Survey Number**. For C.S. Nos. part number is normally written before main C.S. No. i.e. C.S. 365/6 means C.S. No.6 and part 365 whereas in Mumbai Suburban District i.e. village 20 to 124 for C.T.S. Nos. main C.T.S. No. is normally written first and part number is written afterwards i.e. 12/526 means C.T.S. No.12 and part 526.

4. Rate given for **Developed Land is for 1 Sq.Mtr considering F.S.I. to be 1**. In case if the F.S.I. is more than 1 or less than 1 then the rate has to be increased or decreased accordingly. Rates for flat, office, shop (commercial) or industrial units are for one sq. mtr. of built-up area which includes the value of land component)

5. The above Guideline Information is a liberal translation of original Marathi Government Guidelines along with subsequent amendments. In case of discrepancy original Marathi Guidelines shall prevail and the same can be downloaded from our website [www.apcigroup.in](http://www.apcigroup.in)