

MUMBAI PORT TRUST

ANNEXURE III

REVISION OF SOR FOR THE PERIOD FROM 01.10.2012 TO 30.09.2017 (PT Structure)

A	B	C	D	E	F	G	H	I
Sr. No.	RR Zone	Unit	Description as per Ready Reckoner	Land value of open land as per State Government RR 2012 Per SqM for FSI-1.00 Reckoner 2012	Proposed base rates per sqm per month for FSI 1.00/BUA (as per 6 % return p.a. in terms of Land policy) on land values and cost of structure as per Ready Reckoner 2012 as on 01.10.12			
					RCC Construction (Rs. 17500 PSqM BUA)	Other Pucca Construction (Rs. 14000 PSqM BUA)	Semi/half Pucca Construction (Rs. 9000 PSqM BUA)	Kutcha Construction (Rs. 6000 PSqM BUA)
1	14/101	1	All the Portion on East of Harbour Railway Line.	24000	190.00	176.00	156.00	144.00
2	16/110	1	North, East & South boundary of Division, on West Harbour Railway Line (Part) and boundary of the Division.	51800	329.00	315.00	295.00	283.00
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	139.00	125.00	105.00	93.00

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4	11/84	2	On East Barister Nath Pal Marg, T. Jeevraj Marg, Rafi Ahmed Kidwai Marg, on West G.D. Ambedkar Marg, on North Jerbai Wadia Marg. All the portion surrounded.	66500	402.50	388.50	368.50	356.50
5	11/85A	3	On East B. P. T. railway line, on West Harbour railway line, on South Division boundary (First Avenue Road).	20600	173.00	159.00	139.00	127.00
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	156.50	142.50	122.50	110.50
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	238.00	224.00	204.00	192.00
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	153.50	139.50	119.50	107.50

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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	154.50	140.50	120.50	108.50
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	177.50	163.50	143.50	131.50
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	204.00	190.00	170.00	158.00
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	314.50	300.50	280.50	268.50
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	335.00	321.00	301.00	289.00

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14	2/9	11	Shahid Bhagat Singh Marg from Regal Cinema to General Post Office.	93300	536.50	522.50	502.50	490.50
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	343.50	329.50	309.50	297.50
16	2/12	12	Madam Cama Road between Regal Cinema and Gateway of India.	133500	737.50	723.50	703.50	691.50
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	604.00	590.00	570.00	558.00
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	564.50	550.50	530.50	518.50
19	1/3	12	Shahid Bhagat Singh Marg from Colaba to Regal Cinema	253200	1336.00	1322.00	1302.00	1290.00

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20	90/419	1	All the properties of Mahul village	13700	138.50	124.50	104.50	92.50
21	96/436	1	All the properties of Aanik village, except Bhakti Park Complex	23000	185.00	171.00	151.00	139.00
22	26/81	5	Zone 2A. Division Manda (34)(A) Manda West - All properties on West of Central Railway Line	6900	104.50	90.50	70.50	58.50
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	370.50	356.50	336.50	324.50
24	17/116	14	Mahim Bunder	71800	429.00	415.00	395.00	383.00
25	1/5	14	Pilot Bunder (Sea Cadet)	214000	1140.00	1126.00	1106.00	1094.00
26	2/13	15	PD'Mello Road	125800	699.00	685.00	665.00	653.00

NOTES:

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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 let out structures constructed / owned by MBPT i.e. P.T. Structures will be calculate based on the above rates by using this formula “6% X [(FMV of land for 1 SqM of BUA) + (80% of Depreciated cost of PT structure based on age of the Building)]”
4. Percentage of depreciation based on age of structure and type of construction will be considered for calculation of PT structure rentals as given in **Annexure I** by using above rates.
5. Differential Arrears, liabilities and other dues/charges for a period from 01.10.2012 to 30.9.2017 are calculated based on above rates.
6. These rates are applicable for Non-Home, Home and Mixed (Home and Non-Home) occupations in PT Structures.
7. Estate lands of Old Sassoon Dock, Ferry Wharf and Jawahar Dweep are excluded from the above rates.
8. These rates are not applicable to occupations given on nominal rents to public bodies and for public amenities.
9. Interest would be chargeable beyond permissible period as per Board’s policy from time to time.
10. 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.
11. These rates are subject to Audit verification.