

**PROCEEDINGS OF LAND ALLOTMENT COMMITTEE ON 18.08.2021**

Sub: - Consideration of valuation report for fixation of  
SoR Based on valuation done in respect of  
(1) Stall no 2 (2). Shop no 1 at RR Zone 14/101A  
Dadar- Naigaon Division, Mumbai-400037.

Members Present: 1) Shri Unmesh Wagh, Dy. Chairman  
2) Shri N. G. Mirajkar, Chief Engineer & HOD (Estate)  
3) Shri Gautam Dey, Traffic Manager  
4) Smt. A.A.Mulye, FA&CAO

Also Present: 1) Shri H.P. Kulkarni, Estate Manager (LC)  
2) Shri K.L. Sache, Dy. Estate Manager-II  
3) Shri J. Bose, Sr. AEM ND

1. The Land Allotment Committee met on 18.08.2021 when the note dated 17.08.2021 circulated by Estate Division amongst the LAC members, bringing out the factors taken into consideration by the Valuer for valuing the subject plots was discussed to consider the 5 factors and give final recommendation for Fair Market Land Value / SoR PGLM guidelines para 13(a)(i, ii,iii,iv,v) (b)(c).
2. MbPT land admeasuring 3.72 sq. meters of Stall no 2, 21.28 sq. meters of Shop no 1 at Dadar-Naigaon Division, Mumbai-400037 falling in **Ready Reckoner Zone 14/101A**.
3. The work of valuation of land value of subject plot of land was allocated to Shri Avinash Pendse, who is a valuer on MbPT's panel, under work order NO EM/ND/ASND/U-1/Valuation/1175 dated 02.08.2021. The said valuer has submitted his valuation report dated 03.08.2021 considering 5 methods/ five factors as per PGLM 2015 guidelines. As per the said valuation report the rate per sq.m. and FMV of land for FSI 1 of subject plot are shown in tabular form which is as follows:

Factor	FSI	Rate per Sq. mtrs for land for FSI 1	FMV of land for FSI 1	6% rate per sq. mt per year (SOR)
I) State government ready reckoner of land value in the area, if available for similar classification/activities	1	1. Stall no 2= Rs. 65,200/- 2. Shop no 1 = Rs. 65,200/-	Rs. 2,42,544/- Rs. 13,87,456/-	Rs 3912/-
II) Highest rate of actual relevant	1	NIL	NIL	NIL

Monthly Tenancy/15 Monthly Leases/ Expired Leases except mixed /HO use plots falling under Ready Reckoner Zone 14/101A.

7. After considering all relevant facts, LAC decided -

(i) That the land rate of Rs.1,15,632/- per sq.mtr. for FSI 1 as base rate furnished by valuer Shri Avinash Pendse be adopted for fixation of SoR 2017-2022 for all the lettings in RR zone 14/101A, Dadar Naigaon Division.

(ii) Based on the rate at (i) above, the SOR at 6% per annum return would be Rs.578.16/- per sq. mtr. per month for FSI 1 for the said base rate SoR for 1 sq. mtr would be applicable for the period from 01.10.2017 to 30.09.2022 with 4% annual increase every October for all the NHO of Monthly Tenancy/15 Monthly Leases/ Expired Leases/Licenses except mixed /HO use plots falling under Ready Reckoner Zone 14/101A, Dadar Naigaon Division.

(iii) After the approval of LAC report, the matter will be placed before the Board in terms of T.R.61 of 2018 and T.R. 105 of 2018. Thereafter, proposal will be sent to TAMP for obtaining approval

*M. J. Jadhav*  
CHIEF ENGINEER  
& HOD (ESTATE)

*A. J. Jadhav*  
F.A. & C.A.O.

*J. Jadhav*  
TRAFFIC MANAGER

*D. J. Jadhav*  
DY. CHAIRMAN

*K.S. 13/8/24 D.Y. 2024*  
*K. J. Jadhav*  
Submitted to Chairman

Chairman's approval is requested to place LAC Report before the Board.



*K. J. Jadhav*  
CHAIRMAN

*D. J. Jadhav*  
CHAIRMAN  
*K.S. 20/8/24 D.Y. 2024*