

MUMBAI PORT TRUST

Annexure II

REVISION OF SOR FOR THE PERIOD FROM 01.10.2012 TO 30.09.2017 FOR NON-HOME OCCUPATIONS

Sr. No.	RR Zone	Unit	Description as per Ready Reckoner	TR No.	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 (as per 6 % return p.a. in terms of Land policy) on land Values as per Ready Reckoner 2012 01.10.12 TO 30.9.13 with 4% annual escalation
1	1/6A	Unit-12 & 14 (Fish based occupations of Sassoon Dock)	On East Sea, on West Shahid Bhagat Singh Road, on South Homi Bhabha Road on North division boundary. (Refer Note No.9)	TR 135 dated 24.08.2021	1,19,243	596.11
2	3/36	Bunders Unit-14 (Fish based occupations of Ferry Wharf-Land/Jetty)	All portion of B Ward on Eastside of P.D' Mello Road upto sea shore (Victoria Dock & Princess Dock).	TR 139 dated 24.08.2021	1,17,098	585.49
3	3/36	Bunders Unit-14 (Fish based occupations of Ferry Wharf - PT Structure)	All portion of B Ward on Eastside of P.D' Mello Road upto sea shore (Victoria Dock & Princess Dock).	TR 139 dated 24.08.2021	1,36,856	684.28
4	--	JD Island	Existing land at JD Island	TR 137 dated 24.08.2021	23,444	117.22

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.