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**TARIFF AUTHORITY FOR MAJOR PORTS**

G.No. 555

New Delhi,

12 November 2021

**NOTIFICATION**

In exercise of the powers conferred by Section 49 of the Major Port Trusts Act, 1963 (38 of 1963), the Tariff Authority for Major Ports hereby disposes of the proposal received from Mumbai Port Trust (MBPT) for fixation of Schedule of Rates and revision of rent / compensation in respect of 7 plots for the period 01.10.2012 to 30.09.2017 and 7 plots for the period 01.10.2017 to 30.09.2022 for let out land for non home occupation falling under various RR Zones of MBPT, as in the Order appended hereto.

**(T.S. Balasubramanian)**  
Member (Finance)

**Tariff Authority for Major Ports**  
**Case No. TAMP/53/2021-MBPT**

Mumbai Port Trust

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Applicant

**QUORUM**

- (i). Shri. T.S. Balasubramanian, Member (Finance)  
(ii). Shri. Sunil Kumar Singh, Member (Economic)

**ORDER**

(Passed on this 01<sup>st</sup> day of November 2021)

This case relates to a proposal received from Mumbai Port Trust (MBPT) vide its letter No. FA/OEA-L/38(21)/Gen/271 dated 23 September 2021 for fixation of Schedule of Rates and revision of rent / compensation in respect of 7 plots for the period 01.10.2012 to 30.09.2017 and 7 plots for the period 01.10.2017 to 30.09.2022 for let out land for non home occupation falling under various RR Zones of MBPT.

2. The proposal of MBPT is based on the amended Land Policy Guidelines, 2015. The proposal was taken on consultation with the relevant users/ tenants/ lessees. Many comments were received from the tenants/ lessees. The MBPT has responded to the comments of the tenants/ lessees.

3. With reference to the totality of information collected during the processing of the case and based on a collective application of mind, this Authority has passed a speaking Order disposing of the proposal filed by the MBPT for fixation of Schedule of Rates and revision of rent / compensation in respect of 7 plots for the period 01.10.2012 to 30.09.2017 and 7 plots for the period 01.10.2017 to 30.09.2022 for let out land for non home occupation falling under various RR Zones of MBPT.

4. This Authority desires that the following Rent Schedule for MBPT prescribing Lease rentals Lease rentals in respect of 7 plots for the period 01.10.2012 to 30.09.2017 and 7 plots for the period 01.10.2017 to 30.09.2022 for let out land falling for non home occupation under various RR Zones:

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**A. Schedule of Rates 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	Rentals per sqm per month for FSI 1.00 (₹.)
1	17/116	Unit-14 (Mahim Bunder)	Lady Jamshetji Road-Portion between city light Cinema junction to Mahim Church Junction.	359.00
2	1/5	Unit-14 (Pilot Bunder)	Cuff parade Portion towards North of Dr. Homibhabha Road and East Portion of Prakash Pethe Marg	1070.00
3	2/13	Unit-15	P D Mello Road (Frere Road)from General Post Office to Boundary of Nort of A Ward	629.00
4	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)	596.11
5	3/36	Bunders Unit-14 (Fish based occupations of	All portion of B Ward on Eastside of P.D' Mello Road upto sea shore (Victoria Dock & Princess Dock).	585.49

		Ferry Wharf-Land/Jetty)		
6	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).	684.28
7	--	JD Island (9/419 of Mahul)	Existing land at JD Island	117.22

NOTES:

1. The lease rent is subject to an increase @ 4% p.a. and that first such increase shall be effective from 01 October 2013.
2. The lease rentals may remain in force for a period of five years thereon.
3. 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.
4. Special Way Leave charges are calculated based on above rates as per MBPT regulations.
5. Taxes, service charges, penalties, interest rates are not included in the above rates.
6. Rate for allotment of water bodies is applicable at 50% of the SOR rates.
7. Differential Arrears, liabilities and other dues/charges for a period from 01.10.2012 to 30.9.2017 are calculated based on above rates.
8. These rates are applicable for Non-Home Occupations and Special Way Leave.
9. The applicable MCGM cesses will be billed separately over and above the SOR rates for monthly tenants and licenses for less than 1 year
10. These rates are not applicable to occupations given on nominal rents to public bodies and for public amenities.
11. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
12. 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.

**B. Schedule of Rates for the period from 01.10.2017 to 30.09.2022 for non Home Occupation.**

Sr. No.	RR Zone	Unit	Description as per Ready Reckoner	Rentals per sqm per month for FSI 1.00 (₹.)
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)	725.38
2	1/6A	Unit-14 (Fish based occupations of Jamshedji Bunder)	On East Sea, on West Shahid Bhagat Singh Road, on South Homi Bhabha Road on North division boundary. (Refer Note No.9)	871.91
3	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).	712.34
4	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).	832.53
5	--	Unit-12 JD Island	Existing land at JD Island	142.62
6	--	Unit-12 JD Island	Reclaimed land adjoining to JD Island	123.40*
7	--	JD Island	Maratha Mandir at JD Island	242.13*

\* SOR for reclaimed land adjoining to JD Island and Maratha Mandir at JD Island w.e.f. 01.10.2019 instead of 01.10.2017

NOTES:

1. The lease rent is subject to an increase @ 4% p.a. and that first such increase shall be effective from 01 October 2018.
2. The lease rentals may remain in force for a period of five years thereon.
3. 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.

4. Special Way Leave charges are calculated based on above rates as per MBPT regulations.
5. Taxes, service charges, penalties, interest rates are not included in the above rates.
6. Rate for allotment of water bodies is applicable at 50% of the SOR rates.
7. Differential Arrears, liabilities and other dues/charges for a period from 01.10.2017 to 30.9.2022 are calculated based on above rates.
8. These rates are applicable for Non-Home Occupations and Special Way Leave.
9. The applicable MCGM cesses will be billed separately over and above the SOR rates for monthly tenants and licenses for less than 1 year
10. These rates are not applicable to occupations given on nominal rents to public bodies and for public amenities.
11. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
12. 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

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5. The Speaking Order passed by this Authority will be intimated separately and communicated to the MBPT and the relevant tenants/ lessees in due course of time.

**(T.S. Balasubramanian)**  
Member (Finance)