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TARIFF AUTHORITY FOR MAJOR PORTS

G.No. 552

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 for the period 01 October 2017 to 30 September 2022 for non-home occupations in Township Areas of MBPT, as in the Order appended hereto.

(T.S. Balasubramanian)
Member (Finance)

Tariff Authority for Major Ports
Case No. TAMP/42/2021-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 1st day of November 2021)

This case relates to a proposal received from Mumbai Port Trust (MBPT) vide its letter No. FA/OEA-L38(21)/Gen/166 dated 03 August 2021 for fixation of Schedule of Rates and revision of rent/ compensation for the period 01 October 2017 to 30 September 2022 for non-home occupations in Township Areas 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. A joint hearing on the case in reference was held on 03 September 2021 through Video Conferencing. At the joint hearing, the MBPT and the tenants/ lessees have made their submissions. As decided during the Joint Hearing, the MBPT was requested to host the power point presentation in its website and had invited the comments of tenants/ lessees/ users on the power point presentation. 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 for the period from 01 October 2017 to 30 September 2022 for non-home occupations in Township Areas of MBPT.

4. This Authority desires that the following Rent Schedule for MBPT prescribing Lease rentals for the 07 Ready Reckoner Zones for non-home occupations in Township Areas of MBPT for the period 01 October 2017 to 30 September 2022 may be notified without waiting for notification of the Speaking Order:

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| Sr. No. | Ready Reckoner Zone | Unit No. | Division | Rate per Sq. Mtr. per month @ 6% return per annum as on 01.10.17 (in ₹.) |
|---------|---------------------|-----------------|----------------|---|
| A | B | C | D | G |
| 1. | 14/101 | Unit 1 | Dadar- Naigaum | 575.00 |
| 2. | 90/419 | Unit 1 | Mahul | 270.00 |
| 3. | 10/79 | Unit 2, 6,7 | Mazgaon | 856.55 |
| 4. | 10/80 | Unit 4,7,8,9,13 | Mazgaon | 938.50 |
| 5. | 2/13 | Unit 9,11,15 | Fort | 1262.48 |
| 6. | 2/22 | Unit 11 | Fort | 955.18 |
| 7. | 17/119, 17/116 | Unit 14 | Mahim | 950.00 |

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 annual lease rentals may remain in force for a period of five years thereon
3. Rent will be worked out on the basis of actual Built- Up Area, subject to minimum of FSI 1.00.
4. Above rates are exclusive of all Taxes (GST, Municipal Taxes, etc.), Service Charges, Penalties, and Interest etc. Same are separately payable by lessees/ tenants/ licensees, as may be applicable.
5. These rates are applicable for non –Home Occupations.
6. These rates are applicable to all the Expired Leases, Monthly Tenancies, Fifteen Monthly Leases and Licenses falling in the respective Ready Reckoner Zones.
7. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
8. 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)