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**TARIFF AUTHORITY FOR MAJOR PORTS**

G.No. 554

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 19 Ready Reckoner Zones 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/52/2021-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/265 dated 22 September 2021 for fixation of Schedule of Rates and revision of rent/ compensation in respect of 19 Ready Reckoner Zones 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. 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 19 Ready Reckoner Zones 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 19 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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**Schedule of Rates for the period 01.10.2017 to 30.09.2022  
for Non-Home Occupation for FSI = 1.00**

Sr. No	RR Zone	Unit	Division	Rate per Sq. Mtr. per month @6% return per annum as on 01.10.17 (in ₹.)
1	14/101A	ND – Unit 1	Dadar-Naigaum	578.20
2	11/86	ND/CD/ Bunders Unit 1, 5,13	Parel-Sewree	601.00
3	11/85A	ND- Unit 3	Parel-Sewree	892.25
4	11/85	ND/CD/ Bunders Unit 4, 5,13	Parel-Sewree	842.25
5	11/84	ND- Unit 2	Parel-Sewree	856.55
6	11/84A	ND- Unit 2	Parel-Sewree	856.55
7	10/79A	ND- Unit 3	Mazgaon	927.95
8	10/78A	CD – Unit-6, 8	Mazgaon	851.20
9	10/78B	CD- Unit 8	Mazgaon	851.20
10	3/36	SD - Unit 9	Princess Dock	851.20
11	3/35	SD/Bunders - Unit 9, 10,14	Princess Dock	851.20
12	3/35B	SD - Unit 9, 10	Princess Dock	948.20
13	2/23	SD/Buners Unit 9, 11, 15	Fort	1057.50
14	2/9	SD - Unit 11	Fort	1057.50
15	2/12	SD - Unit 12	Fort	1453.20
16	1/6A	SD/Bunders Unit 12, 14	Colaba	1453.20

Sr. No	RR Zone	Unit	Division	Rate per Sq. Mtr. per month @6% return per annum as on 01.10.17 (in ₹.)
17	1/4	Bunders Unit-14	Colaba (Pilot Bunder)	1453.20
18	1/3	SD - Unit 12	Colaba	1453.20
19	1/3A	SD - Unit 12	Colaba	1658.00

**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. 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 to all the Expired Leases, Monthly Tenancies, Fifteen Monthly Leases and Licenses falling in the respective Ready Reckoner Zones.
  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 15<sup>th</sup> day of each succeeding month.
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)