

(Published in Part - III Section 4 of the Gazette of India, Extraordinary)  
**TARIFF AUTHORITY FOR MAJOR PORTS**

G.No. 556

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 01.10.2012 to 30.09.2017 and 01.10.2017 to 30.09.2022 for residential and mixed used occupations, as in the Order appended hereto.

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

**Tariff Authority for Major Ports**  
**Case No. TAMP/54/2021-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 seeking approval for fixation of Schedule of Rates and revision of rent / compensation for the period 01.10.2012 to 30.09.2017 and 01.10.2017 to 30.09.2022 for residential and mixed used occupations.

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 26 RR zones for the period 01.10.2012 to 30.09.2017 and 27 RR zones for residential and mixed used occupations.

4. This Authority desires that the following Rent Schedule for MBPT prescribing Lease rentals Lease rentals in respect of 26 RR zones for the period 01.10.2012 to 30.09.2017 and 27 RR zones for the period 01.10.2017 to 30.09.2022 for residential and mixed used occupations:  
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**A. Schedule of rates for the period from 01.10.2012 to 30.09.2017 for residential and mixed used occupations.**

Sr. No.	RR Zone	Unit	Description as per Ready Reckoner	Rentals per Sqm. per month for FSI 1.00 as on 01.10.2012 (₹.)
1	14/101	1	All the Portion on East of Harbour Railway Line.	120.00
2	16/110	1	North, East & South boundary of Division, on West Harbour Railway Line (Part) and boundary of the Division.	259.00
3	11/86	1, Bunders	Portion towards East of Harbour Line, On South Acharya Donde Marg (King Edward Road) upto Sewri Railway Station, on East sea, on North boundary of ward and on West Harbour Railway Line. All the portion surrounded.	69.00
4	11/84	2	On East Barister Nath Pal Marg, T. Jeevraj Marg, Rafi Ahmed Kidwai Marg, on West G.D. Ambedkar Marg, on North Jerbai Wadia Marg. All the portion surrounded.	332.50
5	11/85A	3	On East B. P. T. railway line, on West Harbour railway line, on South Division boundary (First Avenue Road).	103.00
6	11/85	4,5,Bunders	On East Division boundary, from Sewri Station toward south Hindustan Level Company's East side Road, on West B.P.T. Railway Line, on South Division boundary.	86.50

Sr. No.	RR Zone	Unit	Description as per Ready Reckoner	Rentals per Sqm. per month for FSI 1.00 as on 01.10.2012 (₹.)
7	10/79	2,6	On East division boundary (portion of Harbour Railway line and G.D. Ambedkar Marg) on West central railway line, division boundary, on North division boundary, Dattaram Laud Marg, on South Sant Savatmalimarg.	168.00
8	10/79 A	8	On East B.P.T. railway line, on West central railway harbour line, on North Division boundary upto First Avenue Road, trangular portion of all the land.	83.50
9	10/80	4,7,8,9, Bunders	On West B.P.T. Railway Line (East Oilfield Freeway) on East sea on South Jijabhai Mulji Rathod Marg (Wadi Bunder Road) and on North B.P.T. Railway line and first Avenue Road. All the portion Surrounded.	84.50
10	10/78B	8	On East B.P.T. Railway line, on West Central railway harbour line, on south Jeenabai Rathod Marg (Wadi Bunder Road) trangular portion of all the land.	107.50
11	3/36	8,Docks	All portion of B Ward on Eastside of P.D' Mello Road upto sea shore (Victoria Dock & Princess Dock).	134.00
12	3/35	10	Area Between North Boundary of B Ward (Ramchandra Bhatt Marg,2013), South Boundary of B Ward (Lokmanya Tilak Marg,2013), Central Railway Line and P.D'Mello Road.	244.50
13	2/23	9, 11, 15 Docks	Indira Dock land Portion towards East of P.D'Mello Road upto sea and from G.P.O. to North boundary of Ward.	265.00
14	2/9	11	Shahid Bhagat Singh Marg from Regal Cinema to General Post Office.	466.50
15	2/22	11	Ballard Estate part. Portion towards East of Shahid Bhagat Singh Marg from Mint to General Post Office upto indira Dock Portion and Dock railway and portion upto division boundary.	273.50
16	2/12	12	Madam Cama Road between Regal Cinema and Gateway of India.	667.50
17	1/6	12, Bunders	Colaba portion: East portion of Prakash Pethe Marg and Jagannath Bhosale Marg and South portion of Madam Cama Road, except portion of Sub-zone 1/3 above.	534.00
18	1/6A	12	On East Sea, on West Shahid Bhagat Singh Road, on South Homi Bhabha Road on North division boundary. (Refer Note No.9)	494.50
19	1/3	12	Shahid Bhagat Singh Marg from Colaba to Regal Cinema	1266.00
20	90/419	1	All the properties of Mahul village	68.50
21	96/436	1	All the properties of Aanik village, except Bhakti Park Complex	115.00
22	26/81	5	Zone 2A. Division Manda (34)(A) Manda West - All properties on West of Central Railway Line	34.50
23	17/119	14	on South Sitaldevi Temple Road, on East Western Railway Line and on North and West Mahim Creek. All the portion surrounded.	300.50
24	17/116	14	Mahim Bunder	359.00
25	1/5	14	Pilot Bunder (Sea Cadet)	1070.00
26	2/13	15	PD'Mello Road	629.00

**NOTES:**

1. The lease rent is subject to an increase @ 4% p.a. and that first such increase shall be effective from 01 October 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. Taxes, service charges, penalties, interest rates are not included in the above rates.
5. Above rates are not applicable for letout structures constructed / owned by MBPT i.e. P.T. Structures.
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 Home and Mixed (Home and Non-Home) Occupations.
9. Estate lands of Old Sassoon Dock, Ferry Wharf and Jawahar Dweep are excluded from the above rates.
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 Home and Mixed (Home+Non-home) Occupations**

Sr. No.	RR Zone	Unit	Description as per Ready Reckoner	Rentals per Sqm. per month for FSI 1.00 as on 01.10.2017 (₹.)
1	14/101	ND -Unit 1	Dadar-Naigaum	575.00
2	14/101A	ND – Unit 1	Dadar-Naigaum	578.20
3	11/86	ND/CD/ Bunders Unit 1, 5,13	Parel-Sewree	601.00
4	11/85A	ND- Unit 3	Parel-Sewree	892.23
5	11/85	ND/CD/ Bunders Unit 4, 5,13	Parel-Sewree	842.25
6	11/84	ND- Unit 2	Parel-Sewree	856.55
7	11/84A	ND- Unit 2	Parel-Sewree	856.55
8	10/80	ND/CD/ SD/Bunders Unit 4,7,8,9,13	Mazgaon	938.50
9	10/79	ND/CD- Unit 2, 6,7	Mazgaon	856.55
10	10/79A	ND- Unit 3	Mazgaon	927.92
11	10/78A	CD – Unit-6, 8	Mazgaon	851.20
12	10/78B	CD- Unit 8	Mazgaon	851.20
13	3/36	SD - Unit 9	Princess Dock	851.20
14	3/35	SD/Bunders - Unit 9, 10,14	Princess Dock	851.20
15	3/35B	SD - Unit 9, 10	Princess Dock	948.20
16	2/22	SD- Unit 11	Fort	955.18
17	2/23	SD/Buners Unit 9, 11, 15	Fort	1057.50
18	2/13	SD/Bunders Unit 9,11,15	Fort	1262.48
19	2/9	SD - Unit 11	Fort	1057.50
20	2/12	SD - Unit 12	Fort	1453.20
21	1/6A	SD/Bunders Unit 12, 14	Colaba	1453.20
22	1/4	Bunders Unit-14	Colaba (Pilot Bunder)	1453.20
23	1/3	SD - Unit 12	Colaba	1453.20
24	1/3A	SD - Unit 12	Colaba	1658.00
25	17/119	BD - Unit 14	Mahim	950.00
26	17/116	BD - Unit 14	Mahim	950.00
27	90/419 Pir Pau	ND - Unit 1	Mahul	269.10

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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. Taxes, service charges, penalties, interest rates are not included in the above rates.
5. Above rates are not applicable for letout structures constructed / owned by MBPT i.e. P.T. Structures.
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.
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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)