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TARIFF AUTHORITY FOR MAJOR PORTS

G.No. 559

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 (SOR) and revision of rent / compensation for the period 01.10.2012 to 30.09.2017 (12 Zones) and 01.10.2017 to 30.09.2022 (09 Zones) for let out land falling under various Ready Reckoner Zones, as in the Order appended hereto.

(T.S. Balasubramanian)
Member (Finance)

Tariff Authority for Major Ports
Case No. TAMP/60/2021-MBPT

Mumbai Port Trust

Applicant

QUORUM

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

ORDER

(Passed on this 01st day of November 2021)

This case relates to a proposal received from Mumbai Port Trust (MBPT) vide its letter dated 13 October 2021 received from the Mumbai Port Trust (MBPT) for fixation of Schedule of Rates (SOR) and revision of rent / compensation for the period 01.10.2012 to 30.09.2017 (12 Zones) and 01.10.2017 to 30.09.2022 (09 Zones) for let out land falling under various Ready Reckoner Zones.

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 (SOR) and revision of rent / compensation for the period 01.10.2012 to 30.09.2017 (12 Zones) and 01.10.2017 to 30.09.2022 (09 Zones) for let out land falling under various Ready Reckoner Zones.

4. This Authority desires that the following Rent Schedule for MBPT prescribing Lease rentals Lease rentals in respect of 12 RR Zones for the period 01.10.2012 to 30.09.2017 and 9 RR Zones 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	11/84A	2	On East Rafi Ahmad Kidwai Marg, on West T.Jeevraj Road upto P.Sawant Chowk on North Acharya Daunde Marg(King Edward Road) trangular portion of all the land.	200.00
2	11/84B	2	Rafi Ahmed Kidwai Marg and Harbour railway line, narrow strip portion of land	241.00
3	11/84E	2	Portion in between on East Harbour Railway line and on West Sewri Cross Road	291.00
4	7/64	12	On west side Central Portion of Khamballa Hill having vertical slope on East side Javji Dadaji Marg (Tardeo Road) from Nana Chowk to Haji Ali Chowk on North Haji Ali Chowk and on South August Kranti Marg. All Portion surrounded by these Roads.	655.00
5	10/78A	8	On West Shivdas champsi Marg and Dr. Mascrenas Road, on East BPT Railway line, on North Sant Savtamali Marg and on South	175.00

			Jijabhai Mulji Rathod Marg. All the portion surrounded.	
6	3/35B	9	P.D'Mello Road	233.00
7	7/66	12	West, South and East division boundary on North August Kranti Marg and Pandita Ramabai Marg . All the portion surrounded.	1206.00
8.	1/4	14	Onavy Nagar portion and colaba portion towards south of Dr. Homi Bhabha Road Navy Nagar, Tata Institute of Fundamental Research and Colaba Point	339.00
9.	13/97	13	Towards West Sasmira Road , On East and South ward boundary and on North Worli Gaothan Boundary	322.00
10	15/105	1	All the properties of Salt Pan Division except Zone No. 15/105A	170.00
11.	2/34	Only Township Areas excluding Custom bond areas	Lokmanya Tilak Marg part from Phule Market to P.D'Mello Chowk	308.00
12.	3/36A		Lokmanya Tilak Marg on East side of PD Mello Road	293.00

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. 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. The applicable MCGM cesses will be billed separately over and above the SOR rates for monthly tenants and licenses for less than 1 year
9. These rates are not applicable to occupations given on nominal rents to public bodies and for public amenities.
10. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
11. 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	96/436	1	Anik	269.00
2	15/105	1	Salt Pan	269.00
3	16/110	1	Matunga	578.00
4	11/84E	2	Parel-Sewree	857.00
5	13/97	14	Worli	568.00
6	7/64	12	Malbar Hill	1288.00
7	7/66	12	Malbar Hill	1691.00
8	1/6	12	Colaba	1658.00
9	Karanja	12	Karanja	57.00

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 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. The applicable MCGM cesses will be billed separately over and above the SOR rates for monthly tenants and licenses for less than 1 year
9. These rates are not applicable to occupations given on nominal rents to public bodies and for public amenities.
10. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
11. 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)