

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

G.No. 521

New Delhi,

28 October 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 2012 to 30 September 2017 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/43/2021-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 22nd day of October 2021)

This case relates to a proposal received from Mumbai Port Trust (MBPT) vide its letter No. FA/OEA-L/14(17)/Gen/176 dated 06 August 2021 for fixation of Schedule of Rates and revision of rent/ compensation for the period 01.10.2012 to 30.09.2017 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 01.10.2012 to 30.09.2017 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 23 Ready Reckoner Zones for non-home occupations in Township Areas of MBPT for the period 01 October 2012 to 30 September 2017 may be notified without waiting for notification of the Speaking Order:

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Sr. No.	RR Zone	Unit	Description as per Ready Reckoner	Rentals per sqm per month for FSI 1.00
1	14/101	1	All the Portion on East of Harbour Railway Line.	120
2	16/110	1	North, East & South boundary of Division, on West Harbour Railway Line (Part) and boundary of the Division.	259
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
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.	332.5

5	11/85A	3	On East B. P. T. railway line, on West Harbour railway line, on South Division boundary (First Avenue Road).	103
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.	86.5
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
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.	83.5
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.	84.5
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.	107.5
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
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.	244.5
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
14	2/9	11	Shahid Bhagat Singh Marg from Regal Cinema to General Post Office.	466.5
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.	273.5
16	2/12	12	Madam Cama Road between Regal Cinema and Gateway of India.	667.5
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
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)	494.5
19	1/3	12	Shahid Bhagat Singh Marg from Colaba to Regal Cinema	1266
20	90/419	1	All the properties of Mahul village	68.5
21	96/436	1	All the properties of Aanik village, except Bhakti Park Complex	115
22	26/81	5	Zone 2A. Division Manda (34)(A) Manda West - All properties on West of Central Railway Line	34.5
23	17/119	14	on South Sittladevi Temple Road, on East Western Railway Line and on North and West Mahim Creek. All the portion surrounded.	300.5

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. Rate for let out structures constructed / owned by MBPT i.e. P.T.Structures is not included in the above rates.
8. Differential Arrears, liabilities and other dues/charges for a period from 01.10.2012 to 30.9.2017 are calculated based on above rates.
9. These rates are applicable for Non-Home Occupations and Special Way Leave.
10. These rates are not applicable to the lettings of PT Structures, BDD Chawls, Fish based occupations / lettings of Old Sassoon Dock, Home Occupations, Mixed users i.e. Home & Non-Home will be made applicable as per prevailing MBPT regulations
11. Estate lands of Old Sassoon Dock, Ferry Wharf and Jawahar Dweep are excluded from the above rates.
12. The applicable MCGM cesses will be billed separately over and above the SOR rates for monthly tenants and licenses for less than 1 year
13. These rates are not applicable to occupations given on nominal rents to public bodies and for public amenities.
14. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
15. 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)