

READY RECKONER

FOR

SCHEDULES OF PAYMENTS

PAYABLE TO MUNICIPAL CORPORATION

FOR VARIOUS TYPES OF DEVELOPMENT



SCRUTINY FEES, DEPOSITS, CHARGES, PREMIUMS,

DEVELOPMENT CHARGES, CONCESSIONS,

RELIEFS, RATES FOR CHARGING PREMIUMS ETC.

AND

GUIDE LINES



Practising Engineers Architects
and Town Planners Association

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MUNICIPAL CORPORATION

Shri E.Y. PRASADE
Chief Engineer. (D.P.)

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Chief Engineer. (S.R.A.)

Shri Y. L. VYAS
Dy. Chief Engineer (B.P.E.S)

Shri M.N. KELKAR
Dy. Chief Engineer, (B.P. city)

Shri A.S. JAIN
Dy. Chief Engineer, (D.P.) (Retd)

Shri C.D. AMDEKAR
Dy. Chief Engineer, (B.P.W.S.)

Shri JAYANT S. SANE
Executive Engineer to
Director, (E.S. & P.)

Shri LALSON P. CHARLES
Executive Engineer, (B.P.W.S.).

Shri A.S. NABAR
Executive Engineer, (D.P.).

Shri R.V. BORKAR
Asst. Engineer (B.P.W.S.)

Shri VILAS P. KHARCHE
Asst. Engineer (B.P.E.S.)

Shri SHASHIKANT L. JADHAV
Sub-Engineer, (B.P.E.S.)

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Chairman, Civil Aviation
Sub-Committee.

EKNATH Y. PRASADE
Chief Engineer, (D.P)



Municipal Corporation of
Greater Mumbai,
Head Office, 4th Floor,
Mahapalika Marg,
Mumbai - 400 001.

MESSAGE

The necessity of preparing a Booklet containing upto date compilation of Revenue recovery by the Municipal Corporation in the form of Ready Reckoner while granting various development permissions, was very strongly felt to bring out uniform working at all Building Proposal Zonal offices.

Practising Engineers Architects & Town Planners' Association (PEATA) a premier organisation in this field, when took up the responsibility for preparing such document, all cooperation and assistance was offered by our staff. PEATA has put in valiant efforts in compilation of upto date informations about payments of Fees Premia, Deposits, Charges, based on policies and circulars issued by the Municipal Corporation from time to time.

The publication of Ready Reckoner by PEATA alongwith Hand-Book on the D.C. Regulations 1991 is further laurel in the services of practising technocrats, municipal staff & public in general. The contents are very useful for day to day work.

I complement office bearers of PEATA and Municipal Engineers for this very useful and informative publication which will give a long way to serve requirements of all concerned. Wishing them all the success and expecting more and more useful publications in future.

Dated : 3rd March, 1998.

A handwritten signature in black ink, appearing to read 'Eknath Y. Prasad', written over a horizontal line.

EKNATH Y. PRASADE
Chief Engineer, (D.P.).



1997-1998

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Res: 512 20 98

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Res: 620 51 60

GURUNATH DALVI 640 19 33
Res: 446 65 55

Hon. Treasurer
Miss LAJA K. DODEJA 207 20 70
Res: 415 08 59

Committee Members

Dhrlu M. Baral 265 27 82
Res: 620 55 09

R. B. Bhalwankar 642 22 63
Res: 610 41 20

Smt. Veena Ekbote 407 38 35
Res: 893 24 13

H.L. Jawahiry 640 32 07
Res: 648 62 06

Sandeep Raheja 640 32 69
Res: 640 75 86

Dillip R. Sanghavi 671 09 77
Res: 671 20 31

Bharatkumar C. Shah 610 18 42
Res: 612 80 37

Pravin R. Kanekar 615 26 19
co-opted Res: 614 13 02

B.K.Mhatre 528 56 93
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1991 NATUBHAI BADHEKA 266 35 63

1993 N.B. DHARMADHIKARI 204 85 22

Executive Officer

K. RAVI NAMBIAR 444 5998

444 2897

FOREWORD

The Municipal Corporation of Gr. Mumbai recovers payments towards Fees, Charges, Premiums, Deposits etc. while granting various development permissions. Every year Corporation publish land rates applicable for calculating premiums for Island City, Suburbs & extended Suburbs.

The updated information towards such revenue recovery sometimes is not readily available with the professionals and staff. While working on Hand-Book on the D.C. Regulations in one of the office-bearers meeting, it was decided to compile such information in the form of Ready Reckoner, which will be great help to Professionals, Administration, Owners, Developers and public. This document will give complete assistance in calculating payments payable to the Municipal Corporation in advance for making necessary financial arrangements in time.

I, on behalf of our Executive Committee sincerely thank Shri A. N. Kale, Director (E.S. & P.), Shri E. Y. Prasade, Chief Engineer, (D.P.), Shri Jayant S.Sane, Executive Engineer to Director (E.S. & P.) for their encouragement and support. My appreciation goes to all members of Joint Committee for their valuable time and cooperation without which this exercise could not be completed.

The schedules of fees, charges, premiums, deposits for various types of proposals are prepared in a simple tabular form, with explanatory notes.

This compilation is based on various policies and circulars issued by the Municipal Corporation from time to time. It gives adequate information and guide lines for detail working. The formula of Reduction Factor applicable in certain cases, is explained with a example. This also gives details of charging premiums as well as concessions applicable to certain category of buildings.

My colleagues, Shri Vijay Phulkar, (President,) Shri Jayant Vaidya, (Vice President,) Shri Manoj Daisaria and Shri Ajit Khatri, (Jt. Secretaries,) Shri R. B. Bhalwankar, (Member) deserve all appreciation for their untiring efforts and contribution in compilation of this Ready Reckoner.

I sincerely thank Shri Y. L. Vyas, Dy. ChE. (B.P.E.S.) and Shri S. L. Jadhav, Sub-Engineer, (B.P.E.S.), who had initially prepared basic compilation which motivated us further in preparing this document.

I am sure that this Ready Reckoner together with Hand-Book on D. C. Regulations will give adequate information and guidance to our fraternity, concerned staff of zonal offices and will help in achieving uniform policy at all levels.

With immense pleasure, on behalf of our Executive Committee, I submit this Ready Reckoner to all concern, with a promise to update it from time to time.

SUDHAKAR M. DOKHANE
Imm. Past President & Chairman
B.M.C. Sub-Committee.

Dated : 3rd March, 1998.

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Chairman, Civil Aviation
Sub-Committee.

INDEX

DESCRIPTION	PAGE NO.
CHARGING OF PREMIUMS FOR DEFICIENCIES IN OPEN SPACES, PARKING SPACES AND LAYOUTS	9-11
REDUCTION FACTOR	12
LUCRATIVE PREMIUM FOR RESIDENTIAL HOTELS	13
REVISION OF RATES OF CAPITATION FEES FOR HIGH-RISE BUILDINGS AND CERTAIN SPECIFIED BUILDINGS (FOR C.F.O.'S N.O.C.)	14-17
SCRUTINY FEES FOR AMALGAMATIONS/LAYOUTS/SUB-DIVISIONS	18
SCRUTINY FEES FOR NEW PROPOSALS U/S 337 & 342	18-19
SCRUTINY FEES FOR AMENDED PLANS	19-20
SCRUTINY FEES FOR REPAIRS WITHOUT INVOLVING ADDITIONAL AREA (F.S.I.)	21
SCRUTINY FEES FOR CHANGE OF USER IN EXISTING BUILDING	21
SCRUTINY FEES & DEPOSITS FOR MISCELLANEOUS PROPOSALS	21
FEES & DEPOSITS FOR TEMPORARY STRUCTURES	22
FEES FOR INSPECTION OF DOCUMENTS & CERTIFIED COPIES	22
FEES FOR REVALIDATION OF BUILDING PROPOSALS	23
PREMIUMS	24-25
PENALTIES	26
CONCESSIONS/RELIEFS FOR THE PAYMENT OF PREMIUMS FOR ADDITIONAL F.S.I. FOR INSTITUTIONAL BUILDING	27
DEPOSITS	28
DEVELOPMENT CHARGES	29

EXTENT OF EXEMPTION FOR PAYMENT OF DEVELOPMENT CHARGES FOR EDUCATIONAL, MEDICAL AND CHARITABLE INSTITUTIONS	30
CLARIFICATIONS, DIRECTIVES & GUIDE LINES FOR LEVY, RECOVERY & COLLECTION OF DEVELOPMENT CHARGES	31-32
RATES OF FEES, DEPOSITS, PREMIUMS FOR THE PROPOSALS U/S. 33(6) & 33(7) OF DCR 1991.	33-34
BLOCK RATES FOR PRORATA CHARGES, AND CAPITAL COST FOR PROVIDING VARIOUS SERVICES IN D.P. ROADS.	35-36
SCHEDULE OF FEES FOR VARIOUS PERMISSIONS ISSUED BY DEVELOPMENT DEPARTMENT AND WHERE TO MAKE PAYMENTS	37-38
SCHEDULE OF FEES FOR VARIOUS REMARKS	39
GUIDE LINES FOR (LAND) RATES FOR PREMIUM CALCULATIONS	40
(LAND) RATES FOR PREMIUMS FOR CITY WARDS (ISLAND CITY)	41-49
(LAND) RATES FOR PREMIUM FOR WESTERN SUBURBS	50-59
(LAND) RATES FOR PREMIUM FOR EASTERN SUBURBS	60-65

CHARGING OF PREMIUMS FOR DEFICIENCIES IN OPEN SPACES, PARKING SPACES AND LAYOUTS

(Relevant Extract of CIRCULAR
No. CHI/3291/DPC of 24-11-1995)

A. OPEN SPACE DEFICIENCY

1. Generally concessions in open spaces shall not be considered in the proposal of new buildings on any virgin plots more than 500 sq.mt. including the plot with odd shape and narrow plots etc. If the deficiency in open spaces is required to be condoned as a very rare and exceptional case involving demonstrable hardship, the same may be considered by the Director (E.S. & P.) by reducing the equivalent F.S.I. involved in the concessions.
2. The proposals involving rehabilitation of existing tenants (except under D.C. Reg. No. 33(6), 33(7), 33(8), 33(9) & 33(10)) shall be treated at par with the building proposals on open plots and no concessions in open spaces shall be considered. Where the concessions are granted to proposals falling under D.C. Reg. No. 33(6), 33(7), 33(8), 33(9), 33(10), the premium shall be charged in prescribed manner and at pre-determined rate.
3. In cases of proposals involving clearing of built up set-backs, reasonable concessions to front side shall be considered and deficiency in open spaces shall be condoned by charging premium. However, in such cases, open spaces of all other sides shall be in conformity with the D.C. Regulations.
4. In cases of proposals of horizontal extension to the existing building, the open spaces for the proposed extension shall be provided as per D.C. Regulations. In the event of existing bldg. is with deficient open spaces, the same shall be condoned by charging premium with reduction factor only.
- 5.a) In case of proposals for additional floors over existing bldg. (vertical extension) either for consumption of balance potential or use of T.D.R., set-back at upper level shall be allowed for providing required open spaces. As per the provisions, if it is not possible to provide the required set-back for the proposed additional floors due to structural reasons, the deficiency in open spaces shall be condoned by charging premium by applying reduction factor only.
- b) In cases of proposals for additional floors over the existing building (vertical extension) or building under construction, for utilising T.D.R., the plan of which have been approved after the D.C. Regulations, 1991 came into force on 25.3.91, the deficiency in open spaces, if any, shall be condoned by charging premium of the area of all the floors involved in the concessions.

6. The proposals on the plot encumbered with hutments/structures along the boundary of the same or encroaching from the adjoining plot to a small extent, the same shall be considered subject to construction of compound wall leaving 1.5 mtr. wide passage for the hutment dwellers and suitable means of access from the existing public road. Open spaces for the proposed bldg. / of such building shall be insisted as per the D.C. Regulations considering the compound wall as the shifted boundary of the plot. Area of encroachment and passage provided for the same shall be deducted for the purpose of F.S.I. Computation.
7. In case of proposals on industrially zoned lands, where the user of the same is allowed to be changed to Residential (R) or Commercial (C-1), as per the provisions of D.C. Regulations Nos. 56 & 57, the segregation distance as required as per the D.C. Reg. No. 29, Table 10(c) shall be insisted. Any deficiency in segregation distance shall not be allowed. If the same is required to be condoned on the ground of hardship, the same will be deductible against F.S.I.
8. The proposals for change of user of major nature viz. Bank, Restaurant, Hospitals, Nursing homes etc. in existing bldg. in part or full where adequate parking spaces are not available, the same shall not be considered. In case, where adequate parking spaces are available and other minor cases of change of user, deficiency in open spaces may be condoned by charging premium for area of proposed change of use only.
9. The proposals for institutional building i.e. Educational and Medical Institute where additional F.S.I. is available as per D.C. Reg. No. 33(2), the deficiency in open spaces, and parking spaces shall be condoned by charging premium.
10. The proposals on the plots of MHADA for H.I.G. & M.I.G. where higher FSI has been allowed as per the provisions of D.C. Reg. No. 33(5), the deficiency in open spaces, if any, shall be condoned by charging premium.
11. The proposals for development of accommodation reservation wherever under D.C. Reg. No. 9 involving concessions in open spaces, parking spaces etc., the deficiency, if any, shall be condoned by charging premium. If such accommodation is given in separate structure with surrounding open spaces to Municipal Corporation, the deficiency in joint open spaces will be allowed without charging premium.

B. PARKING SPACE DEFICIENCY

1. The requirement of parking spaces shall be insisted as per the provisions of D.C. Regulations for new buildings. In case of proposals of additions/alterations to the existing bldg. having deficiency in parking spaces, the same shall be condoned by charging premium.

2. In case of proposals of Redevelopment, or new proposals where there will be genuine hardship in providing adequate parking spaces the deficient parking spaces will be condoned on merit of case, by charging premium.

C. PROPOSALS IN LAYOUT

R.G. DEFICIENCY

In cases of proposals of partially developed layouts, approved prior to D.C. Regulations come into force, if there is any deficiency in physical provisions of R.G. due to buildings constructed in the layout, the same shall be condoned by charging premium at the rate of Rs. 50/- per sq.mt.

INTERNAL LAY-OUT ROAD

- i) The proposals where width of internal layout road is not in conformity with the D.C. Regulations, and if it is not possible to widen the same due to existing development in the layout, the deficiency in width of access shall be condoned on merits by charging premium for deficient area (deficient width x length of road) of means of access at premium rate. Same policy shall apply to the proposals in the plots having inadequate width of means of access.
- ii) In case of new layouts, the deficiency in set-back of 3 mtr. from layout R.G. for the plots having area more than 2500 sq.mt. and internal access roads in the layout, if any, shall be condoned by reducing the equal area involved in the concessions granted.

REDUCTION FACTOR

While calculating amount of premium for the deficient open spaces in case of Vertical or Horizontal Extension to the existing building, prior to 25-3-91 the Reduction Factor is applied. The formula of Reduction Factor is as under :-

$$\text{Reduction Factor} = \frac{\text{Proposed Area}}{\text{Total of existing area + Proposed area}}$$

CHARGING OF PREMIUM BY APPLYING REDUCTION FACTOR

The Premium under these categories are calculated as under :-

For example :

i) **Reduction Factor :**

$$\frac{100 \text{ Sq. Mtrs. (Proposed area)}}{500 \text{ Sq. Mtrs. (400 M}^2 \text{ Existing + 100 M}^2 \text{ proposed area)}} = 0.2$$

$$\frac{100 \text{ Sq. Mtrs. (Proposed area)}}{500 \text{ Sq. Mtrs. (400 M}^2 \text{ Existing + 100 M}^2 \text{ proposed area)}} = 0.2$$

ii) **Premium calculations**

$$\begin{aligned} & \text{Total deficient area} \times \text{Reduction factor} \times \text{Land Rate} \\ & 50 \text{ SQ.M.} \times 0.2 \quad \times \text{Rs. } 100/- \text{ M}^2 \\ & = \text{Rs. } 10,000/- \end{aligned}$$

GENERAL GUIDELINES FOR CHARGING PREMIUMS

1. Premium will not be charged if adequate set-back is provided to the extent of open spaces required for proposed work of Vertical extensions.
2. Premium will not be charged for the deficiency in the front open space if created due to Road widening for the existing work subject to adequate set-back is provided in front open space to proposed extension.
3. The Reduction Factor is applicable only to those buildings existing prior to 25-3-1991, the date on which final Development Control Regulations for Greater Mumbai 1991 came into force.

LUCRATIVE PREMIUM FOR RESIDENTIAL HOTELS

In Local Commercial Zone (C-1) and
District Commercial Zone (C-2)

(Reference : Circular No.CHI/1012/DPC/GEN dt. 31.10.1997.)

After coming into force of the D.C. Regulations, 1991, for starred category Hotels, additional F.S.I. upto 100% of the permissible F.S.I. is being granted by the State Govt. as per the provisions of Reg. No. 33(4) or D.C. Regulations, 1991 subject to recovery of premium at the rate that may be decided by the Govt. for additional F.S.I. 50% of which is payable to the Corporation.

Further consequent upon amendment in Section 124 of M.R. & T.P. Act, 1966, development charges are now being recovered while allowing development which is also applicable to Residential Hotels from 10-8-1992 at the rate of Rs. 140/- per sq. mt.

Considering the various aspects the matter has been reviewed by the Municipal Commissioner. The Municipal Commissioner has now approved the following guidelines/policy to be adopted in respect of charging lucrative premium while allowing Residential Hotels hereafter under M.C.'s order No. MGC/8/2429 of 20.5.97.

- 1) Lucrative premium at the rate of Rs. 20/- per sq.foot. shall be recovered while allowing Residential Hotels in Residential Zone with shop lines (R-2) for permissible FSI as per the present policy since special written permission of the M.C. is necessary for such proposals as per the provisions of D.C. Reg. No. 53(1) (i).
- 2) Lucrative premium shall NOT be recovered for the proposals of Residential Hotels in Local Commercial Zone (C-1), District Commercial Zone (C-2) and on the industrially zoned lands allowed to be utilised for commercial users (C-1) only under the provisions of Reg. No. 56 & 57 of D.C. Regulations, 1991.
- 3) Lucrative premium shall NOT be recovered for the additional built up area available due to additional FSI granted by the Govt. as per the D.C. Regulation No. 33(4), since Govt. recovers premium at the rate decided by the Govt. out of which 50% is payable to the Municipal Corporation.
- 4) Lucrative premium shall NOT be recovered while allowing development of the plots reserved for specific purpose of Holiday Resort/Tourist Centre in the Development Plan.
- 5) The above policy has come into force from 1.5.1997.

Note :

- i) In cases where lucrative user premium is already recovered, no refund would be admissible.

REVISION OF RATES OF CAPITATION FEES FOR HIGH-RISE BUILDINGS AND CERTAIN SPECIFIED BUILDINGS FOR C.F.O. N.O.C.

(Ref. No. AMC/C/701 dated 23-5-1997)

Levy of Revised Capitation Fees has come into effect from 29-5-1997.

Sr. No.	Type of Building.	Previous Rates	Revised Rates.
1.	High rise Building (having height above 24 M.)	Rs. 5/- per Sq. Mtr. subject to minimum Rs. 25,000/- Per Building.	Rs. 10/- per Sq. Mtr. Subject to minimum of Rs. 50,000/- Per Building.
2.	i] Industrial Estate Bldgs. ii] Service Industrial Bldgs. iii] Industrial (Factory) Bldgs. iv] Storage Bldgs. v] Warehouse Bldgs. vi] Cinema/ Theatres. vii] Shopping Centres. viii] Residential Hotel Buildings.	}	Rs. 5/- per Sq. Mtr. subject to minimum of Rs. 25,000/- Per Building.

Guidelines for levy of capitation fees

1) HIGHRISE BUILDINGS

- i) In this case, capitation fee will be levied irrespective of occupancy i.e. Residential, Commercial, Institutional, Residential Hotel or any other such occupancy permitted in residential & commercial zones.
- ii) The area calculation for the purpose of levy of capitation fees will be on Gross built-up area which includes area of basements, stilts, staircases, lifts, lobbies, passages, balconies, cantilevered portions, Refuge area and same should be certified by the concerned Architect/ Licensed Surveyor. The total built-up area calculation on the above basis will have no relation with usual F.S.I. or built-up area calculations shown in the approved plans.
- iii) In case of a building, which is partly high-rise and partly low-rise, capitation fee will be levied on the entire building as per the present practice, since both the high-rise and low-rise wings are contiguous and form part of one building.
- iv) Capitation fee will be levied only, as is the present practice, when N.O.C. is required to be issued by the Fire Brigade Department, whether it is an existing Building or a building proposed to be newly-built.

- v)(a) In case of the High-rise Buildings, on which the capitation fee has not been levied earlier (Permissions have been granted prior to the levy of capitation fee came in to force on 7.2.75) and only if any additions are proposed to be made, the entire area of the building will be levied for the capitation fee at the revised rate i.e. Rs. 10/- sq.mtr. subject to a minimum of Rs. 50,000/-.
- (b) However, if only internal alterations are proposed to be carried out, without addition in the gross built-up area, capitation fee will Not be levied
- vi)(a) In case of the existing Highrise Buildings for which the capitation fee has been already been levied and collected at the then existing rate, and if any additional area proposed to be built, the capitation fee will be levied at the revised rate on the additional area i.e. the difference between the total area of the building minus the actual Gross built-up area for which the N.O.C. of the Fire Brigade Department has been issued earlier. In this case, since the party has paid the capitation fee, as payable at then rate, including the minimum amount payable, the revised minimum will not be made applicable.
- (b) However, if only internal alterations are proposed to be carried out, without any additions in the gross built-up area, capitation fee will Not be levied.
- vii) In case of an existing Low-rise Building, which will become High-rise Building due to propose additional construction, capitation fee will be levied on the total area of building as per the current rate, subject to the revised minimum amount Rs. 50,000/- per building.
- viii) If only the construction of loft and/or mezzanine floor is proposed to be constructed in an existing high rise building, whether capitation fee has been paid earlier or not, capitation fee will NOT be levied on these areas.

2) Industrial buildings, Storage buildings, Warehouses, Cinema/ Theatres, etc.

- i) In the case of these buildings, capitation fee will be levied on the basis of occupancy i.e. user and not on the basis of height. Hence, the capitation fee will be levied, irrespective of the height of the building.
- ii) Capitation fee will be levied only when N.O.C. is required to be issued by the Fire Brigade Department, whether it is an existing building or a building proposed to be newly built.
- iii) The method of calculating the area, for the purpose of capitation fee, will be the same as prescribed at para (ii) of 1 above for high-rise buildings.
- iv) The capitation fee will be leviable on an existing building, where the user is proposed to be changed to an user on which capitation fee is required to be paid.
- v)(a) In case of an existing building where any additions are proposed to be made, the entire area of the building will be considered for capitation fee.
- (b) However, if only internal alterations are proposed to be carried out, without any addition in the gross built-up area, capitation fee will Not be levied.

3) Buildings of mixed occupancy :

(a) If the aggregate area of the occupancy/occupancies attracting the levy of Capitation Fee, is less than 600 sq.mtrs., capitation fee will Not be levied.

(b) If such aggregate area is 600 sq.mtrs. or more, capitation fee will be levied on the entire area of a building.

4) Compartmented Buildings:

(i.e. Marol co-operative Industrial Estate, Industrial buildings at Charkop, Kandivli(West) etc.).

(a) If the compartment is proposed to be newly built or additions and/or alterations are proposed to an existing compartment, capitation fees will be levied to the concerned compartment, irrespective of the other compartments being contiguous and forming part of the same building.

(b) If only the construction of loft and / or mezzanine floor is proposed to be constructed in an existing building, whether capitation fee has been paid earlier or not, capitation fee will Not be levied on these areas.

(c) If N.O.C. of the Fire Brigade Department has already been issued, prior to 29.5.97, for the construction or to carry out additions and/or alterations, capitation fee will Not be levied for granting N.O.C. for occupation or for carrying out internal alterations without any change in the gross built-up area. However, if additional construction is proposed on such buildings, capitation fee will be levied on the entire building.

5) Refunds:

i) In case of High-rise Buildings :

a) If the proposal is dropped completely, only 50% of the capitation fee paid will be refundable.

b) If lesser area is built, whereby the building becomes a low rise building and does not attract the levy of capitation fee, only 50% of the capitation fee paid will be refundable.

c) If lesser area is built, but the building remains to be a high rise building, any part of the capitation fee paid will not be refundable.

ii) In case of Other Buildings :

a) If the proposal is dropped completely, only 50% of the capitation fee paid will be refundable.

b) If less area is built and still attracts capitation fee, any part of the capitation fee paid will not be refundable.

c) If lesser area is built and, by virtue of which, the building does not attract the levy of capitation fee, only 50% of the capitation fee paid will be refundable.

6) Exemption :

There will be no exemption from payment of capitation fee, irrespective of the ownership of the building, including the buildings of the Municipal Corporation of Greater Mumbai.

7) Interpretation :

Chief Fire Officer will be appropriate authority for interpretation or clarification for the purpose of levy of capitation fee or otherwise.

8) Appeal :

In case of appeal regarding the interpretation the final arbitrating authority will be the concerned Dy. Municipal Commissioner.

Note :

The Certificate regarding the gross built-up area shall be furnished in duplicate by the Architect / Licensed Surveyor as per proforma detailed below :-

(PROFORMA)

To,

The Chief Fire Officer,
Mumbai Fire Brigade,
'E' Ward Municipal Office Bldg.,
Shaikh Hafizuddin Marg,
Byculla,
Mumbai- 400 008.

Sub :- Payment of Capitation Fee.

Sir,

This is to certify that the gross built- up area of the building, which is under your consideration for issue of N. O. C. and located on plot bearing CS / CTS / NO _____ of Division / Village _____ at _____ Road, in _____ Ward, is _____ Sq.Mtrs. (rounded off to the next Sq. Mtr.).

The gross built- up area certified above includes all the areas of basements, stilts, staircases, lifts, lobbies, passages, balconies, cantilevered portion and refuge areas.

You are now requested to accept the capitation fee and issue N. O. C. We are sending herewith a Demand Draft/ Pay order bearing No. _____ dated _____ issued by _____ (Bank and Branch) in favour of the Municipal Corporation of Greater Mumbai, for an amount of Rs. _____ (@ Rs.,5. 00/- Rs.10. 00 per sq. mtr. subject to a minimum of Rs. 25, 000. 00/ Rs. 50, 000, 00, as the case may be.)

The receipt for the above amount may pleased be issued in the favour of _____

Thanking you,

Yours faithfully,

Dated _____ 199

(Architect/ Licensed Surveyor)

**SCRUTINY FEES
FOR AMALGAMATIONS/LAYOUTS/SUBDIVISIONS**

(Ref. Circular No. CHE/3303/DPC of 11-12-1995)

Zone/User.	Rate in Rs.	Concessions	Minimum Payment
(For Gross Plot area 2500.00 Sq. Mtrs. and above.)			
i) Residential (R1 Zone)	Rs. 2 Per Sq. Mtr. or part thereof for Gross Plot area.	Nil	Rs. 5,000/-
ii) Public Housing. (PH)			
iii) High Density Housing (H.D.)			
i) Commercial (C1 & C2) Zones.	Rs. 2/- Per Sq. Mtrs. or Part thereof for Gross Plot Area.	Nil	Rs. 5,000/-
ii) Residential with Shops (R2 Zone)			
Industrial (I-1, I-2 & I-3) (For Gross Plot Area 1000 Sq. Mtrs. and above).	Rs. 5/- Per Sq Mtr. or part thereof.	Nil	Rs. 5,000/-

AMENDED LAYOUTS & SUBDIVISIONS

As Above.	Rates as above for additional Area only.	Nil	Rs. 5,000/-
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SCRUTINY FEES FOR NEW PROPOSALS U/S 337 & 342

i) Purely Residential (R-1 Zone)	Rs. 140/- Per 10 Sq. Mtr. or part thereof.	50% (i.e. Rs. 70/- Per 10 Sq. Mtr. or part thereof for Regd. Co. op. Hsg. Societies.	Rs. 1,400/- Rs. 700/- for Regd. Co-op Hsg. Societies
ii) Public Housing. (PH)			
iii) High Density Housing (H.D.)			
Residential With Shop Line : with Shops (R-2 - Zone), Hotels, and Non-Residential Activities permissible in R-1 Zone.	Rs. 280/- Per 10 Sq. Mtrs. or part thereof.	Nil	Rs. 2,800/-

Cont....

Zone/User	Rate in Rs.	Concessions	Minimum Payment
Educational Institutes, School, Collge, Hostels etc.	Rs. 140/- Per. 10 Sq Mtr. or part thereof.	25% (i.e. Rs. 35/- per 10 Sq.Mtr. or part thereof for Regd. Edu. Institutes / Charitable Trusts / Foundations.	Rs. 700/-
Medical Institutes. Hospital / Nurses Quarters/Hostels Research Institutes.	Rs. 140/- Per 10 Sq.Mtr. or part thereof.	25% (i.e. Rs. 35/- Per 10 Sq. Mtr. or part thereof for Regd. Medical Institutes, Charitable Trusts & Foundations, for the area in use of specific purpose.	Rs. 700/-
Commercial (Users in C1 & C2 Zone).	Rs. 280/- Per 10 Sq. Mtrs or part thereof.	Nil.	Rs. 2,800/-
Industrial. (Users in I-1, I-2 & I-3 Zones)	Rs. 210/- Per 10 Sq.Mtr. or part thereof.	Nil	Rs. 2,100/-

Note : Area to be rounded to the next 10 Sq. M.

SCRUTINY FEES FOR AMENDED PLANS

Purely Residential: (R-1 Zone)	i) Rs.35/- Per 10 Sq.Mtrs.or part thereof for earlier Approved area.	50% for Regd. Co.op Hsg. Society.	Rs. 1,000/-
	ii) Rs. 140/- Per 10 Sq.Mtrs for Additional area proposed.	i) Rs. 17.5/- Per 10 Sq.Mtr. for Earlier Approved area. ii) Rs. 70/- Per 10 Sq.Mtr. for Additional Area proposed.	
Residential with Shops (R2- Zone) & All Non-Residential activities	i) Rs. 70/- Per 10 Sq.Mtr.for Earlier Approved Area.	Nil	Rs. 2,000/-

Cont....

Zone/User.	Rate in Rs.	Concessions	Minimum Payment
permitted in Residential Zones (R-1) Hotels etc.	ii) Rs. 280/- Per 10 Sq.Mtr. for additional area proposed.	Nil	Rs.2000/-
Educational Institutes : School College Hostel etc.	i) Rs. 35/- Per 10 Sq.Mtr. or part thereof for earlier approved area. ii) Rs. 140/- Per 10 Sq.Mtr. or part thereof for additional area	25% For Charitable Institutes i) Rs. 8.75/- Per 10 Sq.Mtr. for earlier approved area. ii) Rs. 35/- Per 10 Sq.Mtrs. for Additional area.	Rs. 1,000/-
Medical Institutes, Hospitals, Hostels, Research Institutes.	i) Rs. 35/- Per 10 Sq.Mtr.or part thereof for earlier approved area. ii) Rs. 140/- Per 10 Sq.Mtr. or part thereof for additional area proposed.	25% for Charitable Inst. i) Rs. 8.75/- Per 10 Sq.Mtrs. for Earlier Approved area. ii) Rs.35/- Per 10 Sq.Mtr. for Additional Area proposed.	Rs. 1,000/-
Commercial (Users in C1 & C2 zones).	i) Rs. 70/- Per 10 Sq.Mtrs. or part thereof for earlier approved area. ii) Rs. 280/- Per 10 Sq.Mtr. or part thereof for additional area.	Nil	Rs. 2,000/-
Industrial. (Users in I-1 I-2 I-3 Zones)	i) Rs. 55/- Per 10 Sq.Mtrs. or part thereof for earlier approved area. ii) Rs. 210/- Per 10 Sq.Mtr. or part thereof for additional area.	Nil	Rs. 1,500/-

NOTES FOR REFUNDS :

- 1) 10% of the scrutiny fee to be deducted if the I.O.D. is not issued and proposal is recorded or time barred. In such cases 90% of the scrutiny fees paid shall be refunded.
- 2) 50% of the scrutiny fee to be adjusted if the proposal is approved (I.O.D. issued) and subsequently recorded or time barred or work not started. In such cases only 50% of scrutiny fees paid shall be refunded, provided it refund is claimed within one year of validity period of I.O.D. or C.C. which ever is latter.
- 3) If proposal is dropped and work is not started I.O.D. & Debries removal Deposit will be refunded Full, and payment of Premiums for staircase, deficiencies and Balcony enclosure fee will be refunded 90 percent (90%).

Ref.: Circular No. CHE/358/BPC/F of 18/10/97.

Cont....

SCRUTINY FEES FOR REPAIRS WITHOUT INVOLVING ADDITIONAL AREA (F.S.I.)

User.	Lumpsum Fees In Rs.	Concessions
Residential :	Rs. 1,400/-	A) 25% to
i) All Users in R1 & R2 Zones.		i) Educational Institutes
ii) Educational Institutes		ii) Medical Institutes.
iii) Medical Institutes.		B) 50% to Registered Co-op. Housing Societies.
Commercial :	Rs. 2,800/-	Nil
i) Users in C1 & C2 Zones.		
ii) Residential with Shops (R2 Zone).		
Industrial :	Rs. 2,100/-	Nil.
All User in I1, I2 & I3 Zones		

SCRUTINY FEES FOR CHANGE OF USER IN EXISTING BUILDING

USER	RATE	MINIMUM FEES
Residential	Rs. 140/- per 10 Sq.Mtr. or part thereof	Rs. 1,400/-
Commercial	Rs. 280/- per 10 Sq.Mtr. or part thereof	Rs. 2,800/-
Industrial	Rs. 210/- per 10 Sq.Mtr. or part thereof	Rs. 2,100/-

Note : No Area Restriction.

SCRUTINY FEES & DEPOSITS FOR MISCELLANEOUS PROPOSALS

Description	Fees in Rs. Per Proposal	Deposits.
Lavatory Block	Rs. 400/-	Rs. 5,000/- for Debris Removal.
Garage Enclosure	Rs. 400/-	Rs. 5,000/- for each garage enclosure
Sub-station, Suction Tank & Pump Room, Swimming Pool, Club House, Garage, Effluent Treatment Plant, Septic Tank & Soak Pit, Society Office, Staircase-cabin, Lift Machine Room, Stilt-Enclosure, Balcony Enclosure.	Rs. 400/- for Each Proposal.	

Cont....

FEES & DEPOSITS FOR TEMPORARY STRUCTURES

(Ref. Circular No. CHE/3734/DPC of 18-1-1996)

Sr.No.	Description	Yearly Scrutiny Fees	Deposits
1)	Residential (Transit Accomodation)	Rs. 150/- for first 10.00 Sq.M. and Rs. 75/- for additional 10.00 Sq.Mtr. or part thereof	Rs 50/- per Sq. Mtr.
2)	Commercial & Non-Residential	Rs. 600/- for first 10.00 Sq.M. and Rs. 300/- for additional 10.00 Sq.M. or part thereof	Rs. 50/- per Sq. Mtr.
3)	Late fees for Renewal		
	i) Within One Month	15% of yearly fees.	
	ii) After One Month	25% of yearly fees.	
	iii) After Three Months	35% of yearly fees.	
	iv) There after	100% of yearly fees.	

Note :

- 1) The validity of the proposal shall be 6 Months from the date of approval of proposal.
- 2) For Temporary Structures Constructed without permission additional 10% (Ten percent) penalty shall be charged to be worked out as per A.M.C. (R)'s Circular.

FEES FOR INSPECTION OF DOCUMENTS & CERTIFIED COPIES

(Ref. Circular No. MCP/581 of 9-5-1992, C.R.NO. CA/RG/12 of 19-5-1992)

Sr.No.	Description	Rates
1)	Inspection of I.O.D, Approved plans and Commencement Certificate.	Rs. 150/- per file.
2)	Issue of Certified copies of I.O.D, Commencement Certificate & Occupation Certificate / B.C.C.	Rs. 25/- per page.
3)	Issue of certified copy of Approved plans.	Rs. 60/- per copy of plan.

Note : Above rates are excluding copying charges.

FEES FOR REVALIDATION OF BUILDING PROPOSALS

REF : 1) Corporation resolution No. 563 dt. 14.9.1995
2) Circular No. CHE/3303/DPC of 11-12-1995

Description	Revalidation Charges		
	For purely Residential occupancy (Residential)	For occupancies other than residential	
		(Commerical)	(Industrial)
1) NORMAL FEES			
Where application for revalidation alongwith I.O.D. CC and plans with a progress report is submitted within one month of the expiry of C.C. or of IOD, if CC is not issued	Rs. 1,400.00	Rs. 2,800.00	Rs. 2,100.00
2) LATE FEES			
a) Where application for revalidation along with IOD, CC & plans with a progress report if submitted after expiry of one month but before expiry of 3 months of the CC or of IOD, if CC is not issued.	Rs. 1,400.00	Rs. 2,800.00	Rs. 2,100.00
	late fee	late fee	late fee
	Rs. 2,800.00	Rs. 5,600.00	Rs. 4,200.00
b) Where application for revalidation alongwith IOD, CC and plans with a progress report is submitted after expiry of 3 months of the valid date of C.C. or of IOD if C.C. is not issued.	Rs. 2,800.00 Plus Late fee at the rate of Rs. 700/- per month or part thereof of the period beyond 3 months of the valid date	Rs. 5,600.00 Plus Late fee at the rate of Rs. 1,400/- per month or part thereof of the period beyond 3 months of the valid date	Rs. 4,200.00 Plus Late fee at the rate of Rs. 1,050/- per month or part thereof of the period beyond 3 months of the valid date

Note : (i) Revalidation fees shall be charged at the rate of 50% of the above prescribed charges for the proposals of Regd. Co-op Societies, and 25% for Educational & Medical Institutions, & Trusts subject to Min. Rs. 700/-.

(ii) Revalidation is NOT required once the completion certificate for the entire building is submitted by the Architect/Licenced Surveyor and occupation permission / building completion Certificate is requested.

PREMIUMS

Description	Rate	Remarks
1) PREMIUM		
a) Balcony enclosure (Ref.: CHE/3211/DP/City of 21-10-1988)	Rs. 1000 up to 5 sq. m. area Rs. 500 for every additional 2.5 sq.m. area	10% for economically backward, charitable trust, educational, and medical institutions. (Regularisation by double rate. Res. Hotel double rate)
b) Staircase, Lifts, Lift passage area	(Area x land rate) x 1.05 / 1.10 (As per user)	10% for economically backward, charitable trust, educational, and medical institutions.
2) DEFICIENCIES		
a) Open space area deficiency (Ref.: CHE/5043/DPBP dt. 18.3.1994)	Deficient area x No of floors x Land Rate x 1.05 / 1.10 (R.F. if applicable) R.F. = $\frac{\text{(proposed area)}}{\text{(proposed + existing area)}}$	10% for economically backward, charitable trust, educational, and medical institutions. Maximum Rs. One lac.
b) Parking deficiency	Deficient area (width x length) x Land Rate as per user. x 1.05 / 1.10 x 10%	Minimum for i) Residential = Rs. 1000/- ii) Commercial = Rs. 2000/- iii) Industrial = Rs. 5000/-
c) R. G. deficiency (Physical provision)	Rs. 50/- sq. m. x Deficient area	
d) Lift deficiency		
i) One lift for not serving	Rs. 5/- per sq. ft.	Rate x floor area not served.
ii) Two lifts required both are not available	Rs. 10/- per sq.ft.	Rate x floor area not served.
iii) Lift not serving only to last floor	Rs. 1/- per sq.ft.	Rate x floor area not served Min. Rs. 1000/-
3) LUCRATIVE PREMIUM		
i) Eating house, Nursing home, Ice factory, Printing press, Department store, Shops on entire ground floor in R-1 zone.	Rs. 50/- per sq.m.	For users allowed with special permission of the Commissioner

(Ref.: - Circular Nos.: CE/21316/I of 4-10-82 & CHE/1012/DPC/Gen of 20-11-1997.)

PREMIUMS

Description	Rate	Remarks
3) LUCRATIVE PREMIUM (Contd...)		
ii) Hotel & Lodging house (in R-2 zone only)	Rs. 215.25/- per sq. m.	
iii) Cinema/Theatre Re-development	Rs. 20/- per seat.	
iv) Petrol pump, service station & repairing garage	Rs. 10/- per sq. ft.	
v) Flour Mill	Rs. 2,000/- per unit	
vi) Storage of bottled gas	Rs. 6/- per sq. ft.	

Notes :

- 1) Premium should be calculated as per (Land) rates prescribed by the Corporation every year.
- 2) The premium rate will be enhanced if plot is situating on the following locations :

Location	Enhancement in terms of percentage
a) Plot situated along road having width 60'-0" or above	5%
b) Plot situated at the junction of major road having width 60'-0" or more and minor road having width less than 60'-0"	5%
c) Plot situated at the junction of major roads both having width 60'-0" or more.	10%

- 3) For utilisation of Slum T.D.R. premium for deficiencies will be charged at the rate 10% (Ten percent) of the normal premium applicable as per policy.

PENALTIES

Regularisations	Description	Rate & Remarks
	(As per A.M.C. (R)'s policy)	
a) Works Carried out beyond C.C., Approved plans, and after stop work Notice is issued etc. (Ref.: CHE/4808/DPC of 2-4-1996)	i) C.C. issued, work done after stop work (as per the approved plan)	5% x land rate (As per user)
	ii) C.C. issued, work done after stop work (not as per approved plan)	7% x land rate (As per user)
	iii) work done beyond C.C., (as per approved plan.) No work done after stop work notice	10% x land rate (As per user)
	iv) work done beyond C.C. (Not as per approved plan.)	12% x land rate (As per user)
	v) work done without approval but approvable	15% x land rate (As per user)
	vi) Foundation work carried out without C.C.	10% of above penalty (v) (As no F.S.I. is involved).
b) Unauthorised occupation (Ref.: MMC/1051 of 21-5-1996)	i) Residential	i) Rs. 50/- per sq. m.
	ii) Non-Residential	ii) Rs. 100/- per sq. m.
c) Unauthorised subdivision (Ref.: CE/3596/DPBP of 26-9-1986)	All users	Rs. 1/- per sq.m.
d) Unauthorised change of user (Ref.: CHE/3140/DPC of 24-12-1996)	All users	Area x land Rate x 15% x 1.05 / 1.10
e) Draingage work carried out without approval.	All users	Rs. 500/- penalty
f) Elevation treatment without approval (Ref.: CHE/1832/DPC dt. 18.8.1995)	All users	i) Rs. 2.50/- per Sq. Foot. of Surface area of architectural Elevational features beyond permissible limits, if approvable by E.E.B.P./Dy. Che. B.P. Minimum Rs. 2,000/-
		ii) Rs. 10/- per Sq. Foot of Surface area of architectural Elevational features beyond permissible limits, by permission of Director (E.S.&P.) Minimum Rs. 10,000/-

Note : The penalties for un-authorised occupation for the proposals of Educational, Medical and Charitable Institutions shall be charged at 10% (Ten percent) of applicable rates to Residential users.

CONCESSIONS/RELIEFS FOR THE PAYMENT OF PREMIUMS FOR ADDITIONAL F.S.I. FOR INSTITUTIONAL BUILDING

An additional F.S.I. to the tune of 100 per cent of Net plot area over and above the permissible F.S.I in the respective zone shall be permitted in the Island City, Suburbs and extended Suburbs in respect of buildings on independent plots for Educational, Medical and other Institutional Buildings as defined in Item No. 11(g) Part I, Page No. 3, of D.C.R. 1991.

Guidelines :

- a) This additional F.S.I. will be allowed against payment of premium as decided by the MGGM / Government, based on the Land Rate published by Municipal Corporation from time to time.
- b) The Govt. of Maharashtra through its circular no. DCR 1094/425/CR - 74/94/UD-11 dtd. 9th May 1995 issued by Urban Development Dept. granted Concessions / reliefs for the payment of premium to certain Institutional Buildings as shown in the following Table :-

TABLE

Sr.No.	Category/Sub-category	Extent of exemption	To be charged
1.	Commercial : For 1, 2, 3, Starred Category Hotels	50%	50%
2.	I) Primary School	75%	25%
	II) Secondary School	50%	50%
	III) College / Vocational Institutions	50%	50%
	IV) Special Educational Institutions for Physically Handicapped/Mentally ill	75%	25%
3.	Hospitals	75%	25%
4.	Institutional Buildings :-		
	I. Working Women's Hostel, Hospices, Medical Centres, for care of physically handicapped/ Mentally ill/deceased, Infermarries, Orphanages; Homes for the destitutes/home for aged, convalescents.	75%	25%
	II. Dharamshalas	50%	50%
	III. Auditorium or complex for cultural allied activities	50%	50%

Note :

- i) Premium for additional F.S.I. under above regulations for Educational Institutions shall be Calculated as per rates prescribed for Residential Zone (R-1)

DEPOSITS

Deposit	Rate	Users	Remarks
a) I.O.D. Deposit (Refundable) (Ref.: CE/21316/I of 4-10-1982)	Rs. 1/- per sq.ft.	All users	50% for Regd. Co-op. Hsg. Societies, Educational & Medical Institutes, Charitable Trusts, provided entire premises are used for particular user.
b) Debris Deposits (Refundable)	Rs. 1/- per sq.ft.	All users	i) For proposals under Sections 337. Minimum Rs. 2,000/- Maximum Rs. 10,000/- ii) for proposals under Section 342. Minimum Rs. 1,000/- Maximum Rs. 10,000/-
c) Layout Deposits (Non-refundable)	Rs. 50/- per sq.m. 10% with sanction of Dy. Che. (B.P.)	All users	The area to be considered shall be exclusive of D.P. Roads/Setback, Reservations and deemed reservations
d) Club House in Layout R.G. (wherever permissible)	Rs. 25/- sq.ft. of builtup area.		(Ref.: CHE/2757/DPBP of 29-8-1991)
e) Basement Deposits (Non-refundable) (wherever applicable)	Basement carpet area x Land rate as per main user		i) Not applicable if basement is used for parking only. ii) 10% for the use of Educational & Medical Institutions at rates applicable to Residential Zone (R-1) Maximum Rs. One Lac.
f) Garage Enclosed (Non-Refundable)	Rs. 5,000/- per enclosure		(Ref.: CHE/2757/DPBP of 29.8.1991)
g) Temporary structures (Refundable)			
i) Transit Accommodation	} Rs. 50/- per sq.m.		
ii) Construction Sheds			

DEVELOPMENT CHARGES

Development Charges	Rates	Remarks
a) Residential	Rs. 140/- per sq.m. (as per predominant user)	Rs. 100/- Building component & Rs. 40/- Land component.
b) Commercial	Rs. 280/- per sq.m.	Rs. 200/- Building Component & Rs. 80/- Land component
c) Industrial	Rs. 210/- per sq.m.	Rs. 150/- Building component & Rs. 60/- Land component.

Notes :

- 1) If the layout/subdivision is approved prior to 10.08.1992, Land component is not applicable.
- 2) The Land component shall be calculated on Net plot area i.e. exclusive of area in D.P. Road / Set-back D.P. Reservation and 10% or 15% Layout R.G.
- 3) The Building Component shall be calculated on proposed Builtup Area only.

CONCESSIONS IN DEVELOPMENT CHARGES :

The Government of Maharashtra partially exempts from the payment of development charges payable for the development of any land or bldg. by the following institutions to the extent and conditions indicated in Schedules appearing herein after.

Notes :

- i) Benefit of partial exemption shall be extended to those, Medical/Educational/Charitable institutions, that are duly registered under Bombay Public Trust Act 1950.
- ii) Eligible institutions claiming partial exemption, shall have their buildings on independent plots.
- iii) Development charges shall be calculated for Educational Institutions at the rates applicable to Residential Zone (R-I).

- (Ref: 1) Govt. Notification No. TPS/1290/CR-104/90/UD-12 dt 5-10-92.
2) Govt. Memorandum No. Dev. charges /TPS-1294/RR-341/UD-12 dt. 29-6-94.
3) Govt Corrigendum No. Dev. charges / TPS-1294/RR-341/UD-12 dt. 31-10-94.
4) Municipal Circular No. CHE/131/DPC of 27-4-1996.)

EXTENT OF EXEMPTION FOR PAYMENT OF DEVELOPMENT CHARGES

a) Educational Institutions

Sr. No.	Category	Extent of exemption	To be charged
a) Educational Institutions :			
i)	Institutions imparting primary Education (including pre-primary and creches)	75%	25%
ii)	Institutions imparting secondary education	50%	50%
iii)	Institutions imparting Higher Education	50%	50%
iv)	Instituting promoting sports/Amusement parks Arts & Science.	50%	50%
b) Medical Institutions :			
	Irrespective of the category of such institutions.	25%	75%

c) Charitable Institutions :

Sr. No.	Particulars	Extent of exemption	To be Charged
1)	i) Hostel for working women	75%	25%
	ii) Hospice, care of suffering persons	75%	25%
	iii) Orphanage	75%	25%
	iv) Home for aged & destitutes & abandoned women, children & infants.	75%	25%
	v) Convalescents	75%	25%
	vi) Infirmary	75%	25%
2)	i) Correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation including Dharmashala, Sanatoriums, & Custodial.	50%	25%
	ii) Penal institutions such as jails, prisons, mental hospitals, house of correction, detention & reformatories.	50%	50%
3)	Special cases closely associated with promotion of cultural & other activities.	50%	50%

CLARIFICATIONS, DIRECTIVES & GUIDE LINES FOR LEVY, RECOVERY & COLLECTION OF DEVELOPMENT CHARGES

- Ref. 1) Govt. Direction u/s 154 of M.R.T.P. Act & memorandum dated 29-6 1994
2) Govt. letter under No : Dev, charges / TPS- 1294/ 341/ CR-48/ 94/ 4D-12 dt. 10-8-1994.
3) Corporation circular No. CHE/ 2652/ DPC of. 5-1-1995.
(Extract)

DIRECTIONS & CLARIFICATIONS

- A) All the Planning Authorities/ Development Authorities shall take in to account the following clarifications, while assessing, levying and recovery of Development Charges contemplated in the said Act.
- B) These directions shall be in force with effect, from 29-6-1994.

1. PAYMENT OF DEVELOPMENT CHARGES IN INSTALMENTS

If desired by the owner/ developer, Planning Authorities/ Development Authorities may issue commencement Certificate/ building permit/ Intimation of Disapproval Notice in two stages and accordingly recover Development Charges in stages for Construction (Bldg.) component as under:
Stage I : 50% of Development Charges payable of total, for construction upto Plinth Level.
Stage II : 50% of Development Charges for remaining construction work. (Before further c.c.)

Explanatory notes.

- a) Scrutiny fees shall be recovered at one time.
b) Development charge for land component shall Not be payable in instalments.

2. RECOVERY OF DEVELOPMENT CHARGES FOR LAND DEVELOPMENT

- 1) In cases where layout has been approved prior to 10.8.1992 Development Charges shall be recovered Only for Building Construction and Not for Land Development.
- 2) In cases where minor amendment to the layout approved prior to 10.8.92 are proposed or where Development Charges for land development has already been collected in past, no Development Charge should be levied for such amendment for layout provided that there is no exploitation of excess FSI, in which case Development Charges shall be levied proportionately for excess FSI to be consumed.
- 3) No Development Charges shall be levied by Planning Authorities at the time of approval of layout or subdivision of land. Development Charges for land development and development charges for building construction together with land development in such cases, may be recovered collectively while approving building plans. It should however be clearly stipulated that after approving layout no land development shall be taken in hand unless Development Charges for the same are paid separately.

- 4) Development Charges for Land Development shall be as per area of plot (i.e. area which is taken for computation of FSI). No land development charges shall be levied for development of Recreation Ground/ Garden. However when other type of permissible construction is contemplated on such R.G./ Garden, development charges will be charged for the actual built up area proposed.

3. DEVELOPMENT CHARGES FOR REPAIRS, AND RECONSTRUCTION OF CESSED BUILDINGS

- 1) Construction compound wall :- Compound wall is meant for protection of property and as such No development charge shall be levied for construction of compound wall or for repairs of compound wall.
- 2) No Development Charge shall be recovered in respect of maintenance work, minor or major repairs of existing building, or for strengthening the existing buildings provided such work do not involve consumption of additional floor space (F.S.I.).

4. DEVELOPMENT CHARGE FOR RECONSTRUCTION OF OLD / DILAPIDATED BUILDINGS

In case a Co-operative Housing Society is authorised by Maharashtra Housing & Area Development Authority or Bombay Housing & Area Development Board to undertake reconstruction of old / dilapidated building (which work would otherwise, have been undertaken by MHADA/ BHADB), No Development Charge shall be recovered from that Co-operative Housing Society, provided that the Floor Space Index does not exceed the existing or permissible FSI which ever is lower. Provided further that it accomodates existing tenants only. Further in reconstruction involving consumption of additional FSI and accomodation of additional members other than existing tenants propotionate Development Charge shall be recovered.

5. DEVELOPMENT CHARGES FOR SLUM REHABILITATION SCHEMES

No Development charge should be levied for redevelopment or restructuring of rehabilitation slum upto 2.5 FSI as envisaged in Regulation 33(10) of Development Control Regulations for Greater Bombay, 1991 or such slums accommodating such inhabitants whose names appear in the Legislative Assembly Voter list of 1985 by the Owners / developers Co-op. Hsg. Societies, to the extent of accomodation of slum dwellers only.

6. RECOVERY OF DEVELOPMENT CHARGES, WHERE DEVELOPMENT PERMISSION IS REVALIDATED

No Development charge shall be levied where the building permission is revalidated by Planning Authority before 10th August 1992, provided this exemption shall be applied to the entire time span upto which the building permission is revalidated.

**RATES OF FEES, DEPOSITS, PREMIUMS FOR THE PROPOSALS
U/S. 33(6) & 33(7) OF DCR 1991.**

(Ref : Circular No 5. CHE/142/ DPBPC dt.15-4-1996 & CHE/ 163/ DPC/ dt. 4-9-1996)

DESCRIPTION	RATES
A) FEES.	
i) Scrutiny Fees.	} As per prevailing rates. (No Change).
ii) Amended Plan Fees.	
B) DEPOSITS.	
i) I.O.D.	} As per prevailing rates. (No Change).
ii) Debries Removal.	
iii) Layout Club House.	
iv) Temporary Structure.	
C) PREMIUMS.	
i) Balcony Enclosure	As per prevailing Rates. (No Change)
ii) Staircase & Lift area benefit.	= $\frac{\text{Staircase \& Lift area}}{\text{F.S.I. utilised}} \times \text{Land Rate}$
D) CONCESSIONS.	
1) OPEN SPACE DEFECIENCIES.	
i) Normal Cases. (F.S.I. - 1.33)	10% x Prorata factor. a) Prorata Factor = $\frac{\text{Proposed Area}}{\text{F.S.I. Permissible}}$
ii) Combined Cases (F.S.I. - 1.33+2.00)	b) Prorata factor = $\frac{\text{Non Cessed Land component}}{(\text{Cessed} + \text{Non Cessed})}$
2) PARKING DEFICIENCIES.	
i) Residential Users.	1% (One percent) of Normal premium.
ii) Non-Residential User.	10% (Ten percent) of Normal Premium.

GUIDELINES

For above type of developments u/s 33(6) & 33(7) of D.C.R, Municipal Corporation vide their Circular No. CHE /142/ DP BPC dt. 15-4-1996 Buildings are classified under Two Categories for the application of concessions for deficient open spaces etc. as under :-

1. CATEGORY NO.1.

Buildings not affected by :-

- a) Road Regular Line.
- b) D.P. Reservation.

2. CATEGORY NO.2.

Buildings affected by :-

- a) Road Regular Line.
- b) D.P. Reservations & where construction by vertical extension is feasible.

NOTES :

- A. In case of repairs amounting to reconstruction of building in Category No.1 and Category No. 2, premium for deficiency in open space will be charged at the rate of 1% of the normal premium for Residential Area and 10% of the normal premium for Non- Residential area.
- B. For purpose of calculating such premium 1.5 Mtr. open space will be considered adequate as provided under D.C.R. 33(6) & 33(7) in Island City.

BLOCK RATES FOR PRORATA CHARGES, AND CAPITAL COST FOR PROVIDING VARIOUS SERVICES IN D. P. ROADS

- Ref : 1. CHE/20962/C/RDS & Tr. of 24-2-1993,
 2. CHE/5725/RDS of 27-11-1997.
 3. DYCHE/3539/SWD/WS of 9-8-1995.

In case, if the plot is affected by D.P. Road/abuts on D. P. Road/ or there is a Set-back to the existing Municipal Road, and if F.S.I. is claimed for such area in the proposed work on remaining plot, in all such cases, the Owner/Applicant has to pay prorata cost to the Municipal Corporation for providing various services i.e. Storm Water Drains, Sewer Lines, Water Mains, Street Lights etc. The Schedules of payments payable and the rates as in force at present, are as under :-

1. STORM WATER DRAINS & PIPE DRAINS

Sr. No.	Nature of Drain.	Earlier Block Rates in practice. Rs.	Current rate with revised Schedule. Rs.
1.	4.00 Sq.Ft. open S.W.D.	1050/-R.M.	2605/-Per R.M.
2.	6.00 Sq.Ft. "	1300/-R.M.	3085/-Per R.M.
3.	9.00 Sq.Ft. "	1425/-R.M.	3340/-Per R.M.
4.	12.00 Sq.Ft. "	Not mentioned.	3510/-Per R.M.
5.	450 mm. dia. pipe drain.	1742/-	3075/-Per R.M.
6.	600 mm. dia. "	2222/-	4540/-Per R.M.
7.	900 mm. dia. "	5830/-	7525/-Per R.M.

2. WATER MAINS (C.I.)

Sr. No.	SIZE.	RATE PER R.M. Rs.
1.	4" dia. (C.I.)	985/-
2.	6" dia. (C.I.)	1380/-
3.	9" dia. (C.I.)	2560/-

3. CONSTRUCTION OF NEW ROADS/FOOTPATHS/RESURFACING ETC.

Sr. No.	DESCRIPTION	RATE PER SQ. MTR.
		Rs.
a.	Construction of New Roads including Footpaths.	619/-
b.	Resurfacing of existing Roads.	340/-
c.	Construction of Flush Footpaths.	470/-

4. STREET LIGHTS

Sr. No.	Width of D.P. Road on which property is given access.	Capital cost to be recovered per 25 R.M. or part thereof.	
		When the D.P. Road is passing through the plot. Rs.	When the D.P. Road is abutting one side of the Plot Rs.
1.	Upto 9.15 mt. width.	6,070/-	3,035/-
2.	Above 9.15 mt. & upto 13.40 mt.	7,620/-	3,810/-
3.	Above 13.40 mt. & upto 18.30 mt.	18,210/-	9,105/-
4.	Above 18.30 mt. & upto 36.60 mt.	19,394/-	9,697/-
5.	36.60 mt. & above.	20,091/-	14,546/-

(Note : R.M. = Running Meter)

**SCHEDULE OF FEES FOR VARIOUS PERMISSIONS ISSUED BY
DEVELOPMENT DEPARTMENT
(IN FORCE)**

Levy of Fees for grant of development permission on the land reserved for the various public purposes and grant of permission for residential / commercial development etc. on industrially zoned land under the provisions of D.C. Regulations for Greater Mumbai.

A. SCRUTINY FEE :

	Item	Prevailing Scale of Fees
1.	Grant of Development Right Certificate in case of all Reservations.	Rs. 4/- Per Sq.Mtr. subject to minimum of Rs. 1,000/-
2.	Grant of Development permission in case of Accommodation Reservation	Re. 1/- Per Sq. Mtr. subject to minimum of Rs. 500/-
3.	Proposal for allowing Residential/ Commercial development on Industrial Lands	Re.1/- Per Sq.Mtr. subject to minimum of Rs. 500/-
4.	Relocation of D.P. Reservations within the holding.	Re. 1/- per Sq.Mtr. subject to minimum Rs. 500/-
5.	Proposal for allowing development of land reserved for Educational & Medical purpose	Rs. 2.5 per Sq.Mtrs. or part thereof subject to minimum of Rs. 250/-
6.	Proposal for allowing development of lands reserved for Public Housing/H.D.	Re.1/- Per Sq.Mtr. subject to minimum Rs. 500/-
7.	Bank Guaranttee for Accommodation Reservation	Rate of U.L.C. Rs. 341/- + 15% Per Sft., of proposed area.

B. VALIDITY PERIOD & REVALIDATION FEE

1. The Development Right Certificate issued in cases of (A) (1) above shall be valid for a period of 5 years and thereafter can be revalidated further for a period of 5 years by recovering revalidation fee at the rate of 10% of the above scrutiny fee.
2. As a regards the development permission granted vide item No. (A) (2) (3) (4) & (5) above, the same shall be valid for the period of 2 years and can be revalidated further for a period of two years each by recovering the revalidation fee at the rate of 10% of the scrutiny fee as above.

C. FEES FOR UTILISATION OF DEVELOPMENT RIGHT CERTIFICATE BY : OWNER

In case of utilisation of D.R.C. by Owner or his/her Legal Heirs, utilisation fees will be charged at the rate of 10% of (A) (1) above.

D. FEES FOR UTILISATION OF DEVELOPMENT RIGHT CERTIFICATE BY : OTHER THAN OWNER

If D.R.C. is to be utilised by person other than Owner (Transfer of D.R.C.) Fees will be charged at the rate of 25% of (A) (I) above.

E. FEES FOR D.R.C. APPLICATION FORM, TRANSFER FORM, UTILISATION FORM

- i) D.R.C. Application Form : Rs. 50/- + S.T. Per form.
- ii) Transfer Form/Utilisation Form : Rs. 10/- Per form.

WHERE TO MAKE PAYMENTS

Description of payments	Office & Address
a) Fees for all the items stated in A to E above.	Chief Engineer (D.P.) Head Office
b) For proposals of Layout/Amalgamation / Sub Division & Proposals U/s. 337 & 342 of BMC Act under following heads :-	Executive Engineer, (B.P) of respective Zonal Office i.e.
1. Amended Plan Fee.	i) City (Byculla)
2. Scrutiny Fee.	ii) Western Suburbs.
3. Revalidation Fee.	a) H & K Wards (Bandra)
4. Penalty	b) P & R Wards (Kandivli)
5. Bal. Enclosure premium.	iii) Eastern Suburbs (Ghatkopar)
6. Staircase Premium.	
7. Deficiency in O.S. Premium	
8. Parking space premium. (Deficiency)	
9. Lucrative Premium.	
10. Development Charges.	
11. Basement Deposit	
12. Security Deposit.	
13. Demolition Deposit.	
14. I.O.D. Deposit	
15. Debris Deposit	
16. Fees for Site Elevation, & Location Certificate for Civil Aviation Purpose.	
17. Fees for certified copies of Approved Plans, I.O.D. & Other Documents.	
18. Payment for Providing Street Lights on D.P. Roads.	Ward Office concerned for respective locality of proposal.
19. Payment of Assessment Taxes	Assistant Assessor & Collector in respective Ward office.

20.	Payment for Extra Water & Sewerage Charges.	Water Supply & Sewerage Department of respective Ward Office.
21.	Prorata Charges for laying Sewerage Line in D.P. Roads.	As above.
22.	Prorata Charges for laying Water Main in D.P. Road.	As Above.
23.	Advance/Deposit for Insecticide Treatment.	Insecticide officer, at respective ward office.
24.	Ground Rent / Premium for Improvement Trust Plots (Estates)	Ward Officer (Estate) Palton Road.

SCHEDULE OF FEES FOR VARIOUS REMARKS

Sr.No.	Description of Remarks	Authority to issue	Fees in Rs.
1.	D.P. Remarks. (Note : To enclose 3 copies Block Plan as per CTS Boundary, Location Plan Extract from for D.P. Sheet.)	Executive Engineer, Dev. Dept., Head Office, 4th floor	Rs. 120/- per City Survey No. (Including city survey No given to structures, if any).
2.	Demarcation of D.P. Roads & D.P. Reservations.	——//——	Rs. 250/- per C.T.S. No.
3.	D.P. Sheets	Assist. Engineer, (Survey) of respective Zonal Office.	Rs. 216/- per sheet.
4.	Site Elevation & Location Certificate for Civil Aviation Purpose (Note: To enclose 3 copies of Block Plan & Location Plan).	——//——	Rs. 80/- Per Copy of Remark.
5.	Street Lights Remarks: 1) D.P. Roads & 2) Internal Layout Road. 3) Parking layout in Basement (Note : To enclose 3 sets of Block Plan & Location Plan, layout plan & copy of D.P. Remarks).	Executive Engineer, (Traffic & Lighting), Head Office, 6th Floor,	Nil
6.	Tree Cutting Permission (Note : 3 sets of plans showing Existing Trees, description, Numbering to trees, Trees proposed to cut & proposed to retain.)	Garden Supdt., Jijamata Udyan, Byculla.	Nil. (However payment of deposit for cutting tree/s shall be paid as per the rates decided by Supdt.of Gardens from time to time.)

(LAND) RATES FOR PREMIUM CALCULATIONS GUIDE LINES

- Sub : 1) Land rates for Charging Ground Rent to Improvement Trust & Estate Plots in island city, Suburbs & extended suburb.
- 2) Land rates for working out premium, for the year 1997.

The land rates decided by the Corporation for the above purpose are compiled Wardwise for the Island City, Western Suburbs and Eastern Suburbs, for the period 1-1-1997 to 31-12-1997.

In certain cases, the premium rates will be enhanced by 5% to 10% depending on the location of the plot. Such enhancement shall be over and above the rates mentioned in the accompanying statement. The guidelines are as under :-

The enhancement of land rate are applicable to the following categories :-

Sr. No.	Description.	Land Rates to be enhanced in terms of Percentage.
1.	If the plot is situated at the junction of major roads having width of 18.30 Mtrs. (60 Ft.) & above.	10% over & above prescribed rates.
2.	If the plot is situated at the junction of major road having width of 18.30 Mtr. (60 Ft.) and minor road having width less than 18.30 Mtrs.	5% over and above prescribed rates.
3.	If the plot is situated along major road having width of 18.30 Mtrs. (60 FT.) and above.	5% over and above prescribed rates.

LAND RATES FOR PREMIUMS FOR CITY WARDS

Sl. No.	Description of Division with boundaries.	Zone	Land rate as on 1.1.97 to 31.12.97			Land Rates as on 1.1.98 to 31.12.98		
			Residential	Commercial	Industrial	Residential	Commercial	Industrial
1.	2.	3.	4.	5.	6.	7.	8.	9.
A WARD								
1.	Marine Lines. Fort Division South of Marine Line Street North of Madam Cama Road, West of M.G. Road on the west sea Shore.	Z-1	13600	27200	17000			
2.	Hornby Road. Fort Division South of L.T. Road, East of M.G. Road, East boundary of A-Ward and north of Ch.S. Maharaj Marg, South of P.M. Rd.	Z-2	1845	23690	14810			
3.	Woodhouse Road, Colaba Division South of Madam Cama Road. C.S. Marg and the remaining A-Ward boundary. Colaba Reclamation	Z-3	15485	30810	19260			
B-WARD								
4.	Nawroji Hill Estate, Mandvi Division South of R.B. Marg & S.C.B. Marg, West side of Railway tracks, North boundary of Sandhurst Rd. Estate, East of E.R. Road.	Z-1	7900	15800	9875			
5.	Sandhurst Road (East, Mandvi Division Sydenham Road Estate, on the east of A.R. Street, E.R. Road, North boundary of Sandhurst Road Estate, Western side of Railway tracks and on the north of the L.T. Road.	Z-2	9870	19740	12340			

CITY WARDS

1.	2.	(For 1.1.97 to 31.12.97)							
		3.	4.	5.	6.	7.	8.	9.	
6.	Mandvi Koliwada, Mandvi Division Eastern side of boundary of Railway tracks and remaining area of B-Ward.	Z-3	7310	14620	8140				
C-WARD									
7.	Princess Street Estate, Bhuleshwar Division South of Dr. Babasaheb Jaikar Marg, West of J.S.S. Road North of Anandibai Podar Marg and upto Seashore.	Z-1	12165	24330	15210				
8.	Princess Street Estate to Bhuleshwar Estate, North of L.T. Road, East of J.S.S. Road west of A.R. Street, South of Kalbadevi Road and North boundary of Princess Street Estate.	Z-2	9160	18320	11450				
9.	Princess Street Estate, Bhuleshwar Division East of J.S.S. Road, North boundary of Princess Street Estate, North-West of Kalbadevi Road, West of E.R. marg, north boundary of Sandhurst Road (E), Estate Scheme No. 3 and boundary of the A-Ward on the west.	Z-3	7900	15800	9875				
10.	Sandhurst Road Estate, Bhuleshwar Division West of E.R. Marg, South of M.S. Road, North boundary of Sandhurst Road (E) Estate Scheme No. 3 and east of Trimbak Parshuram Marg, Parcel Road South.	Z-4	6320	12640	7900				

CITY WARDS

1.	2.	3.	(For 1.1.97 to 31.12.97)			(For 1.1.98 to 31.12.98)		
			4.	5.	6.	7.	8.	9.
D-WARD								
11.	Chowpati West Estate, Scheme No. 71 Malbar Hill Division, on the west of Western Railway track, Gamdevi Estate Scheme No. 4.	Z-1	13410	26820	16765			
12.	Mathew Road Scheme No. 27 Girgaon Divn. East of M.S. Road North boundary of the Estate Mathew Road Scheme No. 27, North boundary of Sandhurst Road Estate, Scheme No. 3, North of Thakurdwar Road, East boundary of D-Ward, Bhatwadi Estates Scheme No. 33	Z-2	9020	18040	11275			
13.	Sandhurst Road West Scheme No. 3, Girgaon Divn. East of Western Railway Z-3 tracks, South of J.B.B Marg, north of Mathew Estate and Sandhurst Road Estate, West of R.S.N. Marg, Bal Path and R.R.M. Roy Marg.	Z-3	8375	16610	10385			
14.	Wallington East of R.S.N. Marg	Z-4(A)	10860	21720	13575			
15.	Cannought Road Balram Path & R.M.R. Marg North boundary of Sandhurst Road Estate, West of Shuklaji Street and T.P. Path	Z-4(B)	6870	13740	8590			
E WARD								
16.	East of Agripada Path and North Scheme No. 32, Byculla Division, Between Central Railway track and S.G. Marg and East of M.A. Road, and North of S.H. Marg.	Z-1	5155	10310	6445			

CITY WARDS

1.	2.	3.	4.	5.	6.	7.	8.	9.
			(For 1.1.97 to 31.12.97)				(For 1.1.98 to 31.12.98)	
17.	West Agripada Scheme No. 11, Byculla Divn. Central Agripada Scheme No. 9 and 13 East of Western Railway tracks and West of M.A. Road, South of S.G. Marg and North of J.B.B. Marg.	Z-2	5730	11460	7165			
18.	Nagpada Estate Scheme No. 1, Byculla Divn. East of M.A. Road and West of Central Railway Main track, South of S.H. Marg and North of Dimtikar Road & E-Ward boundary.	Z-3	5140	10280	6425			
19.	Cannought Road Estate Scheme No. 2, Mazgaon Divn. Between Central Railway main track and Central Railway Harbour Track, South of D.L. Path and upto south of boundary of V.J.B. Udyan, East boundary of cannought Rd., Estate Scheme No. 22 and West of Ghorupdeo Rd., and East of V.I.B. Udyan Gujarji Bazar Scheme No. 47 (pt.)	Z-4	6870	13740	8590			
20.	Gujari Bazar Sch. No. 47 (Pt) Mazgaon Divn. between Dr. Ambedkar Rd and Dr. Mascarenhas Road south of V.J.B. Udyan and North of Seth Motishah Lane.	Z-5	7160	14320	8950			
21.	Mazgaon Division Between Central Rly. Harbour Track and Mascarenhas road East of V.J.B. Udyan S.C. Marg South of Ghorupdeo X Road No. 2 & North of E-Ward boundary.	Z-6	7160	14320	8950			

CITY WARDS

		(For 1.1.97 to 31.12.97)			(For 1.1.98 to 31.12.98)			
1.	2.	3.	4.	5.	6.	7.	8.	9.
22.	Mazgaon Estate Scheme No. 50. Mazgaon Divn. South of Seth M.S. Lane, East of Central Rly., Main track & B.A. Marg & West of S.C. Marg.	Z-7	7445	14890	9310			
23.	Undria Street, Byculla Division. East of Shuklaji Street & West of J. Icebhoj Marg. South of J.B. Behram Marg upto Southern boundary of 'E'-Ward.	Z-8	8730	17460	10915			
24.	Mazgaon Divn. Mazgaon Dock. B.P.T. land. East of C.Rly. Harbour track upto 'E'-Ward boundary on all sides.	Z-9	4725	9450	5910			
'F' WARD								
25.	Sion Division In between Central Rly. Main Track & Central Railway Harbour Track upto F/N Ward limit on North to South upto North boundary of Sion Matunga Estate Scheme No. 6.	Z-1	4940	9880	6175			
26.	Sion Matunga Division Sion Matunga Estate Scheme No. 6, in between Central Railway Main Track & Central Rly. Harbour Track upto north boundary of Sion Matunga Scheme No.6 and north of Kings Circle Harbour Line Bridge.	Z-2	6950	13830	8645			
27.	Sion & Salt Pan Division Sion Matunga Estate Scheme No. 6. East of Central Rly. Harbour track & west of S.M. marg	Z-3	3560	7120	4450			

CITY WARDS

1.	2.	3.	(For 1.1.97 to 31.12.97)			(For 1.1.98 to 31.12.98)		
			4.	5.	6.	7.	8.	9.
	upto north boundary of Sion Matunga Scheme No. 6 and north of Wadala ROB.							
28.	Salt Pan & Matunga Division In Between S. Mistry Marg and Eastern Dyke upto I/North limits on North & North of B.P.T. Rly. line, Sewree Fort, Road.	Z-5	2880	4760	2975			
29.	Sewri Wadala Scheme No. 57, Matunga Divn. East of N.P. Marg and west of Central Rly. Harbour Track upto Sewree-Wadala Scheme No. 57. Boundary on north and north of Road no. 18.	Z-5	6915	13830	8645			
30.	Sewree-Wadala Scheme No. 57 & 59 Dadar-Naigaum Divn. East of Kairak Road and West of Central Rly. Harbour Track. South of Road No. 18 upto South boundary of Sewree Wadala Scheme No. 57, and Sewree Wadala Scheme No. 59.	Z-6	4545	9090	5685			
31.	Naigaon Scheme No. 60, Dadar-Naigaum Scheme. East of Central Rly. Main Track and West of G.D. Ambedkar Marg upto north boundary of Naigaum Scheme No. 60 and North of Elphinstone Bridge, Jarbai Wadia Road.	Z-7	4870	9740	6090			
32.	Supari Buag Scheme No. 31, Parel - Sewree Divn. East of Central Rly. Main Track and west of G.D. Ambedkar Marg, S.S. Rao Road and South of Elphinstone Bridge, Jarbai Wadia Road. North of Curry Road, J.Jeebhoi Road.	Z-8	5155	10310	6445			

CITY WARDS

1.	2.	3.	4.	5.	6.	7.	8.	9.
			(For 1.1.97 to 31.12.97)				(For 1.1.98 to 31.12.98)	
33.	Golanji Hill, Parel-Sewree Division East of S.S. Rao Road and West of Central Rly. Harbour Tract. North of south boundary upto Sewree Wadala Scheme No. 57 and north of J.Jeebhoi Road.	Z-9	3865	7730	4835			
34.	Lalbaug Scheme, Tulsiram Pada to Parel-Sewri Division, West of G.D. Ambedkar Marg and East of Central Rly. Tract, South of Curry Road Bridge and north of D.L. Path.	Z-10	4295	8590	5370			
35.	Lalbaug Scheme, Tulsiram Pada, East of G.D. Ambedkar Marg, West of Central Rly. Harbour Tract, South of J.Jeebhoi Road, North of F/S Ward limit.	Z-11	3150	6300	3940			
36.	Dadar-Matunga Divn. Dadar-Matunga Estate Scheme No. 5, In between Central Rly. Main Tract and Katrak Road, South of King Circle bridge, upto south boundary of Naigaum Scheme No. 60.	Z-12	8100	16200	10125			
G/SOUTH WARD								
37.	Lower Parel Division In between Western Rly. Tract and Gokhale Road (South), South of S.K. Bole Road and north of J.Bhatankar Marg.	Z-1	5140	10280	6425			
38.	Lower Parel Division In between S.V. Savarkar Marg & Gokhale Rd. (South) upto Intersection of Gokhale Road.	Z-2	5925	11850	7410			

CITY WARDS

1.	2.	3.	4.	5.	6.	7.	8.	9.
			(For 1.1.97 to 31.12.97)				(For 1.1.98 to 31.12.98)	
	(South) and S.K. Bole Road and North of Drainage Channel Road.							
39.	Worli-Estate Scheme No. 52, Worli Mahim Divn. In between Sea-Shore and north-west boundary of Worli Scheme No. 52 & 58.	Z-3	2965	5930	3710			
40.	Worli Estate Scheme No. 52 & 58 Lower Parel Divn. In between Sea-shore and west boundary of Worli Scheme No. 52 & 58 North upto boundary of Worli Scheme No. 52 & 58 South upto boundary of Worli Scheme No. 52 & 58.	Z-4	7510	15020	9390			
41.	Worli Estate Scheme No. 52 & 58 (pt) Lower Parel Divn. In between Western Rly. Track, S.G. Marg and East boundary of Worli Scheme No. 52 & 58 and E.M. Road, South of Drainage Channel Road, South of Intersection of E.M. Road and S.Bapat Marg.	Z-5	3950	7900	4940			
42.	Mahalaxmi Flat Estate, Lower Parel Divn. In between S.Bapat Marg and Western Rly. Track south of G.K. Marg, and North of Intersection of Western Rly. Track and Moses Road.	Z-6	5730	11460	7165			
43.	Lower Parel Division In between Western Railway Tracks and Central Rly. Main Tracks, S.G. Marg, south of Elphinstone bridge, North of K.K. Marg. Gadge Maharaj Chowk.	Z-7	3950	7900	4940			

CITY WARDS

		(For 1.1.97 to 31.12.97)			(For 1.1.98 to 31.12.98)			
1.	2.	3.	4.	5.	6.	7.	8.	9.
44.	Worli Lower Parel Division, Worli Hill Scheme No. 50, Mahalaxmi Flat No. 58, Hornby Vellord, In between Sea-Shore and E. Moses Road, South of Worli Hill Scheme No. 58 boundary of A.G. Road and north of Mahalaxmi Flat & N Hornby Vellord Estate boundary.	Z-8	8890	17780	11115			
G/NORTH WARD								
45.	Dharavi Scheme No. 56, Dharavi Division West of Central Rly. Main Tracks, East of Mahim Causeway, south of city limits and North of Central Rly. Harbour Tracks.	Z-1	2005	4010	2510			
46.	Mahim Division In between Sea Shore and Western Rly. Track, south of Mahim, R.O.B. and north of T. Kataria Marg.	Z-2	4940	9880	6175			
47.	Shivaji Park Scheme, Mahim Divn. Zone-III In between Sea Shore and Manmala Tank Road, Padmabai Thakkar marg, Gokhale Road (North) South of T.Kataria Marg and north of D.S. Babrekar Marg.	Z-3	6915	13830	8645			
48.	Mahim Division In between Manmala Tank Road, Gokhale Road, (North) and Western Rly. Track south of T.Kataria Marg, North of G/North ward.	Z-4	5925	11850	7410			
49.	Mahim Division In between Sea Shore S.K. Bole Road, S.V. Savarkar Marg, South of D.S. Babrekar Marg, North of G/North boundary.	Z-5	5870	11740	7340			

LAND RATES FOR PREMIUMS FOR WESTERN SUBURBS - "H/EAST & H/WEST" WARDS

Sr. No.	Village with boundaries	Land rate as on 1.1.97		Land Rates as on 1.1.98 to 31.12.98			
		3. Residential	4. Commercial	5. Industrial	6. Residential	7. Commercial	8. Industrial
1.	H/East & H/West Wards						
	1. <u>Kolekalyan-I</u>						
	Part of the village Kole-kalyan on the west side of the W.E. Highway.	3560	7120	4450			
	2. <u>Kolekalyan-II</u>						
	Part of the village kolekalyan on west side of the W.E. Highway.	3120	6240	3900			
	3. <u>Kolekalyan-III</u>						
	part of the village kolekalyan on South side of the Santacruz Chembur Link Road.	2585	5170	3235			
	4. <u>Kolekalyan Airport</u>						
		3230	6460	4040			
	5. <u>Bandra (West)-I</u>						
	part of the Bandra village (w) on the East side of the S.V. Road.	5920	11840	7400			
	6. <u>Bandra (West)-II</u>						
	Part of the Bandra Village (w) on the West side of Turner Road.	6460	12920	8075			
	7. <u>Bandra (West)-III</u>						
	Part of the village Bandra (W) between South side of the Turner Road and West of the S.V. Road.	6530	13060	8165			
	8. <u>Bandra (East)-I</u>						
	Part of the Bandra (E) between East side of Railway line and west side of the W.E. Highway.	2585	5170	3235			
	9. <u>Bandra (East)-II</u>						
	Part of the village Bandra (E) on the East side of W.E. Highway and West side of Village Danda.	3445	6890	4310			
	10. <u>Village Danda</u>						
		5280	10760	6725			

WESTERN SUBURBS - "K/WEST & K/EAST" WARDS

		(For 1.1.97 to 31.12.97)			(For 1.1.98 to 31.12.98)		
1	2	3	4	5	6	7	8
	K/West & K/East Wards						
1.	<u>Andheri - I</u> Part of the village Andheri on the east side of the S.V. Road.	3875	7750	4845			
	<u>Andheri - II</u> Part of the village Andheri on the west side of the S.V. Road.	3340	6680	4175			
2.	<u>Ambivali - I</u> Part of the village Ambivali between S.V. Road & Link Road	2775	5550	3470			
	<u>Ambivali - II</u> Part of the village Ambivali on the west side of the link Road	3015	6030	3770			
	<u>Ambivali - III</u> Part of the village Ambivali on the south side of the C.P. Road.	3445	6890	4310			
3.	<u>Bandivali - I</u> Part of the village Bandivali on the east side of the S.V. Road.	1975	3950	2470			
	<u>Bandivali - II</u> Part of the village Bandivali west of S.V. Road & North of the caves road.	1940	3880	2425			
	<u>Bandivali - III</u> Part of the village Bandivali on the south side of the caves Road	1975	3950	2470			
4.	<u>Oshivara - I</u> Part of the village Oshivara on the east side of S.V. Road	1940	3880	2425			
	<u>Oshivara - II</u> Part of the village Oshiwara between S.V. Road & Link Road	1975	3950.	2470			
	<u>Oshivara - III</u> Part of the village Oshivara on the West side of the Link Road.	2965	5930	3710			
5.	<u>Juhu Tara</u>	3950	7900	4940			

WESTERN SUBURBS - "K/WEST & K/EAST" WARDS

		(For 1.1.97 to 31.12.97)		(For 1.1.98 to 31.12.98)			
		3	4	5	6	7	8
1	2						
6.	<u>Vile Parle-I</u> Part of the village Vile Parle between S.V. Rd., & W.E. Highway	3875	7750	4845			
	<u>Vile Parle-II</u> Part of the Village Vile Parle on the west side of S.V. Road.	4250	8500	5315			
	<u>Vile Parle No. -III</u> Part of the village Vile Parle on the east side of the W.E. Highway	3445	6890	4310			
7.	<u>Versova-I</u> Part of the village Versova on the north side of J.P. Road.	2775	5550	3470			
	<u>Versova-II</u> Part of the village Versoava on the south side of J.P. Road.	3445	6890	4310			
8.	<u>Madh Village</u> Village Brahmanwada	1190	2380	1490			
9.	<u>Village Bamnala</u> Village Bamnala	2585	5170	3235			
10.	<u>Chakala-I</u> Part of the village Chakala on the south side of Sahar Road	2585	5170	3235			
11.	<u>Chakala-II</u> Part of the village Chakala between M.V. Road & Sahar	2585	5170	3235			
	<u>Chakala-III</u> Part of the village Chakala on the north Side of the M.V. Road	2585	5170	3235			
12.	<u>Gundavali-I</u> Part of the village Gundavali & West side of the W.E. Highway	3445	6890	4310			
	<u>Gundavali-II</u> Part of the village Gundavali as on east side of the W.E. Highway	2585	5170	3235			

WESTERN SUBURBS - "K/WEST & K/EAST" WARDS

1	2	(For 1.1.97 to 31.12.97)					(For 1.1.98 to 31.12.98)		
		3	4	5	6	7	8		
13.	<u>Village Ismalia</u>	3445	6890	4310					
14.	<u>Kondivta-I</u> Part of the village Kondivta on the North side of the M.V. Rd.	2155	4310	2965					
	<u>Kondivta-II</u> Part of the village Kondivta on the south side of the M.V. Rd.	1830	3660	2290					
15.	<u>Majias-I</u> Part of the village majias on the west side of the W.E. Highway	3015	6030	3770					
	<u>Majias-II</u> Part of the village Majias on the east side of the W.E. Highway	2585	5170	3235					
16.	<u>Marol-I</u> Part of the village Marol on the South side of the M.V. Road	2155	4310	2695					
	<u>Marol-II</u> Part of the village Marol on the North side of the M.V. Road.	2585	5170	3235					
17.	<u>Mogra-I</u> Part of the village Mogra on the west side of the W.E. Highway	3015	6030	3770					
	<u>Mogra-II</u> Part of village Mogra on the east side of W.E. Highway	2585	5170	3235					
18.	<u>Village Mulgaon.</u>	2585	5170	3235					
19.	<u>Sahar-I</u> Part of the village Sahar on the west side of the Sahar Road.	3445	6890	4310					
	<u>Sahar-II</u> Part of the village Sahar on the east of the Sahar Road.	2155	4310	2695					
20.	<u>Village Vyaravali</u>	1830	3660	2290					
21.	<u>Village Panjarapol</u>	830	1600	1040					

WESTERN SUBURBS - "P/SOUTH & P/NORTH" WARDS

1	2	3	4	5	6	7	8
		(For 1.1.97 to 31.12.97)			(For 1.1.98 to 31.12.98)		
<u>(P/South & P/North Wards)</u>							
1.	<u>Village Akse, Erangal, Madh, Marve</u> Entire Villages.	1000	2000	1250			
2.	<u>Village Dharvali</u> Entire Dharvali Village	865	1730	1085			
3.	<u>Village Goregaon-I</u> Part of the Village Goregaon on the west side of the Rly. line & east side of S.V. Road.	2045	4090	2560			
4.	<u>Village Goregaon-II</u> Part of the Village Goregaon on the west side of the S.V. Road & further part of the village on the east side of the Rly Line.	1780	3560	2225			
5.	<u>Village Aarey.</u> Part entire Aarey village.	1295	2590	1620			
6.	<u>Village Pahadi Goregaon-I</u> Part of the village Pahadi Goregaon on the west side of the Rly. line East Side of S.V. Road.	2045	4090	2560			
7.	<u>Village Pahadi Goregaon-II</u> Part of the village pahadi Goregaon on west side of S.V. Road on East side of 120 ft. wide relief road & further part of the village to east side of the Rly. Line.	1885	3770	2360			
8.	<u>Village Pahadi Goregaon-III</u> Part of the village Pahadi Goregaon on the west side of 120 ft relief road	1190	2380	1490			
9.	<u>Village Pahadi Eksar</u> Entire Village	1295	2590	1620			

WESTERN SUBURBS - "P/SOUTH & P/NORTH" WARDS

1	2	(For 1.1.97 to 31.12.97)					(For 1.1.98 to 31.12.98)		
		3	4	5	6	7	8		
10.	<u>Village Malad (North)-I</u> Part of the village Malad (North) on the east side of S.V. Road.	12380	4760	2975					
11.	<u>Village Malad (North)-II</u> Part of the village Malad (North) on the west side of S.V. Road & east side of 120 ft relief road	2585	5170	3235					
12.	<u>Village Malad (North)-III</u> Part of the village Malad (North) on the west side of 120ft. wide relief road.	1725	3450	2160					
13.	<u>Village Wadhwan</u> Entire Wadhwan Village.	1785	3570	2235					
14.	<u>Village Gorai</u> Entire Gorai Village	865	1730	1085					
15.	<u>Village Manori</u> Entire Manori Village	755	1510	945					
16.	<u>Village Malvani-I</u> Part of the Village Malvani on the North side of the Malad Marve Road and falling on the east side of the No. Development Zone.	1000	2000	1250					
17.	<u>Village Malvani-II</u> Part of the village Malvani on the South side of the Malad Marve Road & falling in the Residential zone.	970	1940	1215					
18.	<u>Village Malvani-III</u> Part of the village Malvani falling in the No. Development Zone.	970	1940	1215					
19.	<u>Village Valnai-I</u> Part of the village Valnai on the east side of the S.V. Road.	1975	3950	2470					
20.	<u>Village Valnai-II</u> Part of the village Valnai on the west side of S.V. Road and on the east side of the 120 ft. wide Relief Road.	1785	3570	2235					

WESTERN SUBURBS - "P/SOUTH & P/NORTH" WARDS

1	2	3	4	5	6	7	8
		(For 1.1.97 to 31.12.97)					
		(For 1.1.98 to 31.12.98)					
21.	<u>Village Valnai-III</u> Part of the Village Valnai on the west side of the 120 ft. wide relief road.	1345	2690	1685			
22.	<u>Village Malad-I</u> Part of the Village Malad on the west side of west side of the Railway line & the east side of S.V. Road.	2380	4760	2975			
23.	<u>Village Malad-II</u> Part of the village Malad on the west side of S.V. Road & on the east side of the 120 ft. side relief road & further part of the village Malad on the east side of the Rly. Line & on the west side of the W.E. Highway.	1975	3950	2470			
24.	<u>Village Malad-III</u> Part of the village Malad on the west side of the 120 ft. wide linking road & further part of the village Malad on the east side of the Highway	1190	2380	1490			
25.	<u>Village Kurar</u> Entire Kurar Village	1455	2910	1820			
26.	<u>Village Dindoshi</u> Entire Dindoshi Village	1830	3660	2290			
27.	<u>Village Chincholi-I</u> Part of the Vilalge Chincholi on the west side of the Rly. line & east side of S.V. Road.	2045	4090	2560			
28.	<u>Village Chincholi-II</u> Part of the chincholi Village on the west side of S.V. Road.	1725	2450	2160			
29.	<u>Village Chincholi-III</u> Part of the village Chincholi on the east side of the Rly. Line.	1830	3660	2290			

WESTERN SUBURBS - "R/NORTH & R/SOUTH" WARDS

		(For 1.1.97 to 31.12.97)	(For 1.1.98 to 31.12.98)
1	2	3	4
5	6	7	8
<u>(R/North & R/South Wards)</u>			
1.	<u>Village Dahisar-I</u> Part of the village Dahisar on the west of railway line and on the south side of the 120 ft. wide Relief Road.	1785	3570
2.	<u>Village Dahisar-II</u> Part of the village Dahisar on the East side of the Rly. line & on the west side of the W.E. Highway & on the south side of the 120ft. wide Relief Road.	1395	2790
3.	<u>Village Dahisar-III</u> Part of the village Dahisar on the east side of W.E.Highway.	1395	2790
4.	<u>Village Dahisar-IV</u> Part of the village Dahisar on the North side of the 120ft. wide relief road	1395	2790
5.	<u>Village Mandapeshwar-I</u> Part of the village mandapeshwar on the east side of S. V. Road (Mandapeshwar Road).	1785	3570
6.	<u>Village Mandapeshwar-II</u> Part of the village Mandapeshwar on the west side of S. V.P. Road (Mandapeshwar Road)	1595	3190
7.	<u>Village Eksar-I</u> Part of village Eksar falling on the East side of the S.V.P. Road (Mandapeshwar Road)	2380	4760

WESTERN SUBURBS - "R/NORTH & R/SOUTH" WARDS

		(For 1.1.97 to 31.12.97)	(For 1.1.98 to 31.12.98)
1	2	3 4 5 6 7 8	3 4 5 6 7 8
8.	<u>Village Eksar-II</u> Part of the village Eksar falling on the West side of the S.V. Road & on the East side of the 120 ft. wide relief Road.	1785 3570 2235	
9.	<u>Village Eksar-III</u> Part of the village Eksar on the west side of the 120ft. wide relief road.	1295 2590 1620	
10.	<u>Village Borivali-I</u> Part of the village Borivali falling in T.P.S.-I Borivali	2965 5930 3710	
11.	<u>Village Borivali-II</u> Part of the village Borivali on the east of the 120 ft. wide relief road but excluding the portion falling in T.P.S.-I Borivali	1975 3950 2470	
12.	<u>Village Borivali-III</u> Part of the village Borivali falling on the West side 120 ft. wide Relief Road.	1295 2590 1620	
13.	<u>Village Kanheri-I</u> Part of the village Kanheri on the west side of the Rly. line.	2380 4760 2975	
14.	<u>Village Kanheri-II</u> Part of the village Kanheri on the east side of the Rly. line & on the west side of the W.E. Highway.	1625 3250 2035	
15.	<u>Village Kanheri-III</u> Part of the village Kanheri on the east side of the W.E. Highway.	1585 3170 1985	
16.	<u>Village Shimpoli</u> Entire Shimpoli Village.	1975 3950 2470	
17.	<u>Village Magathane-I</u> Part of the Village Magathane falling on the West Side of Railway line.	1785 3570 2235	

WESTERN SUBURBS - "R/NORTH & R/SOUTH" WARDS

1	2	3	4	5	6	7	8
		(For 1.1.97 to 31.12.97)		(For 1.1.98 to 31.12.98)			
18.	<u>Village Magathane II</u> Part of the Village Magathane on the east side of the railway line and the west side of the W.E. Highway.	1640	3280	2050			
19.	<u>Village Magathane III</u> Part of the Village Magathane on the east of the W.E. Highway.	1380	2760	1725			
20.	<u>Village Poisar I</u> Part of the Village Poisar falling on the west side of the Rly. Line.	1895	3790	2370			
21.	<u>Village Poisar II</u> Part of the Village Poisar on the east side of the railway line and on the west side of the W.E. Highway.	1640	3280	2050			
22.	<u>Village Poisar III</u> Part of the Village Poisar on the east side of the W.E. Highway.	1380	2760	1725			
23.	<u>Village Kandivali I</u> Part of the Village Kandivali on the east side of the 120ft. wide relief road.	2370	4740	2965			
24.	<u>Village Kandivali II</u> Part of the village Kandivali on the west side of the 120ft. wide relief Road.	1550	3100	1940			
25.	<u>Village Charkop</u> Entire Charkop Village.	1550	3100	1940			
26.	<u>Village Akurli I</u> Part of the village Akurli on the West side of the W.E. Highway.	1785	3570	2235			
27.	<u>Village Akurli II</u> Part of the village Akurli on the east side of the W.E. Highway.	1395	2790	1745			

EASTERN SUBURBS "L" WARD

Sr. No.	Description of Village	Land rate as on 1.1.97 to 31.12.97		Land Rates as on 1.1.98 to 31.12.98			
		3. Residential	4. Commercial	5. Industrial	6. Residential	7. Commercial	8. Industrial
1)	<u>Village Kuria Zone - I</u>						
a)	Land between central railway tracks LBS Marg & upto Santacruz Chembur Link. Road.	1920	3840	2400			
b)	Triangular pocket at the north of Harbour Railway line Chunabhatti.						
2)	<u>Village Kuria Zone-II</u>						
	Land between LBS Marg, upto Bazar road of Kuria Village.						
	Land between Santacruz Chembur Link Road. & Kale Marg on east side of LBS Marg, in Kuria Village.	1680	3360	2100			
3)	<u>Village-Kuria Zone-III</u>						
	Land between Ghatkopar Andheri Link Road & Kale Marg.	1550	3100	1940			
4)	<u>Village Kuria Zone-IV</u>						
	South of Central Railway Tracks Kuria (E)	1485	2970	1860			
5)	<u>Village Asalpha Zone-I</u>						
6)	<u>Village Mohili Zone-I</u>						
	Land south of Ghatkopar Andheri Link Rd.	865	1730	1085			
7)	<u>Village Mohili Zone-II</u>						
	Land North of Ghatkopar Andheri Link Road	1550	3100	1940			
8)	<u>Village Saki Zone I</u>						
	Land North of Ghatkopar Andheri Link Road	1210	2420	1515			
9)	<u>Village Chandivali Zone I</u>						
	Land North of Ghatkopar Andheri Link Road	1210	2420	1515			
10)	<u>Village Tungve Zone I</u>						
	Land North of Ghatkopar Andheri Link Road	1550	3100	1940			

EASTERN SUBURBS "M" WARD

Sr. No.	Description of Village	Land rate as on 1.1.97 to 31.12.97		Land Rates as on 1.1.98 to 31.12.98			
		Residential	Commercial	Residential	Commercial	Industrial	
1.	2.	3.	4.	5.	6.	7.	8.
1)	<u>Village Chembur Zone-I</u>						
a)	Land between V.N. Purav Marg on the south Eastern Express Highway.	2175	4350	2720			
b)	Triangular portion between V.N. Purav Marg R.C. Marg, G.Gidwani Marg.						
c)	Land between V.N. Purav Marg on the east & Rly. siding on the west side & along Chembur Village boundary on south side.						
2)	<u>Village Chembur Zone-II</u> Land on North west of E.E. Highway in Chembur.	1485	2970	1860			
3)	<u>Village Chembur Zone-III</u> Land on west of Refinery Rly. line upto E.E. Highway.	1190	2380	1490			
4)	<u>Village Borla Zone-I</u> Land between Andheri Wadala Link road on west side upto Chembur Village boundary on the south side upto C.G. Gidwani Marg.	2175	4350	2720			
5)	<u>Village Borla Zone-II</u> Land on east of Andheri Wadala Link road including land of south of C.G. Gidwani Rd. upto village Boundary.	1725	3450	2160			
6)	<u>Village Wadhavali zone-I</u> Wadhavali Village	1585	3170	1985			
7)	<u>Village Maravali Zone-I</u> Maravali village	1080	2160	1350			

EASTERN SUBURBS "M" Wards

	1	2	3	4	5	6	7	8
			(For 1.1.97 to 31.12.97)		(For 1.1.98 to 31.12.98)			
8.	<u>Village Anik Zone-I</u> Anik Village		970	1940	1215			
9.	<u>Village Mahul Zone-I</u> Mahul Village		970	1940	1215			
10.	<u>Village Mankhurd Zone-I</u> Mankhurd Vilalge		865	1730	1085			
11.	<u>Village Manbudrak Zone-I</u> Village Mandale		865	1730	1082			
12.	<u>Village Mandale Zone-I</u> Village Mandale		865	1730	1085			
13.	<u>Village Deonar Zone-I</u> Deonar Village		1320	2640	1650			
14.	<u>Village Trombay (Nanak) Zone-I</u> Village Trombay (Nanak)		810	1620	1015			

EASTERN SUBURBS "N" WARD

Sr. No.	Description of Village	Land rate as on 1.1.97 to 31.12.97		Land Rates as on 1.1.98 to 31.12.98			
		Residential	Commercial	Residential	Commercial	Industrial	
1.	2.	3.	4.	5.	6.	7.	8.
1.	<u>Village Ghatkopar Zone-I</u> Land between E.E. Highway & LBS Marg upto Ghatkopar Andheri Link Road & in south upto boundary of village Ghatkopar	2965	5930	3710			
2.	<u>Village Ghatkopar Zone-II</u> Lands North of Andheri Ghatkopar Link Road upto boundary of Powai.	1585	3170	1985			
3.	<u>Village Ghatkopar Zone-III</u> Land North West of LBS Marg upto Ghatkopar Andheri Link Road.	1975	3950	2470			
4.	<u>Village Ghatkopar Zone-IV</u> Land East of E.E. Highway	885	1770	1110			
5.	<u>Village Kirol Zone-I</u>						
a)	Land between Central Railway track & Tansa Pipe Line)						
b)	Lands between LBS marg & Ghatkopar Andheri Link Road.	1975	3950	2470			
6.	<u>Village Kirol Zone-II</u>						
a)	Lands South of LBS Marg upto C.Rly Tracks &						
b)	Lands South of C.Rly Tracks upto Pipeline.	2965	5930	3710			
	<u>Village Kirol Zone-III</u>						
	Lands North of Andheri Ghatkopar Link Road.	1975	3950	2470			
	<u>Village Vikhroli Zone-I</u>						
	Lands West of E.E. Highway upto Ghatkopar Andheri Link Road on the Southern side.	1615	3230	2020			

EASTERN SUBURBS "S" WARD

Sr. No.	Description of Village	Land rate as on 1.1.97 to 31.12.97		Land Rates as on 1.1.98 to 31.12.98		
		3. Residential	4. Commercial	5. Industrial	6. Residential Commercial	7. Industrial
1.	<u>Village Bhandup Zone-I</u> Land between E.E. Highway, C.Rly. tracks	1125	2250	1410		
2.	<u>Village Bhandup Zone-II</u> Land south of Bhandup Village road between LBS Marg & C.Rly. tracks	1035	2070	1295		
3.	<u>Village Bhandup Zone-III</u> Lands west of C.Rly. tracks, North of Bhandup Village road including the land west of LBS Marg. Land east of E.E. Highway.	800	1600	1000		
4.	<u>Village Nahur Zone-I</u> Land south of Goregaon Mulund Link Road	1035	2070	1295		
5.	<u>Village Kanjur Zone-I</u> Lands between C.Rly tracks, E.E. Highway	1390	2780	1740		
6.	<u>Village Kanjur Zone-II</u> Lands east of E.E. Highway	780	1560	975		
7.	<u>Village Kanjur Zone-III</u> Lands west of C.Rly tracks	780	1560	975		
8.	<u>Village Hariyali Zone-I</u> Land east of Central Railway tracks	1295	2590	1620		
9.	<u>Village Hariyali Zone-II</u> Lands west of Central Railway tracks	1190	2380	1490		
10.	<u>Village Powai Zone-I</u>	2160	4320	2700		
11.	<u>Village Tirandaz Zone-I</u>	1035	2070	1295		

EASTERN SUBURBS "T" WARD

Sr. No.	Description of Village	Land rate as on 1.1.97 to 31.12.97		Land Rates as on 1.1.98 to 31.12.98			
		Residential	Commercial	Residential	Commercial	Industrial	
1.	2.	3.	4.	5.	6.	7.	8.
1	<u>Village Mulund Zone-I</u> Lands between E.E. Highway on east side & LBS Marg on West side & Greater Bombay Limit on north side village boundary south side.	2570	5140	3215			
2	<u>Village Mulund Zone-II</u> Lands on E.E. Highway Lands on east on the LBS Marg.	1830	3660	2290			
3	<u>Village Nahur Zone-I</u> Land between C.Rly. & LBS Marg, upto Mulund Goregaon Link Road, Village Boundary on north & link road on south	2570	5140	3215			
4	<u>Village Nahur Zone-II</u> a) Lands west of LBS Marg, upto Goregaon Mulund Link Road. Lands south of Goregaon Mulund Link Road between C.Rly. tracks & LBS Marg. b) Triangular portion on east of C.Rly. tracks upto 'T' Ward boundary link road.	1000	2000	1250			
5	<u>Village Garbad Zone-I</u>	1000	2000	1250			
6	<u>Village Gundgaon</u>	1000	2000	1250			

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ROAD, OFF CHHOTANI ROAD, MAHIM (WEST), MUMBAI-400 016. TEL.: 444 5998, 444 2897

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