

21. Co-operative society redevelopment proposal.

If the valuation is done as per ready reckoner, for co-operative society redevelopment proposal is not acceptable, then under Section 31 of the Bombay Stamp Act, 1958 a detailed valuation should be obtained by adjudication.

22. Valuation of land reserved for public purpose.

Land reserved for public purpose should be valued at 80% of land rate. (Only the portion of land which is reserved for public purpose will qualify for this valuation)

23. Doubt regarding Zone or difficulty.

In case of any doubt arising regarding zone in which a property is covered or doubt/difficulty arising out of this during computerized registration or rate is not available, then such difficulties / doubt is to be settled by the Deputy Director of Town Planning and Valuation Department, Mumbai.

Table – "B"

Rates of New Construction.

Rate per Square Meter for the year 2013 for new construction as per types of construction is as below

Sr. No.	Type of Construction	Cost per Sq.Mtr. (Built-up) in Rs.	
		Mumbai City	Mumbai Suburb
1	2	3	4
A)	R.C.C. Construction R.C.C. slab, Brick wall made and plastered with cement mortar in side the wall, tiles flooring.	19200	17600
B)	Other Pukka Construction Load bearing structure, R.C.C. slab, Brick wall plastered with cement, kaccha or cement flooring.	15500	13000
C)	Semi / Half Pukka Construction Load bearing structure, wall made of brick or stone with mud, Shahbad floor, mud or other type of flooring, and construction other than slab.	9900	8800
D)	Kaccha Construction Mud wall with bricks, Mud <i>Gilav</i> , with roof of clay tiles / asbestos or tin.	6600	5500

S/d
(S. Chockalingam)
Chief Controlling Revenue Authority
& Inspector General of Registration
Maharashtra State, Pune

(Author's Note:-

1. If difference in Market value as adopted by stamp duty authority and consideration mentioned in agreement is not more than 10%, then in that case agreement value will be taken for stamp duty calculation, under First proviso of Section 32A(4) of Bombay Stamp Act 1958.

2. Values printed in this reckoner are adopted from the reckoner issued by the Chief controlling Revenue Authority, Maharashtra State. (Ready Reckoner used by Stamp Duty Office.) To avoid any unpleasant situation one must verify values applicable to him from the stamp duty officer concerned before parting with original document. If the above points are kept in mind, reader will be greatly benefited by this book. Before referring this book, please check the C.S.No., C.T.S.No. and Village name of your property from the property card. Further ascertain from the text and map printed in this book about the location and zone of your building. In case of discrepancy in location of map, rates as per C.T.S. No. will prevail. It is strongly advisable that zone and C.T.S.No. must be mentioned in the agreement to get correct valuation. A Valuer well conversant with stamp duty valuation can be helpful before finalizing the agreement for sale to arrive just and fair stamp duty.

3. It should be noted that for Mumbai City District i.e. From Division 1 to Division 19 all mention of C.T.S. No. is to read as C.S.No. In Mumbai City District all the property is numbered according to C.S. No. i.e. Cadastral Survey Number and not according to C.T.S. No. i.e. Chain & Triangulation Survey Number.

4. Rate given for **Developed Land is for 1 Sq.Mtr considering F.S.I. to be 1.** In case if the F.S.I. is more than 1 or less than 1 then the rate has to be increased or decreased accordingly. Rates for flat, office, shop (commercial) or industrial units are for one sq. mtr. of built-up area which includes the value of land component)

Village No. / Zone No.	CHEMBUR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land		
			Residential Building	Office / Commercial on Above floor	Commercial on Above floor
98	MUMBAI SUBURB, TALUKA KURLA, VILLAGE CHEMBUR	Map on page 178			
98/440	Land: All the portions in between ward boundary, Express Highway and M.G.Road and pipeline. C.T.S. No. 3 to 28, 32, 33 to 46, 49 to 71, 73 to 85, 100, 101, 116, 117, 120 to 122, 361, 362 to 367, 438, 492 to 496, 498, 499, 557 to 559, 1828, 1831 to 1835	33400	74000	99300	119000
98/440A	Land: Property in side the Tilak Nagar. C.T.S. No. 32	42400	84500	105500	126800
98/441	Land: Express Highway, M.G.Road and ward boundary, all the portion surrounded. C.T.S. No. 1, 29, 86 to 99, 102 to 104, 560 to 631, 633 to 659, 1816 to 1827, 1829, 1830, 1837, 1838, 1847, 1849 to 1852, 2816	38000	76000	84200	105700
98/442	Land: Portion surrounded by Express Highway, Ramkrishna Chemburkar Marg and V.N. Purav Marg. C.T.S. No. 30, 123, 336/15, 369 to 375, 379 to 381, 383 to 385, 409, 423, 451 to 457, 464, 465, 467, 470 to 477, 479 to 491, 497, 500 to 523, 527 to 556	27500	76600	91600	115100
98/442A	Land: On North Eastern Express Highway, on South part of zone No.98/443, and on east part of zone No. 98/442. C.T.S. No. 352, 361	18100	50400	60200	75500
98/443	Land: On North V.N.Purav Marg, on East Ramkrishna Chemburkar Marg, on South village boundary and on West goods railways. C.T.S. No. 118, 127, 129 to 142, 146 to 149, 152 to 170, 173, 177 to 296, 298 to 331, 335, 336, 340 to 344, 350, 368, 378, 390 to 394, 396 to 408, 410 to 416, 421, 435 to 437, 440 to 446	56900	105400	126100	157900
98/444	Land: On North Express highway, on East village and ward boundary, on South Railways and on West Ramkrishna Chemburkar Marg upto Amar Mahal Junction. C.T.S. No. 31, 211, 215, 216, 222, 228, 229, 234, 235, 632, 660 to 714, 716 to 775, 776-B/1, 777 to 796, 823	35200	77400	83900	110500
98/445	Land: On North railway, on East village boundary, on South V.N.Purav Marg, on West Ramkrishna Chemburkar Marg. C.T.S. No. 119, 199, 797 to 805, 827, 829 to 834, 840 to 844, 847 to 853, 867, 871 to 878, 880 to 882, 886 to 968, 970, 973 to 975, 980 to 1007, 1009, 1016 to 1039, 1042, 1043, 1045, 1047, 1048, 1051, 1053 to 1059, 1061 to 1306, 1312 to 1332, 1334 to 1356, 1360, 1361, 1365, 1366, 1370 to 1372, 1374 to 1376, 1378, 1380, 1385 to 1585, 1588, 1589, 1591, 1592, 1595 to 1606, 1609, 1612, 1613, 1619 to 1622, 1625 to 1630, 1747 to 1751, 1755, 1756, 1761 to 1764, 1766, 1767, 1770, 1777 to 1784, 1836, 2567, 2595	68300	126000	171500	222700
98/446	Land: South portion of V.N.Purav Marg, village boundary and Ramkrishna Chemburkar Marg, all the portion surrounded. C.T.S. No. 664, 715, 724, 744, 795, 876, 894, 1001, 1019, 1100, 1113 to 1115, 1132, 1179, 1180, 1210 to 1212, 1216 to 1231, 1233 to 1306, 1312 to 1323, 1390 to 1418, 1431, 1433 to 1441, 1445, 1484, 1511, 1551 to 1557, 1564 to 1570, 1576 to 1585, 1588 to 1590, 1592, 1595 to 1606, 1609, 1612, 1613, 1619 to 1622, 1626, 1635 to 1640, 1642 to 1649, 1651 to 1654, 1666 to 1725, 1727 to 1730, 1735, 1737, 1740 to 1744, 1786 to 1789, 1793 to 1810, 1812 to 1815, 1993, 2787	43000	85600	107000	113300