

**Rates of New Construction for Municipal Corporation area in Mumbai City  
and Mumbai Suburban District for Valuation for charging stamp duty  
for year 2022 –23 as per annual statement of rates.**

*(Annexure to Paripatruk Kra. Ka. 15/Bamudat-2022-23/361, Dated 31/03/2022)*

Rate per Square Meter for the period 01/04/2022 to 31/3/2023 for cost of new construction as per types of construction is as below

Sr. No.	Type of Construction	Cost per Sq.Mtr. (Built-up) in Rs.
1	2	3
1)	<b>R.C.C. Construction</b> R.C.C. slab, Brick / Concrete wall, joint with cement mortar, cement plastered wall, tiles flooring.	30250
2)	<b>Other Pukka Construction</b> Load bearing structure, R.C.C. slab, Brick wall, cement plaster, kaccha or cement flooring.	24544
3)	<b>Semi / Half Pukka Construction</b> Load bearing structure, wall made of brick or stone with mud, Shahbad floor, mud or other type of flooring, roof other than slab.	17325
4)	<b>Kaccha Construction</b> Wall of Mud bricks, Mud <i>Gilav</i> , with roof of clay tiles / asbestos or tin.	11117

Notes :

- 1) R.C.C. Construction - R.C.C. Frame structure, R.C.C. slab, Brick / Concrete wall, joint with cement mortar, cement plastered wall, tiles flooring
- 2) Other Pukka Construction - Load bearing structure, R.C.C. slab, Brick wall, inside and outside plaster, kaccha or cement flooring
- 3) Semi / Half Pukka Construction - Load bearing structure, wall made of brick or stone with mud, Shahbad floor, mud or other type of flooring, roof other than slab
- 4) For Industrial shed less than 9 meter in Height 75% rate for R.C.C. construction rate should be considered and for Industrial shed more than 9 meter in Height 100% rate for R.C.C. construction rate should be considered.
- 5) For construction up-to *jota* (Plinth) level 20% of new construction cost as per above table is to be considered.
- 6) For construction up-to still parking slab level 30% of new construction cost as per above table is to be considered.

Dated: 31/03/2022

S/d  
Inspector General of Registration & Controller of Stamps  
Maharashtra State, Pune

**(Author's Notes:-**

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**. For C.S. Nos. part number is normally written before main C.S. No. i.e. C.S. 365/6 means C.S. No.6 and part 365 whereas in Mumbai Suburban District i.e. village 20 to 124 for C.T.S. Nos. main C.T.S. No. is normally written first and part number is written afterwards i.e. 12/526 means C.T.S. No.12 and part 526.

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)

5. The above **Guideline Information** is a liberal translation of original Marathi Government Guidelines along with subsequent amendments. In case of discrepancy original Marathi Guidelines shall prevail.

Village No. / Zone No.	HARYALI				Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up				
	Residential Building on Above floor	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area		Residential Building on Above floor	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area	
112	MUMBAI SUBURB, TALUKA KURLA, VILLAGE HARYALI					Map on page 192				
112	LAND 532	On North village boundary, on East L.B.S. Marg, on South Adi Shankaracharya Marg, (Jogeshwar- Vikrol Link Road), on West village boundary.				77660	158850	182670	198560	158850
112	LAND 533	On North village boundary, on East Central Railway line, on South Adi Shankaracharya Marg, (Jogeshwar- Vikrol Link Road), on West L.B.S. Marg.				78040	153030	175980	191280	153030
112	LAND 534	On North village boundary, on East Express Highway, on South village boundary, on West Central Railway.				58490	135960	156350	169950	135960
112	LAND 535	On North Jogeshwar- Vikrol Link Road, on East Central Railway line, on West L.B.S. Marg, on South village boundary.				59770	145330	167130	181660	145330
112	LAND 536	On North Adi Shankaracharya Marg (Jogeshwar- Vikrol Link Road), on East L.B.S. Marg, on South and West village boundary.				24640	63710	73270	82600	63710
112	LAND 537	All the properties on East side of Express Highway. (Kannamwar Nagar).				58970	139830	160810	174790	139830
112	LAND 538	Lal Bahadur Shastri Marg.				84640	161200	185380	236100	161200
112	LAND 538A	Properties having area more than 5 Hectare. (50000 Sq. Mtr)				80410	163350	170690	236100	161430
113	LAND 539A	Properties having area more than 5 Hectare. (50000 Sq. Mtr)				77300	181360	189840	220750	171010
114	LAND 540A	Following land in Powai Village (Lok Home, Mayfair etc. projects.)				86300	215500	283200	340000	215500
114	LAND 540	All the properties of Powai village except Zone 114/541.				88300	208700	245400	270100	208700
114	LAND 541A	C.T.S. No. 5, 13/C, 1310, 13/E, 25				90900	261550	300790	326940	261550
114	LAND 541	Properties on south of Adi Shankaracharya Marg having slum.				90900	261550	300790	326940	261550
114	LAND 541A	C.T.S. No. 2, 10, 12, 23A, 26A, 27, 28, 29, 30				112330	303020	348470	378770	303020
114	LAND 541	Developed properties on Adi Shankaracharya Marg.				112330	303020	348470	378770	303020
114	LAND 540A	C.T.S. No. 1PT				86300	215500	283200	340000	215500
114	LAND 540	C.T.S. No. 1pt, 6, 3				88300	208700	245400	270100	208700
114	LAND 541	All the properties of Powai village except Zone 114/541.				88300	208700	245400	270100	208700
114	LAND 541A	MUMBAI SUBURB, TALUKA KURLA, VILLAGE POWAI				Map on page 194				
114	LAND 539B	Properties having area more than 5 Hectare. (50000 Sq. Mtr)				77300	181360	189840	220750	171010
113	LAND 539A	Property on South side of Adi Shankaracharya Road.				88180	193600	222640	242000	193600
113	LAND 539	C.T.S. No. 18, 19, 20, 21A, 22, 22A, 22C, 23A/A, 23B, 23D, 24A, 24D, 24E, 25, 25B, 30, 31, 102A/5, 103, 104, 105				88180	193600	222640	242000	193600
113	LAND 539	All the properties of Tirandaz village.				72800	153090	176050	191360	153090
113	LAND 539	C.T.S. No. 1 to 17, 21, 23, 24, 26, 27, 28, 29, 32 to 100, 102, 106 to 108				72800	153090	176050	191360	153090
113	LAND 539A	MUMBAI SUBURB, TALUKA KURLA, VILLAGE TIRANDAZ				Map on page 194				
113	LAND 538A	Properties having area more than 5 Hectare. (50000 Sq. Mtr)				80410	163350	170690	236100	161430
113	LAND 538	C.T.S. No. 35A, 44, 105, 105/1				80410	163350	170690	236100	161430
113	LAND 538	Lal Bahadur Shastri Marg.				84640	161200	185380	236100	161200
113	LAND 538	C.T.S. No. 1, 2, 213/A, 4A, 5, 7, 7/1, 7/12, 7/2A, 7/2B, 7/3, 7/5, 7/6, 9, 12, 14, 14A, 14B, 15, 15A, 17, 18, 19, 21, 22, 22/1, 22/2, 24, 25, 26, 26/9, 27, 28, 29, 31, 32, 33, 35, 35C, 36, 37, 38, 39, 40, 40A, 40B, 41, 42, 43, 45, 46, 47, 48, 48/1, 48A/1, 48B/1, 73, 82A, 83, 86, 89, 90, 93, 93/7, 94, 95, 97, 99, 99B, 101, 102, 102/2, 104/1, 105/39, 108/3, 109/1, 108 to 113.				84640	161200	185380	236100	161200
113	LAND 538A	Properties having area more than 5 Hectare. (50000 Sq. Mtr)				80410	163350	170690	236100	161430
113	LAND 538	C.T.S. No. 35A, 44, 105, 105/1				80410	163350	170690	236100	161430