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 & 2023-24 as per annual statement of rates.

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

Read with IGR Order No. *Ja.Kra.Ka.15/Bamudat* 2023-24/460 dated 31/03/2023

Rate per Square Meter for the period **01/04/2023 to 31/3/2024** 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)	**R.C.C. Construction** R.C.C. slab, Brick / Concrete wall, joint with cement mortar, cement plastered wall, tiles flooring.	30250
2)	**Other Pukka Construction** Load bearing structure, R.C.C. slab, Brick wall, cement plaster, kaccha or cement flooring.	24544
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.	17325
4)	**Kaccha Construction** Wall of Mud bricks, Mud *Gilav*, 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 stilt parking slab level 30% of new construction cost as per above table is to be considered.

Dated: 31/03/2022 & 31/03/2023

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

Author's Notes:-

1. 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 the 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 if 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.

2. 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.

3. 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)

4. 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.