

Navi Mumbai Municipal Corporation
Letting Rates for built-up area for fixation of Ratable Value
For the year 2020-21

For Residential Use (Rate Rs. Per sq. meter per month)

Wards Type of Construction	Rate Rs. Per sq. meter per month
(1)	(2)
<u>I. (A) BELAPUR, NERUL, VASHI, TURBHE WARDS CIDCO DEVELOPED NODE</u>	
Upto 20 sq. mtrs. for economically weaker section	22
CIDCO built tenements above 20 sq. mtr.	28
Bungalow/ Row house (RH) type tenements	33
Co-op Hsg. Societies on CIDCO allotted plot (up to 7 floor)	33
Co-op Hsg. Societies on CIDCO allotted plot (Towers above 7 floor)	39
Charitable institution buildings like School, Colleges, public hospitals, Sanatorium.	61
Private/ Non Charitable Medical/ Engineering/ Management Institutes/Educational Institutes/ School etc.	66
<u>[B] BELAPUR, NERUL, VASHI, TURBHE WARDS VILLAGE AREA AND OLD GAOTHAN.</u>	
Bungalows/ Row Houses – RCC	28
RCC houses	22
Load Bearing houses	17
Tiled Houses (manglorie tiles/AC Cement)	11
Slums	Rack rent Rs.200 per month/Hut
<u>(C) BELAPUR, NERUL, VASHI, TURBHE WARDS G.E.S.</u>	
Bungalows/ Row Houses – RCC	28
Co-op Societies. (up to 7 floor)	24
Co-op Societies. (above 7 floor)	28
Load Bearing houses	22
<u>II. (A) KOPARKHAIRANE , GHANSOLI, AIROLI DIGHA WARDS CIDCO DEVELOPED NODE</u>	
Upto 20 sq. mtrs. for economically weaker section	17
CIDCO built tenements above 20 sq. mtr.	22
Bungalow/ Row house (RH) type tenements	28
Co-op Hsg. Societies on CIDCO allotted plot (up to 7 floor)	24
Co-op Hsg. Societies on CIDCO allotted plot (Towers above 7 floor)	28
Charitable institution buildings like School, Colleges, public hospitals, Sanatorium.	61
Private/ Non Charitable Medical/ Engineering/ Management Institutes/Educational Institutes/ School etc.	66
<u>[B] KOPARKHAIRANE , GHANSOLI, AIROLI & DIGHA WARDS VILLAGE AREA AND OLD GAOTHAN.</u>	
Bungalows/ Row Houses – RCC	28
RCC houses	22
Load Bearing houses	17
Tiled Houses (manglorie tiles/AC Cement)	11
Slums	Rack rent Rs.200 per month/Hut
<u>(C) KOPARKHAIRANE , GHANSOLI, AIROLI & DIGHA WARDS G.E.S.</u>	
Bungalows/ Row Houses – RCC	28
Co-op Societies. (up to 7 floor)	24
Co-op Societies. (above 7 floor)	28
Load Bearing houses	21

For Commercial Use (Rate Rs. Per sq. meter per month) for the year 2020-21

Description	CBD	Nerul	Vashi	Turbhe	Koper Khairne	Ghansoli	Airoli	Digha
	A	B	C	D	E	F	G	H
1)Shops								
Node	110	110	110	110	88	83	83	55
GES	66	66	66	66	55	55	55	55
Gavthan	44	44	44	44	44	44	44	39
2)Workshop/ Garages								
Node	RCC-83 N.RCC-66	83 66	83 66	83 66	66 55	55 44	66 55	55 44
GES	55	55	55	55	50	50	50	50
Gavthan	44	44	44	44	44	39	44	39
3) Professional offices, Cold storages, Godown, Ware houses and bakery, Show room-cum-shops, lodges, private Nursing Houses, Coaching classes, Dispensary including Doctors consulting rooms etc. Non Charitable Hospital, Hotels without bar.	110	110	110	110	88	83	83	44
4) Bldg. Consisting of administrative offices departmental stores, hotels with bar, Restaurant etc., Exclusive Show rooms Non-schedule banks, Patpedhi	110	132	132	132	99	94	94	55
5) Scheduled/ Private/ foreign/ Nationalized Banks, Star hotels & Adm. Offices of Pub. Sectors & inds.	165	165	165	165	165	165	165	121
6) Service industries including timber depot, printing press, flour mills etc.	RCC-83 N.RCC-66	83 66	83 66	83 66	66 55	55 44	66 44	55 28

RATES FOR IN MIDC (PLOTS) AREA:-

Description	Rate per m2 per month 2020-21
RCC- Factory / Cold Storage/IT Building	83
RCC/AC factory	72
AC sheds (Non-RCC)	55
Lean Shed	33
Storage tanks (per KL Capacity)	33
Other rates will be applicable as per use corresponding to respective wards	

NOTE:-

- For Non-RCC shops and Non-RCC hotels the rates will be **70%** of the rates applicable to respective categories shown in the commercial rate chart.
- Poultry sheds @ **Rs.30/-** per sq. meter per month.
- Residential tenements converted fully for commercial use are to be assessed **1.25** times of the existing commercial (as per use) letting rate.
- Letting rate for mezzanine floor will be **70%** of the normal rate applicable to the premises in which mezzanine floor exists. And for loft **50%** of letting rates in the area.
- Plot allotted for residential or residential cum commercial purpose Plot of Land/L.U.C. will be charged at residential rate of tax.
- Plot allotted for commercial purpose Plot of Land /L.U.C. will be charged at non-residential rate of tax.
- In case of Open Plot/LUC in MIDC area Annual gross rent will be onetime premium paid by the property holder divided by lease years allotted by MIDC.
- In case of Open Plot/LUC in CIDCO area Annual gross rent will be onetime premium paid by the property holder divided by lease years allotted by CIDCO **OR 9%** of [**50%** Base rate x (Multiply by) allotted plot area] **whichever is more.**
- For Gavathan Extension Scheme plots **60%** of Ratable value of building on the basis of FSI after completion of construction **OR 9%** of [**25%** Base rate x (Multiply by) allotted plot area] whichever is more
- While assessing the building the date of assessment will be the date of actual possession or the date of Electric/Water connection, or the date of occupancy or BCC, **Whichever is earlier.**
- In case of leave and license arrangement, during the lease period it will be double of prescribed letting rate in the area, for the period of Leave & license.
- For Basement/Stilt used for storage or any other purpose etc., **50%** of the respective letting rate in the area, to be adopted.
- For car parking on open area of the premises & basement rent will be **Rs.200** per month for per car park.
- Plot allotted for residential purpose in MIDC area on completion of construction of building the letting rates will be the highest of residential letting rate adopted in the respective wards.
- Annual Gross rent of Reserve ground plots/ Play Grounds / Garden for public purposes namely school/ Colleges/ Institutes will be **10%** of allotment premium charged by lesser CIDCO etc. & Taxes will be at residential tax rates.
- Plot allotted to Project Affected People in MIDC area **60%** of Retable Value of building on the basis of FSI after completion of construction.
- Rate applicable to new construction in PAP Area will be the same as per respective ward wise GES (As per use.)
- Rate applicable to IT Building in Gavthan & Node area will be the highest **Residential** Letting Rate of respective ward.
- Matters apart from as stated above shall be subject to the previous rates.

Sd/-

Commissioner

Navi Mumbai Municipal Corporation