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TARIFF AUTHORITY FOR MAJOR PORTS

G.No. 32

New Delhi,

18 January 2021

NOTIFICATION

In exercise of the powers conferred under Section 49 of the Major Port Trusts Act, 1963 (38 of 1963), the Tariff Authority for Major Ports hereby disposes of the proposal received from Mumbai Port Trust (MBPT) seeking approval for fixation of Schedule of Rates for Land at Govandi of MBPT for the period from 01 October 2017 to 30 September 2022, as in the Order appended hereto.

(T.S. Balasubramanian)
Member (Finance)

Tariff Authority for Major Ports
Case No. TAMP/46/2020-MBPT

The Mumbai Port Trust

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Applicant

QUORUM

- (i). Shri. T.S. Balasubramanian, Member (Finance)
- (ii). Shri. Sunil Kumar Singh, Member (Economic)

ORDER

(Passed on this 28th day of December, 2020)

This case relates to a proposal received from Mumbai Port Trust (MBPT) vide its letter No. FA/OEA-L-7 (02)/U-5/101 dated 14 October 2020 seeking approval of Schedule of Rates for Land at Govandi of MBPT for the period 01 October 2017 to 30 September 2022.

2. The main points made by the MBPT in its proposal dated 14 October 2020 are summarized below:

(i). **Background**

Mumbai Port Trust owns about 882 Ha. of land in Mumbai City. These land falls under the jurisdiction of A, B, C, M, G-North, E, F-North and F-South wards. The said land stretches from Colaba to Wadala, Mahim, Worli, Govandi, etc. and is divided into 15 administrative units for management of these estates. Additionally, about 28.09 Ha. of land at Titwala is owned by MBPT. The landed estates are divided into 2 main categories, viz. (i) lettable land and (ii) non-lettable land. Non-lettable land includes areas occupied by offices of sister department, administrative offices of Mumbai Port Trust, Port Trust quarters, Port Trust hospital, etc. The lettable category includes areas let out to long term leases, 15 monthly leases, monthly tenancies and licenses. There are also few plots which are vacant and can be let out. Plot at Govandi is vacant and is to be let out as decided by the Board.

(ii). **Policy Guidelines**

The Land Management Policy Guidelines for Major Ports, 2010 issued by the Ministry were adopted by the Board vide TR No.21 of 2011 read with Supreme Court Judgement. The Ministry subsequently, with the approval of the Cabinet, issued Land Policy guidelines for Land Management by Major Ports 2014 (PGLM), which were applicable for all Ports except for the land relating to the township areas of Kandla, Mumbai and Kolkata Port, for which it was stated that separate policy will be formulated. The amended policy guidelines were issued in 2015.

The Ministry vide clarification Circular (Land Management) No.1 of 2018 dated 14.05.2018 issued clarification circular extending the applicability of the PGLM 2015 to the non-home occupation / commercial area of the township areas of Mumbai, Kolkata and Kandla Port. Thus the PGLM 2015 have become applicable to the commercial occupations of the township areas of Mumbai Port Trust.

(iii). **Legal Issues**

TAMP had vide notification No. TAMP/10/98-Misc of 15.03.2000 issued orders on its jurisdiction for framing Scale of Rates and statement of condition on the issue of applicability of SOR to all lands of all Major Ports. The said notification was challenged by the Mumbai Port by Writ Petition 1153 of 2000. In the said writ petition, by interim order dated 02.05.2000 the Bombay High Court has stayed the applicability of TAMP's order to areas not falling within Port limit and Port approaches. Subsequently, under advisory from the Ministry, the Writ petition has been withdrawn.

(iv). **LAC Report**

In terms of para 13 of PGLM 2015 M/s. Mahesh Shetty Consultants and Valuers was appointed for valuation of Plot at Govandi (Ready Reckoner Zone 100/471). Land Allotment Committee (LAC) headed by the Dy. Chairman and comprising of Estate Manager, Financial Advisor & Chief Accounts Officer, Chief Engineer and Traffic Manager as other members was constituted to recommend Schedule of Rates for Estate lettings with effect from 01.10.2017 up to 30.09.2022. As per the PGLM-2015, the Committee is required to consider the following factors in determining the market value of the Port land.

- (a). State Government's ready reckoner of land values in the area, if available for similar classification/ activities.
 - (b). Average rate of actual relevant transactions registered in the last 3 years in the ports vicinity adding 2% escalation per annum and in case of Mumbai Port Trust @4% escalation per annum.
 - (c). Highest accepted tender of Port land for similar transactions.
 - (d). Rate arrived at by an approved valuer appointed for the purpose by the Port.
 - (e). Any other relevant factor as may be identified by the Port.
- (v). (a). Board by Resolution No.43 dated 31.05.2019 accepted the LAC report dated 6.5.2019 recommending rate of ₹.1,55,800/- per sq. mtr. for FSI-1 as indicated in the Valuation Report for plot of land at Govandi.
- (b). The rate given by the valuer for the subject land of ₹.1,55,800/- per Sq. mtr for FSI-1 is as of September 2018. The SoR thus applicable for the year 2017-2018 for land falling under Ready Reckoner zone 100/471. SoR @ 6% per annum return works out ₹.9348/- per Sq. Mtr. per annum & ₹.779/- per Sq. Mtr. per month for FSI-1 with 4% annual escalation every October.
- (vi). The proposal is formulated in terms of the Land Policy Guidelines for Land Management 2015. Under section 49 of MPT Act, 1963 and para 13 (c) of PGLM-2015, TAMP's approval to the SOR for the period from 01.10.2017 to 30.09.2022 for Plot of land at Govandi falling in Stamp Duty Ready Reckoner zone 100/471 is requested. Thus, TAMP's approval is requested to the SoR arrived at on the basis of TR No. 43 of 2019 in respect of Plot of land at Govandi.

3.1. The MBPT has furnished the Schedule of Rates for Plot of Land at Govandi (RR Zone 100/471) as given below :

Sr. No.	Rr Zone	Plot No.	Land Value Per Sq. Mtr. For Fsi=1 (In ₹.)	Rate Per Sq. Mtr P.A. As On 01.10.2017 (In ₹.)
1	2	3		5
1	100/471	Plot of land at	₹.1,55,800	₹.9,348

		Govandi		
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NOTES :

1. Above rate is subject to increase @ 4% p.a. First such increase will be effective from 01.10.2018.
2. Land value and rate furnished above are applicable per Sq. Mtr. for FSI = 1. For higher FSI, land value and rate will increase.
3. Above rates are exclusive of all Taxes (GST, Municipal Taxes, etc.), Penalties, Interest. etc. Same are separately payable by lessees, as may be applicable.

3.2 The MBPT has also furnished the Copy of the Report of the Valuer, Copy of the Land Allotment Committee (LAC) Report and Copy of the Board Resolution of the MBPT Board approving the recommendations of the LAC (TR No.43 dated 31.05.2019).

4.1. From the valuation report, it is seen that the Valuer has considered different method of valuation for determining the market value of the Port land as prescribed at para no. 13 (a) in the Land Policy Guidelines and arrived at the following market value of land under different methods -

(Rate per Sq. mtr.)		
Method-I	Market Value of Land as per State Ready Reckoner	₹.1,06,600.00
Method-II	Highest rate of actual relevant transactions registered in last 3 years in the vicinity	No such transactions
Method-III	Highest accepted tender cum action of the port land for similar transactions	Not occurred
Method –IV	Other Relevant Factors - Highest rate of actual relevant transactions (Market Sale Instance)	₹.1,32,310.00
Method – V	Value Considering existing infrastructure facilities – Feasibility method of Land valuation	₹.1,55,800.00

4.2. The Land Allotment Committee has recommended the highest market value of ₹.1,55,800.00 per sq mtr. arrived by the Valuer in the Valuation Report. The market value of ₹.1,55,800.00 per sq.mtr. arrived by the Valuer, by considering existing infrastructure facilities, is as given below:

Sl.	Statement	Unit	Calculation
1.	Area of Plot	Sq.mtr	69848.84
2.	Dp Reservation	Sq.mtr	
a)	Municipal Market	Sq.mtr	3497.92
b).	Garden Plot	Sq.mtr	2258.80
c).	Homeless Shelter	Sq.mtr	2483.54
d)	School	Sq.mtr	1211.87
e)	Hospital	Sq.mtr	2763.17
f).	Proposed DP Road	Sq.mtr	857.99
g)	Set Back Area	Sq.mtr	742.90
h).	Total Reservation	Sq.mtr	13816.19
3.	Area of Plot	Sq.mtr	56032.64
4.	Deduction for Open Space	Sq.mtr	00
5.	Deduction for Internal Road	Sq.mtr	00
6.	Net Area of Plot (3 -4 & 5)	Sq.mtr	56032.64
7.	Permissible FSI	FSI	1
8.	Permissible Floor Area (6 * 1FSI)	Sq.mtr	56032.64
9.	Additional FSI DP reservation area (H * 1 FSI)	Sq.mtr	13816.19
10.	Permissible Floor Area	Sq.mtr	69848.84
11.	Base FSI	1 FSI	69848.84
12	Additional	0.5 FSI	28016.33
13	TDR	0.7 FSI	39222.86
14	Fungible FSI	0.35 FSI	47980.81
15	Total FSI on Plot (11 to 14)	Sq. mtr.	185068.83
16	Permissible Floor Area (Saleable Area) with 20% loading (15.20%)	Sq. mtr.	222082.59
Total Expected Output			
17	Rate considered for valuation @Rs.2,15,280/- sq.mtr. or ₹.20,000/- per sq. ft	₹	215280.00
18	Total expected output (16 * 17)	₹.	47809944492.00
Total cost of the project			
19	Construction cost @Rs.27500 per sq. mtr (16*construction cost per sq. ft.)	₹.	6107271291.00
20	Construction cost for reservation @Rs.27500 per sq.mtr. (h*construction cost per sq mtr) (13816.19 * 27500)	₹.	379945225.00
21	Other expenses 7% construction cost (Architect Fees 3%, 1% plan approval and out of expenses 3%)	₹.	427508990.00
22	Contingencies (19+20) *5%	₹.	324360826.00
23	Approvals costs (MCGM approvals cost INR 10764 sq.mtr) (16 * 10764)	₹.	2390497025.00
24	Site development charges (1 * 1076 sq. mtr)		75157352.00
25	TDR / Addl. FSI Cost (50% of Govt. Land Rate) * 106600 (12 + 13 + 14 * 50% Ready Reckoner Rate)		6141225307.00
26	Total cost of Project (B)	₹.	15845966016.00
27	Net income inclusive of Land Cost (A-B)	₹.	31963974476.00
28	Less – Interest cost during construction	₹.	3169193203.00
29	Less – Developer Profit 30% (27*30%)	₹.	9589192343.00
30	Total cost of developed Land (27-28-29)	₹.	19205588930.00
31	Total Potential value of Land	₹.	19205588930.00
32	Land Rate per sq.mtr. FSI 2.2. (31/3)		342757.00
	Land Rate per sq. mtr. considering 1 FSI	Per sq. mtr.	₹.155799.00 or say ₹.155800.00

5. In accordance with the consultative procedure prescribed, a copy of the MBPT proposal dated 14 October 2020 was forwarded to the concerned users/ user organizations (as per the user list furnished by MBPT) vide letter dated 22 October 2020 seeking their comments. None of the users / user organisations have given comments till the case was finalized.

6. In view of the outbreak of COVID – 19 and in pursuance of the Ministry of Shipping (MOS) letter No. 11053/30/2020-Coord. dated 16 April 2020 to hold virtual meetings, a joint hearing on the case in reference was held on 17 November 2020 through Video Conferencing. At the joint hearing, MBPT made a brief power point presentation of its proposal. The MBPT and the users/ user organisations have made the submissions during the joint hearing.

7. Based on a preliminary scrutiny of the proposal, the following additional information/ clarification was sought from MBPT, vide letter dated 26 November 2020. The MBPT has responded vide its letter dated 04 December 2020. The information sought and the response of MBPT thereon are tabulated below:

Sl. No.	Information/ clarification sought	Response of MBPT
(i)	The market value of ₹.155,800 per sq. mtr. For FSI – I valued by the valuer is as of September 2018. Therefore, seeking approval for the proposed rentals retrospectively from 01 October 2017 to be justified with the significance of date of 01 October 2017.	The land at Govandi do not have any letting. Previously there were residential Quarters on the said land. MbPT proposes to lease out this land and therefore in terms of PGLM 2014-15, it is necessary to fix the SOR with the approval of TAMP. As per the Quinquennial revision in terms of PGLM the revision of rates of all MbPT land would be effective from 1.10.2017. Accordingly, for the subject land, SOR for the period from 1.10.2017 to 30.09.2022 has been proposed with the rate as on 1.10.2017 being escalated by 4% ever year. The valuation of the said land has been carried out and the report submitted on 29.09.2018. The value given by the valuer is ₹.1,55,800/- per sq.mtr. for FSI 1 as on 29.09.2018, which falls within the period of first year of revision i.e. 1.10.2017 to 30.09.2018. Therefore, the rental has been proposed retrospectively.
(ii)	The reason as to why no prospective effect is sought for the proposed lease rentals, given that no rentals have been approved by TAMP in respect of the subject land at Govandi, in the absence of any proposal from MBPT.	The SOR being proposed would have validity for the period from 1.10.2017 to 30.09.2022 with 4% annual increase, whereafter fresh Quinquennial revision would apply. Thus, rate has prospective effect up to 30.09.2022.
(iii)	A note prescribing the validity of the proposed Rent Schedule to be 5 years, to be proposed.	According to para 13 of PGLM 2014 the Port Trust Board is required to make proposal to TAMP, for fixing the SOR of the land taking into account the highest of the 5 factors give in para 13(a) to determine the latest market value of Port land. For fixing the latest SOR for the land, the Port Trust Board is also required to fix annual escalation which could not be less than 2%. Further it is provided that the SOR would be fixed every five years.

		<p>It is provided in the said para that the latest SOR determined in accordance with para 13(a) and 13(c) would in no case be less than 6% of the latest market value recommended by the Port Trust.</p> <p>In consonance with the above provision of the PGLM, the SOR at 6% return p.a. on the highest factor of ₹.1,55,800/- works out to ₹.9348 per sq.mtr. p.a. for FSI=1 effective from 1.10.2017, with annual escalation of 4% every October. The first such increase would be effective on 1.10.2018 and the SOR would be valid till 30.09.2022.</p>
(iv)	Since the MPT Act, 1963 mandates TAMP to notify Scale of Rates and Statement of conditions for use of port properties, TAMP will not be able to notify market value.	This is noted.

8. The proceedings relating to consultation in this case are available on records at the office of this Authority. An excerpt of the arguments made by the concerned parties will be sent separately to them. These details will also be made available at our website <http://tariffauthority.gov.in>.

9. With reference to totality of information collected during the processing of this case, the following position emerges:

- (i). The Mumbai Port Trust (MBPT) has some few vacant plots in Govandi, where residential quarters were situated, which it has decided to let out. Accordingly, the MBPT has come up with a proposal for fixation of lease rent for the land at Govandi based on the provisions of the amended Land Policy Guidelines, 2014. The proposal of the port has the approval of its Board of Trustees.
- (ii). The MBPT has filed its proposal vide its letter dated 14 October 2020. The said proposal alongwith the information/ clarification furnished by MBPT during the processing of the case, is considered in this analysis.
- (iii). This Authority is mandated to follow the Land Policy Guidelines issued by the Government from time to time for the purpose of determining lease rentals for the lands belonging to the Port Trusts. The Ministry of Shipping in the Government of India has announced Land Policy Guidelines for Major Ports, 2014 in January 2014 which has come into effect from 2 January 2014. Subsequently, the Ministry of Shipping has issued amended Land Policy Guidelines, 2014 under Section 111 of the MPT Act, 1963 for implementation with effect from 17 July 2015. The MBPT has, come up with a proposal for fixing Scale of Rates (SOR) for allotment of land at Govandi based on the provisions of the Land Policy Guidelines for Major Port Trusts, 2014, as amended in July 2015.
- (iv). As per clause 13(a) read with clause 11.2(e) of the Land Policy Guidelines 2014, a Land Allotment Committee (LAC) constituted by the Port Trust Board consisting of Deputy Chairman of the Port, and Heads of Departments of Finance, Estate and Traffic shall determine the market value of land as per the methodology prescribed in clause 13(a). Accordingly, the MBPT has reported about constitution of a Land Allotment Committee (LAC) headed by the Dy. Chairman of the Port and the Heads of Departments of Finance, Traffic and Estate being the other members.

- (v). (a). Para 13(a) of the Land policy guidelines of July 2015 prescribes the methodology for determination of market value of the land based on the five factors as prescribed therein. In terms of the said para of the amended Land policy guidelines of 2014, the Land Allotment Committee may normally take into account the highest of the factors mentioned therein, viz. (i). State Government ready reckoner of land values in the area if available for similar classification/ activities, (ii). Highest rate of actual relevant transactions registered in the last three years in the Port's vicinity with an appropriate annual escalation rate to be approved the Port Trust Board, (iii). Highest accepted tender-cum-auction rate of Port land for similar transactions, updated on the basis of the annual escalation rate approved by the Port Trust Board, (iv). Rate arrived at by an approved valuer appointed for the purpose by the Port and (v). Any other relevant factor as is identified by the Port. The amended Land Policy guidelines of 2014 also stipulates that in case the LAC is not choosing the highest factor, the reasons for the same have to be recorded.
- (b). In connection with the Valuation as per various methods as stipulated in the Guidelines, the valuation report of September 2018 has indicated that no tender cum auction of the port land for similar transactions has occurred in the past 3 years. The value of the land as reflected in the Stamp Duty Ready Reckoner 2017-18 is reported by the Valuer at ₹1,06,600/- per sq.m. The Highest rate amongst of actual relevant Market Sale Instance transactions has been indicated by the Valuer in his Report at ₹1,32,310/- per sq.m. The Valuer has also determined the market value of the land at ₹1,55,800/- per sq.m., as brought out in the earlier part of this order.
- (c). Therefore, the LAC in its Report has recommended to take into account, the highest of the market value amongst all the market values of the land at Govandi, as determined by the Valuer in the Valuation Report. Thus, the LAC has recommended to consider the the market value of the land at ₹ 1,55,800/- per sq.m, being the highest value amongst all the factors.
- (d). Clause 13(b) of the guidelines stipulates that Reserve Price in terms of annual lease rent would be arrived, as a percentage of latest market value of land determined based on the five factors in accordance with para 13(a) and that the percentage should not be less than 6% which is to be fixed by the Port Trust Board. Accordingly, the lease rental has been arrived by MBPT at 6% of the market value of the land at ₹1,55,800/- per sq.m which works out to ₹9,348/- per sq.m. per annum.
- (e). Considering that the market value of the land as determined by the Valuer has been recommended by the LAC and given that the Board of Trustees of MBPT has approved the recommendation of the LAC and also since there have been no objections from any of the users, who have been consulted in the case in reference, this Authority is inclined to prescribe the Lease Rent for the land at Govandi at ₹ 9,348/- per sq.m per annum, as proposed by the MBPT.
- (vi). In the subject proposal, the MBPT has sought approval for the lease rent for a period of 5 years beginning from 01 October 2017. In this regard, the MBPT has stated that Valuation given by the Valuer is in September 2018, which falls within the period of first year of revision i.e. from 01 October 2017 to 30 September 2018.

In this connection, it is relevant to mention here that the lease rentals approved by the Board of Trustees for the lands of MBPT for the period from 1980 upto 30 September 2012 as per the Compromise formula had been upheld by the Hon'ble Supreme Court of India. As such, the Government has advised the MBPT in May 2019 to fix the SOR for all areas of Mumbai Port including Township areas with effect from 01 October 2012 onwards. Since during the quinquennial period 01 October 2012 to 30 September 2017, there were only residential Quarters on the land at Govandi and the port has identified the land at Govandi for letting out only during the quinquennial period 01 October 2017 to 30 September 2022, the MBPT is presumed to have approached this Authority seeking retrospective approval for lease rent for the land at Govandi from 01 October 2017 to 30 September 2022.

It is noteworthy that this Authority does not ordinarily give retrospective effect to the Order. But, in cases governed by special circumstances, it does require retrospective application of its Order. In a case relating to an agreement between New Mangalore Port Trust and the Kudremukh Iron Ore Company Ltd., on the advice of Ministry of Law, the (then) Ministry of Surface Transport had vide its Communication No. PR-14011/5197-P4 dated 16 March 1998 advised this Authority to give retrospective effect. Similarly, based on proposals received from MBPT, retrospective effect was given for recovery of way leave charges leviable as per the agreement between ONGC and MBPT as well as for the levy of Special Way Leave Charges.

Under these circumstances and for the reasons given in the earlier paragraphs, the proposal of the MBPT seeking retrospective approval for lease rent for the land at Govandi from 01 October 2017 to 30 September 2022, is approved.

- (vii). The MBPT has sought approval for prescription of market value of the land at Govandi as well as the lease rent. In this regard, it is to state that the Major Port Trusts Act, 1963 mandates this Authority to notify Scale of Rates and Statement of conditions for use of port properties. Also, the Land Policy Guidelines, mandates this Authority to prescribe lease rent based on the market value of the land. Thus, this Authority is not in a position to notify market value. This position has been brought to the notice of MBPT. Thus, this Authority notifies only the lease rent as discussed in the preceding paragraph.
- (viii). The MBPT is seen to have proposed a note to the effect that the lease rent is subject to increase @ 4% p.a. and that first such increase will be effective from 01 October 2018.

In this regard, it is relevant here to mention that Clause 13(c) of the Land Policy Guidelines of 2014 gives flexibility to the ports to fix annual escalation which would not be less than 2%. Accordingly, the MBPT has proposed 4% annual escalation. Also, since the lease rent to be approved is for the period beginning 01 October 2017, the said lease rent will be subject to its first annual escalation on 01 October 2018. Thus, the proposed note is approved.

- (ix). The MBPT has proposed another note to the effect that the land value and rate is applicable per Sq. Mtr. for FSI = 1 and that for higher FSI, land value and rate will increase. Since the said note gives clarity and would avoid ambiguity, the proposed note is approved. However, reference to the word 'land value' is deleted, for the reasons stated earlier. If the land value and rate will increase for higher FSI, the MBPT is advised to seek the approval of this Authority for such higher rate with due justification. The proposed note is modified suitably.

- (x). The MBPT has also proposed a note to the effect that the rate is exclusive of all Taxes (GST, Municipal Taxes, etc.), Penalties, Interest. etc. and that the same are separately payable by lessees, as is applicable. In this regard, it is to state that the tariff approved by this Authority is exclusive of any taxes and statutory duties. The taxes and statutory duties are to be levied by the Port at the applicable rates on the tariff so approved by this Authority. In view of this position, the note as proposed by the Port is approved.
 - (xi). Clause 13 (C) of the amended Land Policy Guidelines, 2014 stipulates that the rates will be revised once in every five years by this Authority. Since the rental is being prescribed with effect from 01 October 2017, accordingly, a note is being prescribed in the Rent Schedule that the annual lease rentals shall remain in force for a period of five years thereon, which is approved.
10. In the result, and for the reasons given above and based on a collective application of mind, this Authority approves the Schedule of lease rent for land at Govandi for the period 01 October 2017 to 30 September 2022 which is attached as **Annex**.

(T.S. Balasubramanian)
Member (Finance)

Annex.

SCHEDULE OF RATE FOR PLOT OF LAND AT GOVANDI (RR ZONE 100/471)

Sr. No.	Rr Zone	Plot No.	Rate Per Sq. Mtr P.A. As On 01.10.2017 (In ₹.)
1	2	3	
1	100/471	Plot of land at Govandi	₹.9,348

NOTES:

1. Above rate is subject to increase @ 4% p.a. First such increase will be effective from 01.10.2018
2. Rate furnished above is applicable per Sq. Mtr. for FSI = 1. For higher FSI, rate will increase subject to the approval of TAMP.
3. Above rate is exclusive of all Taxes (GST, Municipal Taxes, etc.), Penalties, Interest. etc. Same are separately payable by lessees, as may be applicable.
4. The annual lease rental shall remain in force for a period of five years from 01 October 2017 to 30 September 2022.

**SUMMARY OF THE ARGUMENTS MADE IN THIS CASE DURING THE JOINT HEARING
BEFORE THE AUTHORITY.**

TAMP/46/2020-MBPT : **Proposal received from the Mumbai Port Trust (MBPT) seeking approval of Schedule of Rates for Land at Govandi of MBPT for the period 01 October 2017 to 30 September 2022.**

In view of the outbreak of COVID – 19 and in pursuance of the Ministry of Shipping (MOS) letter No. 11053/30/2020-Coord. dated 16 April 2020 to hold virtual meetings, a joint hearing on the case in reference was held on 17 November 2020 through Video Conferencing. At the joint hearing, MBPT made a brief power point presentation of its proposal. The MBPT and the users/ user organisations have made the submissions during the joint hearing.

Mumbai Port Trust (MBPT)

- (i). The Bombay Dock Labour Board (BDLB) had purchased land of about 69,848.84 sq. mtrs. (approx.) at Govandi in the year 1965. After the merger of BDLB with MBPT in the year 2015, the land is with MBPT. 8 buildings are standing thereon and being used as MBPT employees quarters.
- (ii). The Valuation of the Govandi land has been done by applying 5 factors as per the Land Policy guidelines. The market value of the land as assessed by the Valuer at ₹.155800/- per sq.m. has been recommended by the LAC and approved by the Board of Trustees of MBPT.

International Institute for Population Sciences

- (i). International Institute for Population Sciences is a Deemed to be University under administrative control of Ministry of Health and Family Welfare, Govt. of India.
- (ii). We are very keen to acquire the said piece of land as it is very close to our existing campus at Govandi and we have expansion plans.
- (iii). The proposal to acquire lease land of MBPT has been submitted to Ministry of Health and Family Welfare for its administrative and financial approval. We are awaiting a reply from the Ministry.
- (iv). Prima facie we have no objection to the proposed rate.
- (v). We have a concern since temples / mosque are located in the said land.

[MBPT : We will relocate the temples/ mosque].
