

Subject:- Revision of Reserve Price of Nodes and non- Nodal areas in Navi Mumbai for the year 2014-15 based on approved Project Report for Navi Mumbai.
Vide BR No. 11089 dated 24.6.2014.

Sr. No.	Nodes	Reserve Price for 2014-15 (Rs./ m ²)
1	Airoli	6810
2	Ghansoli	5910
3	Koparkhairane	7940
4	Vashi	11600
5	Sanpada	9680
6	Nerul	9960
7	C.B.D. Belapur	6980
8	Kharghar	6980
9	Kalamboli (Hsg.)	4500
10	Kalamboli (W/Hsg.)	4500
11	New Panvel	5910
12	Dronagiri	5070
13	Ulwe	4500
14	Jui-Kamothe	4500
15	Area outside nodes (including RPZ & Taloja)*	6400

*The rate suggested at Sr. No. 15 is at par with break even rate worked out for whole of Navi Mumbai as per this project report. The methodology suggested for fixation of sale price rate in RPZ area was duly approved by vide BR No. 10966 dated 29-1-2014. The same may be followed in future. According to this the land price in RPZ area should be charged as per land pricing and land disposal policy of CIDCO but on applicable FSI and the rate applicable for open area as per provision in said LP & DP.