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TARIFF AUTHORITY FOR MAJOR PORTS

G.No. 219

New Delhi,

18 June, 2020

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 notifies the revised Scale of Rates disposing of the proposal of the Jawaharlal Nehru Port Trust (JNPT) for fixation of Scale of Rates for Estate of JNPT, as in the Order appended hereto.

(T.S. Balasubramanian)
Member (Finance)

Tariff Authority for Major Ports
Case No. TAMP/44/2019- JNPT

Jawaharlal Nehru Port Trust

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Applicant

QUORUM

- (i). Shri. T.S. Balasubramanian, Member (Finance)
- (ii). Shri. Rajat Sachar, Member (Economic)

O R D E R

(Passed on this 1st day of June, 2020)

This case relates to the proposal received from Jawaharlal Nehru Port Trust (JNPT) for fixation of Scale of Rates for Estate of JNPT.

2. The JNPT has filed a proposal vide its letter no JNP/FIN/FA/2019/5970 dated 20 August 2019 for fixation of Scale of Rates for estate of JNPT. The said proposal was taken for consultation with concerned users/ user organisations. The proposal of the JNPT was internally scrutinized in the office. The additional information/ clarification were sought from the JNPT. The JNPT has furnished the additional information/ clarifications sought. A joint hearing in this case was held on 13 November 2019 at the Office of this Authority. At the joint hearing, the Users/ User Organisations and JNPT have made their submissions.

3. With reference to the totality of information collected during the processing of the case, this Authority has approved the Scale of Rates for Estate of JNPT and passed a Speaking Order.

4. The Speaking Order passed by this Authority is in the process of notification in the Gazette of India and it is likely to take some more time for notification. Therefore, this Authority desires that the Scale of Rates may come into force without waiting for notification of the Order. Therefore, this Authority notifies the Scale of Rates for the estate of the JNPT, which is attached as **Annex**. The said Scale of Rates will come into force after expiry of 30 days from the date of notification of this Order in the Gazette of India. The Speaking Order passed by this Authority will be notified separately and communicated to the JNPT and the relevant users/ user organisations in due course of time.

(T.S. Balasubramanian)
Member (Finance)

Jawaharlal Nehru Port Trust**Lease Rentals for the JNPT Estate**

Sr. No.	Item	Unit	Rate (₹)
1	License Fee for office accommodation allotted to agencies, commercial agencies, banks, Government anywhere in the Port except the Old building of JNPT and Township area	Per Sq.Mtr. Or part thereof per month or part thereof	500.00 per sq. Mtr or part thereof per month plus ₹333.36 per month premium.
2	License fee for land developed up to +5.5 M CD and above anywhere outside custom Bound area in Port Estate	"	45.00
3	License fee for land developed up to +5.5 M CD and above anywhere within custom Bound area in Port Estate	"	54.00
4	License fee for land for undeveloped anywhere in Port Estate. (Undeveloped means any land not filled up to +5.5. m CD)	"	22.50
	Note for all the Cases of Sr No 1,2,3 and 4		
	i. The license fee/ lease rent will be enhanced by 20% as weightage for the activities which are not related to Port Activities and defined as Commercial activities. ii. The land rent applicable to Government agencies will be on nomination basis for Port Use as per the provisions of the Land Policy Guidelines issued by MoS from time to time. iii. The concessional rate for Govt agencies other than Port Use will be decided by JNPT Board on case to case basis.	"	
5	License fee for land for Tank Farm (Base rate for Auction) & permission for way leave charges	"	254.00
6	Rent for residential Accommodation allotted in Port Township to:		
A	(A) Employees of other Government Agencies and Public Sector undertakings	A' Type	6,270.00 per month
		B' Type	7,560.00 per month
		C' and D Type	140 per Sq mt per month
	(B) Any Private firm	Any type	168 per Sq mt per month
7	Rent for Shopping Centre Building (Township)	Sq Mt. p.m	194/-
8	Lease rent for allotment of land for construction of covered storage	Sq Mt. p.m	141/-

Note:

- (a). The annual rental/ licence fee prescribed above shall bear an escalation factor of 2% every year.
- (b). The annual rental/ licence fee prescribed above will be effective after expiry of 30 days from the date of notification of the Order in the Gazette of India and shall remain in force for a period of five years.
