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TARIFF AUTHORITY FOR MAJOR PORTS

G.No. 553

New Delhi,

12 November 2021

NOTIFICATION

In exercise of the powers conferred by 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) for fixation of Schedule of Rate for the period 01.10.2017 to 30.09.2022 for Land/ Water area leased to Mazagaon Dock Shipbuilders Limited – RR Zone 10/80 (Mazagaon Division), as in the Order appended hereto.

(T.S. Balasubramanian)
Member (Finance)

Tariff Authority for Major Ports
Case No. TAMP/51/2021-MBPT

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 1st day of November 2021)

This case relates to a proposal received from Mumbai Port Trust (MBPT) vide its letter No. FA/OEA-L/21(88)/U-8/252 dated 16 September 2021 seeking approval for fixation of Schedule of Rates for the period 01.10.2017 to 30.09.2022 for Land / Water area leased to Mazagaon Dock Shipbuilders Limited – RR Zone 10/80 (Mazgaon Division).

2. The proposal of MBPT is based on the Policy Guidelines of Land Management 2015 (PGLM 2015). The proposal was taken on consultation with the relevant users/ tenants/ lessees. The users have responded. The MBPT has responded to the comments of the users. A joint hearing on the case in reference was held on 11 October 2021 through Video Conferencing. At the joint hearing, the MBPT and the users have made their submissions.

3. With reference to the totality of information collected during the processing of the case and based on a collective application of mind, this Authority has passed a speaking Order disposing of the proposal filed by the MBPT for fixation of Schedule of Rates for the period 01.10.2017 to 30.09.2022 for Land / Water area leased to Mazagaon Dock Shipbuilders Limited – RR Zone 10/80 (Mazgaon Division).

4. This Authority desires that the following Rent Schedule for MBPT prescribing Lease rentals for the period 01 October 2017 to 30 September 2022 for Land / Water area leased to Mazagaon Dock Shipbuilders Limited – RR Zone 10/80 (Mazgaon Division), may be notified without waiting for notification of the Speaking Order:

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SR NO.	RR ZONE	PLOT NO	Rate per sq mtr. per annum as on 1.10.2017 (In ₹)
1	2	3	5
1.	10/80	Plot bearing i) No. 355 (Code no. 20801640) ii) Expansion Phase II in North Yard (code no. 20801642) iii) Extension of Slipway in South Yard (code no. 20801650) iv) Additional water area for Extension of Slipway (code no. 20801652)	₹10,214.40/- for land ₹5,107.20/- for basin/ water area

Notes:

1. The SoR mentioned above would increase by 4 % annually every October and would be valid till 30.09.2022
2. Actual quantum of Rent will be worked out on the base rent and factor as may be recommended by the committee appointed for the purpose of applicability of FSI.
3. Taxes, service charges, penalties, interest rates are not included in the above rates.
4. Rate for allotment of water bodies is applicable at 50 % of the SOR rates for abutting land
5. Differential Arrears, liabilities and other dues/charges for a period from 1.10.2017 to 30.09.2022 will be calculated based on above rates.
6. These rates are applicable to only the four Expired Leases of MDL as brought out above.
7. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
8. Whether demanded or not, rent/compensation/license fee for a month would have to be paid by the tenants/lessees/licensees/occupants on or before the 15th day of each succeeding month.

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5. The Speaking Order passed by this Authority will be intimated separately and communicated to the MBPT and the relevant tenants/ lessees in due course of time.

(T.S. Balasubramanian)
Member (Finance)