

(Published in Part - III Section 4 of the Gazette of India, Extraordinary)
TARIFF AUTHORITY FOR MAJOR PORTS

G.No. 534

New Delhi,

01 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 Rates (SOR) for erection of temporary silos and allotment of 10 plots for use as warehouses, as in the Order appended hereto.

(T.S. Balasubramanian)
Member (Finance)

Tariff Authority for Major Ports
Case No. TAMP/47/2021-MBPT

Mumbai Port Trust

Applicant

QUORUM

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

ORDER

(Passed on this 25th day of October 2021)

This case relates to a proposal received from Mumbai Port Trust (MBPT) vide its letter No. FA/OEA-L/34(21)/DT/201 dated 26 August 2021 seeking approval for fixation of Schedule of Rates Schedule of Rates (SOR) for erection of temporary silos and allotment of 10 plots for use as warehouses.

2. The proposal of MBPT is based on the amended Land Policy Guidelines, 2015. The proposal was taken on consultation with the relevant users/ tenants/ lessees. A joint hearing on the case in reference was held on 13 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 Schedule of Rates (SOR) for erection of temporary silos and allotment of 10 plots for use as warehouses.

4. This Authority desires that the following Rent Schedule for MBPT prescribing Reserve price in terms of Lease rentals in respect of land parcels at Rail Cotton Depot (RCD) and Paardiwada for erection of temporary silos for bulk commodities such as Cement, Fly Ash, etc. on MbPT land by Private Parties and for allotment of 10 plots of MbPT for use as warehouses to intending bidders on license basis and on "as is where" is basis, may be notified without waiting for notification of the Speaking Order:

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**SCHEDULE OF RATES (SOR) FOR ALLOTMENT OF LAND FOR ERECTION OF
TEMPORARY SILOS AND FOR ALLOTMENT OF 10 PLOTS FOR USE AS
WAREHOUSE.**

- (i). **Schedule of Rate for erection of temporary silos for bulk commodities such as Cement, Fly Ash, etc. on MbPT land by Private Parties**

Sr. No.	Plot Name and Location	Area	Rate Per Sq. Mtr. Per Month (In ₹.)
1	1 Plot at Rail Cotton Depot (RCD)	1.5 Acres	120.00
2	2 Plots at Paardiwada	5000 Sq. Mtrs. each	

(ii). **Schedule of Rate for allotment of 10 plots of MbPT for use as warehouses to intending bidders on license basis and on “as is where” is basis.**

Sr. No.	Plot Name	Location of Plot	Approx. size/area of Plot (In Sq. Mtrs.)			Warehouses for storage of cargoes handled by ships/ railways in Mumbai Port (Port Cargo)	Warehouses for storage of cargoes not exclusive handled by ships/ railways in Mumbai Port or for commercial user (Non Port Cargo / commercial use)
			Open Area	Covered Area	Total Area	Rate Per Sq. Mtr. Per Month (In ₹.)	
1	2	3	4	5	6	7	8
1	Old Sewree Warehouse	Sewree Estate	0	2,027	2,027	159.00	760.41
2	TW-1	Cotton Depot	0	15,849.96	15,849.96	159.00	1043.79
3	B Plot	Cotton Depot	7,539	0	7,539	120.00	1043.79
4	K Shed	Coal and Grain Depot	0	5,040	5,040	159.00	985.34
5	L Shed	Coal and Grain Depot	0	4,900	4,900	159.00	985.34
6	N Shed	Coal and Grain Depot	0	9,800	9,800	159.00	985.34
7	F Shed	Coal and Grain Depot	7,420	0	7,420	120.00	985.34
8	G Shed	Coal and Grain Depot	0	4,900	4,900	159.00	985.34
9	H Shed	Coal and Grain Depot	0	4,900	4,900	159.00	985.34
10	TW-2	Cotton Depot	0	12,199	12,199	159.00	1043.79

Notes for (i) and (ii):

1. Rates mentioned above are per Sq. Mtr. per month.
2. Above rates are exclusive of all Taxes (GST, Municipal Taxes, etc.), Service Charges, Penalties, and Interest etc. Same are separately payable by lessees/ tenants/licensees, as may be applicable at the prevailing rates.
3. The bidder has to quote premium amount over the base rate which will decide further allotment based on highest premium offered.

4. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
5. Whether demanded or not, rent/ compensation/ license fee for a month would have to be paid by the tenants/ lessees/ licensees/ occupants within due date.
6. The rate is subject to an increase @ 4% p.a. every October and so on and that first such increase shall be effective from 01 October 2022.
7. The rate shall remain in force for a period of five years from the date of effect of this schedule.

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5. The Schedule of Rates will come into force after expiry of 30 days from the date of notification of the Order passed in the Gazette of India and shall remain in force for a period of five years thereon. The approval accorded shall automatically lapse thereafter unless specifically extended by this Authority.

6. 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)