



# जवाहरलाल नेहरू पोर्ट ट्रस्ट JAWAHARLAL NEHRU PORT TRUST

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ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 27001 : 2013  
OHSAS 18001:2007

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Website : www.jnport.gov.in E-mail : info@jnport.gov.in

JNP/FIN/FA/2019/5970

20<sup>th</sup> August, 2019

To,  
Tariff Authority for Major Ports  
4<sup>th</sup> Floor, Bhandar Bhavan,  
Muzawar Pakhadi Road,  
Mazgaon, Mumbai 400 010



{Kind Attn: Shri Jyothi Venkatachlam, Joint Director}

**Sub: Land Allotment Committee Report for revision of scale of rates of Estate of JNPT**

Dear Madam,

The case deals with revision of Rate Structure of Land-fixing of Reserve Price/Market Value for lease rental for all categories at Jawaharlal Nehru Port Trust (JNPT).

Rate structure of JNPT land was approved & notified by TAMP vide notification No TAMP/48/2005-JNPT dated 28<sup>th</sup> September 2006. Therefore, the present Land related scale of rates of JNPT were due for revision.

On the above captioned subject, comprehensive proposal for revision of lease rentals for all categories of land at JNPT following the stipulations contained in Land Policy Guidelines of 2014 has been formulated.

The procedure for revision rate structure was started by appointment of government approved valuer M/s Kanti Karamsey & Co for valuation of JNPT Land and Building.

On the basis of Land Valuation Report submitted by Kanti Karamsey and Co, the Land Allotment Committee derived the proposed scale of rates and submitted the same before the Board of Trustees for approval.

The meeting of Board of Trustees was held on 14<sup>th</sup> August 2019 wherein the agenda for revision of Estate related scale of rates of JNPT was placed. The Board of Trustees of the JN Port had approved the proposal for Revision of rate structure of JNPT by Land Allotment Committee except the rates proposed for Rental of JNPT Township for private parties. They directed that rental of Township residential area should be charged with additional 20% of premium for rental for private parties over rates applicable to government employees. The Board Resolution will be forwarded in due course.



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Please find herewith attached :

- 1 ) The copy of Board Note for revision of Estate related scale of rates of JNPT
- 2) The copy of Land Allotment Committee Report
- 3) The copy of Land Allotment Guidelines, 2014
- 4) The copy of valuation report submitted by Kanti Karamsey and Co
- 5) Comparative of existing scale of rates as compared to revised scale of rates

The above reports were placed before Board for approval.

The above reports are excluding Board directions of charging additional premium of 20% to Private parties over and above rates applicable to Government parties for residential areas in JNPT township.

The comparative scale of rates as approved by the Board is as follows:

Sr No	Item	Unit	Present rate as on 1st April 19	Proposed revised Rate
1	License Fee for office accommodation allotted to agencies, commercial agencies, banks, Government anywhere in the Port except Township area	Per sq.mtr. Or part thereof per month or part thereof	Rs.665.00	Rs.833.00
2	License fee for land developed up to +5.5 M CD and above anywhere outside custom Bound area in Port Estate	-	Rs.27.90	Rs.45.00
3	License fee for land developed up to +5.5 M CD and above anywhere within custom Bound area in Port Estate		Rs.31.88	Rs.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)		Rs.13.92	Rs.22.50
5	License fee for land for Tank Farm (Base rate for Auction) & permission for way leave charges			Rs.254.00

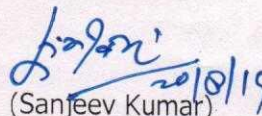


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6	Rent for residential Accommodation allotted in Port Township to:			
	(A) Employees of other Government Agencies and Public Sector undertakings			
	A' Type		Rs.3360/-	Rs.6270 per month
	B' Type		Rs.4440/-	Rs.7560 per month
	C' and D Type		Rs.5760/-	Rs.140 per sq mt per month
	(B) Any Private Firm			
	( Any Type)		(same as above)	Rs. 168 per sq. mtr per month
7	Rent for Shopping Centre Building (Township)		Rs.130.04	Rs.194.00
8	Lease rent for allotment of land for construction of covered storage		Not specified	Rs.141/-

Thanking you,

Yours faithfully,

  
(Sanjeev Kumar)  
Manager (Finance)

Encl: as above.

o/c