

**Jawaharlal Nehru Port Authority
JNPA SEZ**

Ref : JNPA/SEZ/Feedback/2023

16/08/2023

Sub : Calling for Suggestions / Feedbacks on the Proposed Scale of rates (SOR) to be fixed by JNPA for Estate Property (Built-up Space) and Right of Way Charges at JNPA SEZ.

JNPA is in the process of publishing the SOR for Estate Property (Built-up Space) and Right of Way Charges at JNPA SEZ in terms of the provisions of the Major Port Authorities Act 2021 read with clause 6(2) of Major Port Authorities (Fixation and Implementation of scale of Rates, Fees and Conditions) Rules, 2021. The charges are arrived as per prescribed guidelines of Policy Guidelines for Land Management of Port 2014 (PGLM) and the amendments thereof and as prescribed in MPA Act and Rules framed thereunder.

2. Following are the details of the proposed rates for JNPA SEZ area.

A. LEASE RENTAL FOR ESTATE PROPERTY (BUILT-UP SPACE) OF JNPA SEZ

SR. NO.	DESCRIPTION	UNIT	RATE	REMARK
1.	For Utility License Fee/ lease rent for estate properties is applicable to office accommodation allotted to Utilities such as Gas, Water, Sewer, Telecom and Government Agencies at JNPA SEZ.	₹/sq.mtr./month	390.00	Base Rate (No concession proposed for commercial units including banks)
2.	For Other than Utility The license fee/ lease rent for estate properties will be enhanced by 20% as weightage for the activities which are not related to SEZ Activities and defined as Commercial activities i.e. Other than Utility such as Banks, Canteen, Pharmacy, Convenient Stores etc.	₹/sq.mtr./month	468.00	20% premium is applied in Base Rate. (Commercial activities like shops for retails sale, services, canteen etc.)

Annual escalation of 2% per annum for lease rental is applicable as per PGLM provision.

JNPA allot SEZ Estate Property (Built-up Space) for 11 months.

B. Right of Way Charges in JNPA SEZ

As per the Policy Guidelines for Land Management - 2015 and Sub-subsequent amendments following formula is proposed for Right of Way Charges

$$\begin{aligned} \text{For Above Ground} &= \left(\frac{\text{Diameter of Pipe}}{\text{Length of Pipe}} \right) \times \text{Prevailing SoR of Land} + \text{One Time Supervision Charges} \\ \text{For Underground} &= \left(\frac{\text{Diameter of Pipe}}{\text{Length of Pipe}} \right) \times 50\% \times \text{Prevailing SoR of Land} + \text{One Time Supervision Charges} \end{aligned}$$

3. The rates as mentioned above are subject to annual review and revision by JNPA in terms of the provisions of the Major Port Authorities Act 2021(MPA Act 2021) & the rules framed there under(as amended), relevant PGLM guidelines and the relevant provisions of SEZ Act & rules framed thereunder. Levy of one time supervision charges are proposed @15% of the project cost pertains to laying of pipeline / cable (material + labor cost) subject to certification by independent CA with documentary evidence.

4. The above proposed rates will be applicable prospectively after the publication of the notification in the State Gazette.

The stakeholders are requested to kindly send their suggestion / feedback on the Proposed Scale of rates (SOR) to be fixed by JNPA for Estate Property (Built-up Space) and Right of Way Charges at JNPA SEZ. The suggestions/feedback may be sent on email id jnpsez@jnport.gov.in on or before 31/08/2023.

Deputy Chairman
(Chairperson, JNPA tariff committee)