

MINUTES OF THE LAND ALLOTMENT COMMITTEE HELD ON 18.04.2017 IN THE CHAMBER OF DY. CHAIRMAN, MPT REGARDING REVISION OF ESTATE RENTALS

1.0 FA&CAO informed that Scale of Rates (SOR) in respect of estate rentals were revised in June 2012 and in respect of premises w.e.f. May, 2016. As per the Land Policy Guidelines, the SOR has to be revised every 5 yrs. Rent for the 36 premises has been notified in the Gazette of India, Extraordinary (Part III Section 4) on 13.04.2016 vide Gazette No. 134 and stipulates that the SoR in respect of premises will be revised every five years.

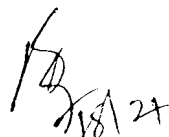
2.0 FA & CAO further informed that during the discussion on revision of estate rentals, Chairman desired to have a common revision date for land and as well as premises. Accordingly, it is proposed that the proposal for revision of SOR for premises as well as land shall be submitted to TAMP for its notification.

3.0 FA & CAO stated that the Land Policy Guidelines 2014 has given five factors for fixing the revised Scale of Rates and one of the factors is the value of the property. As per the Land Policy, the annual lease rent shall not be less than 6% of the latest market value. The Port has appointed M/s. KantiKaramsey & Co. to value the properties through tendering. M/s. KantiKaramsey and Co., Mumbai has submitted the valuation report for all the listed land/premises as well as foreshore area at Mormugao and Betul.

4.0 The LAC members observed that the rate per sq.mtr. in respect of premises inside custom bound area will be higher side considering that access to the subject building in custom bound area is restricted and only Port Users will be interested in taking the subject building. The LAC members further observed that rate per sq.mtr. for new cruise building at Harbour is higher as compared to the other buildings.

5.0 FA&CAO informed that the subject rates are higher in case of Cruise building is due to the construction cost/valuation of the subject building.

6.0 The LAC members observed that current rate for the premises outside custom bound area is ₹ 202.50 per sq. mtr. per month and ₹ 247.50 per sq. mtr. per month inside custom bound area. The premises inside custom bound area are lying vacant due to the higher rent as well as there is no demand from Port Users.


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7.0 The LAC members were of the opinion that the rate per sq.mtr. per month for new cruise building should be less since the subject building will be used only when cruise liners visit the Port and the rates for other building i.e. A.O building at harbour and new cruise building should be the same.

8.0 After detailed deliberations and discussions, LAC members have recommended the revision of SOR in respect of Land, Foreshore area/Water area and Port buildings as mentioned below for the approval of the Board.

LAND					
Sr. No.	Zone/Location	Market Value as per Approved Valuer (Per Sq. Mtr)	Any Other Relevant Factor (Current Rent / SOR) /10 sq.m. (April 2017)	Proposed Rate (per 10 sq.m.)/month	Remarks
1	Mormugao Harbour & Vasco Bay	11800.00	590.00	590.00	
2	Baina	11800.00	590.00	590.00	
3	Vasco	58000.00	2950.00	2950.00	
4	Dabolim	14000.00	354.00	700.00	
5	Headland Sada	9250.00	472.00	472.00	
6	Bogda	9375.00	472.00	500.00	

FORESHORE					
Sr. No.	Zone/Location	Fair Rent as per Approved Valuer (per sq. mtrs. Per year)	Any Other Relevant Factor (Current Rent / SOR) /10 sq.m. (April 2017)	Proposed Rate (per 10 sq.m.)/month	Remarks
1	Foreshore Area at Vasco & Betul	135	132.5	133.00	
2	Foreshore Area at Betul	135	132.5	133.00	

BUILDINGS					
Sr. No.	Zone/Location	Market Value as per Approved Valuer (Per Sq. Mtr)	Any Other Relevant Factor Current Escalated SOR rate/sq.m. (April 2017)	Proposed Rate (per sq.m./month)	Remarks
1	100 bedded hospital building near garbage treatment plant at Headland, Sada for MPT at Goa	22,500.00	210.00	113.00	There is garbage dump next to Hospital. The latest valuation is less than the previous valuation

2	"B" type Quarters at Headland, Mormugao Port Trust (MPT), Vasco, Goa.	28,000.00	147.00	147.00	
3	"C" type Quarters at Headland, Mormugao Port Trust (MPT), Vasco, Goa.	28,000.00	147.00	147.00	
4	Cruise Terminal Building at Harbour, Mormugao Port Trust (MPT) AT Vasco Goa.	45,000.00	225.75	225.00	
5	"Old Administrative Building" Outside custom bound area at Harbour, MPT, Vasco.	31,500.00	212.63	213.00	For Custom House Agents, a rent of ₹ 60/- per sq. mtrs. per month upto 40 sq. Mtrs.
6	"Port Users Building (IOCL)", inside custom bound area at Harbour, Mormugao Port Trust (MPT) at Vasco, Goa	31,500.00	259.88	158.00	The building is inside the Custom bound area, hence not accessible to the Public
7 (a)	MPT Shopping Complex at Headland, MPT, Sada, Vasco. <u>Ground floor</u>	47,000.00	273.00	273.00	
7 (b)	MPT Shopping Complex at Headland, MPT, Sada, Vasco. - <u>Upper floor</u>	28,000.00	273.00	273.00	
8 (a)	Commercial building, Near Vasco railway station, Vasco, Goa - <u>Ground Floor</u>	93,000.00	377.00	465.00	
8 (b)	Commercial building, Near Vasco railway station, Vasco, Goa - <u>Other than Ground Floor</u>	72,000.00	377.00	360.00	
9	'MPT Institute', adjacent to Swatantra Path, Next to Bank of Baroda, Mormugao Port Trust (MPT), Vasco, Goa.	60,000.00	1216.85	300.00	Less demand for the Building
10	V2 & V3 shed, opp. Menezes Braganza Road, Mormugao Port Trust, Baina (MPT), at Goa	13,500.00	78.75	68.00	Less demand for the Building
11	Transit Shed inside custom bound area, Mormugao Port Trust, Vasco at Goa	13,500.00	78.75	78.75	

12	G.C.B building near berth no.11 at Harbour,MPT,Goa.	36,000	189.00	189.00	
13	Syantara Auditorium, MPT, Headland Sada, Vasco-Goa.	32,000	168.00	168.00	
14	Old CME's office building,MPT at Jetty,Goa.	36,000	189.00	189.00	
15	Sports Academy, MPT at Baina, Goa.	45,000	289.41	289.41	
16	MPT shopping complex at Harbour, MPT, Sada, Vasco, Goa.	28,000	147.00	147.00	
17	Old Primary Health Centre, MPT at Headland Sada, Goa.	36,000	189.00	189.00	
18	Dr. Ambedkar Voacational centre at Headland ,MPT, Goa.	36,000	189.00	189.00	
19	CHLD Community Building at Headland ,MPT, Goa.	36,000	189.00	189.00	
20	Port Users Building inside custom bound area, Major Bunder, MPT at Vasco, Goa.	32,000	385.35	385.35	
21	'Old Power House" building near berth No.11 at Harbour, Mormugao Port Trust, Vasco, Goa.	27,000	141.75	141.75	
22	Sub Standard Quarters at Desterro, Mormugao Port Trust (MPT),Goa.	15,000	78.75	78.75	
23	Information Centre (SBI ATM) at Headland, Mormugao Port Trust(MPT), Goa.	78,000	409.50	409.50	
24	HRD Centre, Mormugao Port Trust (MPT) at Headland,Goa	60,000	315.00	315.00	
25	Officers Club Buildings, near main bus- Stop at Headland, Mormugao Port Trust (MPT) at Vasco,Goa.	45,000	236.25	236.25	
26	"A" type Quarters at Headland, Mormugao Port Trust (MPT),Goa.	28,000	147.00	147.00	
27	"D" type Quarters at Headland, Mormugao Port Trust (MPT),Goa.	28,000	147.00	147.00	
28	Bungalow for Head of Department at Headland, Vasco Goa.	55,000	288.75	288.75	
29	C.F.S, which is owned by 'Mormugao Port Trust', near AC plant, Ganesh Benzo Plast Tanks, at Bogda, Mormugao Port Trust (MPT),Goa.	13,500	70.88	70.88	

30	Cruise Business Centre (Old CHLD Building) at Harbour, Mormugao Port Trust, Vasco, Goa.	40,500	212.63	212.63	
31	Civil Engineering Maintenance Site Office at Headland, Mormugao Port Trust (MPT), Goa.	36,000	189.00	189.00	
32	'Old MPT Hospital Building', behind Sanjeevani Hospital and Anandf Square Building, at Baina, Mormugao Port Trust (MPT), Goa.	15,000	78.75	78.75	
33	'Old Palace Hotel Building', inside custom bound area at Harbour, Mormugao Port Trust (MPT), Goa.	10,000	105.00	105.00	

9.0 In case of other premises, the present notified SoR to be charged.


10.0 Earlier in November 2016, Goa Customs House Agents Association, represented to the Chairman referring the letter addressed to Hon'ble Union Minister of Shipping, wherein they have stated that the base rent of Rs.202.50 per sq. mtr. per month is exorbitant. They also draw reference to the circular dated 15/02/2005 issued by Directorate of Municipal Administration, Govt. of Goa, Panaji, on revision of rent of Mormugao Municipal Council for commercial premises. As per the circular, the rate applicable for commercial premises is Rs.25/- per sq.mtr. Further, another letter from Chief Officer, Mormugao Municipal Council dated 23/11/2016 stating that same circular is in force as on date. In fact, the notification was dated 15/02/2005, which is 12 years old. The escalated rent @ 5% per annum from 2004-05 to 2017-18 for 13 years works out to Rs. 44.90. Committee observed that these Port Users, in the past, have paid rent ranging from Rs.124/- to Rs.153/- per sq.mtr. per month. Hence, reducing drastically to Rs.44.90 may not be appropriate. A meeting was held with Customs House Agents Association on 18.04.2017. During the meeting, these Agents expressed their concern about high rate and requested that they being the Customs House Agents and having a vital link with the Port for Exim trade, they should not be burdened with high rent. After detailed deliberations, it was decided to propose a concessional rent for licensed Customs House Agents @ Rs. 60/- per sq. mtr. per month for Old Administrative Building and Cruise Business Centre (Old CHLD Building) till expiry of the present lease tenure and for new customer the rate applicable is @ Rs. 60/- per sq. mtr. per month upto an area of 40 sq. mtr. For area more than 40 sq. mtr., rent will be charged as per rate prescribed at Sr. no. 5 and 30 for Old Administrative Building and Cruise Business Centre (Old CHLD Building) respectively. The same is recommended.

11.0 The rent for Land and Foreshore Area shall be escalated by 2% per annum and rent for building to be escalated by 5% per annum.


18/4/17
FA&CAO


18/4/17
CHIEF ENGINEER


18/4/17
TRAFFIC MANAGER


18/4/17
DY-CHAIRMAN