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Tariff Authority for Major Ports

No. TAMP/8/2012-MOPT

Mumbai, 27 September 2012

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 application filed by the Mormugao Port Trust for review of the rentals prescribed for Mormugao Harbour and Headland Sada vide Order dated 2 May 2012 as in the Order appended hereto.

(T. S. Balasubramanian)
Member (Finance)

17/372
9/10/12

**Part – III
Estate Rentals**

"General Note:

All the conditions/ notes prescribed in the existing Scale of Rates/ Schedule of License Fees and Lease Rentals shall apply to the extent they are not inconsistent with the conditions prescribed in the Land Policy for Major Ports 2010 announced by the Government on 13 January 2011. In case of disagreement, the conditions prescribed by the Government in the Land Policy for Major Ports 2010 shall prevail.

I. LICENSE FEE ON PORT LAND FOR OFFICE BUILDING AND OTHER STRUCTURES:

Description	Rate per 10 sqm. or part thereof per calendar month or part thereof (in ₹)
Licence fee on Port land for maintaining office bldgs. and other structures at:	
(a). Mormugao Harbour and Vasco Da Gama - Bay.	
(i) Land surveyed under Chalta no. 3 of P.T Sheet no.7	300.00
(ii) Land other than at (i) above	500.00
(b). Head Land Sada	
(i) Land surveyed under Chalta no. 2 of P.T Sheet no.54	250.00
(ii) Land other than at (i) above	400.00
(c). Baina	500.00
(d). Vasco Da Gama - City	2500.00
(e). Dabolim	300.00

- Notes:** (a). The approval of the Board is to be obtained in case the land is used for building structures for residential purpose, in the above mentioned areas.
- (b). The Licence fee on land surveyed under Chalta no.3 of P.T Sheet no.7 for maintaining office building and other structures at Mormugao Harbour and Vasco Da Gama – Bay as prescribed at (a)(i) would stand revised automatically to ₹500/- per 10 sqm. or part thereof per calendar month or part thereof, immediately upon the MOPT reclaiming the rear seaside of the said portion of land.
- (c). The Licence fee on land surveyed under Chalta no.2 of P.T Sheet no.54 for maintaining office building and other structures at Headland Sada as prescribed at (b) (i) above would stand revised to ₹400/- per 10 sqm. or part thereof per calendar month or part thereof, immediately upon shifting of the garbage plant from the said portion of land.

II. CHARGES FOR OCCUPATION OF FORESHORELAND:

Sr. No.	Description	Rate (in ₹)	Unit
1.	For the purpose of carrying out launch/ barge repairs workshop or any other industry including Commercial/ Non-Commercial purpose at Vasco Da Gama bay. (i) Land surveyed under Chalta no. 3 of P.T Sheet no.7 (ii) Land other than at (i) above	300.00 500.00	Per 10 sqm. or part thereof per calendar month or part thereof.
2.	For the purpose of carrying out launch/ barge repairs workshop or any other industry including Commercial/ Non-Commercial purpose beyond Vasco Da Gama bay upto the port limits (Dabolim/ Chicalim/ Sancoale/ North of Zuari River/ Betul Foreshore).	350.00	- do -

Note: The charges for occupation of Foreshore land for the purpose of carrying out launch/ barge repairs workshop or any other industry including Commercial/ Non-Commercial purpose at Vasco Da Gama bay as prescribed at (1) above would stand revised to ₹500/- per 10 sqm. or part thereof per calendar month or part thereof, immediately upon the MOPT reclaiming the rear seaside at Mormugao Harbour.

III. WAY LEAVE CHARGES:

Sr. No.	Description	Rate per 10 sqm. or part thereof per calendar month or part thereof (in ₹)
	Way leave charges at:	
(a).	(a). Mormugao/ Vasco Da Gama - Bay. (i) Land surveyed under Chalta no. 3 of P.T Sheet no.7 (ii) Land other than at (i) above	300.00 500.00
(b).	(b). Head Land Sada/ Bogda (i) Land surveyed under Chalta no. 2 of P.T Sheet no.54 (ii) Land other than at (i) above	250.00 400.00
(c).	Baina	500.00
(d).	Beyond Vasco Bay upto Port limit, Dabolim/ Chicalim/ Sancoale/ North of Zuari River/ Betul Foreshore	350.00

Note:

1. For the purpose of way leave charges, the area occupied by single pipelines should be calculated based on the diameter and length of those pipelines. In case of multi-layer pipeline stacks, the physical area occupied by the multilayer pipeline stacks should be considered and the respective users should be billed for pro-rata area on the basis of the diameter and length of their pipelines passing through that area. With respect to the area shared with road, rails, jetties, etc., the respective users should be billed pro-rata for 50% of the concerned area assuming that they do not have exclusive possession of land and what they have is only 'Right of Way'. As far as underground pipes are concerned if the users establish that the possession of surface area above the underground cross-country pipelines is not physically with them, the area occupied by such pipelines should be counted 50% of the product of diameter and length, for the purpose of levy of way leave charges.
2. The way leave charges at Land surveyed under Chalta no. 3 of P.T Sheet no.7 as prescribed at (a)(i) above would stand revised to ₹500/- per 10 sqm. or part thereof per calendar month or part thereof, immediately upon the MOPT reclaiming the rear seaside of the said portion of land.
3. The way leave charges at Land surveyed under Chalta no. 2 of P.T Sheet no.54 as prescribed at (b)(i) above would stand revised automatically to ₹400/- per 10 sqm. or part thereof per calendar month or part thereof, immediately shifting of the garbage plant from the said portion of land.
4. The Licence Fees for water area shall be charged 50% of the licence fee of abutting land.
5. The rates provided in the Scale of Rates shall get automatically escalated by 2% per annum after expiry of each year from the effective date of implementation of the Scale of Rates and the escalated rates shall be considered as the prevailing Scheduled Rent for the concerned year. The rate so arrived is rounded off to nearest Rupee.

