

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

G.No. 21

New Delhi,

18 January 2017

**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 extends the validity of Rent Schedule for the lands and buildings of Kolkata Port Trust at Kolkata and Haldia as in the Order appended hereto.

**(T.S. Balasubramanian)**  
Member (Finance)

# Tariff Authority for Major Ports

Case No. TAMP/7/2010-KOPT

Kolkata Port Trust

Applicant

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QUORUM

- (i). Shri. T.S. Balasubramanian, Member (Finance)  
(ii). Shri. Rajat Sachar, Member (Economic)

## ORDER

(Passed on this 25<sup>th</sup> day of October 2016)

This case relates to a proposal received from the Kolkata Port Trust (KOPT) for extension of the validity of Rent Schedule for the lands and buildings of KOPT at Kolkata and Haldia.

2. The rate structure for Land and Buildings of KOPT at Kolkata Dock System (KDS) and Haldia Dock Complex (HDC) was approved by this Authority vide Order No.TAMP/7/2010-KOPT dated 19 January 2011. This Order was notified in the Gazette of India on 8 March 2011 vide Gazette No 47. The Rent Schedule came into effect from 07 April 2011 after expiry of 30 days period from the date of notification of the Order in the gazette and was valid for a period of 5 years i.e. upto 6 April 2016.

3. Acceding to the request made by KOPT, this Authority had extended the validity of the Rent Schedule for the lands and buildings of KDS and HDC for a period of 6 months upto 6 October 2016 or till the date of notification of revised lease rentals based on a proposal to be filed by KOPT, whichever is earlier vide its Order No. TAMP/7/2010-KOPT dated 30 March 2016 for the reasons stated in the Order dated 30 March 2016. This Order was notified in the Gazette of India on 21 April 2016 vide Gazette No 139. Vide the same Order the KOPT was also directed to file its proposal for revision of Rent Schedule, latest by 30 June 2016, following the revised Land Policy Guidelines, 2014, issued by the Government of India.

4. In this backdrop, the KOPT vide its letter no. Lnd/464/F/RFC/XVII/Addl/16/2287 dated 29 September 2016 has filed its proposal for the revision of Rent Schedule. Vide the said letter, the KOPT has, interalia, submitted that as the extended validity of existing Rent Schedule is expiring on 6 October 2016, the KOPT has requested this Authority to extend the validity of Rent Schedule for the further period of time, suitably.

5.1. Since the extended validity of the existing Rent Schedule of KOPT has expired on 6 October 2016 and recognising that the proposal of KOPT will have to be taken up on consultation and since it will take some time for the case to mature for consideration of this Authority, this Authority extends the validity of the existing Rent Schedule of KOPT from the date of its expiry till 31 December 2016 or till the effective date of implementation of the revised Rent Schedule based on the proposal filed by KOPT, whichever is earlier.

5.2. Further, the Land Policy Guidelines of 2010 issued by the Government (based on which the rate structure for the lands and buildings of KOPT at Kolkata and Haldia has been fixed in 2011) stipulates that the lease rentals approved by this Authority shall be escalated by 2% per annum till they are revised by this Authority. The Order of January 2011 of KOPT also prescribes a specific condition in this regard. This condition also prevails in the revised Land Policy Guidelines of 2014 issued by the Government. Since the existing Rent Schedule already prescribes an annual escalation @ 2% in the lease rentals and in line with the Land Policy Guidelines, the annual escalation @ 2% will continue to apply during the extended validity period of the Rent Schedule for the Lands and Buildings of KOPT at Kolkata and Haldia, as was prescribed by this Authority during the last extension Order dated 30 March 2016.

6. In the result, and for the reasons given above and based on a collective application of mind, this Authority extends the validity of the existing Rent Schedule for the Lands and Buildings of KOPT at Kolkata and Haldia till 31 December 2016 or till the effective date of implementation of the revised Rent Schedule based on the proposal filed by KOPT, whichever is earlier.

**(T.S. Balasubramanian)**  
Member (Finance)

# Schedule of Rates

(Published in Part - III Section 4 of the Gazette of India, Extraordinary)  
Tariff Authority for Major Ports  
G. No. 47 New Delhi, 8th March 2011

## Schedule of Rent for Land and Buildings of KoPT at Haldia.

I	Lands	w.e.f. 07/04/2016
SI	Description of Land	Rate of Rent / Licence fee per 100 sq. mtrs. per month
(a)	Residential Zone	1380.10
(b)	Industrial Zone	999.19
c. (i)	Dock Interior (inside Custom bonded area) (Bare Land)	2431.19
(ii)	Dock Interior (inside Custom bonded area) (Hard Stand)	3780.38
(iii)	Proposed Dock Interior Zone	1891.29
(d)	Dock Zone	1350.30
(e)	Commercial Zone for Offices, Banks, Workshops, Repair Shops (excluding automobiles), cold storage, etc.	2549.33
(f)	Commercial Zone for Shops, Markets, Nursing Homes, Medical Clinics, Hotels & Restaurants (without bar), Service Stations, Repair Shops (automobiles), weighbridge, etc.	3422.64
(g)	Commercial Zone for Cinema House, Hotel & Restaurant (with Bar), etc.	3491.09
	<p>Note:</p> <p>(1) If land is taken in a zone other than commercial zone for the purposes as mentioned in (e), (f) &amp; (g) above, 50% of the difference in rent between that applicable for the respective zone and commercial zone depending upon the usage, shall be charged extra over the land rent for the respective zone as per approved Rent Schedule.</p> <p>(2) In the event of utilisation of land for mixed purpose i.e. office-cumresidential, the rent chargeable shall be simple average of applicable rents for the specific usage.</p>	
(h)	Kukrahati	454.87
(i)	Panskura	1150.46
II	BUILDINGS	w.e.f. 07/04/2016
Sl. No.	Zone, Location & other description	Rate of Rent/ Licence fee per sq. mtrs. Per month
(a)	<b>Pucca Roofed Structure</b>	
(i)	Residential zone	73.97
(ii)	Industrial zone	73.97
(iii)	Dock Interior zone	85.01
(iv)	Dock Zone	85.01
(v)	Commercial Zone	97.00
(b)	<b>AC / CI Roofed Structure</b>	
(i)	Residential zone	59.62
(ii)	Industrial zone	59.62
(iii)	Dock Interior zone	68.45
(iv)	Dock Zone	68.45
(v)	Commercial Zone	80.46
(c)	Tower Building	132.50
(d)	<b>Quarters / Dormitories</b>	
(i)	Dormitories (pucca roofed)	73.97
(ii)	"A" type quarters	88.32
(iii)	Modified "A" type quarters	88.32
(iv)	"B" type quarters	88.32
(v)	Modified "B" type quarters	88.32
(vi)	"C" type quarters	108.20
(vii)	"D" type quarters	146.84
(viii)	Officers' Hostel	88.32
(ix)	Jawahar Tower	132.50
(e)	Market for perishable good	59.62
(f)	Retail market	73.97
(g)	Shopping centres at Durgachak	59.62

( h )	Shopping centres at Chiranjibpur	<b>59.62</b>
( i )	Township market opposite to Makhan Babu Bazar	<b>41.96</b>
( j )	Township marketing centre (near Helipad ground)	<b>59.62</b>
( k )	Goonties	<b>73.97</b>

**III. OTHERS**

Sl. No.	Description	Rate in Rs.
1	Permission Fee (To be levied per day or part thereof)	<b>w.e.f. 07/04/2016</b>
(i)	For holding function on land for area occupied upto 40 Sq.M	<b>476.96</b>
(ii)	If above occupation continues beyond 3 days	<b>952.83</b>
(i)	For holding function on land for area occupied above 40 Sq.M	<b>952.83</b>
(ii)	If above occupation continues beyond 3 days	<b>1587.67</b>
2	Rate of Licence Fee for the rights of Pisciculture in KoPT's ponds / waterbodies (Per 100sq. Mtrs per month)	<b>32.02</b>
3	Rate of Licence Fee for erection of hoarding on KoPT land : (To be levied per calendar year or part thereof)	
	For hoarding upto a maximum size of 10 Sq.M	<b>1904.53</b>
	For hoarding of size above 10 Sq.M.	<b>3809.08</b>
4	Way-Leave Licence	
(i)	A way-leave licence fee will be charged for essential utility service lines like telephone lines, water supply lines, sewerage lines, low voltage domestic electric lines running on single pole, etc. (To be levied per calendar year or part thereof)	<b>1587.67</b>

For laying pipelines carrying Crude Oil, POL Products and other Liquid Cargo over or under the ground, way-leave licence fee will be charged as follows:

For the purpose of way leave charges, the area occupied by single pipelines shall be calculated based on the diameter and length of those pipelines.

5	For Durgachak Mini Market, licence fee (per month per plot measuring about 13.936 Sq.M)	<b>698.87</b>
6	Recovery of Hawker charges in various KoPT Bazar (per day per hawker)	<b>1.60</b>

7 For licensing of open / covered space inside Dock Interior Zone for storage of import / export goods, the licence fee will be charged at the following rates per 100 Sq.M per Month.

Open Space	w.e.f. 07/04/2016
Bare Land	<b>4142.51</b>
Hardstand land	<b>6441.20</b>
<b>Covered Space</b>	
Pucca roofed	<b>13644.23</b>
AC / CI roofed	<b>10154.23</b>