

Sub:- Revised Proposal for Revision of SoR (lease rentals/License Fee) under different categories such as Residential/ Commercial/ Industrial/ Open Space (unpaved/paved) / Covered Storage sheds / warehouses)/Way leave charges etc., of VPT lands (11 zones) for the quinquennium 2013-2018 – Sent to TAMP for approval and notification – Hosted in VPT website for comments if any from the users – Reg.

Ref:- The Joint hearing on the subject proposal held by the TAMP on 18.3.2016 in the VPT Board room with the users consequent upon which the TAMP, due to certain objections raised by some of the users over the increase in the proposed SoR, TAMP requested VPT to re-examine the proposal and to submit revised proposal.

ANNEXURE

ESTATE RENTALS for the quinquennium 2013-2018

SCALE 1: SoR for License Fee / Lease Rent for allotment of Land/Space/Covered Accommodation :

Item No.	ZONE (AREA)	Unit	Residential (Rs. per calender MONTH or part there of)	Commercial (Rs. per calender MONTH or part there of)	Industrial (Rs. per calender MONTH or part there of)	Open Space-Unpaved (Rs. per calender WEEK or part there of)	Open Space-Paved (Rs. per calender WEEK or part there of)	Storage Sheds, Warehouses and Covered Storage (Rs. per calender WEEK or part there of)
1.	ZONE-1 A (Core Operational Area)	Sq. Mtr.	33.49	65.18	21.03	4.85	9.70	15.00
2.	ZONE-1 B (Core Operational Area)	Sq. Mtr.	44.85	89.70	44.85	4.85	9.70	15.00
3.	ZONE-2 (Fishing Harbour Area)	Sq. Mtr.	40.66	53.82	23.92	4.85	9.70	15.00
4.	ZONE-3 (Hilly Area)	Sq. Mtr.	14.95	NA	11.36	NA	NA	NA
5.	ZONE-4 (Industrial Area)	Sq. Mtr.	29.30	45.45	14.05	4.85	9.70	15.00
6.	ZONE-5 (Under Airport Area)	Sq. Mtr.	28.11	71.16	14.25	4.85	9.70	15.00
7.	ZONE-6 (Near National Highway Area)	Sq. Mtr.	34.09	111.23	17.04	4.85	9.70	15.00
8.	ZONE-7 (Away from National Highway Area)	Sq. Mtr.	24.52	71.16	15.55	4.85	9.70	15.00
9.	ZONE-8 (Salagramapuram Area)	Sq. Mtr.	119.60	179.40	NA	NA	NA	NA
10.	ZONE-9 (Harbour Park Area)	Sq. Mtr.	219.46	249.36	NA	NA	NA	NA

11.	ZONE-10 (Bheemlipatnam Area)	Sq. Mtr.	7.77	NA	NA	NA	NA	NA
12.	ZONE-11 (Lankelapalem Area)	Sq. Mtr.	10.17	NA	NA	NA	NA	NA

SCALE 2: CHARGES FOR RIGHT OF WAY PERMISSION FOR LAYING PIPELINES IN VPT'S PREMISES:

Way leave charges for laying of Pipelines / Conveyors, etc. /: The rate for open area as applicable to the category of the concerned zone of Industrial rates mentioned in Scale-1 above, as the case may be, for the area occupied by the Pipelines / Conveyors, etc.

Note: For the purpose of Right 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 / conveyor stacks, the physical area occupied by the multilayer pipeline / conveyor stacks should be considered and the respective users should be billed on pro-rata basis. As far as underground pipelines 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 considered as 50% of the diameter and length, for the purpose of levy of Right of way charges. The clause 14 of Land Policy Guidelines 2014 is applicable.

I GENERAL CONDITIONS:

- 1) All conditions prescribed in the Land Policy 2014 guidelines issued by the Government of India in January 2014, as amended / replaced from time to time, shall apply in respect of allotment of land / space / covered accommodation on License / Lease basis.
- 2) The rates prescribed above are the base rates applicable with effect from the effective date of implementation as per Notification by TAMP and are subject to automatic escalation of 2% per annum (compoundable). The reserve price in terms of annual lease rent as provided in the SoR shall get automatically escalated by 2% per annum after expiry of one year from the effective date of implementation of the SoR. The base rates will be revised after five years with the approval of Competent Authority. Such revised rent will be effective from the effective date of implementation of the Order passed by the Competent Authority.
- 3) The rates prescribed above are excluding taxes and duties. Service tax and other taxes and duties, as applicable, from time to time shall be paid extra.
- 4) Zone 1 A industrial rate will be applicable for the existing firms which are paying previously as Scale of Rates.
- 5) In respect of Port based captive industries having more than 50 acres of land, there will be a discount on proposed SoR to the extent of 25%.

Note:- The above revised proposal is hosted for purpose of comments, if any, from the relevant users / user organizations. Hence, they may furnish their comments, if any, within there days simultaneously to TAMP and to VPT.