

Visakhapatnam Port Trust

Scale of Rates Gazette No.469 dated 27 December 2016

1A - Schedule of Lease rent of the Visakhapatnam Port Trust Land For the Old Zones from 1.4.2013 till 9.10.2015 subject to Annual escalation as per General Condition (2)

CATEGORY		Lease Rental from 1-4-2013 to 9.10.2015					
OLD ZONE NO.	NEW ZONE No. (For Reference)	Residential (in ₹ Per Sq.Mtr/Per Month or part thereof)	Commercial (in ₹ Per Sq.Mtr/Per Month or part thereof)	Industrial (in ₹ Per Sq.Mtr/Per Month or part thereof)	Open Space Unpaved (In ₹ Per Sq. Mtr/Per Week or Part thereof)	Open Space Unpaved (In ₹ Per Sq. Mtr/Per Week or Part thereof)	Storage Sheds, Warehouses and Covered Storage (In ₹ Per Sq. Mtr/Per Week or Part thereof)
I-A	1A (Core operational Area)	33.49	65.18	21.03	4.85	9.70	15.00
I-B		33.49	65.18	21.03	4.85	9.70	15.00
I-C		33.49	65.18	21.03	4.85	9.70	15.00
II-A1		33.49	65.18	21.03	4.85	9.70	15.00
II-A2		33.49	65.18	21.03	4.85	9.70	15.00
VI-A		33.49	65.18	21.03	4.85	9.70	15.00
VI-B		33.49	65.18	21.03	4.85	9.70	15.00
VIII		33.49	65.18	21.03	4.85	9.70	15.00
IX-A		33.49	65.18	21.03	4.85	9.70	15.00
X-A	1B (Near Convent Junction)	44.85	89.7	44.85	4.85	9.70	15.00
X-B		44.85	89.7	44.85	4.85	9.70	15.00
XIV	2(Fishing Harbour Area)	40.66	53.82	23.92	4.85	9.70	15.00
II-C	3 (Hilly Area)	14.95	NA	11.36	NA	NA	NA
XV		14.95	NA	11.36	NA	NA	NA
II-A3	4 (Industrial Area)	29.30	45.45	14.05	4.85	9.70	15.00
II-B		29.30	45.45	14.05	4.85	9.70	15.00
III		29.30	45.45	14.05	4.85	9.70	15.00
III-A		29.30	45.45	14.05	4.85	9.70	15.00
III-B1		29.30	45.45	14.05	4.85	9.70	15.00
III-B2		29.30	45.45	14.05	4.85	9.70	15.00
III-B3		29.30	45.45	14.05	4.85	9.70	15.00
IV		29.30	45.45	14.05	4.85	9.70	15.00
IX-B		29.30	45.45	14.05	4.85	9.70	15.00
V	5 (Under Airport Area)	28.11	71.16	14.25	4.85	9.70	15.00
VI-B		28.11	71.16	14.25	4.85	9.70	15.00
VII		28.11	71.16	14.25	4.85	9.70	15.00
VIII		28.11	71.16	14.25	4.85	9.70	15.00
IX-B		28.11	71.16	14.25	4.85	9.70	15.00
IV-A	6 (Near National Highway Area)	34.09	111.23	17.04	4.85	9.70	15.00
V		34.09	111.23	17.04	4.85	9.70	15.00
VI-B		34.09	111.23	17.04	4.85	9.70	15.00
XI		34.09	111.23	17.04	4.85	9.70	15.00
VI-B	7 (Away from National Highway)	24.52	71.16	15.55	4.85	9.70	15.00
XII	8 (Salagramapuram Area)	119.60	179.4	NA	NA	NA	NA
XIII	9 (Harbour Park Area)	219.46	249.36	NA	NA	NA	NA
XIIIA		219.46	249.36	NA	NA	NA	NA
XVI	10 (Bhimili Patnam Area)	7.77	NA	NA	NA	NA	NA

**1B - Schedule of Lease rent of the Visakhapatnam Port Trust Land.
For the New Zones from 10.10.2015.**

NEW ZONE NO.	Lease Rentals from 10-10-2015					
	Residential (In ₹ Per Sq.Mtr/Per Month or part thereof)	Commercial (In ₹ Per Sq.Mtr/Per Month or part thereof)	Industrial (In ₹ Per Sq.Mtr/Per Month or part thereof)	Open Space Unpaved (In ₹ Per Sq. Mtr/Per Week or Part thereof)	Open Space Unpaved (In ₹ Per Sq. Mtr/Per Week or Part thereof)	Storage Sheds, Warehouses and Covered Storage (In ₹ Per Sq. Mtr/Per Week or Part thereof)
1A (Core operational Area)	34.84	67.81	21.88	5.05	10.09	15.66
1B (Near Convent Junction)	46.66	93.32	46.66	5.05	10.09	15.66
2 (Fishing Harbour Area)	42.30	55.99	24.89	5.05	10.09	15.66
3 (Hilly Area)	15.55	NA	11.82	NA	NA	NA
4 (Industrial Area)	30.48	47.29	14.62	5.05	10.09	15.66
5 (Under Airport Area)	29.25	74.03	14.83	5.05	10.09	15.66
6 (Near National Highway Area)	35.47	115.72	17.73	5.05	10.09	15.66
7 (Away from National Highway)	25.51	74.03	16.18	5.05	10.09	15.66
8 (Salagramapuram Area)	124.43	186.65	NA	NA	NA	NA
9 (Harbour Park Area)	228.33	259.43	NA	NA	NA	NA
10 (Bhimili Patnam Area)	8.08	NA	NA	NA	NA	NA
11 (Lankela palem Area)	10.58	NA	NA	NA	NA	NA

1 C - Charges for right of way permission for laying Pipelines in VPT's premises:

Way leave charges for laying of Pipeline /: The rate as applicable for 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.

General Conditions:-

- (1). All conditions governing the lease rental / license fee right of way charges shall be as per the amended Land Policy Guidelines of 2014 issued by the Ministry of Shipping and as may be amended from time to time in respect of allotment of land/ space/ covered accommodation on License/ Lease basis.
- (2). The lease rents prescribed in schedule 1 A are applicable with effect from the 1 April 2013 till 9 October 2015 and are subject to automatic escalation of 2% per annum (compoundable) on April 2014 and 1 April 2015.
- (3). The lease rents in schedule 1 B are applicable with effect from the 10 October 2015 and are subject to automatic escalation of 2% per annum (compoundable) on 1 April 2016 and April 2017.

- (4). The lease rent prescribed in above schedules will be revised w.e.f. 01.04.2018 with the approval of Competent Authority.
- (5). Zone 1A industrial rate will be applicable for the existing firms which are paying previously as per Scale of Rates.
- (6). 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%.
