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PARADIP PORT AUTHORITY

NOTIFICATION

The 22nd May 2026

No. 1925—AD-EST-MISC-III-06/2011(Vol-III)—In exercise of the powers conferred under Section-27 (1) of the Major Port Authorities Act, 2021, the Board of Paradip Port Authority vide Resolution No.16/2026-27 dated 15.05.2026 have approved the **Scale of Rates for allotment of Port land and built-up premises outside the custom bond area on lease/license basis for non-Port related activities,** as in the order appended hereto, attached as **Annexure-A.**

P. L. HARANADH
Chairperson
Paradip Port Authority

<u>Annexure-A</u>

PARADIP PORT AUTHORITY

Scale of Rates (SoR) for allotment of Port land and built-up premises outside the custom bond area on lease/license basis for non-Port related activities.

Earlier, the SoR for allotment of Port land and built-up premises outside the custom bond area on lease/license basis for non-Port related activities was notified by TAMP vide Notification No. TAMP/07/2021-PPT dated 20.04.2021 for a period of 05 years w.e.f 12.05.2021 to 11.05.2026 with an annual escalation @ 2% for Port land and @5% for built-up premises**.**

As per Major Port Authorities Act, 2021 section 27(1), the Board of each Major Port Authority or the committee or committees constituted in this behalf by the Board in accordance with Section 14 may frame scale of rates. Accordingly, PPA has to frame new SoR for allotment of Port land and built-up premises outside the custom bond area on lease/license basis for non-Port related activities which will be implemented w.e.f. 12.05.2026.

The SoR was determined with reference to the Clause No.13(a) of Land Policy Guidelines-2014,considering 05 relevant factors.

Accordingly**,** the Board has approved the draft SoR for allotment of Port land and built-up premises outside the custom bond area on lease/license basis for non-Port related activities vide Resolution No.254/2025-26 dated 20.03.2026.

- *To publish the draft SoR in the Port website for obtaining comments/ objections, if any, within a period of 15 days.*
- *PPA to organize Stake Holder meeting after completion of 15 days from the date of completion of draft SoR, if any objection/observation are raised by the users/ stake holders.*
- *The Committee constituted for the purpose shall finalize the draft SoR hoisted in the website with or without any modification and will be placed again before the Board for approval of SoR which shall be notified in the State Gazette post approval of the boa*rd.

As per Clause-3.3 of the working guidelines to operationalize the tariff policy for Major Port Authorities, 2021 issued by the Govt. of India U/s.53 of MPA Act, the draft SoR along with the basis on which the SoR has been derived was published/notified in the Port website on 30.03.2026 for receiving comments/objections, if any, within a period of 15 days i.e. up to 14.04.2026. The same was sent through e-mail to relevant stake holders for the comments/objections, if any.

In terms of Clause-3.6 of working guidelines to operationalize the tariff policy for Major Port Authorities, 2021, PPA had intimated the stake holders/ users to attend the hearing scheduled on 15.04.2026 in the Board room of PPA.

The Committee constituted under the working guidelines to operationalize the tariff policy, finalized the draft SoR after considering the comments/suggestions received from the Stakeholders in terms of Clause-3.7.

A summary of the comments received from Stakeholders after the joint hearing on 15.04.2026 and the Comments/response of PPA on the same is mentioned below.

Sl. No	Name of the Stakeholders	Comments made by Stakeholders	Response of PPA
1	Shri B. Sahoo, Badapadia, Paradip	In the letter the concerned person has shown his disagreement with the proposal of PPA for revision of SoR for allotment of Port on lease basis for non-Port related activities outside the custom bond area. Further, he has requested to defer the personal hearing awaiting the result of writ application and expressed that they reserve their right to give detailed comments/ suggestions/ objections in response to letter (e-mail) of the PPA dated 07.04.2026, as the proposal is completely unjustified, illegal and arbitrary. Besides that, he expressed, if, notwithstanding the above position, PPA desires to conduct the personal hearing, then another date may kind be notified for the said purpose without pre-judice to our rights under the pending matter.	The said revision of the SoR has been undertaken with due procedure, considering the five factors prescribed under the Land Policy Guidelines. There is no stay on the revision of the SoR, and the Port has the liberty to carry out the necessary revision by adopting the due procedures as described under the Major Port Authority Act.
2	Shri S.K. Acharya, Sr. Advocate, Orissa High Court	The comments are same as comments at Sl. No.1.	
3	Secretary, Paradip Port Lease Land Owner's Society	The comments are same as comments at Sl. No.1.	

These comments & objections are devoid of merits for the following reasons:

1. The comments were not submitted within 15 days as prescribed in the notification.

2. The Court Cases relates to revision of SoR for different period which was accepted by the Stakeholder and those who challenged the same shall be bound by the outcome of the respective case.

   The revision of SoR is a statutory requirement under the MPA Act, 2021.

All other stakeholders/users those who have participated in the meeting has agreed to the proposal.

A. The various definitions / conditions / notes in the proposed SoR is as follows :

1. SHORT TITLE, COMMENCEMENT AND APPLICATION

a) This may be called Scale of rates (SoR) for allotment of Port land and built-up premises outside the custom bond area on lease/license basis for non-Port related activities.

b) The same shall come into force on such date approved by Board Members of PPA.

c) It applies to the areas located beyond the custom bond area in different zones for Non port related activities for a period of five years from the date it is effect.

2. DEFINITION

a) **“Adjudicatory Board”** means the Board constituted by the Central Government under sub-section (1) of section 54.

b) **“Board”,** means the Board of Major Port Authority constituted by the Central Government in accordance with sub-section (1) of section 3 for each Major Port under this Act.

c) **“Chairperson”** means the Chairperson of the Board appointed under sub-section (1) of section 4.

d) **“Deputy Chairperson”** means the Deputy Chairperson of the Board appointed under sub-section (1) of section 4.

e) **“Major Port” or “Major Port Authority”** means the Major Port as defined in clause (8) of section 3 of the Indian Ports Act.

f) **“Land”,** shall have the meaning assigned to it as in Section 2 (1) (p) of Major Port Authorities Act, 2021.

e) **“Lease”,** shall have the meaning assigned to it as in Section 105 of the Transfer or Property Act, 1982 i.e., “transfer of a right to enjoy immovable property, made for a certain time, expressly provided for, in consideration of a price paid or promised, or of money to be rendered periodically or on specified occasions to the transferor by the transferee, who accepts the transfer on such terms”.

f) **“License”,** shall have the same meaning assigned to it as in Section 52 of the Indian Easements Act, 1882 i.e., “a right granted to another person by the grantor, to do or continue to do upon the immovable property of the grantor, something which would, in the absence of such right, be unlawful, and such right does not amount to an easement or an interest in the property.

g) **“Upfront basis”,** means allotment of land on lease basis on payment of one-time upfront payment for the entire lease period and the nominal lease rent approved by the Board from time to time.

h) **“Premium basis”,** means allotment of land on annual lease basis on payment of annual lease rent with escalation approved by the Board from time to time.

i) **“Registration charges”,** means the charges to be borne by the lessee/licensee towards the costs of preparing, stamping and registering the lease/license agreement and also the cost of a counterpart or a copy, if required.

j) **“Document preparation charges”,** means one-time charges to be paid by the lessee/ licensee to the Board for preparation of lease/license agreement.

k) **“Security Deposit”,** means refundable amount to be kept with the Board by the lessee/ licensee for the entire lease/license period subject to fulfilling all the agreed terms and conditions.

l) **“GST’,** means a statutory tax levied by the Government for goods & services but actually born by the customers. It is categorized under Indirect Tax and came into existence under GST Act.

m) **“Penalty”,** means the charges levied by the Board for violation of terms and conditions of allotment and wrongful use and occupation of allotted premises.

3. <u>Terms and Conditions</u>

3.1 Due date Payment

The charges to be remitted within a period of one month from the date of issue of demand note.

3.2. Mode of Payment

The payment should be made through RTGS/NEFT/DD in favour of F.A.& C.A.O., PPA.

3.3 Interest on delayed payment

Any arrears of rent or other money accruing to or in favour of the Paradip Port Authority or from the lessee shall be recoverable as a public demand with interest @ 12% per annum without prejudice to any action that may be taken by the Port to recover by a suit in the court having jurisdiction over the area.

3.4 Counting date of allotment

The allotment period will be counted from the date of issue of allotment order.

3.5 Non-utilisation of allotted land

If the allotted land is not utilized for the purpose for which it has allotted within a period of 24 (twenty four) months from the date of possession, the allotted land will be cancelled and all the payments made for such allotment will be forfeited.

3.6 Penalty

a) If the lessee breaches / violates any provisions of lease agreement, the Board would reserve the right to impose the appropriate penalty or cancel the lease depending upon the nature and magnitude of such violation. In case of cancellation, no refund will be made.

b) If the lessee/licensee continue unauthorized beyond the approved period, will be liable to pay compensation for wrongful use and occupation at three times of the then Scale of Rates till the vacant possession is obtained.

3.7 Observation of rules and regulations of Paradip Port Authority;

The lessee /licensee shall observe all provisions of laws, rules, bye-laws, regulations, orders and notification relating to the Port issued by the Central Government Board, Chairman/ Chairperson or any other competent authority from time to time and shall pay the rates approved by the Board from time to time.

3.8 Refund of proportionate value in case of resumption of the allotted premises before expiry of lease in Port interest.

The lessee/licensee is eligible to get refund on prorate basis for the left out period of lease/license without interest if the land is resumed before the expiry of allotment period for Port purpose. In case of rehabilitation in other location at the discretion of the Port, the lessee/licensee has to pay differential amount on prorate basis for the left out period as per the prevailing SoR.

3.9 All the allotments of Port land and buildings are governed by Paradip Port Authority Immovable Properties (Lands and Houses) Leasing and Licensing Regulations, 1975 and Land Policy Guidelines issued by the Ministry of Shipping, Govt. of India from time to time. Any provisions of the above which has not been specifically spelt out in the above terms and conditions deemed to be covered.

3.10 The reserve price in terms of annual lease rent prescribed above shall bear an escalation factor of 2% every year.

3.11 The Scale of Rates for allotment of Port land and built-up premises outside the custom bond area on lease/license basis for non-Port related activities will come into force after expiry of 30 days from the date of notification in the State Gazette and will remain valid for a period of 5 (five) years w.e.f. 12.05.2026. Modification, if any, on account of any revision/ modification of Policy Guidelines for Land Management shall come into force with the approval of the Board of PPA.

3.12 In case of any inconsistency in the definitions/ conditions/ notes in the Scale of Rates vis-à-vis the Policy Guidelines for Land Management, 2014, the provisions contained in the Policy Guidelines for Land Management, 2014 would prevail.

4. SoR for allotment of Port land and built-up premises outside the custom bond area on lease/license basis for non-Port related activities.

A) <u>SoR for allotment of Port land</u>

Name of zone	Proposed SoR	
	Annual lease rent (in Rs.)	Market value per Acre (in Rs.)
Township	16,01,878.38	2,66,97,973
Industrial	13,18,934.46	2,19,82,241
Sector-21	11,58,295.02	1,93,04,917
Haridaspur	44,598.60	7,43,310

The above rates will be escalated @ 2 % per annum.

B) <u>SoR for allotment of open space and RoW permission</u>:

Sl. No.	Name of zone	Proposed SoR	
		Lease rent per acre/ year	Rate per sqm./ day
1.	Township	Rs.16,01,878.38	Rs.1.08
2.	Industrial	Rs.13,18,934.46	Rs.0.89
3.	Sector-21	Rs.11,58,295.02	Rs.0.78
4.	Haridaspur	Rs.44,598.60	Rs.0.03

The above rates will be escalated @ 2 % per annum.

C) SoR for allotment of non-residential buildings (RCC and AC sheets structures) at different locations (rate per sft. / month).

Area	**Particular of item**	**Proposed rent per month per sft. (In Rs.)**
Badapadia	R.C.C.	15.32
	AC Sheet	10.92
Madhuban	R.C.C.	15.23
	AC Sheet	11.56
FMMC	R.C.C.	14.46
Nuabazar	R.C.C.	17.49
	AC Sheet	14.22
Sector-21	R.C.C.	14.87
Atharbanki	AC Sheet	13.92
Ex-OMA	AC Sheet	10.92
Ex-Coast Guard	R.C.C.	16.55
	AC Sheet	12.28
Marine Workshop	AC Sheet	11.01
Marine Shop	AC Sheet	11.01
Inside Bus-stand	R.C.C.	13.80
Old Trade Centre near Hanuman temple	R.C.C.	15.32
New Trade Centre	R.C.C.	30.61
Paradip Bhawan	R.C.C.	30.61
Rear side building of PPA Administrative Campus	R.C.C.	30.61
Visitor’s Hall adjacent to old Trade Centre building	R.C.C.	30.61

The above rates will be escalated @ 5 % per annum.

2. The Scale of Rates for allotment of Port land and built-up premises outside the custom bond area on lease/license basis for non-Port related activities will come into force after expiry of 30 days from the date of notification in the State Gazette and will remain valid for a period of 5 (five) years w.e.f. 12.05.2026. Modification, if any, on account of any revision/ modification of Policy Guidelines for Land Management shall come into force with the approval of the Board of PPA.

P.L.Haranadh
Chairperson,
Paradip Port Authority

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