

CHAPTER - VIII**ESTATE RENTALS****8.1. Lease of Port land at various locations:**

Sl. No	Location	Land with water frontage for berth & back up	Commercial / office (other than warehouse) purposes	Warehouse purposes	Special Residential Purpose	Hospitality Purpose
Rate in ₹ per hectare per annum						
1	Willingdon Island including flying funnel area.	30,89,614	25,74,679	20,59,743	19,31,009	28,10,317
2	Vallarpadam-Non SEZ Area	43,25,459	36,04,550	28,83,641	N.A	N.A
	Vallarpadam - SEZ Area	49,74,279	41,45,233	33,16,185	N.A	N.A
3	Puthuvypeen - Non SEZ Area	29,86,628	24,88,856	19,91,084	N.A	N.A
	Puthuvypeen - SEZ Area	34,34,621	28,62,184	22,89,747	N.A	N.A
4	Fort Kochi	32,95,588	27,46,324	N.A	21,97,060	29,97,671
5	Bolghatty	N.A	36,04,550	28,83,641	N.A	39,34,443
6	Ernakulam - GIDA/ Pachalam	N.A	39,47,841	N.A	N.A	43,09,152
	Ernakulam - Cochin Shipyard Ltd	N.A	N.A	24,71,692	N.A	N.A
	Ernakulam - Thevara Ferry	40,16,499	30,89,614	N.A	N.A	N.A

Note: To arrive at the rate per Acre per annum, the rate per hectare per annum may be divided by 2.47.

8.2. The License fee for the covered & open area licensed for a period up to 11 months at areas other than that specified under transit area vide Section 8.2.1 of the SOR.

Sl. No.	Location	₹ per sq. meter or part thereof per month (30 days) or part thereof from the date of allotment
1	Open Storage	41
2	Covered Space	52
3	Covered Space for Office Accommodation	174

4	Open area in South End Reclamation(SER)	10
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8.2.1. License Fee for Storage of Cargo at the specified Transit Area

Transit area, will be specified by the Board for allotment for storage of cargo to the owners or their agents on licence basis in lieu of demurrage. The COPT shall allot such area subject to availability and on payment of wharfage on the entire cargo at the time of allotment of storage area. Such allotment shall be vessel wise and license fees shall be recovered at the rates specified below:-

Duration	Per Sq.m per week or part thereof (in ₹)	
	Covered storage	Open Storage
Up to 8 Weeks	12.13	9.57
9th Week onwards	14.56	11.48

Transit area for recovery of the afore said charges shall include the entire open and covered area inside the security wall at Ernakulam Wharf and the entire open and covered area inside the security wall at Mattancherry Wharf including the extension north of Q4, unless otherwise specified. The cargo thus stored shall remain at the sole risk and responsibility of the owners or their agents and they will be responsible for any claims arising in respect thereof during the period of storage.

The aforesaid shall not preclude the COPT from allotting the transit area for purposes related to cargo/ vessel operations such as storage of equipment, ship's spares etc.

The Port shall also permit the owners or their agents to move the cargo directly from the wharf and stack the same in the Port area in Willingdon Island other than the Transit area under customs bond on licence basis at the rates specified for license under Estate Rentals. The cargo availing such storage shall pay wharfage on the entire quantity before being moved out of the wharf. The cargo thus stored shall remain at the sole risk and responsibility of the owners or their agents and they will be responsible for any claims arising in respect thereof during the period of storage.

Note: Minimum charge recovered for each allotment shall be ₹250 per week.

8.3. Way leave charges for laying pipelines through port land

Sl. No.	Description	Unit of Measurement	Rate (in ₹)
1	For laying pipelines through port land	Per sq.meter per annum for the area occupied by pipeline	417

Note to Section 8.3 above: 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 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.

8.4. Way leave charges for TV cable lines.

Sl. No.	Description	Unit of Measurement	Rate (in ₹)
1	For TV cable lines	Per kilometer or part thereof per annum	4054

8.5. Way leave charges for Telephone cable lines.

Sl. No.	Description	Unit of Measurement	Rate (in ₹)
1	For Telephone cable lines	Per kilometer or part thereof per annum	5000

Note to Section 8.5 above. As per item no. 3 of the Broad Terms and Conditions for issuance of Right of way Permission for laying pipelines/conveyors in Policy Guidelines for Land Management by Major Ports-2014-Clarifications and Amendments, facility compensation or right of way charges shall be paid by all parties..

8.6. Sub Lease.

The existing lease holder having valid lease at the time of issuance of LPG 2014 may be allowed to sublet/partially sublet the leased premises to another party for the same purpose for which it was originally allotted. Also, such subletting shall be in accordance with the Land Use Plan and before allowing this, *the port shall recover 50% of the rent charged by the lessee from the sub – lessee for the entire period of sub lease irrespective of the fact whether land was originally allotted on upfront basis or annual rental basis.* The original lessee would continue to remain responsible for payment of lease rent and for adherence to the terms and conditions of lease.

However, in respect of leases which shall be entered into after the coming into effect of the Land Policy Guidelines, 2014, in cases where, the lessee is not able to utilize the entire land leased to him, the portion of the lease premises not required by him should be surrendered and no subletting shall be permitted. The leased premise also includes structures built on lease land for the purpose of recovering of subletting fee.

General Notes to Chapter VIII Estate Rentals:

1. The rates prescribed shall be applicable after expiry of 30 days from the date of notification of the order in the Gazette of India and will be valid for period of 5 years.
2. After expiry of one year from the date of implementation of this Order, the rates shall be escalated by 2% per annum till such time the rate is revised with the approval of the Competent Authority.
3. The other conditions governing the license fee shall be as per the Revised Land Policy Guidelines of 2014 issued by the Ministry of Shipping w.e.f., July 2014, and as may be amended from time to time.
4. In case of accreted land which has no access by the Port through landward side and only through water, it is proposed to collect an annual lease rent equivalent to 3 times the nearest commercial area while allotting the land to the abutting land owners.

The rates applicable for License fee for the covered space for office space & covered space allotted on monthly basis will also be made applicable to built up space allotted on lease for office/ godown purposes charged on monthly basis.
