



Cochin Port Trust
AN ISO 9001 : 2015 PORT

**LEASE RENTALS /
LICENSE FEE FOR THE
PORT LANDS**

W.E.F. 17.11.2021

ESTATE RENTAL

1.1. Lease of Port land at various locations

(In Rs. per hectare per annum)

S. No.	Location	Land with water frontage for berth & backup	Commercial / Office Purpose	Warehouse/ Industrial Purpose	Special Residential Purpose	Hospitality Purpose
1.	Willingdon Island excluding A17, A18 & A19 Plots	36,16,393	30,13,662	24,10,929	22,60,246	32,89,476
1.a.	Willingdon Island- South End – A17 Plot	31,25,264				
1.b.	Willingdon Island- South End – A18 & A19 Plots	52,43,804				
2.	Vallarpadam – Non-SEZ Area	50,62,950	42,19,126	33,75,302	NA	NA
2.a.	Vallarpadam– SEZ Area	58,22,394	48,51,995	38,81,595	NA	NA
3.	Puthuvypeen– Non-SEZ Area	34,95,848	29,13,206	23,30,564	NA	NA
3.a.	Puthuvypeen– SEZ Area	40,20,224	33,50,186	26,80,149	NA	NA
4.	Fort Kochi	38,57,486	32,14,572	NA	25,71,659	35,08,774
5.	Bolgatty	NA	42,19,126	33,75,302	NA	46,05,266
6.	Ernakulam–GIDA	71,28,872				
6.a.	Ernakulam–GIDA (Buffer Zone, if declared so) & Ernakulam– Pachalam	28,51,549				
6.b.	Ernakulam – Cochin Shipyard	NA	NA	28,93,115	NA	NA
6.c.	Ernakulam – Thevara Ferry	47,01,312	36,16,393	NA	NA	NA

Note: To arrive at the rate per Acre per annum, the rate per hectare per annum shall be divided by 2.471.

1.2. License Fee for Open / Covered Area at areas other than Transit Area specified vide Section 1.2.1. of the SOR; and Building Area at Transit Area and other than Transit Area

S. No.	Category	Rs. per Sq m per month or part thereof
1	Open Area	45.82
2	Covered Area (Warehouse)	60.96
3	Building Area for Office / Commercial Purpose	194.44

1.2.1. License Fee for Storage of Cargo at the specified Transit Area

Transit Area inside the compound wall of Mattancherry Wharf and Ernakulam Wharf, which is custom bonded, will be allotted for storage of cargo to the owners of cargo or their agents on license basis in lieu of demurrage, if warranted. CoPT shall allot such area subject to availability and on payment of Wharfage for the entire cargo at the time of allotment of storage area. Such allotment shall be vessel-wise and license fee shall be recovered at the rates specified below:

S. No.	Duration	Rs. per Sq m per week or part thereof	
		Open Area	Covered Area (Warehouse)
1	Up to 8 Weeks	10.69	14.22
2	9 th Week onwards	12.83	17.06

The cargo thus stored shall remain at the sole risk and responsibility of the owners of cargo or their agents and they shall be responsible for any claims arising in respect thereof during the period of storage.

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

CoPT will have the option to allot the Warehouses No.1, 2, 3, 4 & 6, outside the compound wall of Mattancherry Wharf and Ernakulam Wharf under Transit Area at the tariff applicable for Transit Area.

CoPT shall also permit the owners of cargo or their agents to move the cargo directly from the wharf and stack the same in the Port area other than the Transit Area on license basis at the rates specified at 1.2. of the SoR. The cargo availing such storage shall pay Wharfage for 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 of cargo or their agents and they shall be responsible for any claims arising in respect thereof during the period of storage.

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

1.3. Way leave charges for laying pipelines through Port land

Description	Unit of Measurement	Rate (in Rs.)
For laying pipelines through port land	Per Sq m per year for the area occupied by pipeline	488

1.4. Way leave charges for TV and Telephone cable lines

S. No.	Description	Unit of Measurement	Rate (in Rs.)
1	For TV cable lines	Per Kilometre or part thereof per year	4745
2	For Telephone cable lines		5853

Note to Sections 1.3. and 1.4.: As per the 'Broad Terms and Conditions for issuance of Right of way Permission for laying Pipelines / Conveyors, etc.' of the Policy Guidelines for Land Management by Major Ports (PGLM), 2015, facility compensation or right of way

charges shall be paid by all parties. For the purpose of recovery of way leave charges, the area occupied by the pipelines shall be calculated based on the diameter and length of those pipelines. In the case of multilayer stacks, the physical area occupied by the multilayer pipeline/conveyor stacks shall be considered and the respective users shall be billed for the pro rata area. 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 shall be considered at 50% of the product of the diameter and length, for the purpose of levy of way leave charges.

1.5. Sub Lease

The existing lease holder having valid lease at the time of issue of PGLM, 2015 on 02 January 2014 will 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 of the Port, 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 the land was originally allotted on upfront basis or annual rental basis. The original lessee will continue to remain responsible for payment of lease rent and for adherence to the terms and conditions of lease.

The leased premises also include structures built on leased land for the purpose of recovery of subletting fee.

No subletting / sublease is allowed for leases which are entered into after the coming into effect of PGLM, 2015, and in cases, where the lessee is not able to utilize the entire land, the portion of the leased premises not required by the lessee should be surrendered to the Port. However, subletting / sublease shall be permitted for leases of land to entities such as FTZ / SEZ, Multimodal Logistics Parks, Mega Food Parks, FTWZs, etc., where the business model is based on subletting, and no subletting fee shall be levied in such cases.

General Notes:

- (a) The rates prescribed shall be applicable after the expiry of 30 days from the date of notification of the order in the Gazette of India, and will be valid for a period of 5 years.
- (b) After expiry of one year from the date of implementation of this Order, the rates shall be escalated by 2% per annum (compoundable) till such time the rate is revised by the Competent Authority.
- (c) Lease Rent / License Fee for water area will be 50% of the Lease Rent / License Fee of the abutting land for the relevant category. In the absence of abutting Port land, the rates will be computed at 50% of the Lease Rent / License Fee applicable for the Port land at the nearest location for the relevant category.
- (d) The rates applicable for lease of Covered Area (Warehouse) and Building Area for Office / Commercial Purpose shall be the License Fee for Covered Area (Warehouse) and Building Area for Office / Commercial Purpose, respectively, as specified at Section 1.2. of the SoR.
- (e) The other conditions governing the rates for lease and license shall be as per the PGLM, 2015, as amended from time to time.
