



जवाहरलाल नेहरु पत्तन प्राधिकरण JAWAHARLAL NEHRU PORT AUTHORITY

ISO 9001 : 2015
ISO 14001 : 2015
ISO 27001 : 2013
ISO 45001 : 2018

पत्तन कार्यालय : प्रशासन भवन, शेवा, नवी मुंबई - 400707. Port Office : Administration Bldg., Sheva, Navi Mumbai - 400 707.
मुख्य सतर्कता अधिकारी Chief Vigilance Officer - (022) 2724 4151; मुख्य महा प्रबंधक (प्रशासन) एवं सचिव Chief General Manager (Admn.) & Secy - (022) 2724 4021;
मुख्य महा प्रबंधक (यातायात) Chief General Manager (Traffic) - (022) 2724 4191; मुख्य महा प्रबंधक (यां. एवं वि. अ.) Chief General Manager (M&EE) - (022) 2724 4181;
मुख्य महा प्रबंधक (वित्त) Chief General Manager (Fin) - (022) 2724 4081; मुख्य महा प्रबंधक (प. यो. वि.) Chief General Manager (PP&D) - (022) 2724 4156
उप-संरक्षक Dy. Conservator (022) 2724 4171; हार्बर मास्टर (022) 2724 4173.
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JNPA/FIN/ESTATE REV/25-26/151

30th July 2025

Sub: Notice inviting comments on Proposed Estate Related Tariff of JNPA till 6th August 2025

JNPA has proposed to revise the Land/Estate Related Tariff of the Port attached as Annexure A. The same is uploaded on JNPA's Official Website. It is requested to all the concerned stakeholders to submit their comments on or before 6th August 2025 to the following E mail ids :

- 1) harshalparte@jnport.gov.in
- 2) ganeshpatil@jnport.gov.in
- 3) sandipvirnarayan@jnport.gov.in

For Jawaharlal Nehru Port Authority

Resane
30.7.2025

General Manager (Fin)

PROPOSED LAND/ESTATE RELATED SOR OF JNPA**ANNEXURE A**

SR. NO.	DESCRIPTION		LICENCE FEES
1.	Developed Industrial Land for Tank Farm outside the custom bond area upto +5.5 Mtr CD and above in the Port Estate		₹306.81/sq.mtr./month
2.	Developed Industrial Land other than Tank Farm outside the custom bond area upto +5.5 Mtr CD and above in the Port Estate		₹69.50/sq.mtr./month
3.	License Fee for Land Undeveloped anywhere in the Port Estate (Undeveloped means any land not filled upto +5.5 Mtr CD)		₹34.75/sq.mtr./month
4.	Developed Industrial Land within the custom bond area upto +5.5 Mtr CD and above in the Port Estate		₹83.40/sq.mtr./month
5.	Developed Commercial Land outside the custom bond area upto +5.5 Mtr CD and above in the Port Estate		₹83.40/sq.mtr./month
6.	Commercial Land for inside the Custom Bond Area in Port Estate		₹100.08/sq.mtr./month
7.	Land for Parking within custom bound area		₹33.36/sq.Mtr/Month
8.	Land for Parking outside custom bound area (Other than CPP)		₹27.80/sq.Mtr/Month
9.	Undeveloped Land for Parking outside custom bond area (Other than CPP)		₹17.50/sq.Mtr/Month
10.	Land for Supporting Activities	Commercial	₹83.40/sq.mtr./month
		Industrial	₹69.50/sq.mtr./month

11.	Right of Way Charges	Any oil, gas and chemical pipeline	₹306.81/sq.mtr./month
		Other than any oil, gas and chemical pipeline such as OFC cable	₹69.50/sq.mtr./month
		One Time Supervision Charges as a percentage of Cost of the project of laying of Pipeline/ Conveyors/ Cables etc. excluding cost of material by JNPA	15%
12.	Water charges from occupants of quarters (except JNPA and CISF employees), shops and other Buildings in township and buildings in the port premises except Port Users Building (PUB)		₹230.26 per month or part thereof
13.	Water Charges from occupants for Port Users Building, Business Facilitation Centre and Port Facilitation Centre		Rs.1,000 per month
14.	Water Charges from leases and tenants etc. other than at Serial No. 10 above		₹151.90 per KL
15.	Charges for water supplied to consumers (for resale etc.)		₹417.69 per KL
16.	Service Charges on Residential Leased Estate		₹1.25 per Sq,mtr/Per Month
17.	Service Charges on Industrial Leased Estate		₹2.00 per Sq,mtr/Per Month
18.	Service Charges on Commercial Leased Estate		₹2.50 per Sq,mtr/Per Month
19.	Any type of Township Accommodation to Employee of the Government		As per FR 45(B), the Employees of the other

	Agencies and Public Sector Undertakings	Govt. Organizations residing in the Port quarters will pay HRA received by them from their organization in addition to the License Fee of the quarter applicable to JNPA Employees as revised from time to time.																					
20.	Any type of Township Accommodation to any Employee of any Private Firm	₹172 Per Sq.Mt per Month																					
21.	Business Facilitation Centre	₹508.60/Sq,mtr/ Month																					
22.	Port Facilitation Centre	₹610.32/Sq,mtr/ Month																					
23.	Port User Building	₹406.88/Sq,mtr/ Month																					
24.	Hawker Zone Charges	₹211.66/Sq,mtr/Month																					
25.	Rent for Shopping Centre Building Township	₹214.20/Sq,mtr/Month																					
26.	Parking Charges per Day excluding Centralised Parking Plaza (CPP)	<table> <tr> <th>Area</th><th>Type of Vehicle</th><th>₹</th></tr> <tr> <td>Inside Port Area</td><td>HMV(Truck/ Trailer/ Bus/ Tanker etc)</td><td>322</td></tr> <tr> <td>Inside Port Area</td><td>LMV</td><td>77</td></tr> <tr> <td>Inside Port Area</td><td>2-Wheeler</td><td>18</td></tr> <tr> <td>Outside Port Area</td><td>HMV (Truck/ Trailer/ Bus/ Tanker etc)</td><td>289</td></tr> <tr> <td>Outside Port Area</td><td>LMV</td><td>69</td></tr> <tr> <td>Outside Port Area</td><td>2-Wheeler</td><td>17</td></tr> </table>	Area	Type of Vehicle	₹	Inside Port Area	HMV(Truck/ Trailer/ Bus/ Tanker etc)	322	Inside Port Area	LMV	77	Inside Port Area	2-Wheeler	18	Outside Port Area	HMV (Truck/ Trailer/ Bus/ Tanker etc)	289	Outside Port Area	LMV	69	Outside Port Area	2-Wheeler	17
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27.	Advertisement Charges. Total License Fee = Area of Hoarding x Base License Fee x All applicable Premium	As per Annexure I	
28.	Common Area Maintenance (Other Than Permanent Port Employees)	₹30/Sq.Mtr/Month	
29.	Penal Interest for Delayed Payment	15% p.a.	
30.	Delay in Construction beyond 2 Years	Additional lease rent of 50% of the lease rental	
31.	Mobile Tower	₹1,000/sq.mtr./month	
32.	Mortgage Fees	₹20,000/- per instance	
33.	Fees for NOC, Deposit for renovation, temporary uses for land, logistic land etc.	₹2000 per instance	
34.	Charges for granting the building permission	Scrutiny Fees	₹16 per Sq. Mtr
		Security Deposit (Refundable without interest)	₹20 Sq.Mtr
		Labour Cess	1% of Construction cost calculated based on Annual Statement of Rates for construction fixed by IGR, Govt of Maharashtra
		Fire & Emergency Services	0.75% of Construction rate as per Annual Statement of Rates on built up area

Annexure I

Charges for Advertisement

The Fee for advertisement hoarding and signage shall be calculated as per the following method:

- **Total License Fee = Area of Hoarding X (Base License fee X All applicable premiums)**
- In case of Hoarding/ Signage on Public Property/ JNPA land, the Ground Rent shall be added to the Total License Fee.
- The Development Permission Scrutiny Fee shall be payable over and above the License fee for processing of the application for hoarding/ signage in JNPA SEZ
- The Security Deposit shall be payable by the applicant, prior to installation of the signage.

Base Fees

SR. NO	CATEGORY	SUB-CATEGORY	BASE LICENSE FEE (₹/SQ.MTR./ANNU M)
1.	Large-Format Advertisement (Area > 15 Sq.m. subject to maximum 22.5 Sq.m.)	Hoardings, Unipole, Media Screens	500
2.	Medium-Format (Area from 5 Sq.m. to 15 Sq.m.)	Minipole, Hoardings, Media Screens	500
		Advertisement Kiosks	

SR. NO	CATEGORY	SUB-CATEGORY	BASE LICENSE FEE (₹/SQ.MTR./ANNU M)
3.	Small-Format Advertisement (Area upto 5 Sq.m.)	Pole Kiosks	500
		Advertisement Kiosks	
4.	Moving Transit Advertisement (Motorable)	Public Transit	1000
		Private Transit	
5.	Advertisement on Transit Stops	Bus Stops /Bi-cycle docking stations	500
6.	Advertisement on Shops	Shutters	
		Door, walls & windows	
7.	Advertisement on Street Furniture & Signages	Dustbins, Benches, etc.	
		Directional Signage	
		Information Board	
8.	Aerial Advertisements	Ad Balloons	2000 (Per Ad per week)
9.	Temporary Advertisements	Ad Boards/ Flex/ Vinyl/ Cloth Banners/ Posters etc.	250 (per sq.m. per month)

a) Road Premium:

SR. NO.	ZONE	TYPE OF ROAD	PREMIUM FACTOR
1.	R1	Roads of 18 m width and lesser width	1.00

2.	R2	Roads of 24m width and 30 m width	1.25
3.	R3	Majors Roads of 45 m width and 60 m width	1.50

b) Central Divider Premium:

If the Advertisement Device is located on the Central Median or divider of any road then a Premium factor of 1.2 shall be applicable.

c) Illumination Premiums:

SR. NO.	TYPE OF SIGNAGE	PREMIUM FACTOR
1.	Non-illuminated	1.00
2.	Front lit, Bottom lit or Back lit	1.20
3.	Electronic, LED or Digital Display	1.50

Other Conditions:

- i) For Large, Medium and Small Format Advertisement, ground rent shall be charged on the basis of display area of the advertisement as per the Lease Rental of JNPA land as per Estate Scale of Rates of JNPA published in State Gazette with annual escalation of 2% p.a.
- ii) Ground rent will not be applicable to Advertising on moving transit and Advertisement on shops
- iii) A person/company applying for permission to advertise within JNPA shall pay scrutiny fees of Rs.16/per Sq.Mtr or part thereof with minimum of Rs.1000.
- iv) A person/company applying for permission to advertise shall also pay interest free Security Deposit of 6 months of total applicable fee. The same shall be forfeited if conditions pertaining to permission for advertising are not fulfilled. Security Deposit will be refunded without interest at end of license fee period. No Security Deposit will be payable for hoarding on leased plots.