

**Jawaharlal Nehru Port Trust**  
**Scale of Rates**  
**Gazette No.219 Dated: 18-06-2020**

Lease Rentals for the JNPT Estate (August 2023 to July 2024)

Sr. No.	Item	Unit	Rate (₹)
1	License fee for office accommodation allotted to agencies, Commercial agencies, Banks, Government anywhere in the Port except the old building of JNPT and Township area	Per Sq.Mtr. Or part thereof per month or part thereof	530.60 Per sq. Mtr. Or part thereof per month plus ₹ 333.36 per month premium
2	License fee for land developed up to +5.5 M CD and above anywhere outside custom bound area in Port Estate	"	47.76
3	License fee for land developed up to +5.5 M CD and above anywhere within custom bound area in Port Estate	"	57.30
4	License fee for land undeveloped anywhere in Port Estate. (Undeveloped means any land not filed up to +5.5 .m CD)	"	23.88
	Note of all the cases of Sr No 1,2,3 and 4		
	I. The license fee/ lease rent will be enhanced by 20% as weightage for the activities which are not related to Port activities and defined as Commercial activities. II. The land rent applicable to Government agencies will be on nomination basis for Port Use as per provisions of the Land Policy Guidelines issued by MoS from time to time. III. The concessional rate for Govt. agencies other than Port Use will be decided by JNPT Board on case to case basis.	"	"
5	License fee for land for Tank Farm (Base rate for Auction) & permission for Way Leave charges.	"	269.54
6	Rent for residential Accommodation allotted in Port Township to:		
A	A. Employees of other Government Agencies and public Sector undertakings	A' Type	6270.00 per month
		B' Type	7560.00 per month
		C' and D type	140 per Sq mt per month
	B. Any Private Firm	Any Type	168 per Sq mt per month
7	Rent for Shopping Centre Building (Township)	Sq Mt. p.m.	205.88
8	Lease Rent for allotment of land for construction of covered storage	Sq Mt. p.m.	149.63

Note:

- a) The annual rental / licence fee prescribed above shall bear an escalation factor 2% every year w.e.f. August.



- b) The annual rental / licence fee prescribed above will be effective after expiry of 30 days from the date of notification of the Order in the Gazette of India and shall remain in force for a period of five years.
- c) The cost of water and electricity consumed by the occupant will be charged extra.

**Section II: Water charges**

Sr. No.	Item	Unit	Rate (₹)
1	Water chargers from occupants of quarters ( except JNPT and CISF employees ) shops and Other Buildings in township and buildings in the port premises except Port Users Building (PUB)	per month or part thereof	209.33
2	Water charges from occupants for Port Users Building (PUB)	Percentage of Rent	17.26%
3	Water charges from leases and tenants etc. other than at Sr. No.1 above	per MT	138.09
4	Charges for water supplied to consumers (for resale etc.)	per MT	379.72

Excluding the following ....

- I. Lessees and tenants, and
- II. Vessel for her own use.

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Note: The rate of water charges mentioned under Section – II above shall be increased by 10 per cent with effect from 1<sup>st</sup> April 2022 and every two years thereafter