

JNPA/FIN/ESTATE REV/25-26/13

12th September 2025

Trade Notice

Sub: Revision of Estate Related Tariff w.e.f. 1st October 2025

The following revised Estate Related Tariff published in Maharashtra State Extraordinary Gazette No.124 dated 1st September 2025 will be applicable with effect from 1st October 2025.

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 Agencies and Public Sector Undertakings	As per FR 45(B), the Employees of the other 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	Any type of Township Accommodation to any Employee of any Private Firm/Private Firm	Quarter	Rent p.m
		A	₹12,000/-
		B	₹17,000/-
		C	₹27,000/-
		D (185 Sq Mtr)	₹41,000/-
		D (195 Sq Mtr)	₹44,000/-
22.	Business Facilitation Centre	₹508.60/Sq,mtr/ Month	
23.	Port Facilitation Centre	₹610.32/Sq,mtr/ Month	
24.	Port User Building	₹406.88/Sq,mtr/ Month	
25.	Any Building/Covered Space inside the Port Area	₹488.26/Sq,mtr/ Month	
26.	Hawker Zone Charges	₹211.66/Sq,mtr/Month	
27.	Rent for Shopping Centre Building Township	₹214.20/Sq,mtr/Month	

28.	Parking Charges per Day excluding Centralised Parking Plaza (CPP)	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
29.	Advertisement Charges. Total License Fee = Area of Hoarding x Base License Fee x All applicable Premium	As per Annexure I		
30.	Common Area Maintenance (Other Than Permanent Port Employees)	₹30/Sq.Mtr/Month		
31.	Penal Interest for Delayed Payment	15% p.a.		
32.	Delay in Construction beyond 2 Years	Additional lease rent of 50% of the lease rental		
33.	Mobile Tower	₹1,000/sq.mtr./month		
34.	Mortgage Fees	₹20,000/- per instance		
35.	Fees for NOC, Deposit for renovation, temporary uses for land, logistic land etc.	₹2000 per instance		
36.	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

Note: All other terms and conditions will be applicable as per prevailing Policy Guidelines for Land Management (PGLM) 2015.

This Trade Notice will supersede the Trade Notice No JNPA/FIN/ESTATE/REV/25-26/50 dated 30th July 2025.

For Jawaharlal Nehru Port Authority

Perdable
..12-9-2025

General Manager (Fin)

To

All Stakeholders of JNPA

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./ANNUM)
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	
3.		Pole Kiosks	500

SR. NO	CATEGORY	SUB-CATEGORY	BASE LICENSE FEE (₹/SQ.MTR./ANNUM)
	Small-Format Advertisement (Area upto 5 Sq.m.)	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.