

**Jawaharlal Nehru Port Authority
JNPA SEZ**

Ref : JNPA/SEZ/SEZ SoR/2026

Date - /03/2026

Sub : Invitation of Suggestion for the SoR published for JNPA SEZ from the JNPA SEZ stake holders.

Suggestions if any are invited from the stake holders of JNPA SEZ till 13/04/2026. Email – ceo-sez@jnport.gov.in: jnpsez@jnport.gov.in

FOLLOWING RATES ARE PROPOSED for JNPA SEZ

Sr. No.	Description	Rate
1	Developed Industrial Land	₹57.70/sq.m./month
2	Developed Commercial Land	₹69.24/sq.m./month
3	Supporting Activities on Leave and License Basis (Industrial Land)	₹57.70/sq.m./month
4	Supporting Activities on Leave and License Basis (Commercial Land)	₹69.24/sq.m./month
5	Built-up Space	₹435.94/sq.m./month
6	Water charges	₹41.00/cu.m/month
7	Service Charges	₹6.00/sq.m./month
8	Advertisement Charges.	As per Annexure I
9	Right-of-Way (RoW) Charges	As per practice in JNPA
10	Common Area Maintenance (CAM) for Built-up Space	₹30.00/sq.m./month
11	Penal Interest for Delayed Payment	15%
12	Fees for Mortgage/ Change of Use of land / Revised LOI.	₹20,000 per instance + GST (if applicable)
12	Lien Confirmation, NOC for clarification sought by various Government authorities .	₹2,000 per instance + GST (if applicable)

All the terms and conditions will be applicable as per PGLM 2015.

Annual escalation of 2 % per annum will be applicable as per provisions of PGLM.

The above said SoR shall remain valid for 5 years from the effective date of implementation.

sd/-

CEO (SEZ)

Enclosure- Advertisement charges : Annexure – I &

Right of way charges : Annexure - II

Charges for Advertisement (Annexure I)

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.

Tabulated below the details of different factors to be consider for determination of fee for advertisement hoarding and 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 Advertisement (Area from 5 Sq.m. to 15 Sq.m.)	Minipole, Hoardings, Media Screens	500
		Advertisement Kiosks	
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	

SR NO	CATEGORY	SUB-CATEGORY	BASE LICENSE FEE (₹/SQ.MTR./ANNUM)
7.	Advertisement on Street Furniture & Signages	Dustbins, Benches, etc.	
		Directional Signage	
		Information Board	
8.	Aerial Advertisements	Ad Balloons	2000 <i>(Per Ad per week)</i>
9.	Temporary Advertisements	Ad Boards/ Flex/ Vinyl/ Cloth Banners/ Posters etc.	250 <i>(per sq.m. per month)</i>

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

Ground Rent (Only applicable to JNPA land):

- **Large /Medium and Small Format Advertisement** – Ground Rent shall be charged on the basis of display area of advertisement media, as per the lease rental for JNPA land determined by the Scale of Rates for the JNPA Land as published in the State Gazette. Annual escalation shall be 2% per annum for lease rental as per the provisions of Policy Guidelines of Land Management 2019.

- **Other Formats** – In case of Advertisement on Moving Transit Advertisements, Advertisement on shops, Ground Rent shall not be added separately.

Development Permission Fees

Scrutiny Fee: A person/ company applying for permission to install any advertisement hoarding/ signage within the JNPA shall with his application pay to SPA of JNPA the Scrutiny Fees at the rate of ₹16/sq.mtr. or part thereof with a minimum of ₹1000/-.

Security Deposit

- The applicant shall deposit and keep deposited an interest free amount as a Security for the due performance of the conditions attached to the development permission granted by the Authority. The Security Deposit amount shall be deposited along with the other fees at the rate equivalent to 6 months total fee applicable.
- The security deposit shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the provisions of these regulations and conditions attached to the permission conveyed by JNPA. Such forfeiture shall be without prejudice to any other remedy or right of the Authority. In case of forfeiture of security deposit during the execution of work, the applicant must replenish the security deposit before carrying out any further works.
- The security deposit will be refunded without any interest after the end of license period for which the development permission was granted. The original challan shall be submitted by the applicant to the Authority to process the claim. d) The Security Deposit will not be applicable for the hoarding on leased plot/s.

Penalties

Any advertisement device which does not confirm with policy guidelines shall be penalized as per applicable law. JNPA SEZ shall retained the right to determine the penalty as applicable from time to time.

Revision of License Fee

The Base license fee, Ground Rent and the Premiums shall be revised by the JNPA from time to time.

Right of Way Charges (Annexure II)

- The area occupied by pipelines shall be calculated based on the diameter and length of those pipelines. In case of multi-layer stacks, the physical area occupied by the multilayer pipeline/conveyor stacks shall be considered and the respective users shall be billed accordingly.
- Prevailing SoR (Scale of Rates) of Land is applied over the Area of Pipeline. The lease rent shall be computed based on the demand of lease tenure by considering 2% annual escalation and applying discount for the prevailing G-Sec Rate for the lease period demanded.
- For underground pipelines, 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 as 50% of the diameter and length, for the purpose of levy of Right of Way charges.
- One time Supervision Charges as a percentage of Cost of laying of Pipeline/ Conveyors/ Cables etc. shall be paid by the parties.

For Pipeline within Port Limit:

$$\text{Right of Way Charges} = \frac{\text{Diameter Pipe} \times \text{Length of Pipe}}{\text{Length of Pipe}} \times \text{Prevailing SoR of Land} + \text{One-Time Supervision Charges.}$$

For Cross Country Pipeline:

In case of an underground cross-country pipeline, the area of such pipeline shall be considered as 50% of the diameter and length for determine the Right of Way Charges.

$$\text{Right of Way Charges} = \left(\frac{\text{Diameter of Pipe} \times \text{Length of Pipe}}{\text{Length of Pipe}} \right) \times 50\% \times \text{Prevailing SoR of Land} + \text{One-Time Supervision Charges.}$$

One Time Super Vision Charges of 15% as a percentage of Cost of laying of Pipeline/ Conveyors/ Cables etc. by JNPA.