



TAMIL NADU GOVERNMENT GAZETTE

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Part III—Section 2

Statutory Notifications and Orders issued by
Heads of Departments.

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CHENNAI PORT AUTHORITY**(Ministry of Ports, Shipping & Waterways)****No.1, Rajaji Salai, Chennai – 600 001****NOTIFICATION**

C2/SoR for Estate Rentals Revision/2022/T

No. SRO C-36/2022.

In exercise of powers conferred under sub-section (1) of Section 27 of the Major Port Authorities Act, 2021 (1 of 2021), the Board of Chennai Port Authority has approved the revision of Scale of Rates (SoR) for Estate Rentals vide Board Resolution No.158 in its meeting held on 16.12.2022. The Scale of Rates for Estate Rentals shall come into force after expiry of 30 days from the date of notification (as per clause 2.9 of the Tariff Policy 2021) and shall be in force for a period of 5 years (as per the provisions of Policy Guidelines for Land Management 2015). Accordingly, the Board of Chennai Port Authority hereby notifies its Revised Scale of Rates for Estate Rentals for information of all concerned as required under clause 4.7 of the Tariff Policy 2021.

S. KIRUPANANDASAMY

Traffic Manager.

CHENNAI PORT AUTHORITY**Scale of Rates (SoR) for Estate Rentals****SCALE 1: Licence Fee / Lease Rent for allotment of Lands and Buildings**

Sl.No.	Description	Unit	Licence Fee / Lease Rent per month in Rs.
(A) AREA INSIDE THE PORT			
1	Open space - Unpaved	100 sq. m. or part thereof	7,768/-
2	Open space - Paved (Hardened with water bound Macadam Surface, Bitumen, Concrete, Paver block) .	100 sq. m. or part thereof	14,757/-
3	Covered Space (Cargo Storage)	10 sq. m. or part thereof	2,331/-
4	Buildings with RCC Roof and terrace within the Port for other than cargo storage	Per sq. m. or part thereof	622/-
5	Buildings with ACC sheet and any other similar roofing like GI sheet within the Port, for other than cargo storage.	Per sq. m. or part thereof	465/-
6	Track length at any of the Chennai Port Authority's Railway Sidings	Per running metre or part thereof	2,331/-
(B) AREA OUTSIDE THE PORT			
7	Buildings with RCC roof and terrace at Rajaji Salai	Per sq. m. or part thereof	777/-
8	Open Space – Unpaved – Oblique of Royapuram Bridge at Rajaji Salai (New Rate)	per sq.m or part thereof	310/-
9	Open Space – Paved (Hardened with WBM surface, Bitumen, concrete, Paver block) at Rajaji Salai (New Rate)	per sq.m or part thereof	450/-
10	Open Space / land – Unpaved at Ibrahim Salai (New Rate)	per sq.m or part thereof	225/-
11	Open Space / land – Unpaved at GM Pettai Road (New Rate)	per sq.m or part thereof	104/-

<i>Sl.No.</i>	<i>Description</i>	<i>Unit</i>	<i>Licence Fee / Lease Rent per month in Rs.</i>
(C) TONDIARPET HOUSING COLONY			
12	Land at Tondiarpet Housing Colony for commercial use	Per sq. m. or part thereof	79/-
13	Buildings / Shop units with RCC roof and terrace at Tondiarpet Housing Colony	Per sq. m. or part thereof	777/-

Note: For those areas that have been declared as private customs bonded area, the rate will be 120% of the rate applicable for such category of the land/ space.

SCALE 2: Charges for Right of Way Permission for laying pipelines in ChPA's premises:

Way leave charges for laying of Pipelines / Conveyors, etc.:

The rate for open area as applicable to the category of space mentioned in Scale-1 above, as the case may be, for the area occupied by the Pipelines / Conveyors, etc.

Note:

- For the purpose of Right of Way leave charges, the area occupied by single pipelines should be calculated based on the diameter and length of those pipelines. In case of multi-layer pipeline / conveyor stacks, the physical area occupied by the multilayer pipeline / conveyor stacks should be considered and the respective users should be billed on pro-rata basis. 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 should be considered as 50% of the diameter and length, for the purpose of levy of Right of way charges.
- One time Supervision charges @ 15% of the cost of laying of pipelines/cables/conveyors in Port limits before granting way leave permission. This is not applicable for Single Buoy Mooring (SBM)/Single Point Mooring (SPM) / sub-sea pipelines for which the applicable supervisory charges will be decided by Board, on a case to case basis

SCALE 3: Licence (Storage) Fees for allotment of land inside Custom bound area for Immediate Storage of Cargo on Vessel to Vessel basis

<i>Period of occupation</i>	<i>Rate in (Rs.) per 10 sq.m or part thereof for 15 days or part thereof</i>		
	<i>Unpaved Open space</i>	<i>Paved Open space</i>	<i>Covered Space</i>
First 60 days	390	737	1166
61 to 90 days	428	812	1282
91 to 120 days	486	922	1457
121st day onwards	583	1107	1749

Note:

- Application in the prescribed form, for storage spaces shall be made before storage of goods/materials, to the Traffic Manager, ChPA, stating their acceptance of all risks and responsibilities for goods/materials so stored. Any unauthorized occupation of storage spaces shall be liable for payment at 3 times the licence fee /rent.
- The above rates are subject to automatic escalation on par with Estate Rentals as specified in General Conditions, Item No.2.
- Licence (Storage) Fee shall be paid in advance. Interest @ 15% shall be levied on the amount due. The interest shall be levied from the date on which the amount becomes due till the date of actual payment, which in no case shall exceed 3 days. If, for any reason, payment is delayed beyond 3 days from the date of the amount becoming due, occupation will be treated as unauthorised.

- (4) One month licence fee shall be paid in advance to the Port as Security Deposit which shall be refunded only after the peaceful possession is handed over by the user and after deducting any dues payable to ChPA.
- (5) Licence Fee in respect of areas declared as private customs bonded shall be 120% of the rates specified above.

GENERAL CONDITIONS:

1. All conditions governing the licence fee / lease rent / way leave charges shall be as per the Policy Guidelines for Land Management 2015 (PGLM 2015) and subsequent amendments / clarification / instructions issued by the Ministry of Ports, Shipping & Waterways from time to time, shall apply in respect of allotment of land / space / buildings and granting of way leave permission.
2. The rates prescribed above are the base rates applicable with effect from the effective date of implementation as notified by ChPA and are subject to automatic escalation of 2% per annum (compoundable). The Licence Fee / Lease Rent as provided in the Scale of Rates shall get automatically escalated by 2% per annum after expiry of one year from the effective date of implementation of the Scale of Rates. The base rates will be revised after five years with the approval of Competent Authority.
3. The rates prescribed above are excluding taxes and duties. GST and other taxes and duties, as applicable, from time to time shall be paid extra.
4. In addition to the rates prescribed above, the cost of water and electricity consumed every month at the rates fixed by the ChPA from time to time, together with the installation and maintenance charges on electrical / pipeline installations as may be fixed by the ChPA from time to time shall be paid by the Licensee / Lessee.
5. The allotment on monthly licence shall be granted inside / outside custom bound area for a maximum period upto 11 months.
6. If more than one application / request is received for allotment on monthly licence for the same land / space / buildings Inside / Outside Custom bound area, allotment will be made through e-tender cum e-auction.
7. Encroachment / Unauthorised occupation of the Port premises inside / outside custom bound area, will attract levy of Licence Fee at 3 times of normal licence fee until vacation / eviction of the area in case of allotments on monthly licence.
8. In case of allotments on Annual Licence / Lease basis, unauthorised occupation of the Port premises inside / outside custom bound area beyond the licence /lease period, or encroachment, will attract levy of 3 times the Annual Licence Fee / Lease Rent on pro-rata basis, irrespective of the fact whether the land was originally allotted on upfront basis or annual rent basis, till vacation / eviction of the area.
9. The Licensee / Lessee shall comply with all rules and regulations that may from time to time be issued by Corporation of Chennai, the Inspector of explosives, Department of Industrial Policy & Promotion (Explosive Rules 2008), PESO and any other Government / Statutory Agencies)

10. Security Deposit

- (i) Security Deposit shall be paid at the time of allotment of land / space / buildings inside / outside custom bound area as a guarantee for the due and faithful performance of the conditions of allotment .
- (ii) The land / space allotted inside / outside custom bound area under monthly basis, 3 months Licence Fee shall be paid as security deposit at the time of allotment.
- (iii) The land / space allotted inside / outside custom bound area on annual licence/ lease / upfront basis, 2 years Licence Fee / Lease Rent shall be paid as security deposit at the time of allotment as per the following:
 - (a) The payment of Security Deposit is applicable to Government and Private Parties for the allotment on annual Lease basis.
 - (b) For the allotment on Upfront Lease basis, the payment of Security Deposit is applicable to Private Parties alone.
- (iv) Security Deposit shall be refunded after the land / space is vacated finally, after deducting any dues payable to ChPA.
- (v) The delay in refunds by the port will be counted beyond 20 days from the date of completion of services or on production of all documents required from the allottee whichever is later.

11. Interest on delayed payments and action thereon for Non-Payment:**(i) Allotment on monthly basis - Inside / Outside Custom Bound area:**

- (a) Delay in payment of Licence Fee and other dues shall attract interest at 15% p.a. for the first 15 days beyond the due date. The minimum amount of interest will be Rs.100/- plus GST
- (b) If payment is not received within 15 days after the due date, the occupation will be treated as unauthorised and 3 times of normal licence fee shall be payable for that month as Licence Fee, on or before the end of the respective month. Failing which, Security Deposit will be forfeited and Port shall immediately stop all services like cargo services including disconnection of power and water etc., and take any other action.
- (c) Further, Action will be taken as per the provisions of Section 28 of the Major Port Authorities Act, 2021 on the goods/materials lying in the licensed /leased premises and as per the provisions of Public Premises (Eviction of Unauthorised Occupants) Act, 1971 and any other applicable laws in force from time to time, for the recovery of dues and Eviction proceedings.
- (d) Further, licence fee at 3 times of normal licence fee will be levied till vacation / eviction of the area.

(ii) Allotment on Annual Licence / Lease / Upfront basis – Inside / Outside Custom Bound area & Permission for Way Leave

- (a) Delay in payment of annual licence fee / lease rent / way leave charges and other dues will attract interest @ 15% p.a from the due date till date of actual payment subject to a maximum period of three (3) months.
- (b) If the payment is not received within 3 months from the due date, interest @ 18% p.a. will be levied from 4th month up to six months.
- (c) If the licence fee / lease rent and applicable interest is not remitted within six (6) months from the due date, occupation will be treated as unauthorized and charges will be levied as per Sl.No.8 of General Conditions and also Port will immediately disconnect the services like electricity, water and take any other action to avoid continuity of unauthorized occupation.
- (d) Further, ChPA shall be entitled to initiate action from the 6th month onwards from the initial due date of Payment under Public Premises (Eviction of Unauthorised Occupants) Act, 1971 / Major Port Authorities Act 2021 and any other applicable laws in force from time to time, for eviction and recovery of the dues to the Port.
- (e) ChPA shall also take action to adjust the due amount with any other amount of the licensee/lessee available with ChPA including the Security Deposit amount of the present allotment.

Note: The other terms and conditions and procedures for respective category of allotments shall be in accordance with the Standard Operating Procedures.