



PARADIP PORT TRUST  
ADMINISTRATIVE DEPARTMENT  
(ESTATE-WING)

No.AD/EST/LAND-I-03/2017/3010

Date: 05.12.2017

**NOTICE FOR INVITING COMMENTS/SUGGESTIONS FROM THE PUBLIC / STAKE HOLDERS  
ON RENEWAL OF LEASE**

**Sub: Invitation of Public Opinion on proposals of land lease case of State Bank of India as approved by the Board on dtd.18.08.2017.**

Public Opinion/ Comments/ Suggestions are invited on the renewal of lease in favour of State Bank of India (800 Sft & 44,000 Sft) as approved by the Board vide Resolution No.25/2017-18 dtd.18.08.2017.

The Public Opinion/ Comments/ Suggestions may be forwarded to the Secretary, PPT or Sr. Asst. Estate Manager, PPT on or before 25.12.2017.

**STATE BANK OF INDIA**

The initial lease period in respect of State Bank of India against two patches of Port Land measuring 800 Sft. & 44000 Sft. were expired on 13.12.2007. On the request of above organization the renewal of lease were granted for further period of 10 years from 14.12..2007 to 13.12.2017 with due approval of Board vide Resolution No.34/2008-09 dated 22.11.2008 on payment of applicable land premium & other allied charges. But after renewal of the lease no lease deed has been executed by the party.

As per the provisions of the Policy Guidelines for Land Management-2014, land can be allotted on nomination basis in favour of Government/SPSUs/Local Autonomous Bodies.

After detail deliberations, Committee recommends to consider renewal of the lease of 800 Sft. and 44,000 Sft for further period up to 31.12.2024 (single cutoff date) and to place the matter before the Board for consideration/ recommendation of their case to the Empowered Committee for renewal of the lease period exceeds 30 years by treating it as a fresh lease at the latest SoR notified by the TAMP.

Further, it is to mention here that, PPT does not require the land for its own purpose. The purpose of the proposed lease is in conformity with the existing Land Use Plan of PPT. State bank of India has cleared the dues up-to-date. State Bank of India has Staff Qrs at the aforesaid plot of land and they are still in requirement of that land. The proposal is in conformity with Clause/ paragraph Nos.11.3, (b), (d) & (g) in accordance with Policy Guidelines for Land Management, 2014, as revised on 17.07.2015.

As per Policy Guidelines for Land Management, 2014 vide clause No.8 and MPT Act, 1963, PPT has prepared a Land Use Plan covering all the land owned and/or managed by the PPT. Such Plan has already been approved by the Board vide Resolution No.197/2015-16 dated 01.10.2015 and also published in the Port Website on 29.06.2016.

The lease agreements are having renewal clause. The proposal for renewal of the aforesaid plots of land in favour of State bank of India has been granted by the Board in accordance with the clause 11.3 (d) which stipulates that, in respect of lease agreements with renewal option, the lease can be renewed by the Port Trust Board by treating it as a fresh lease at the latest SoR Notified as per Para 13(C).

Further, as per clause No.15 (iv) of the Policy Guidelines for Land Management, 2014, the latest market value assessed by the Port has been displayed in the website on 29.06.2016 (TAMP approved rate) and on 29.11.2016 (Board approved rate) in accordance with the clause No.15 (v) of the Policy Guidelines for Land Management-2014.

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**NOTICE FOR INVITING COMMENTS/SUGGESTIONS FROM THE PUBLIC / STAKE HOLDERS  
ON RENEWAL OF LEASE**

**Sub: Invitation of Public Opinion on proposals of land lease case of TISCO as approved by the Board on dtd.18.08.2017.**

Public Opinion/ Comments/ Suggestions are invited on the renewal of lease in favour of TISCO (45,000 Sft) as approved by the Board vide Resolution No.25/2017-18 dtd.18.08.2017.

The Public Opinion/ Comments/ Suggestions may be forwarded to the Secretary, PPT or Sr. Asst. Estate Manager, PPT on or before 25.12.2017.

**TISCO**

Initially a patch of Port land measuring 45,000 Sft. was allotted in favour of TISCO for a period of 30 years which was expired on 18.03.2017. After completion of lease period TISCO has requested for grant of renewal of lease hold land. The existing lease agreement has renewal.

As per the provisions contained in clause No 11.3 (d) of the Policy Guidelines for Land Management-2014 in respect of lease agreements with renewal option, the lease can be renewed by the Port trust Board by treating it as a fresh lease at the latest SoR notified by TAMP. The lease agreement has renewal clause.

Further, it is to mention here that, PPT does not require the land for its own purpose. The purpose of the proposed lease is in conformity with the existing Land Use Plan of PPT. TISCO has cleared the dues up-to-date. TISCO has constructed Staff Qrs. at the aforesaid plot of land and they are still in requirement of that land. The proposal is in conformity with Clause/ paragraph Nos.11.3, (b), (d) & (g) in accordance with Policy Guidelines for Land Management, 2014, as revised on 17.07.2015.

As per Policy Guidelines for Land Management, 2014 vide clause No.8 and MPT Act, 1963, PPT has prepared a Land Use Plan covering all the land owned and/or managed by the PPT. Such Plan has already been approved by the Board vide Resolution No.197/2015-16 dated 01.10.2015 and also published in the Port Website on 29.06.2016.

The lease agreement is having renewal clause. The proposal for renewal of the aforesaid plot of land in favour of TISCO has been granted by the Board in accordance with the clause 11.3 (d) which stipulates that, in respect of lease agreements with renewal option, the lease can be renewed by the Port Trust Board by treating it as a fresh lease at the latest SoR Notified as per Para 13(C).

Further, as per clause No.15 (iv) of the Policy Guidelines for Land Management, 2014, the latest market value assessed by the Port has been displayed in the website on 29.06.2016 (TAMP approved rate) and on 29.11.2016 (Board approved rate). In accordance with clause No.15 (v) of the Policy Guidelines for Land Management, 2014,

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**NOTICE FOR INVITING COMMENTS/SUGGESTIONS FROM THE PUBLIC / STAKE HOLDERS  
ON RENEWAL OF LEASE**

**Sub: Invitation of Public Opinion on proposals of land lease case of PARADIP NAC as approved by the Board on dtd.18.08.2017.**

Public Opinion/ Comments/ Suggestions are invited on the renewal of lease in favour of PARADIP NAC (3700 Sft.) as approved by the Board vide Resolution No.25/2017-18 dtd.18.08.2017.

The Public Opinion/ Comments/ Suggestions may be forwarded to the Secretary, PPT or Sr. Asst. Estate Manager, PPT on or before 25.12.2017.

**PARADIP NAC**

Initially a patch of Port land measuring 3700 Sft. was allotted in favour of PARADIP NAC (at present Paradip Municipality) for the purpose of Sulabha Souchalaya for a period of 30 years on payment of usual rent. The lease period of above land has been expired by 18.03.2017. In this connection, the Executive Officer, Paradip NAC has requested vide letter dated 06.05.2017 to consider for renewal of land for another period of 30 years on payment of @ Rs. 1.00 (Rupees One) only per acre or at the free of cost since the allotted land was originally belonging to Revenue Department of Government of Odisha.

As per the provisions contained in clause No 15 (viii) of the Policy Guidelines for Land management-2014 " In case of any difficulty arising in implementing these guidelines, the Ministry of Shipping would have the powers to relax the provisions in these guidelines, in public interest, within the overall framework and spirit of the guidelines".

After detail deliberation the committee recommends to place the matter before the Board to recommend the renewal up to 31.12.2024 (single cutoff date) to Ministry under clause 15 (viii) of Policy Guidelines for land Management where inistry has powers to relax the provisions of the Policy Guidelines in public interest.

Further, it is to mention here that, PPT does not require the land for its own purpose. The purpose of the proposed lease is in conformity with the existing Land Use Plan of PPT. PARADIP NAC has cleared the dues up-to-date. PARADIP NAC has constructed Sulabha Souchalaya at the aforesaid plot of land and they are still in requirement of that land. The proposal is in conformity with Clause/ paragraph Nos.11.3, (b), (d) & (g) in accordance with Policy Guidelines for Land Management, 2014, as revised on 17.07.2015.

As per Policy Guidelines for Land Management, 2014 vide clause No.8 and MPT Act, 1963, PPT has prepared a Land Use Plan covering all the land owned and/or managed by the PPT. Such Plan has already been approved by the Board vide Resolution No.197/2015-16 dated 01.10.2015 and also published in the Port Website on 29.06.2016.

The lease agreement is having renewal clause. The proposal for renewal of the aforesaid plot of land in favour of PARADIP NAC has been granted by the Board in accordance with the clause 11.3 (d) which stipulates that, in respect of lease agreements with renewal option, the lease can be renewed by the Port Trust Board by treating it as a fresh lease at the latest SoR Notified as per Para 13(C).

Further, as per clause No.15 (iv) of the Policy Guidelines for Land Management, 2014, the latest market value assessed by the Port has been displayed in the website on 29.06.2016 (TAMP approved rate) and on 29.11.2016 (Board approved rate). In accordance with clause No.15 (v) of the Policy Guidelines for Land Management, 2014,

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**NOTICE FOR INVITING COMMENTS/SUGGESTIONS FROM THE PUBLIC / STAKE HOLDERS  
ON RENEWAL OF LEASE**

**Sub: Invitation of Public Opinion on proposals of land lease case of Light House as approved by the Board on dtd.18.08.2017.**

Public Opinion/ Comments/ Suggestions are invited on the renewal of lease in favour of Light House (3 Acre) as approved by the Board vide Resolution No.25/2017-18 dtd.18.08.2017.

The Public Opinion/ Comments/ Suggestions may be forwarded to the Secretary, PPT or Sr. Asst. Estate Manager, PPT on or before 25.12.2017.

**Light House & Lightships**

The Port land measuring 3 Acre was allotted in favour of Light House & Light ships in the year 1987 (05.12.1987) for construction of Light House at Paradip on payment of free of land premium, but on payment of annual ground rent, at usual approved rate. They have requested to renew the allotted land for further period of 30 years from the date of expiry.

As per the provisions contained in clause No 15 (viii) of the Policy Guidelines for Land Management 2014 “ In case of difficulty arising in implementing these guidelines, the Ministry of Shipping would have the powers to relaxed the provisions in these guidelines in public interest, within the overall framework and spirit of the guidelines”.

After detail deliberation, the Committee recommends to place the matter before the Board to recommend the renewal of 3 Acres of land to Ministry up to 31.12.2024 (single cutoff date) under clause 15 (viii) of Policy Guidelines for Land Management where Ministry has powers to relax the provisions of the Policy Guidelines in public interest.

Further, it is to mention here that, PPT does not require the land for its own purpose. The purpose of the proposed lease is in conformity with the existing Land Use Plan of PPT. Light House has cleared the dues up-to-date. Light House **has** constructed Light House. at the aforesaid plot of land and they are still in requirement of that land. The proposal is in conformity with Clause/ paragraph Nos.11.3, (b), (d) & (g) in accordance with Policy Guidelines for Land Management, 2014, as revised on 17.07.2015.

As per Policy Guidelines for Land Management, 2014 vide clause No.8 and MPT Act, 1963, PPT has prepared a Land Use Plan covering all the land owned and/or managed by the PPT. Such Plan has already been approved by the Board vide Resolution No.197/2015-16 dated 01.10.2015 and also published in the Port Website on 29.06.2016.

Further, as per clause No.15 (iv) of the Policy Guidelines for Land Management, 2014, the latest market value assessed by the Port has been displayed in the website on 29.06.2016 (TAMP approved rate) and on 29.11.2016 (Board approved rate). In accordance with clause No.15 (v) of the Policy Guidelines for Land Management, 2014,

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**Sub: Invitation of Public Opinion on proposals of land lease case of PPE CR-Co SOCIETY as approved by the Board on dtd.18.08.2017.**

Public Opinion/ Comments/ Suggestions are invited on the renewal of lease in favour of PPE CR-CO. SOCIETY (5,400 Sft.) as approved by the Board vide Resolution No.25/2017-18 dtd.18.08.2017.

The Public Opinion/ Comments/ Suggestions may be forwarded to the Secretary, PPT or Sr. Asst. Estate Manager, PPT on or before 25.12.2017.

**PPE CR-CO SOCIETY**

The initial lease period in respect of PPT Employees Credit Co-op Society was expired on 06.08.1997. On the request of above organization, the renewal was granted for further period of 20 years from 07.08.1997 to 06.08.2017 with due approval of Board vide Resolution No. 57/2006-07 dated 07.02.2007 on payment of applicable land premium & other allied charges. But after renewal of the lease, no lease deed has been executed. Recently PPT Employees Credit Co-op Society Ltd has applied for further renewal of lease for a period of 20 years.

As per provisions contained in clause No. 11.3(d) of the Policy Guidelines for Land Management 2014 "In respect of lease agreement with renewal option, the lease can be renewed by the Port trust Board by treating it as a fresh lease at the latest SoR notified by TAMP. Hence the case of PPT Employees Credit Co-op Society Ltd. cannot be considered for renewal as no lease deed has been executed for the period before 07.08.1997 to 06.08.2017 and same has to be put into tender cum auction as per Policy Guidelines for Land Management-2014.

However, Society is run by the Paradip Port Employees and for the employees, putting the premises into auction may not be feasible solution for renewal. After deliberation the Committee recommends to place the matter before the Board to recommend the renewal of 5,400 Sft to Ministry under clause No. 15(viii) of Policy Guidelines for Land Management where Ministry has powers to relax the provisions of the Policy Guidelines in public interest. However PPT Employees Credit Co-op Society shall pay upfront as peer the latest market value for non-Port related activities by TAMP.

Further, it is to mention here that, PPT does not require the land for its own purpose. The purpose of the proposed lease is in conformity with the existing Land Use Plan of PPT. PPE CR-CO SOCIETY has cleared the dues up-to-date. PPE CR-CO SOCIETY has constructed Office Building. at the aforesaid plot of land and they are still in requirement of that land. The proposal is in conformity with Clause/ paragraph Nos.11.3, (b), (d) & (g) in accordance with Policy Guidelines for Land Management, 2014, as revised on 17.07.2015.

As per Policy Guidelines for Land Management, 2014 vide clause No.8 and MPT Act, 1963, PPT has prepared a Land Use Plan covering all the land owned and/or managed by the PPT. Such Plan has already been approved by the Board vide Resolution No.197/2015-16 dated 01.10.2015 and also published in the Port Website on 29.06.2016.

Further, as per clause No.15 (iv) of the Policy Guidelines for Land Management, 2014, the latest market value assessed by the Port has been displayed in the website on 29.06.2016 (TAMP approved rate) and on 29.11.2016 (Board approved rate) in accordance with clause No.15 (v) of the Policy Guidelines for Land Management-2014.

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**NOTICE FOR INVITING COMMENTS/SUGGESTIONS FROM THE PUBLIC / STAKE HOLDERS  
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**Sub: Invitation of Public Opinion on proposals of land lease case of Saraswati Sishu Vidya Mandir as approved by the Board on dtd.18.08.2017.**

Public Opinion/ Comments/ Suggestions are invited on the renewal of lease in favour of Saraswati Sishu Vidya Mandir (43560 Sft) as approved by the Board vide Resolution No.25/2017-18 dtd.18.08.2017.

The Public Opinion/ Comments/ Suggestions may be forwarded to the Secretary, PPT or Sr. Asst. Estate Manager, PPT on or before 25.12.2017.

**Saraswati Sishu Vidya Mandir**

Initially a patch of Port land measuring 43,560 Sft. was allotted in favour of Saraswati Sishu Vidya Mandir on payment of (concessional rate) of land premium @ 5,000/- & ground rent @ Rs. 100/- per acre/year. They have requested for renewal of lease hold land for another period of 30 years from the date of expiry.

As per the provisions contained in clause No. 15 (viii) of the Policy Guidelines for Land Management-2014 " In case of any difficulty arising in implementing these guidelines, the Ministry of Shipping would have the powers to relax the provisions in these Guidelines in public interest, within the overall framework and spirit of the guidelines".

After detail deliberation, the Committee recommends to place the matter before the Board to recommend the renewal of 43,560 Sft to Ministry up to 31.12.2024 (single cutoff date) under clause 15( viii) of Policy Guidelines for Land Management where Ministry has powers to relax the provisions of Policy Guidelines in public interest.

Further, it is to mention here that, PPT does not require the land for its own purpose. The purpose of the proposed lease is in conformity with the existing Land Use Plan of PPT. Saraswati Sishu Vidya Mandir has cleared the dues up-to-date. Saraswati Sishu Vidya mandir has constructed School Building. at the aforesaid plot of land and they are still in requirement of that land. The proposal is in conformity with Clause/ paragraph Nos.11.3, (b), (d) & (g) in accordance with Policy Guidelines for Land Management, 2014, as revised on 17.07.2015.

As per Policy Guidelines for Land Management, 2014 vide clause No.8 and MPT Act, 1963, PPT has prepared a Land Use Plan covering all the land owned and/or managed by the PPT. Such Plan has already been approved by the Board vide Resolution No.197/2015-16 dated 01.10.2015 and also published in the Port Website on 29.06.2016.

Further, as per clause No.15 (iv) of the Policy Guidelines for Land Management, 2014, the latest market value assessed by the Port has been displayed in the website on 29.06.2016 (TAMP approved rate) and on 29.11.2016 (Board approved rate). In accordance with clause No.15 (v) of the Policy Guidelines for Land Management, 2014,

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**Sub: Invitation of Public Opinion on proposals of land lease case of Islamic Association as approved by the Board on dtd.18.08.2017.**

Public Opinion/ Comments/ Suggestions are invited on the renewal of lease in favour of Paradip Islamic Association (0.62 Acres) as approved by the Board vide Resolution No.25/2017-18 dtd.18.08.2017.

The Public Opinion/ Comments/ Suggestions may be forwarded to the Secretary, PPT or Sr. Asst. Estate Manager, PPT on or before 25.12.2017.

**Paradip Islamic Association**

Initially a patch of Port land measuring 0.62 Acre. was allotted in favour of Islamic Association on payment of (concessional rate) of land premium @ 1,000/- & ground rent @ Rs. 1000/- per acre/year. They have requested for renewal of lease hold land for another period of 30 years from the date of expiry.

As per the provisions contained in clause No. 15 (viii) of the Policy Guidelines for Land Management-2014 " In case of any difficulty arising in implementing these guidelines, the Ministry of Shipping would have the powers to relax the provisions in these Guidelines in public interest, within the overall framework and spirit of the guidelines".

After detail deliberation, the Committee recommends to place the matter before the Board to recommend the renewal of 0.62 Acre to Ministry up to 31.12.2024 (single cutoff date) under clause 15( viii) of Policy Guidelines for Land Management where Ministry has powers to relax the provisions of Policy Guidelines in public interest.

Further, it is to mention here that, PPT does not require the land for its own purpose. The purpose of the proposed lease is in conformity with the existing Land Use Plan of PPT. Paradip Islamic Association has cleared the dues up-to-date. Paradip Islamic Association **has** constructed Mosque. at the aforesaid plot of land and they are still in requirement of that land. The proposal is in conformity with Clause/ paragraph Nos.11.3, (b), (d) & (g) in accordance with Policy Guidelines for Land Management, 2014, as revised on 17.07.2015.

As per Policy Guidelines for Land Management, 2014 vide clause No.8 and MPT Act, 1963, PPT has prepared a Land Use Plan covering all the land owned and/or managed by the PPT. Such Plan has already been approved by the Board vide Resolution No.197/2015-16 dated 01.10.2015 and also published in the Port Website on 29.06.2016.

Further, as per clause No.15 (iv) of the Policy Guidelines for Land Management, 2014, the latest market value assessed by the Port has been displayed in the website on 29.06.2016 (TAMP approved rate) and on 29.11.2016 (Board approved rate) in accordance with clause No.15 (v) of the Policy Guidelines for Land Management-2014.

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