



PARADIP PORT AUTHORITY  
ADMINISTRATIVE DEPARTMENT  
(ESTATE WING)



No. AD-EST-MISC-III-09/2022/2916

Date: 02-08-2022

**NOTICE**

**Sub : Proposal for fixing of SoR for allotment of Port land on lease basis for Port related activities outside the Custom bond area for Industrial Zone.**

The SoR for allotment of Port land on lease basis for Port related activities outside the Custom bond area for Industrial Zone has expired on 26.04.2022.

As per the provisions of Major Port Authorities Act, 2021, a Committee was formed by the Board vide Resolution No.60/2022-23 dated 23.05.2022 for finalising the SoR for Port related activities/purposes.

Accordingly, the Committee has proposed the following SoR for allotment of Port land on lease basis for Port related activities outside the Custom bond area for Industrial Zone.

(amount in Rs. per acre)

Sl. No.	Zone	Proposed SoR	
		Market value of the Port land	Reserved price in terms of annual lease rent
1.	Industrial Zone	Rs.1,23,33,333/-	Rs.7,40,000/-

The above rates will be escalated @ 2 % per annum.

The basis on which SoR derived is enclosed as **Annexure-I**.

The above Scale of Rates for allotment of Port land on lease basis for Port related activities outside the custom bond area for industrial zone will remain valid for a period of three years from the date of notification in the State Gazette.

Comments/suggestions, if any, is invited on above proposed SoR from the public, Port users/stakeholders etc. and same may please be communicated through mail/post to the office of the undersigned within a period of 15 days from the date of issue of this notice.

“Sr. Asst. Estate Manager,  
Administrative Building,  
Paradip Port Authority,  
Paradip-754142.  
E.mail – saemppt.od@paradipport.gov.in”

Sd/-  
Sr. Asst. Estate Manager,  
Paradip Port Authority

Copy to :

1. The Sr. Dy. Director, EDP Cell for kind information with a request to display this notice in the PPA website for a period of 15 days.
2. The Sr. PS to Chairman for kind information of the Chairman, PPA.
3. PA to Dy. Chairman/PA to Secretary/PA to FA&CAO for kind information of the Dy. Chairman, PPA/Secretary, PPA/FA&CAO, PPA.
4. Head Asst., Estate Wing for necessary action.
5. Office order guard file.

As per section 71 (f) of the Major Port Authorities Act, 2021, the Central Government may, by notification, make rules for carrying out the provisions of the norms for fixation and implementation of scales, fees, rates and conditions under sub-section(1) of section 27 the Board of each Major Port Authority or the Committee constituted by the Board in accordance with section 14, the market value of land and SoR can be determined.

As per the Policy Guidelines for Major Ports, *the latest market value of Port land is normally determined by taking into account considering the highest of the factors mentioned below:*

- i. State Government's ready reckoner of land values in the area, if available for similar classification/ activities.*
- ii. Highest rate of actual relevant transactions registered in last three years in the Port's vicinity (the vicinity of the Port is to be decided by the respective Port Trust Boards), with an appropriate annual escalation rate to be approved by the Port Trust Board.*
- iii. Highest accepted tender-cum-auction rate of Port land for similar transactions, updated on the basis of the annual escalation rate approved by the Port Trust Board.*
- iv. Rate arrived at by an approved valuer appointed for the purpose by the Port.*
- v. Any other relevant factor as may be identified by the Port.*

**Committee observations:-**

- No govt. ready reckoner is available for industrial land use (**Annexure-A**).
- Sub-Registrar, Kujang vide letter No.1954 dated 25.05.2022 has intimated that no transaction for industrial land have been admitted to registration in the Sub-Registrar, Kujang office since last three years.
- The highest accepted tender-cum-auction rate of Port land of similar transaction for allotment of land in Paradip Port has been done in the year 2020 where the H-1 accepted rate was Rs.7,40,000/- per acre/ annum, and the market value per acre comes to Rs.1,23,33,333/- (**Annexure-B**).
- While assessing the valuation of Port land, the valuer generally considers the ready reckoner, highest accepted tender-cum-auction rate. Since there is no such ready reckoner are available and no such transaction has been carried out since last three years in the Port's vicinity and only highest accepted tender cum auction rate of Port land for similar transaction is available, PPA opted to consider the highest rate received through tender-cum-auction and did not ask for valuation from registered valuer.

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**OFFICE OF THE SUB-REGISTRAR, KUJANG**

AT/PO/P.S-KUJANG, DIST-JAGATSINGHPUR, PIN-754141

Email-sr.kujanga20162@gmail.com

No. 1954

Date : 25-05-2022

To

The Sr. Asst. Estate Manager,  
Paradip Port Authority.

**Sub : Supply of rate of transaction registered in last three years.**


Ref : Your letter No.1731, dated 25.05.2022.

Sir,

In inviting a reference to your letter on the subject cited above, I am to inform you that no transaction for industrial land have been admitted to Registration in this office in last three years.

This is for favour of your kind information and necessary action at your end.

Yours faithfully,

  
25 05 22  
Sub-Registrar, Kujang

ANNEXURE-B



**PROCEEDINGS OF THE  
TRUST BOARD MEETING**


**NO.03/2020-21**

**HELD ON 1<sup>ST</sup> OCTOBER, 2020**

**AT 1030 HRS.**

**IN THE BOARD ROOM OF  
PARADIP PORT TRUST.**

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	<p><b>Board resolved</b></p> <p>To approve the Administration Report of Paradip Port Trust for the year 2019-20 so as to forward to the Ministry, for placing the same before the Parliament, as contained in the Board Memorandum.</p>
<p><b>Agenda Item No.</b> 21(03)/2020-21</p>	<p><b>Berthing of Iron Ore vessels at CB-1 of MCHP</b></p> <p><b>Resolution: 60/2020-21</b></p> <p><b>Board resolved</b></p> <ol style="list-style-type: none"> <li>To ratify the approval of Chairman, PPT to allow shipment of Iron Ore Fines through CB-1 on "Dump &amp; Load" basis, w.e.f. 27.07.2020 till 30.09.2020, as per the policy guidelines applicable for shipment of Iron Ore Pellets at MCHP.</li> <li>To authorize Chairman, PPT to extend the above arrangement, as per the requirement, as contained in the Board Memorandum.</li> </ol>
<p><b>Agenda Item No.</b> 22(03)/2020-21</p> 	<p><b>Allotment of Port land measuring 100 acres on 60 (sixty) years long term lease basis for setting up of Port Based Capital Intensive Industries, as a part of Industrial Park under 'Paradip SIPC' project.</b></p> <p><b>Resolution: 61/2020-21</b></p> <p><b>Board resolved</b></p> <ol style="list-style-type: none"> <li>To approve for allotment of Port land measuring 100 acres on 60 (sixty) years long term lease basis for setting up of Port Based Capital Intensive Industries as part of Industrial Park under 'Paradip SIPC' project, in favour of Consortium having M/s. <b>ESSAR Ports &amp; Shipping Limited</b> as lead member, at their quoted rate of <b>Rs.7,40,000/- per Acre/Annum</b> as lease rent and <b>MGT @ 8.5 Million Tonnes per Annum</b> for 100 acres, having MGR of <b>Rs.1648.74 crores</b> for 100 acres, for setting-up Iron Ore Pellet Plant at Paradip.</li> <li>To forward the same to the Ministry of Shipping for final approval through Empowered Committee mechanism, as the lease is more than 30 years, as contained in the Board Memorandum.</li> </ol>
<p><b>Agenda Item No.</b> 23(03)/2020-21</p>	<p><b>Revision of performance norm based incentive / penalty scheme for Dry Bulk, Break Bulk/ Project Cargo.</b></p> <p><b>Resolution: 62/2020-21</b></p> <p><b>Board resolved</b></p>