



ನವ ಮಂಗಳೂರು ಬಂದರು ಪ್ರಾಧಿಕಾರ
नव मंगलूर पत्तन प्राधिकरण
NEW MANGALORE PORT AUTHORITY
(Fully Solar Powered)

भारत सरकार (पत्तन, पोत परिवहन और जलमार्ग मंत्रालय)
Govt of India (Ministry of Ports, Shipping and Waterways)
ಪಣಂಬೂರು ಪಣಮ್ಬೂರ Panambur / ಮಂಗಳೂರು ಮಂಗಲೂರ Mangalore - 575010



No. CE(C)/SE(C-II)/EST/BDC-SOR/02/2023-24

Date: 04.09.2023

TRADE NOTICE

Sub: Revision in Scale of rates (SoR) for allotment of Covered space in Business Development Centre (BDC) and Testing Centre Buildings of New Mangalore Port Authority on Long term Lease/Short term License/RoW permission, during the cycle period from 28.06.2022 to 27.06.2027

The Board of New Mangalore Port Authority in its meeting held on 10.04.2023 vide Resolution No 19/2023-24, has resolved to adopt the Scale of Rates notified by the TAMP vide notification G No. 256 dated 28th June 2017 with 5% annual escalation over the previous year's rate as the Revised SoR for the cycle period of 5 years from 28.06.2022 to 27.06.2027. As per the said notification, the SoR for the base year 28.06.2022 to 27.06.2023, works out to Rs 218.00/Sqm/month. The same has been notified in the Karnataka Gazette vide Volume No 158/issue No 157, dated 16th, August 2023. The revised Scale of Rates shall be applicable for a period of five years with effect from 28.06.2022 to 27.06.2027 and during the said period the rentals and deposits in respect of Lease, License and RoW permissions will be charged accordingly. As is the case of leases in which relevant clauses of Lease Agreement prevails from time to time.

The Port Authority Board approved SoR (Rs/Sqm/Month) for the base year 28.06.2022 to 27.06.2023 of the Cycle period 2023-2027 along with the statement of conditions under which, the access to and usage of Port assets may be allowed by the Board is enclosed as Annexure-I. The detailed Gazette notification is available in port website www.newmangalore.port.gov.in.

Encl: Annexure-I


Chief Engineer (Civil) Stat 06/09/2023


SCALE OF RATES (SoR) FOR ALLOTMENT OF COVERED SPACE IN THE BDC AND TESTING CENTRE BUILDINGS ON LEASE/LICENSE BASIS DURING THE CYCLE PERIOD OF 5 YEARS FROM 28.06.2022 to 27.06.2027

Sl No	Description of property	SoR for the base year 28.06.2022 to 27.06.2023 of the Cycle period 2023-2027. (Rs/Sqm/Month)
1	Covered Space in Business Development Centre and Testing Centre Buildings	218.00
		Updated SoR for the period 2023-24 is Rs.229/Sqm/Month

The Board also approved following conditionality's governing the proposed lease rentals, as recommended by the Committee:

General Conditions:

- i. All conditions/ notes prescribed in the existing Scale of Rates / Schedule of Licence Fees and Lease Rental shall be as per the Land Policy Guidelines of 2015 issued by the Ministry of Ports, Shipping & Waterways and as amended from time to time in respect of allotment of land/ space/ covered accommodation on License/ Lease basis.
- ii. **The rate prescribed shall be applicable for a period of five years with effect from 28.06.2022 to 27.06.2027.**
- iii. The rate shall bear an escalation @ 5% (compoundable) per annum which will apply after one year from the date it comes into effect. The amount so arrived will be rounded off to the nearest Rupee.
- iv. Security Deposit equivalent to two years License Fee/Lease rent shall be collected at the time of allotment. The Security Deposit will be refunded without interest after the Covered space is vacated and handed over to NMPA after adjusting any amount that may be due to NMPA.
- v. The Licensee/Lessee shall not make any addition/ alteration to the existing original structure without the prior permission of NMPA. While terminating the contract or vacation Licensee/Lessee has to hand over the premises to the NMPA in the original condition given to them. If the Licensee/Lessee fails to do so then NMPA will arrange for such restoration of structure at the cost, risk and responsibility of the Licensee/Lessee.



- vi. The rental or charges shall be paid from the date of issue of the allotment letter by the Licensee/Lessee at the Scale of Rate notified by Port from time to time.
- vii. The NMPA shall have the right at any time to resume the possession of the building/ space wholly or partly which is required by the Port after giving a notice period of 15 days about its proposed intention of resuming the building/ space allotted to the license. In case of due expiry of the license tenure/ or after giving notice, if the Licensee/Lessee fails to vacate the premises it will be treated as unauthorized occupation/ encroachment.
- viii. The Licensee/Lessee shall have the right to appeal against resumption of the Covered space to the Board of NMPA within a period of 30 days from the date of receipt of the Order appealed against and the decision of the Board of NMPA will be final in this regard.
- ix. The Licensee/Lessee shall agree to comply with all rules or directions issued by the NMPA from time to time. Should the Licensee/Lessee neglect to comply with the rules or directions, the NMPA may terminate the license.
- x. The Licensee/Lessee shall agree that all payments and expenses of whatever sort due to the Port in respect of the Building/ spaces allotted to the Licensee/Lessee, shall be recoverable at the rates prescribed in the Scale of Rates of NMPA from time to time.
- xi. The Licensee/Lessee shall comply with all rules and regulations that may from time to time be issued by Govt. / Local Authorities/ Circulars as per Law of the Land.

