

**Visakhapatnam Port Trust**  
**Scale of Rates**  
**Gazette No. 400 Dated 30.10.2018**

1. **Schedule of Lease rent of the Visakhapatnam Port Trust Land.**

NEW ZONE NO.	Lease Rentals w.e.f. 01.04.2018		
	Residential (In ₹ Per sq. yd. per annum)	Commercial (In ₹ Per sq. yd. per annum)	Industrial (In ₹ Per sq. yd. per annum)
1A (Core operational Area)	396	735	254
1B (Near Convent Junction)	528	1080	513
2 (Fishing Harbour Area)	462	630	271
3 (Hilly Area)	180	Nil	128
4 (Industrial Area)	330	516	179
5 (Under Airport Area)	334	900	181
6 (Near National Highway Area)	387	1283	217
7 (Away from National Highway)	279	828	185
8 (Salagramapuram Area)	1355	2175	171
9 (Harbour Park Area)	2520	2961	199
10 (Bhimili Patnam Area)	88	N.A.	72
11 (Lankela palem Area)	115	N.A.	48

2. **Charges for right of way permission for laying Pipelines in VPT:**

Way leave charges for laying of Pipeline / Conveyors: The rate as applicable for the category of the concerned zone of Industrial rates mentioned in Schedule-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.

**General Conditions:-**

- (1). All conditions governing the license fee/ lease rent / right of way charges shall be as per the amended Land Policy Guidelines of 2014 issued by the Ministry of Shipping, and as may be amended from time to time in respect of allotment of land/ space/ covered accommodation on License/ Lease basis.
- (2). The revised rent approved for the quinquennium 2018-2023 will come into effect from 1 April 2018 and will be valid till 31 March 2023.
- (3). If the low lying area developed by VPT and allotted on lease on Tender/ nomination basis, there may be an increase of 10% over the SOR.
- (4). The lease rent prescribed in above schedule will be revised w.e.f. 01.04.2023 with the approval of Competent Authority.
- (5). The lease rentals are subject to automatic escalation of 2% per annum (compoundable) on 1st April 2019 onwards.
- (6). Zone 1A industrial rate will be applicable for the existing firms which are paying previously as per Scale of Rates.
- (7). In respect of Port based captive industries having more than 50 acres of land there will be a discount on proposed SoR to the extent of 25%.

- (8). For the extents of land with less than 500 sq.ft. built up area in case of existing occupiers/ licencees for multipurpose uses like petty shops, etc., useful to the VPT employees in residential colonies, 25% discount may be given on the Commercial rates of respective zones.

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