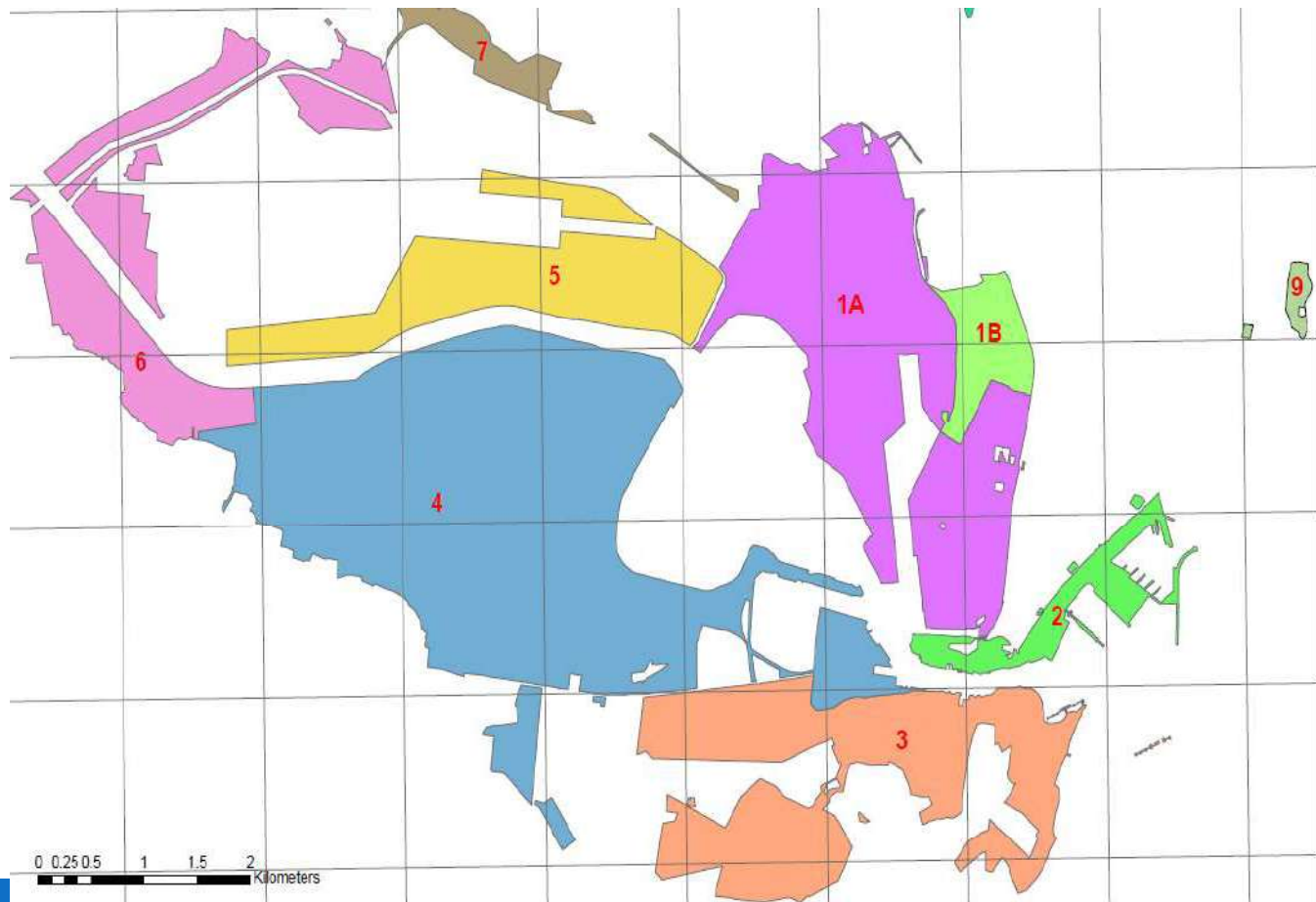


Valuation Report of Land belonging to Visakhapatnam
Port Authority,
Visakhapatnam, Andhra Pradesh
for FY 2023-23



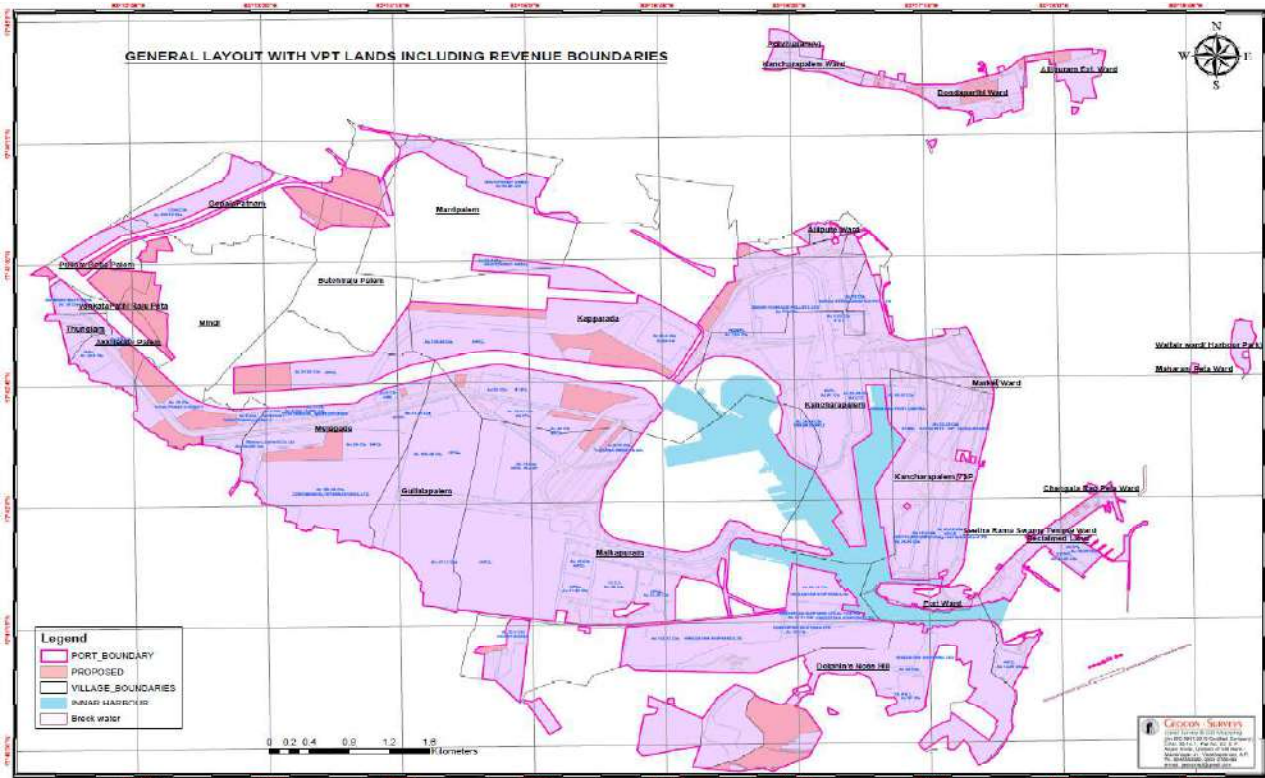
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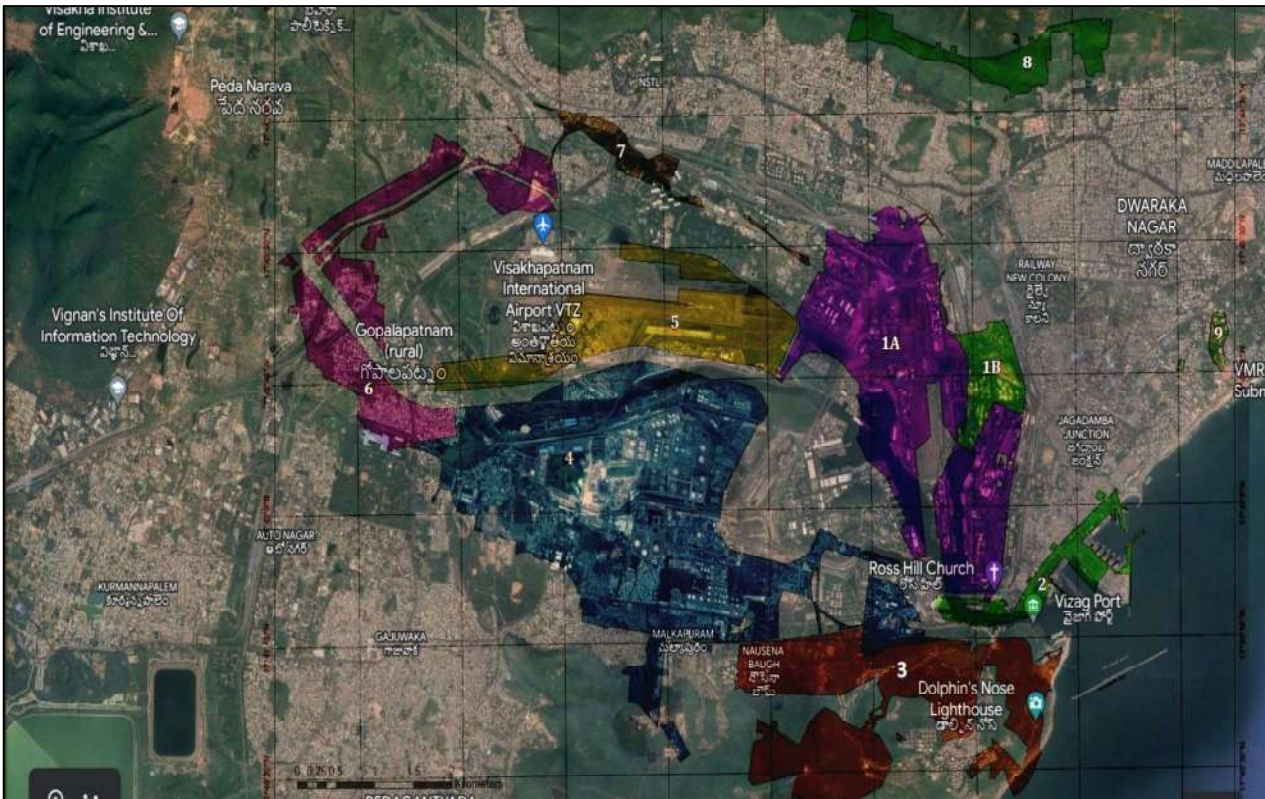
VISHVAKARMA CONSULTANCY SERVICES PVT. LTD

Aditi 5-A, Tilak Park Society, opps Sangam Society, Harni Road, Vadodara-390022

Revenue Boundaries of Visakhapatnam port Authority



Satellite View of Visakhapatnam Port Authority Land Area.



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ACKNOWLEDGEMENT

The valuation team places on record its sincere thanks to the management of Visakhapatnam Port Authority, Visakhapatnam (Andhra-Pradesh) for providing the opportunity to carry out valuation assessment to arrive fair market value of land situated at 12 zones of VPT falling under 28 different villages of Visakhapatnam (Urban & Rural), Gajuwaka, Parwada and Bheemili mandals, Visakhapatnam district of Andhra Pradesh state for the quinquennium period 2023-2028

The Valuation team is indebted to Deputy Chief Engineer, Superintending Engineer and all officers of Visakhapatnam Port Authority for their kind Cooperation & keen interest in the valuation work.

1. INTRODUCTION

Vishvakarma Consultancy Services Private Limited, a firm of Govt. Registered Valuers; has been appointed by Visakhapatnam Port Authority (VPT), for Assessment of Present fair market value of land of the fixed assets i.e. a total of 7618 acres of land area of VPT, situated at 12 zones of VPT falling under 28 different villages of Visakhapatnam (Urban & Rural), Gajuwaka, Parwada and Bheemili mandals, Visakhapatnam district of Andhra Pradesh state.

It is understood that the purpose of this assignment is to aid VPT revise their Schedule of Rates (SOR) for the quinquennium period 2023- 2028.

In order to assess the Present Fair Market Value of each of the zone, a detailed market research and prevailing circle rates for each of the zone, the current occupants and the nature of their business / activity, balance/ surplus land available for lease has been considered to arrive at a Market Value for the land.

Valuer & other field Engineer has done field visit and inspection of all the Lands as per the scope and submitting this report after proper assessment considering all the factors which influence the value of Lands as on date.

Field Visit to all the zones and visit to registrar office was done from 25.04.2023 to 09.05.2023

2. ABOUT VISHAKHAPATNAM PORT AUTHORITY'S LAND ASSET

Vishakhapatnam Port Authority (VPA) is one of the 13 Major Ports in India and the only major port of Andhra Pradesh. It is India's 3rd Largest State-owned port by volume of Cargo Handled and largest on the Eastern Coast. It is located Mid way between the Chennai and Kolkata ports on the Bay of Bengal.

2.1 VPA Physical Land Boundaries

Geographically spread across 12 different zones falling in 28 villages of Visakhapatnam (Urban), Visakhapatnam (Rural), Lankepalam village in Parwada Mandal and Mulakudu village in Bheemli mandal in Andhra Pradesh state. Where the first 10 zones lie at a radius of 8 to 10 kms of Vishakhapatnam city and zone 10 & 11 lies in Lankepalam and Mulakudu village which is approx. 30 km away from Visakhapatnam.

Totally admeasuring 7,618 acres land which is divided into 12 different zones spread across 28 villages, mentioned in the next slide is the zone wise division of land present in 28 villages along with the respective mandals derived through zonal plan as provided by VPT.

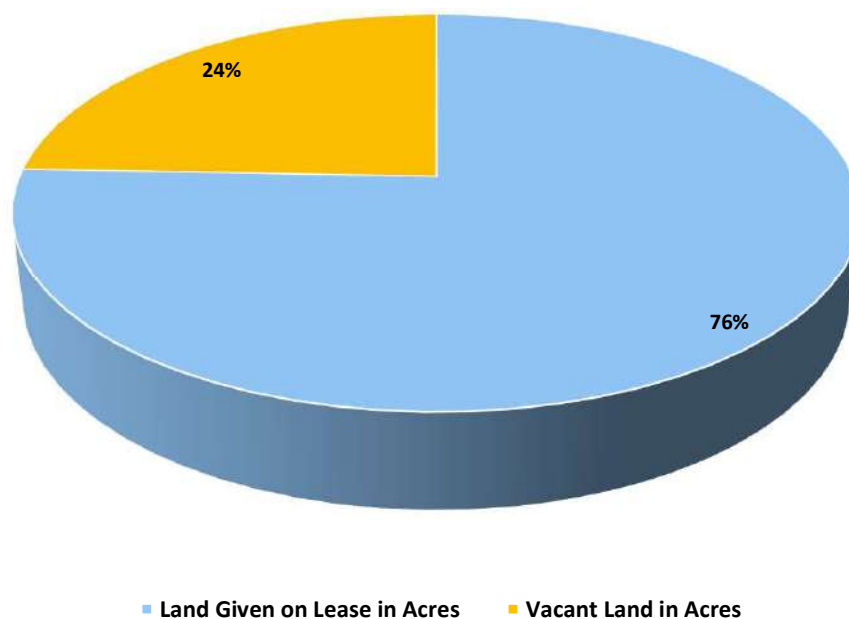
2.2 Total Land Vs Land Use

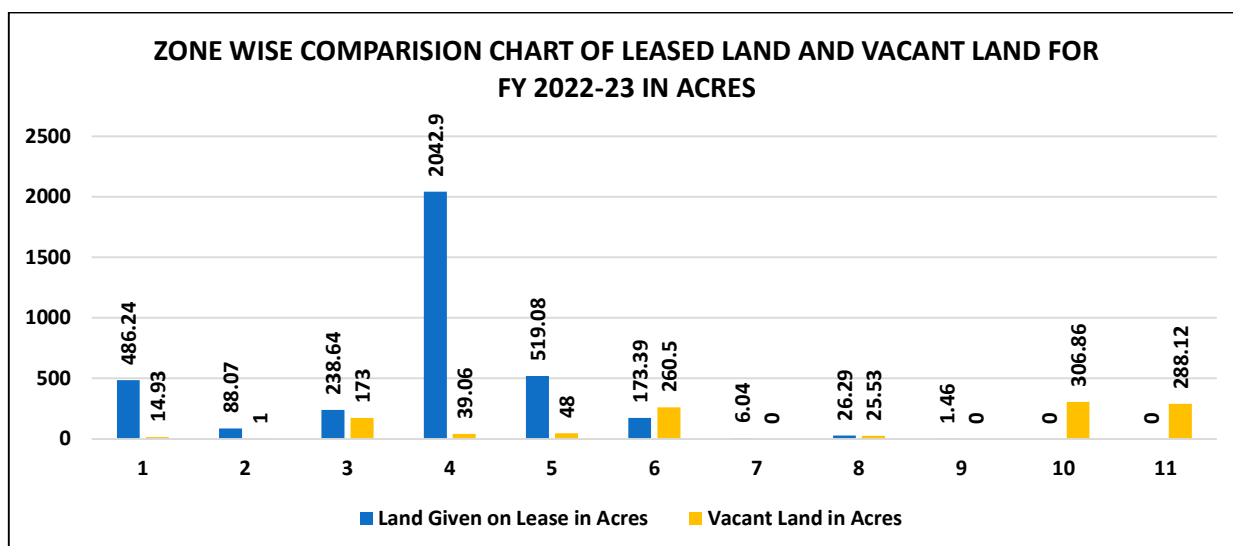
Total Land belongs to VPA in which Leased out Land & Vacant land are mentioned below

S.No.	Zone	Village	Mandal	Total Land Area in Acres	Land Given on Lease in Acres	Vacant Land in Acres
1	1A	Kancharapalem	VSP Urban	1370	484	14.93
		Kancharapalem (Ward)	VSP Urban			
2	1B	Kancharapalem	VSP Urban	185	2.24	
3	2	Fort Ward	VSP Urban	152	88.07	1.00
		Seet Rama Swami Temple	VSP Urban			
4	3	Dolphin Nose Hill	Gajuwaka	924	238.64	173.00
		Malkapuram	VSP Urban			
5	4	Gullalapalem	VSP Urban	2498	2042.9	39.06
		Malkapuram	VSP Urban			
		Kapparada	VSP Urban			
		Mulagada	Gajuwaka			
		Mindi	Gajuwaka			
		Akkireddipalem	Gajuwaka			
6	5	BuchirajuPalem	VSP Urban	747	519.08	48.00
		Kapparada	VSP Urban			
		Mindi	Gajuwaka			

7	6	BuchirajuPalem	VSP Urban	816	173.39	260.50
		Gopalpatnam	VSP Urban			
		Akkireddipalem	Gajuwaka			
		Tungalam(Nathyyapalem)	Gajuwaka			
		Venkatapathi Raju Peta	Gajuwaka			
		Pullam BotlaPalem	VSP Urban			
8	7	BuchirajuPalem	VSP Urban	30	6.04	0.00
		Maripalem	VSP Urban			
9	8	Allipuram Ext Ward	VSP Urban	269	26.29	25.53
		Dondaparthi Ward	VSP Urban			
		Adavivaram	VSP Urban			
		Kancharapalem(Ward)	VSP Urban			
10	9	Harbour Park(Waltair Ward)	VSP Urban	32	1.46	0
		MaharanipetaWard(Block No 4)	VSP Urban			
11	10	Mulakuddu	Bhimunipatnam	306.86	0	306.86
12	11	Lankelapalem	Parawada Mandal	288.12	0	288.12
Total				7618	3582.17	1157.00

Percentage of Vacant Land and Total land for FY 2022-23



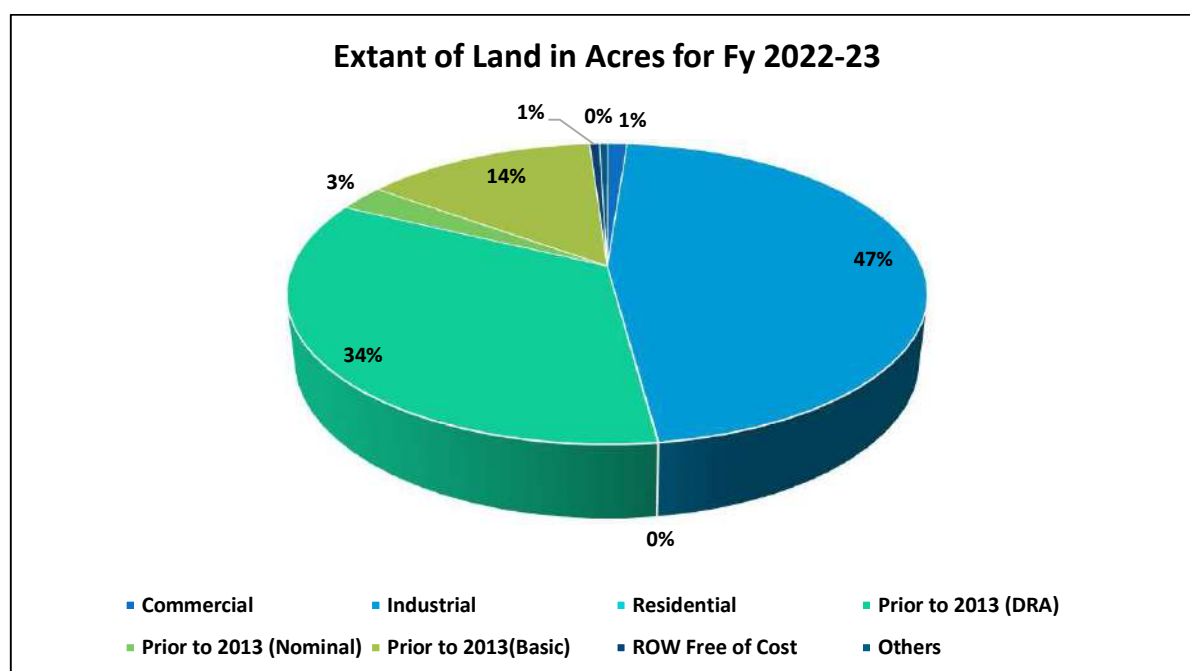


S.No.	ZONE	Leased Out Land (in Percentage %)	Vacant Land (inPercentage %)	Remarks
1	1	32	1	Only about 32% of land area are leased out and 1%.i.e. 14.93 Acres are not allotted, as area of zone 1B is attached with zone 1A so industrial category should be most preferable for this zone.
2	2	58	1	Zone 2 is connected with the south part of Zone 1 A which is near by the fishing harbour, 58% land of zone 2 are leased out and 42 % is vacant.
3	3	26	19	Zone 3 is connected with the south part of zone 4 and it is 26% leased out remaining 19% of land are not allotted to any Lessee
4	4	82	2	Zone 4 is the largest zone area wise and highest revenue generating zone as this zone is most preferable by industries 82% of area are leased out and remaining is only2% of area.
5	5	69	6	In Zone 5 HPCL & Rain C-II are the major 2 lessee and overall, 69 % of area is leased out remaining is 6%
6	6	21	32	In zone 6 there are only 12 lessees in which CONCOR is the major one having extent of around 108 acres out of 173 acres leased out land and overall32% land area of zone 6 are not allotted to any Lessee.

7	7	20	0	Indian Navy is the major lessee in zone 7 and there is mostly underground pipeline in this zone and 80 % of land are not allotted to any Lessee and Indian Navy is the most preferable for the remaining land to lease out.
8	8	10	9	Zone 8 is the area having higher side rates of land as this zone is connected with the city area and most developed land , In this zone land is preferable for commercial or non-port related activity purpose , 10% of area are leased out and 9% are not allotted to any Lessee.
9	9	5	0	MM Department is the only major lessee in this zone which use land for staff quarter & office.
10	10	0	100	Completely undeveloped area and far from Vishakhapatnam city because of which market value is on lower side.
11	11	0	100	Completely undeveloped area and far from Vishakhapatnam city because of which market value is on lower side.

2.3 Category Wise Land Extent of the Leased-out land in Vishakhapatnam Port for FY 2022-23.

Sl. No.	Category	Extant of Land in Acres for FY 2022-23
1	Commercial	42.26
2	Industrial	1672.93
3	Residential	0.77
4	Prior to 2013 (DRA)	1227.80
5	Prior to 2013 (Nominal)	100.20
6	Prior to 2013(Basic)	500.03
7	ROW Free of Cost	21.08
8	Others	17.10
Grand Total		3582.17



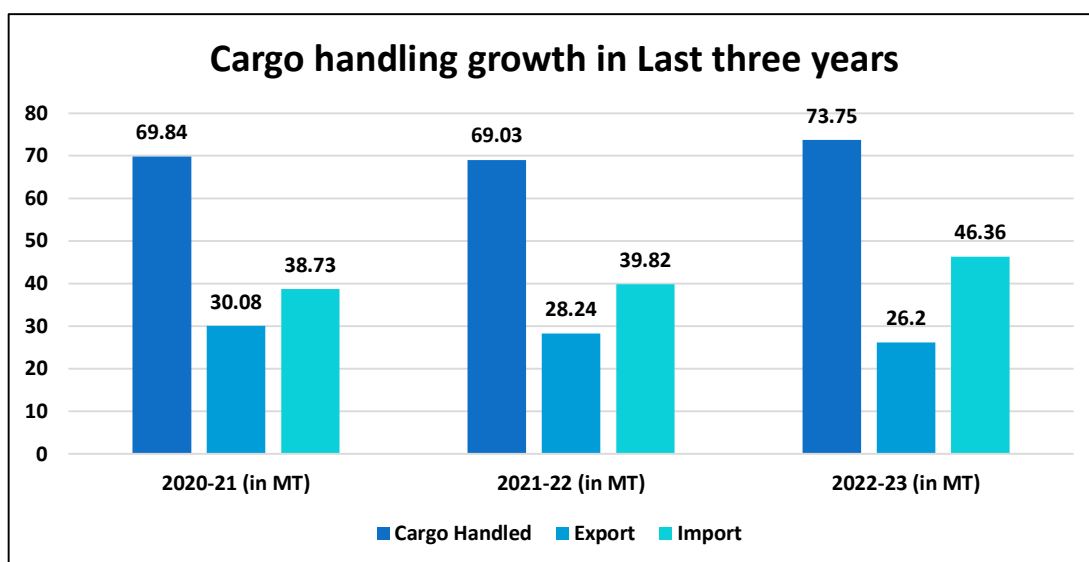
As shown in the above graph the major extent of land is given in industrial Category which is 47% .i.e. 1672.93 Acres of total leased out land

And minimum extent is given in Residential category which is 0.77 Acres out of 3582.17 Acres which is near about 0%.

2.4 TRAFFIC HANDLED AT VISAKHAPATNAM PORT

Sl.No.	Particulars	2020-21 (in MT)	2021-22 (in MT)	2022-23 (in MT)
1	Cargo Handled	69.84	69.03	73.75
2	Export	30.08	28.24	26.2
3	Import	38.73	39.82	46.36

Cargo handling growth in Last three years



3. VALUATION APPROACH& METHODOLOGY

3.1 PREAMBLE

Valuation of Land Assets in the Port Estate of Visakhapatnam situated at 12 zones of VPT falling under 28 different villages of Visakhapatnam (Urban & Rural), Gajuwaka, Parwada and Bheemili mandals, Visakhapatnam district of Andhra Pradesh state for the Year 2023-2028, reference Letter no. IENG/Sr.A.E.M/Estate/T/2023 Dated: -11.04.2023.

3.2 OBJECTIVE AND PURPOSE

The study has been carried out to obtain fair market value and lease rate of land belonging to the Visakhapatnam Port Authority situated at 12 zones of VPT falling under 28 different villages of Visakhapatnam (Urban & Rural), Gajuwaka, Parwada and Bheemili mandals, Visakhapatnam district of Andhra Pradesh.

The valuation of land assets as per guidelines is a pre-requisite for the land allotment committee to enable them to fix the lease rentals. It also enables the committee to fix the reserve price before calling for tender to lease and auction for a specified period. Thus, the main objective is to arrive at the Fair Market value of land assets of VPT.

3.3 POLICY GUIDELINES FOR LAND MANAGEMENT

Major Highlights of the Policy Guidelines are as follows

1. Land is one of the important resources with the Port Authorities to promote their business and accommodate the increasing traffic at the ports. As per the provisions contained in Sub-Section (1) of Section 34 of the Major Port Authorities Act, 1963, Ports are empowered to lease out land for a period up to 30 years and in case the period of lease is for more than 30 years, prior approval of the Central Government is necessary. The relevant portion of this Sub-Section is reproduced below: -

“Provided further that no contract for the acquisition or sale of immovable property or for the lease of any such property for a term exceeding thirty years and no other contract

whereof the value or amount exceeds such value of amount as the Central Government may from time-to-time fix in this behalf, shall be made unless it has been previously approved by the Central Government.”

2. To regulate allotment of land, the Ministry of Shipping has been issuing guidelines from time to time. In the competitive environment that the ports operate, continuous review of these guidelines is imperative.

3. During the year 2003, a Committee on Port Land Policy was set up under Chairman, JNPT to examine among other things, the legal provisions, instructions issued periodically and to recommend a draft Land Policy which was simple, clear, unambiguous, and easy to implement. The Committee submitted its report which was examined by the Ministry and the land policy guidelines were issued in the year 2004.

4. The salient features of Land Policy, 2004 were as under: -

(a) Land inside custom bond area was to be given on License basis for 11 months at Schedule of Rates. No sale or lease of land was permitted.

(b) Land outside custom bond area was to be given on lease (or) Licence by inviting tenders.

(c) Land was to be leased only on upfront basis (or) annual lease basis. In case of annual lease, port was required to keep 5 years rent (or) 25% of total lease rent for Duration of lease as security whichever is lower.

(d) Method of working out Schedule of Rates, market value of land, reserve price etc., were provided.

5. Later a Draft Policy for land management by Major Ports 2012 was prepared by the Ministry and circulated to various stakeholders for comments and was also put up on the website of the Ministry inviting comments and suggestions. Simultaneously, Inter-Ministerial consultations were also done. Based on the inputs received, the “Policy Guidelines for land management by Major Ports, 2014” was finalized. The said guidelines have been approved by the Union Cabinet on 2/01/2014.

1. Land Use Plan:

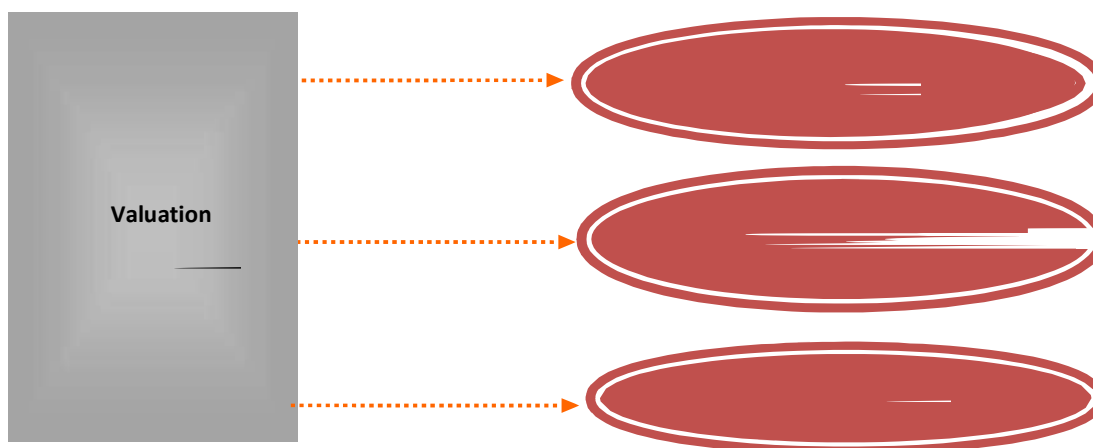
Every Major Port shall have a Land use plan covering all the land owned and/or managed by the Port. Such plans shall be approved by the Board and a copy would be forwarded to the Government. Any proposal for revision of land use plan shall be finalized by the Board only after considering the objections and suggestions received from the various stakeholders. Land use plan of major ports shall be reviewed by the Board at least once in every five years.

The Land use considered for valuation is as per the latest Master Plan provided by VPA.

3.4 METHODOLOGY

Valuation Approach

The objective of the valuation exercise being to assess the Fair Market Value of the land assets of Visakhapatnam Port Authority would be achieved by a systematic gathering, classification, and analysis of data, which is required in the development of the following approaches to valuation: *Cost Approach, Market Approach/Direct Comparison Approach, Income Approach.*



♦ Cost Approach

This approach consists of estimating the replacement cost of the asset along with all improvements therein, deducting accrued depreciation from all sources. The value derived from this approach is a summation of the various property components contributing to the total property value, and it is applicable when each component is independently measurable, and when the sum of all components is believed to reflect market value.

This approach is commonly used for assets for which appropriate comparative benchmarks are not easily available but historic costs are available as well as replacement / re-instatement costs are available in the open market. Primarily used for financial reporting purposes on company balance sheets as well as for assessing the present worth of the assets for insurance cover, price allocation for each asset, etc.

♦ Market Approach / Direct Comparison Approach

The Direct Comparison Approach involves a comparison of the subject property to similar properties that have actually sold in arms-length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and Sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

The job involves inspection of site, collecting the necessary data from the site and then applying suitable market rate to arrive at the market value. To derive the market rate a general survey is carried out in nearby location to see if any comparable sales have taken place, data collected from the Sub-Registrar's office also aids in arriving at the market rate of the property.

Influencing factors such as shape, size, quantum of land parcel, location, market and development potential, etc. are some of the criteria adopted in deriving the market value of the land parcel.

♦ Income Approach

Income Approach is based on the premise that the asset is an income-producing asset and the value is a function of future benefits and income that could potentially be derived from the asset. This involves determining the highest and best use for the property, keeping in view the zoning regulations and development controls applicable to the property in question.

The Residual Method of valuation is essentially a means of valuing land by reference to its development potential by deducting development costs including demolition cost (if any), foundation cost, superstructure construction cost, professional fees and finance costs, together with developer's profit and risk, etc. from its estimated Gross Development Value (GDV), which is the aggregate market value of the Property assuming the development was completed as at the date of valuation and sold at prices around date of valuation.

The residual approach involves firstly the assessment of GDV of the property. Estimated total cost of construction of the development including professional fees, plus an allowance for interests and other associated expenditure including developer's risk and profit are deducted

from the GDV. The resultant figure is the residual site value.

Adopted Methodology

For the purpose of assessment of Present Fair Market Value of the subject land of VPT, Market Approach has been adopted as each of the zones possess different categories of land usage like Commercial, Industrial & Residential. So evaluation of Fair Market value by market approach method is most suitable for these type of Land assets.

Market Approach (Direct Comparison Method):

The Direct Comparison Method involves a comparison of the subject property to same or similar properties that have actually sold in arms-length transactions or are offered for sale. During the course of market research following market data points have been sourced:

- A. Auction Details: - Review of Latest auction details, previous 5 to 10 years auction details and reviewed the details of land which are not leased out in auction.
- B. Latest Transaction rates of nearby / similar nature of land.
- C. Enquiry from Local brokers.
- D. Market survey for present fair market value of nearby private land.
- E. Ready reckoner rate.
- F. Demand of Land
- G. Visakhapatnam Port business statics.
- H. Business financial stability of existing lessee
- I. Geographical region, Shape, Size and extent of Land

Considering above factors, scientific calculation, our data bank and expertise in similar previous work we have put our immense effort to provide the realistic Fair market value of the said Land.

3.5 Proposed Land Categories of the Land belonging to Port Authority, Vishakhapatnam Port Trust, Vishakhapatnam.

The Land belongs to Port Authority, Vishakhapatnam Port Trust was categories in two Categories namely Port related Land, Non-Port related Land and further this two categories sub categorized in to industrial, commercial and residential.

Total Proposed categories shall be

1. Port Related Facility

Port-related activities for land valuation typically involve assessing various factors that impact the operational, and economic value of land near or within port areas. Here are some key activities and considerations involved in land valuation of a port land under Sub category of “**Industrial Land Use.**”

a) Industrial Land use –

- Leasing land for setting up manufacturing, assembly, or processing plants that related to port activity.
- Leasing land for constructing and maintaining railways, roads, or highways connecting the port to the hinterland.
- Leasing land for cargo terminals where goods are stored before being loaded or after being unloaded from ships, leasing space for warehouses to store goods temporarily.
- Leasing land for the storage and handling of bulk materials like coal, grains, chemicals, and liquids.
- Leasing land for operations related to ship navigation, including pilot stations, spaces for the docking and maintenance of tugboats and other service vessels.
- Leasing land for facilities involved in the recycling and disposal of waste generated through port activities, such as scrap metal processing or hazardous waste treatment.
- Leasing land for logistics hubs, including areas for third-party logistics providers, freight forwarders, and distribution centers.
- Leasing land for terminals that serve passenger ships, Areas for customs, baggage handling, lounge facilities, or waiting areas for passengers.
- Leasing land for placing navigational aids like lighthouses, buoys, or radar stations to guide ships safely in and out of the port.

2. Non- Port related Facility

The land that cannot be utilized for direct Port related activities in any way, this shall be called as Non-Port related activities category which can be sub categorize into **Residential Land & Commercial Land** so that some revenue may be generated by leasing out these lands.

The definition of the Sub categories is defined as follows:

b) Commercial Land

Purpose: Allocated for business activities and commerce.

Uses: Construction of office buildings, retail stores, shopping malls, hotels, restaurants, and entertainment facilities.

Regulations: Subject to different zoning laws than residential land, often with higher allowances for building height and density, but might include regulations regarding parking and accessibility.

Infrastructure: Requires robust connectivity, ample parking spaces, and often higher infrastructure standards for utilities and safety measures.

Any specific industries which is not relevant to port activity are considered under Non-Port related facility i.e., falls under commercial use.

Examples: Business districts, shopping complexes, office parks.

c) Residential Land

Purpose: Designed primarily for housing purposes.

Uses: Building homes, apartments, villas, and other dwelling units.

Regulations: Governed by local zoning laws that dictate the density of housing, height restrictions, and the distance between buildings.

Infrastructure: Typically includes access to essential services such as water supply, sewage systems, electricity, roads, and sometimes amenities like parks and schools.

Examples: Neighborhoods, housing societies, gated communities.

On the basis of above-mentioned categories and sub categories below shown table is the summary of zone wise evaluated present fair market value assessed for FY 2023-24.

3.6 Critical observation of Zone which affect the valuation of Land

Zone 1A – In zone 1A Majority category of lessees are Industrial and the as per the latest auction details of FY 2022-23 for industrial category, the highest auction rate was quoted by Synergy Shipping Pvt. Ltd. i.e., Rs 359 per square meter or Rs. 430 Per Sq Yard. And for the commercial category it is Rs. 1012 per Sq Meter quoted by RJB Shipping. There is no any residential category lessee in zone 1A because Zone 1A is preferable for industrial purpose.

Zone 1B: -

In zone 1B out of 185 Acres land only 2.24 Acre of land is leased out and rest of the land is vacant and as per the latest auction details of FY 2022-23 for industrial category, the highest auction rate was quoted by Integral Trading logistic. i.e., Rs 659 per square meter and for the commercial category it is Rs. 6401 per Sq Meter quoted by Sai Astha Trading. Currently there are only 2 industrial and 3 commercial category lessee and there is no any residential category lessee in zone 1B because Zone 1B is preferable for industrial and commercial purpose.

Zone 10: - This zone is in Bhimuni patnam which is around 35 Km from the Vishakhapatnam city and there is no any lessee in this zone, all area of around 307 Acres is vacant because major portion of this area is on the river bed of Gostani River, this area is not developed area and it is not preferable for industrial and commercial purpose. So, the rate of this land needs to be reconsidered.

Zone 11: - This is zone is in Lankelapalem which is around 30 km from the Vishakhapatnam city and there is no any lessee in this zone, all area of around 288 acres is vacant because this is completely hilly area.

This area is also not developed and it is not preferable for industrial and commercial purpose. So, the rate of this land needs to be reconsidered.

3.7 Assessment of Zone wise Market value of Land on basis of 6 factors as per the guide line

S.No.	Zone	Category	Land Use	State Governments ready reckoner of land values in the area, with available for similar classification/ activities in sq yard	Latest Transaction Rates in sq yards	Highest accepted tender-cum-auction rate of Port land similar transactions, sq Yard	Rate arrived by approved valuer in Sq Yard	Any other relevant factor as may be identified by the Port	TAMP Rate wef 2018 with an inclination of 2 % each year
1	1A	Port Related Activity	Industrial	NA	NA	7794	5000	-	4770
		Non-Port Related Activity	Residential Commercial	25000 NA	9600 NA	NA 20173	7400 14000	- -	7433 13795
2	1B	Port Related Activity	Industrial	NA	NA	13136	9700	-	9624
		Non-Port Related Activity	Residential Commercial	25000 NA	9100 NA	NA 127593	10000 22000	- -	9910 20271
3	2	Port Related Activity	Industrial	NA	NA	NA	5100	-	5080
		Non-Port Related Activity	Residential Commercial	22000 35000	9900 22000	NA 84717	8700 12000	- -	8671 11825
4	3	Port Related Activity	Industrial	NA	NA	10864	2400	-	2407
		Non-Port Related Activity	Residential Commercial	14000 30000	10300 15200	NA NA	3500 NA	- -	3378 NA
5	4	Port Related Activity	Industrial	15000	NA	9608	3400	-	3360
		Non-Port Related Activity	Residential Commercial	15500 24000	6000 9000	NA 30897	6200 9800	- -	6194 9685
6	5	Port Related Activity	Industrial	NA	NA	5083	3400	-	3403
		Non-Port Related Activity	Residential Commercial	12000 55000	6000 61000	NA 152051	6300 17000	- -	6265 16892
7	6	Port Related Activity	Industrial	NA	NA	6219	4100	-	4076
		Non-Port Related Activity	Residential Commercial	35000 65000	6000 NA	NA 73933	7300 24000	- -	7264 24072

8	7	Port Related Activity	Industrial	NA	NA	3528	3500	-	3475
		Non-Port Related Activity	Residential Commercial	35000 51000	30000 60000	NA NA	5200 15500	- -	5237 15541
9	8	Port Related Activity	Industrial	5000	NA	NA	3200	-	3208
		Non-Port Related Activity	Residential Commercial	40000 55000	NA 30000	NA 29980	11000 14500	- -	25438 40823
10	9	Port Related Activity	Industrial	5850	NA	NA	3800	-	3743
		Non-Port Related Activity	Residential Commercial	40000 60000	21000 NA	NA 32232	21000 28000	- -	47299 55576
11	10	Port Related Activity	Industrial	NA	NA	NA	NA	-	1350
		Non-Port Related Activity	Residential Commercial	5000 NA	NA NA	NA NA	1350 NA	- -	1649 NA
12	11	Port Related Activity	Industrial	NA	NA	NA	NA	-	904
		Non-Port Related Activity	Residential Commercial	5500 NA	NA NA	NA NA	900 NA	- -	2157 NA

The assessment of Land valuation is done by considering the following:-

1. State Governments ready reckoner of land values in the area.
2. Actual land transactions rates registered in registrar office near port vicinity area.
3. Highest accepted tender cum auction rate of port land for similar areas.
4. Rate arrived by approved valuer.
5. Any other relevant factor if available.
6. TAMP rate with effective from 2018 with an inclination of 2% for FY 2022-23.

3.8 Evaluation of Rate with regard to the rate of each zone

Major factors accounted for the evaluation of Market rate are: -

1. **Land Size and dimension factor** – Smaller land sizes generally fetch higher per unit rate as compared to larger plots because of affordability reasons. However, if the land can be used for industrial or commercial purposes, larger plot sizes may command a premium.
2. **Land Use restrictions factor** – The change in land use cannot be done by lessee for definite period.
3. **Floor Area ratio on VPA Land factor**- Floor Space Index is the ratio of built-up area to the area of land. The value of land also depends on FSI or in other words on the total floor area of the building that can be built on the plot.
4. **Connectivity to different part of city**- The biggest factor in land valuation is the location of land. Land connected or in an urban area is more expensive than rural land, value of land in city center is higher than the land in outskirts.
5. **Development on Land**- The infrastructure & development in the vicinity of land have direct bearing on prices. A well-developed area which has schools, hospitals, wide roads, metro, 24X7 water supply & power will naturally fetch higher prices.

1. Zone 1A

i) Non-Port Related Activity

A.) Residential Category

S.No.	Particulars	Rate/Discount
1	Base rate in Rs. Per Sq Yard	25000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-30%
2.3	Topography & Surrounding Land Development Stage	-20%
2.4	Connectivity to different part of city	5%
2.5	Development on Land	5%
3.	Total Adjustment in %	-70%
4.	Total Adjustment in Rate per Sq Yard	-17600
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	7400

B.) Commercial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	40000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-25%
2.3	Topography & Surrounding Land Development Stage	-20%
2.4	Connectivity to different part of city	10%
3.	Total Adjustment in %	-65%
4.	Total Adjustment in Rate per Sq Yard	-26000
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	14000

ii) Port Related Activity

C.) Industrial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	7700
2.	Factors considering for valuation	
2.1	Land Use restrictions factor	-25%
2.2	Development with respect to industrial factor	-10%
3.	Total Adjustment in %	-35%
4.	Total Adjustment in Rate per Sq Yard	-2700
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	5000

2. Zone 1B

i) Non-Port Related Activity

A.) Residential Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	25000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-25%
2.2	Land Use restrictions factor	-25%
2.3	Topography & Surrounding Land Development Stage	-25%
2.4	Connectivity to different part of city	10%
2.5	Development on Land	5%
3.	Total Adjustment in %	-60%
4.	Total Adjustment in Rate per Sq Yard	-15000
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	10000

B.) Commercial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	63000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-25%
2.3	Topography & Surrounding Land Development Stage	-20%
2.4	Connectivity to different part of city	10%
3.	Total Adjustment in %	-65%
4.	Total Adjustment in Rate per Sq Yard	-41000
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	22000

ii) Port Related Activity

C.) Industrial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	15000
2.	Factors considering for valuation	
2.1	Land Use restrictions factor	-25%
2.2	Development with respect to industrial factor	-10%
3.	Total Adjustment in %	-35%
4.	Total Adjustment in Rate per Sq Yard	-5300
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	9700

3. Zone 2

i) Non-Port Related Activity

A.) Residential Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	22000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-25%
2.3	Topography & Surrounding Land Development Stage	-23%
2.4	Sea facing Location & Connectivity to different part of city	10%
2.5	Development on Land	8%
3.	Total Adjustment in %	-60%
4.	Total Adjustment in Rate per Sq Yard	-13300
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	8700

B.) Commercial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	35000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-23%
2.3	Topography & Surrounding Land Development Stage	-23%
2.4	Development on Land for commercial purpose	10%
3.	Total Adjustment in %	-66%
4.	Total Adjustment in Rate per Sq Yard	-23000
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	12000

ii) Port Related Activity

C.) Industrial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	7900
2.	Factors considering for valuation	
2.1	Land Use restrictions factor	-25%
2.2	Development with respect to industrial factor and smaller roads	-10%
3.	Total Adjustment in %	-35%
4.	Total Adjustment in Rate per Sq Yard	-2800
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	5100

4. Zone 3

i) Non-Port Related Activity

A.) Residential Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	14000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-25%
2.3	Topography & Surrounding Land Development Stage	-20%
2.4	Connectivity to different part of city	5%
2.5	Development on Land	-5%
3.	Total Adjustment in %	-75%
4.	Total Adjustment in Rate per Sq Yard	-10500
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	3500

ii) Port Related Activity

B.) Industrial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	5400
2.	Factors considering for valuation	
2.1	Land Use restrictions factor	-25%
2.2	Land Use restrictions factor	-10%
2.3	Cost Factor due to Hilly terrain area	-20%
3.	Total Adjustment in %	-55%
4.	Total Adjustment in Rate per Sq Yard	
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	2400

5. Zone 4

i) Non-Port Related Activity

A.) Residential Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	15500
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-25%
2.3	Topography & Surrounding Land Development Stage	-25%
2.4	Connectivity to different part of city	10%
2.5	Development on Land	10%
3.	Total Adjustment in %	-60%
4.	Total Adjustment in Rate per Sq Yard	-9300
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	6200

B.) Commercial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	24000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-25%
2.3	Topography & Surrounding Land Development Stage	-24%
2.4	Connectivity to different part of city	10%
2.5	Development on Land for commercial purpose	10%
3.	Total Adjustment in %	-59%
4.	Total Adjustment in Rate per Sq Yard	-14200
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	9800

ii) Port Related Activity

C.) Industrial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	15000
2.	Factors considering for valuation	
2.1	Large Extent of Land Parcel	-30%
2.2	Land Use restrictions factor	-30%
2.3	Topography & Surrounding Land Development Stage	-25%
2.4	Connectivity to different part of city	3%
2.5	Development on Land for commercial purpose	5%
3.	Total Adjustment in %	-77%
4.	Total Adjustment in Rate per Sq Yard	-11600
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	3400

6. Zone 5

i) Non-Port Related Activity

A.) Residential Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	12000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-25%
2.2	Land Use restrictions factor	-20%
2.3	Topography & Surrounding Land Development Stage	-20%
2.4	Connectivity to different part of city	10%
2.5	Development on Land	7%
3.	Total Adjustment in %	-48%
4.	Total Adjustment in Rate per Sq Yard	-5700
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	6300

B.) Commercial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	55000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-25%
2.3	Topography & Surrounding Land Development Stage	-24%
2.4	Connectivity to different part of city	5%
2.5	Development on Land for commercial purpose	5%
3.	Total Adjustment in %	-69%
4.	Total Adjustment in Rate per Sq Yard	-38000
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	17000

ii) Port Related Activity

C.) Industrial Category

S.No.	Particulars	
1.	Base rate in Rs Per Sq Yard	5083
2.	Factors considering for valuation	
2.1	Developmental and environmental constraints due to proximity to meghadri channel and mangroves	-25%
2.2	Land Use restrictions factor	-10%
2.3	Topography & Surrounding Land Development Stage	-8%
2.4	Connectivity to different part of city	5%
2.5	Development on Land for commercial purpose	5%
3.	Total Adjustment in %	-33%
4.	Total Adjustment in Rate per Sq Yard	-1683
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	3400

7. Zone 6

i) Non-Port Related Activity

A.) Residential Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	35000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-24%
2.3	Topography & Surrounding Land Development Stage	-20%
2.4	Connectivity to National Highway	5%
2.5	Commercial prone area rather than Residential	-10%
3.	Total Adjustment in %	-79%
4.	Total Adjustment in Rate per Sq Yard	-27700
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	7300

B.) Commercial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	65000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-25%
2.3	Topography & Surrounding Land Development Stage	-20%
2.4	Connectivity to National Highway	6%
2.5	Development on Land for commercial purpose	6%
3.	Total Adjustment in %	-63%
4.	Total Adjustment in Rate per Sq Yard	-41000
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	24000

ii) Port Related Activity

C.) Industrial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	6219
2.	Factors considering for valuation	
2.1	Developmental and Height restriction due to Airport & proximity to meghadri channel and mangroves	-25%
2.2	Land Use restrictions factor	-10%
2.3	Topography & Surrounding Land Development Stage	-9%
2.4	Connectivity to different part of city	5%
2.5	Development on Land for commercial purpose	5%
3.	Total Adjustment in %	-34%
4.	Total Adjustment in Rate per Sq Yard	-2119
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	4100

8. Zone 7

i) Non-Port Related Activity

A.) Residential Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	35000
2.	Factors considering for valuation	
2.1	Land locked(Access)	-20%
2.2	Land Use restrictions factor	-25%
2.3	Topography & Surrounding Land Development Stage	-20%
2.4	Connectivity to National Highway	-10%
2.5	Surrounding Development	-10%
3.	Total Adjustment in %	-85%
4.	Total Adjustment in Rate per Sq Yard	-29800
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	5200

B.) Commercial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	51000
2.	Factors considering for valuation	
2.1	Lack of proper access(Land Locked)	-20%
2.2	Land Use restrictions factor	-25%
2.3	Topography & Surrounding Land Development Stage	-20%
2.4	Surrounding Development	-5%
3.	Total Adjustment in %	-70%
4.	Total Adjustment in Rate per Sq Yard	-35500
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	15500

ii) Port Related Activity

C.) Industrial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	5800
2.	Factors considering for valuation	
2.1	Lack of proper access(Land Locked)	-20%
2.2	Connectivity to different part of city	-10%
2.3	Major Defence captured area	-10%
3.	Total Adjustment in %	-40%
4.	Total Adjustment in Rate per Sq Yard	-2300
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	3500

9. Zone 8

i) Non-Port Related Activity

A.) Residential Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	40000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-26%
2.3	Topography & Surrounding Land Development Stage	-26%
2.4	Potential of land in terms of residential	4%
2.5	Development for residential Area	5%
3.	Total Adjustment in %	-73%
4.	Total Adjustment in Rate per Sq Yard	-29000
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	11000

B.) Commercial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	55000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-26%
2.3	Topography & Surrounding Land Development Stage	-26%
2.4	Availability of social infrastructure	4%
2.5	Developed land has potential for commercial use	4%
3.	Total Adjustment in %	-74%
4.	Total Adjustment in Rate per Sq Yard	-40500
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	14500

Note: -

ii) Port Related Activity

C.) Industrial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	5000
2.	Factors considering for valuation	
2.1	Area preferable for Residential or commercial as per development	-15%
2.2	Land Use restrictions factor	-20%
3.	Total Adjustment in %	-35%
4.	Total Adjustment in Rate per Sq Yard	-1800
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	3200

10. Zone 9

i) Non-Port Related Activity

A.) Residential Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	40000
2.	Factors considering for valuation	
2.1	Premium Location for residential	25%
2.2	Land Use restrictions factor	-20%
2.3	Topography & Surrounding Land Development Stage	-20%
2.4	Well-developed social infrastructure with good connectivity to other parts of the city	23%
2.5	Potential of land in terms of residential	10%
3.	Total Adjustment in %	18%
4.	Total Adjustment in Rate per Sq Yard	-19000
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	21000

B.) Commercial Category

S.No.	Particulars	Rate/Discount
1	Base rate in Rs Per Sq Yard	60000
2	Factors considering for valuation	
2.1	Land Size and dimension factor	-20%
2.2	Land Use restrictions factor	-20%
2.3	Topography & Surrounding Land Development Stage	-24%
2.4	Availability of social infrastructure	5%
2.5	Developed land has potential for commercial use	5%
3	Total Adjustment in %	-54%
4	Total Adjustment in Rate per Sq Yard	32000
5	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	28000

ii) Port Related Activity

C.) Industrial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	5850
2.	Factors considering for valuation	
2.1	Area preferable for Residential or commercial as per development	-15%
2.2	Land Use restrictions factor	-20%
3.	Total Adjustment in %	-35%
4.	Total Adjustment in Rate per Sq Yard	-2050
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	3800

11. Zone 10

A.) Valuation for All Multipurpose categories

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	5000
2.	Factors considering for valuation	
2.1	Undeveloped Raw land situated majorly in river bed and faces water logging issues.	-20%
2.2	Land Use restrictions factor	-25%
2.3	Location of land is far from developed areas nearby	-15%
2.4	Large extent of land	-13%
3.	Total Adjustment in %	-73%
4.	Total Adjustment in Rate per Sq Yard	-3650
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	1350

12. Zone 11

A.) Valuation for All Multipurpose categories

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	5500
2.	Factors considering for valuation	
2.1	Undeveloped Raw land situated majorly as a hilly terrain	-24%
2.2	Land Use restrictions factor	-25%
2.3	Location of land is far from developed areas nearby	-15%
2.4	Large extent of land	-20%
3.	Total Adjustment in %	-84%
4.	Total Adjustment in Rate per Sq Yard	-4600
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	900

3.9 Summary of Zone wise Valuation of Land

(All in Rs. Per Sq. Yd)							
S.No.	Zone	Category	Land Use	Government Guideline Rate	Existing SOR	Range of Land Value	Present Fair Market Value Assessed for FY 2023-24
1	1A	Port Related Activity	Industrial	NA	4677	4500-5500	5000
		Non-Port Related Activity	Commercial	NA	13795	13000-15000	14000
2	1B	Port Related Activity	Industrial	NA	9435	9000-12000	9700
		Non-Port Related Activity	Commercial	NA	19873	20000-30000	22000
3	2	Port Related Activity	Industrial	NA	4981	4500-5500	5100
		Non-Port Related Activity	Commercial	35000	11593	10000-18000	12000
4	3	Port Related Activity	Industrial	NA	2359	2200-2700	2400
		Non-Port Related Activity	Residential	14000	3312	3000-4000	3500
			Commercial	30000	NA	NA	NA
5	4	Port Related Activity	Industrial	15000	3295	3200-4000	3400
		Non-Port Related Activity	Residential	15500	6072	6000-6500	6200
			Commercial	24000	9495	9500-15000	9800
6	5	Port Related Activity	Industrial	NA	3337	3200-4200	3400
		Non-Port Related Activity	Commercial	55000	16561	16000-20000	17000
7	6	Port Related Activity	Industrial	NA	3996	3900-5500	4100
		Non-Port Related Activity	Residential	35000	7121	7000-8000	7300
			Commercial	65000	23600	23000-35000	24000
8	7	Port Related Activity	Industrial	NA	3407	3000-3500	3500
		Non-Port Related Activity	Commercial	51000	15236	15000-16000	15500
9	8	Non-Port Related Activity	Residential	40000	24939	10000-14000	11000
			Commercial	55000	30023	10000-18000	14500
10	9	Non-Port Related Activity	Residential	40000	26371	15000-25000	21000
			Commercial	60000	34486	20000-30000	28000
11	10	Port Related Activity	Multipurpose Use	5000	1324	1300-1500	1350
		Non-Port Related Activity					
12	11	Port Related Activity	Multipurpose Use	5500	887	800-1000	900
		Non-Port Related Activity					

NA- Not Applicable

3.10 Determination of rent & upfront Premium.

The port may fix the tenure of lease for a period which is more than 30 years and the lease rental should be either upfront premium or premium payable annually and interest at the rate of Government Security prevalent at the time of grant of lease.

The Port may decide to invite bids either on

- (i) Upfront premium basis, where the bidding parameter is the one-time upfront payment offered by the bidder for the lease period and a nominal lease rent of Rs. One per square meter to be collected every year for the currency of lease period.
- (ii) Premium basis, quoted by the bidder over and above the reserve Price in terms of the annual lease rent calculated as 6% of the value of land.

While leasing out the land on upfront basis, the Board shall fix the reserve Price which would be the Net Present Value of the sum total of annual lease rentals calculated as 6% of the land value escalated annually at the rate approved by the Board i.e., 2%.

The discount factor would be the longest-term government Security rate as per the latest RBI Bulletin i.e. from 4% to 6%. In both cases.

The Port shall keep equivalent of two years rentals as security deposit.

3.11 Evaluation of Annual Lease Rent as per Land Policy Guideline.

				(All in Rs. Per Sq. Yd)	(All in Rs. Per Sq. Meter)
S.No.	Zone	Category	Land Use	Present Fair Market Value Assessed for FY 2023-24	Price for Annual Lease Rent as per Land Policy Guideline Para 13. (C) Should be
1	1A	Port Related Activity	Industrial	5000	359
		Non-Port Related Activity	Commercial	14000	1005
2	1B	Port Related Activity	Industrial	9700	696
		Non-Port Related Activity	Commercial	22000	1579
3	2	Port Related Activity	Industrial	5100	366
		Non-Port Related Activity	Commercial	12000	861
4	3	Port Related Activity	Industrial	2400	172
		Non-Port Related Activity	Residential	3500	251
			Commercial	NA	NA
5	4	Port Related Activity	Industrial	3400	244
		Non-Port Related Activity	Residential	6200	445
			Commercial	9800	703
6	5	Port Related Activity	Industrial	3400	244
		Non-Port Related Activity	Commercial	17000	1220
7	6	Port Related Activity	Industrial	4100	294
		Non-Port Related Activity	Residential	7300	524
			Commercial	24000	1722
8	7	Port Related Activity	Industrial	3500	251
		Non-Port Related Activity	Commercial	15500	1112
9	8	Non-Port Related Activity	Residential	11000	773
			Commercial	14500	1050
10	9	Non-Port Related Activity	Residential	21000	1450
			Commercial	28000	2000
11	10	Port Related Activity	Multipurpose Use	1350	97
		Non-Port Related Activity		1350	97
12	11	Port Related Activity	Multipurpose Use	900	65
		Non-Port Related Activity		900	65

Note: - The land has been called for auction at market prevailing rate i.e., 6% of fair market value, but no participation has been received on second and third call of tenders for the zone 8 & 9 (commercial category).

Considering the local market demand and auction history of the said land we here by suggesting additional 50% discount on lease amount for only commercial category of Zone 8 & 9.

Major Highlights of Land Policy Guidelines and Subsequent Amendments

1. TAMP appended the proposal of VPT for revision of lease rent of Salagrama Puram Area i.e., Zone-8 under Non-Port related activity category vide notification No. G.No.440, dated 08th October,2021.

2. The rate of Residential category is considered same for non-Port related activity for Zone 8 and zone 9.

3. Charges for laying Pipelines /Conveyor in VPT:

The area occupied by single pipelines should be calculated based on the diameter and length of those pipeline. 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). 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.

(3).The lease rent prescribed in above schedule will be revised w.e.f. 01.04.2023 with the approval of Competent Authority.

(4). The lease rentals are subject to automatic escalation of 2% per annum (compoundable) on 1st April 2019 onwards.

(5). Zone 1A industrial rate will be applicable for the existing firms which are paying previously as per Scale of Rates.

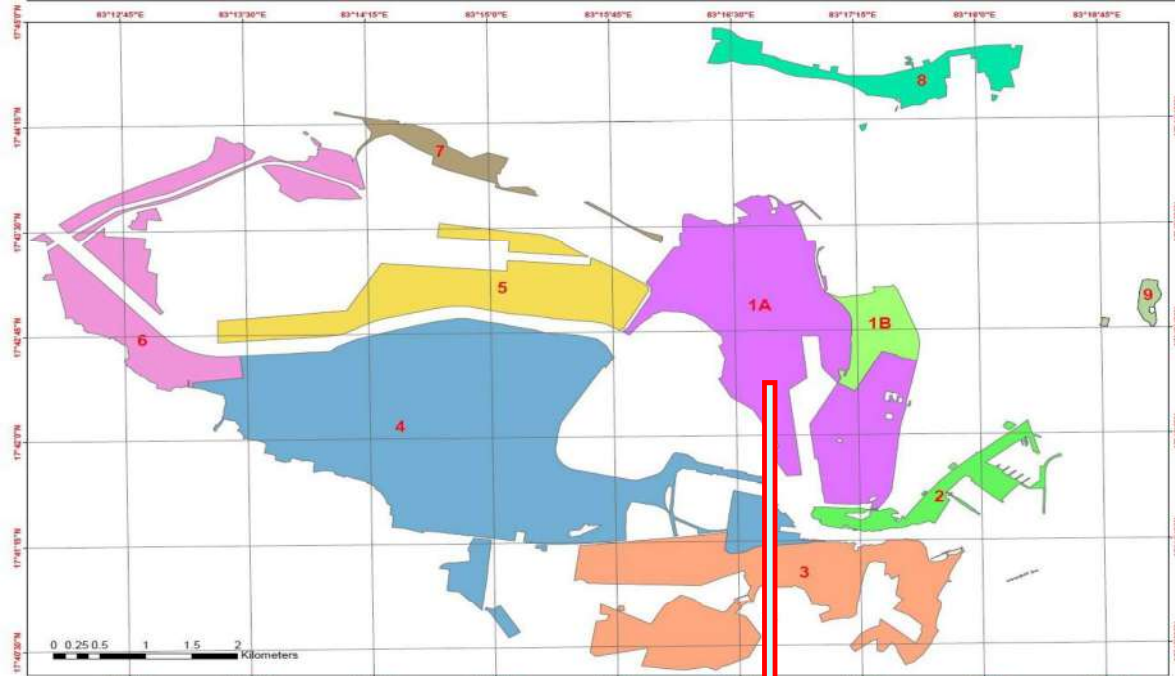
(6). In respect of Port based captive industries having more than 50 acres of land there will be a discount on proposed SoR to the extent of 25%.

(7). For the extents of land with less than 500 sq.ft. built up area in case of existing occupiers/ licenses 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.

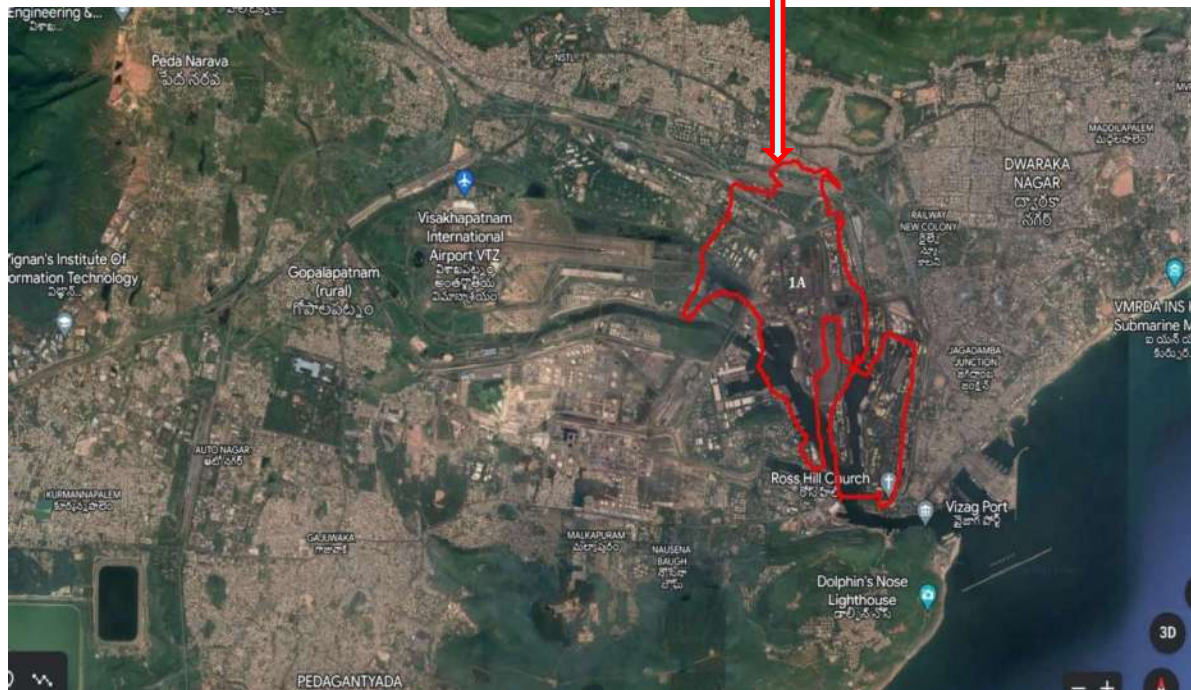
4. ZONE WISE DETAILS

1. Zone 1 A

A. Zonal Plan



B. Satellite View of Zone 1 A



C. List of Existing Lessee in Zone 1 A as on Date :-

Sl No	Name of the Lessee/ Licence	Land Use	Category	Area In Sq Meter
1	Andhra Bank	Bank Office	Industrial	217.19
2	AVR Storage Tank Terminal	Railway Siding	Industrial	17569.85
3	Bothra Shipping Services	Garage Cum Parking	Industrial	929.97
4	GVMC	Const of 1000 KI LSR	Prior to 2013 (Basic)	360.00
5	C.w.C. Ltd.,	Warehouse	Industrial	28197.31
6	Coast Guard (Upfront)	Construction of Infrastructure	Industrial	4532.48
7	Shipping Building Centre (Upfront)	Construction of Infrastructure	Industrial	4249.20
8	Shipping Building Centre	Office & Infrastructure	Industrial	104651.80
9	Shipping Building Centre	Electric Pylon	Industrial	396.80
10	Shipping Building Centre	Approach road	Industrial	390.00
11	Shipping Building Centre	culvert and Approach Road	Industrial	924.71
12	Coast Guard	Addl. Land for coast guard berth	Industrial	1570.00
13	Shipping Building Centre (Upfront)	250 mm dia pipeline	Industrial	1537.91
14	Shipping Building Centre	formation of Approach Road in front of Varun Bldgs.	Industrial	4484.60
15	DRDO (Upfront)	Const. of Shipyard Facilities	...	44788.00
16	DRDO	Batching Plant & Temporary facilities	Commercial	6187.00
17	DRDO	Addl Land for Shipyard facilities	Industrial	1436.00
18	Flag Officer-Command-in-Chief	ROW	Industrial	84.54
19	Flag Officer-Command-in-Chief	ROW	Industrial	342.30
20	Project Director SBC	ROW	Industrial	32.00
21	D.C.I.	Office accommodation	Industrial	8093.72
22	Dolphin Constn	Warehouse	Prior to 2013 (DRA)	47872.16
23	ESSEEM Intra Port services (P) Ltd.,	Warehouse	Prior to 2013(DRA)	13471.44
24	M/s. G.F.C.L.(CIL)	Storage of Liquid Ammonia	Industrial	13354.64
25	Essar (HGPL)	Pellitisation Plant	Prior to 2013(DRA)	445154.60
26	Essar (HGPL)	Stock pile	Prior to 2013(DRA)	99714.63
27	Essar (HGPL)	Stock pile	Prior to 2013(DRA)	55603.86
28	Essar (HGPL) (Conveyor)	water pipeline	Prior to 2013(DRA)	27591.49
29	K. Rambramam & Sons	Godowns	Prior to 2013(DRA)	39753.60
30	Marchant Navy Club (Old Pension Office)	Club	Prior to 2013 (Concessional / Nominal)	0.00
31	M.M.T.C Ltd.,	Office	Industrial	4235.85

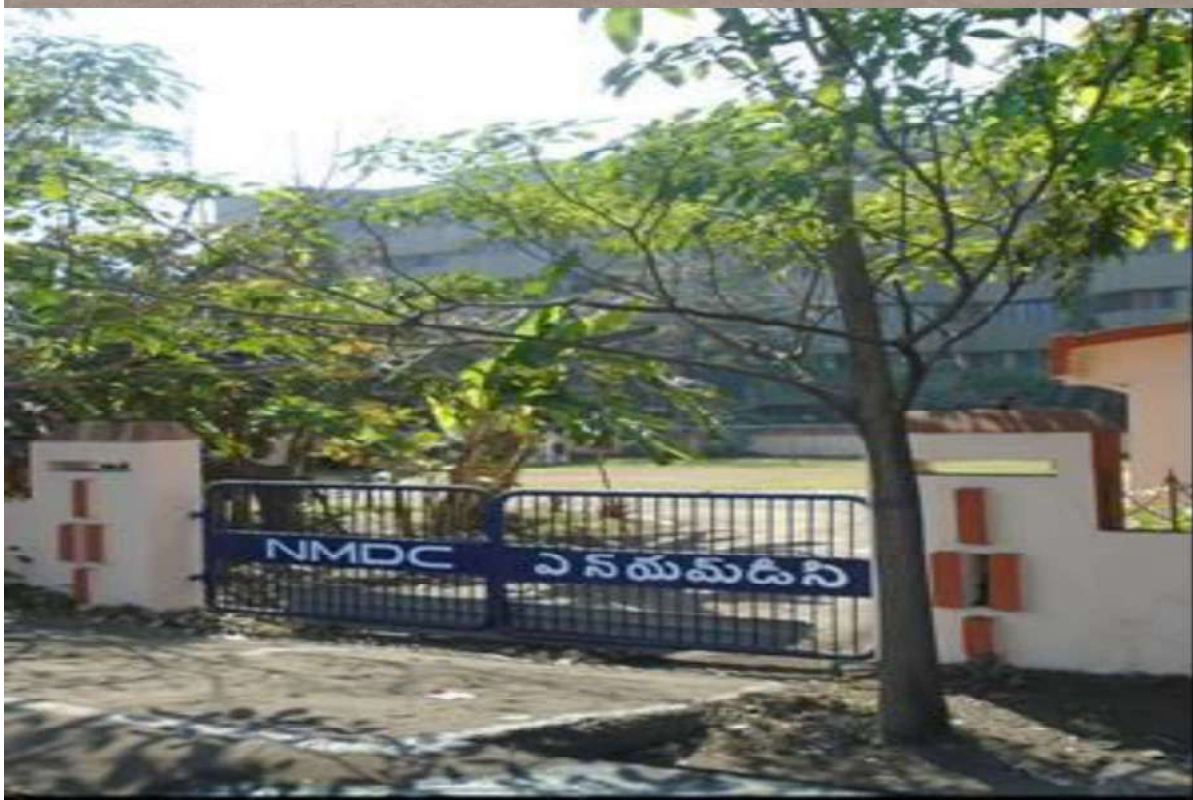
32	NALCO	Storage of Alumina & Caustic Soda	Industrial	90975.27
33	NALCO	Expansion of NALCO facility	Industrial	14244.95
34	NALCO	ROW	Industrial	273.94
35	N.M.D.C(Upfront)	Office	Industrial	3020.98
36	N.M.D.C	Screening plant	Industrial	14366.35
37	Port Health Officer (Alienated land)	Office	...	2020.92
38	R.C.L.	water pipelines	Prior to 2013(DRA)	7324.82
39	Rain CII Carbon vizag Ltd.	Warehouse	Industrial	34229.96
40	State Bank of India. (Port area)	Bank /Office	Industrial	1479.95
41	S.A.I.L	Stack yard	Prior to 2013(DRA)	69844.00
42	M/s.Vizag Sea Port	Backupspace	Industrial	97900.00
43	Vizag Sea Port	Backup space	Industrial	13500.00
44	Vizag Sea Port	Backup space	Industrial	6360.00
45	Vizag Sea Port	Railway Lines	Industrial	3805.00
46	Vizag Sea Port	Stack yard	Industrial	7427.49
47	VGCBPL (Vedanta)	Backup space	Industrial	183260.00
48	AVR Infra Pvt.Ltd. (EQ-10)	Backup space	Industrial	28085.21
49	EVTL (Essar Vizag Terminal Ltd)	Backup space	Industrial	396794.62
50	Steel City Shipping Service Pvt Ltd.	Garage	Industrial	800.06
51	Steel City Shipping Service Pvt Ltd.	Garage	Industrial	800.06
52	ATC Tower No.3	Tower	Commercial	20.25
53	V.S.Infra Logistic LTD	Garage	Industrial	1000.00
54	Indus Towers Ltd.	Tower	Commercial	20.25
55	M/s. ReveldorDistelery Pvt Ltd. Bldg.	Duty Free Shop	Commercial	0.00
56	APEPDCL	Way leave Permission	Industrial	414.34
57	OSWAL Minerals Ltd.	Warehouse	Industrial	12000.00
58	Eversun Marine (P) Ltd.	Stack yard	Industrial	3845.00
59	Visakha Cargo Movers	Garage	Industrial	1000.00
60	Visakha Cargo Movers	Garage	Industrial	1140.00
61	SAPCO Bitumen Co	Operating Liquid Cargo	Industrial	4275.00
62	IPRCL	Office Accommodation	Industrial	0.00
63	FSSAI	Office Space	Industrial	204.00
64	HIQ Services	Garage Cum Parking	Industrial (Tender)	1000.00
65	Prasana Lakshmi Enterprises		Industrial	1272.00
66	Balaji Transport & Handlers,	Electronic Weigh Bridge	Commercial	400.00
67	RJB Shipping& Logistics Pvt Ltd.	Electronic Weigh Bridge	commercial	399.83

D. Photographs during Site visit: -



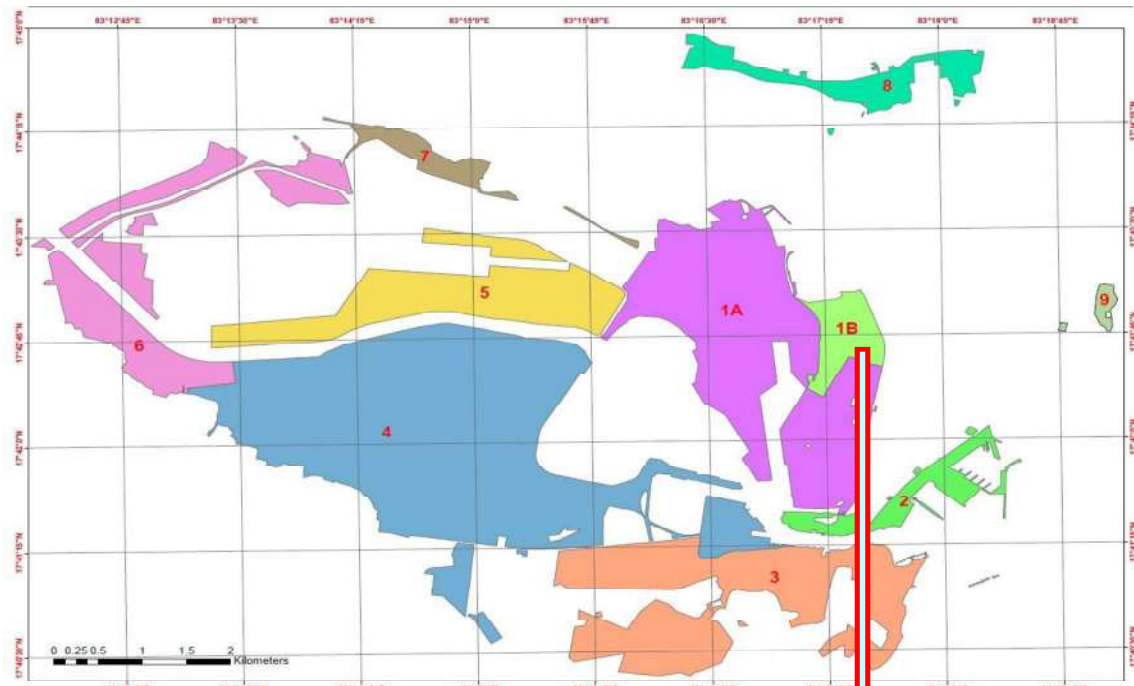




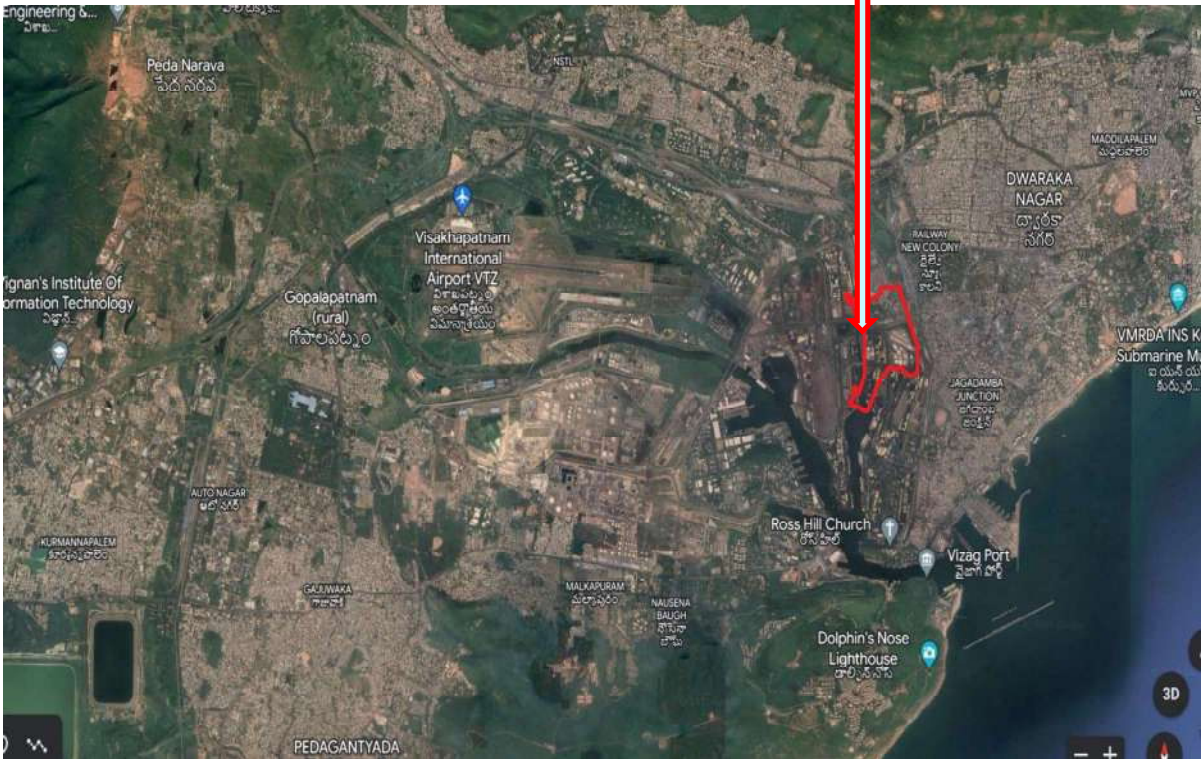


2. Zone 1 B

A. Zonal Plan



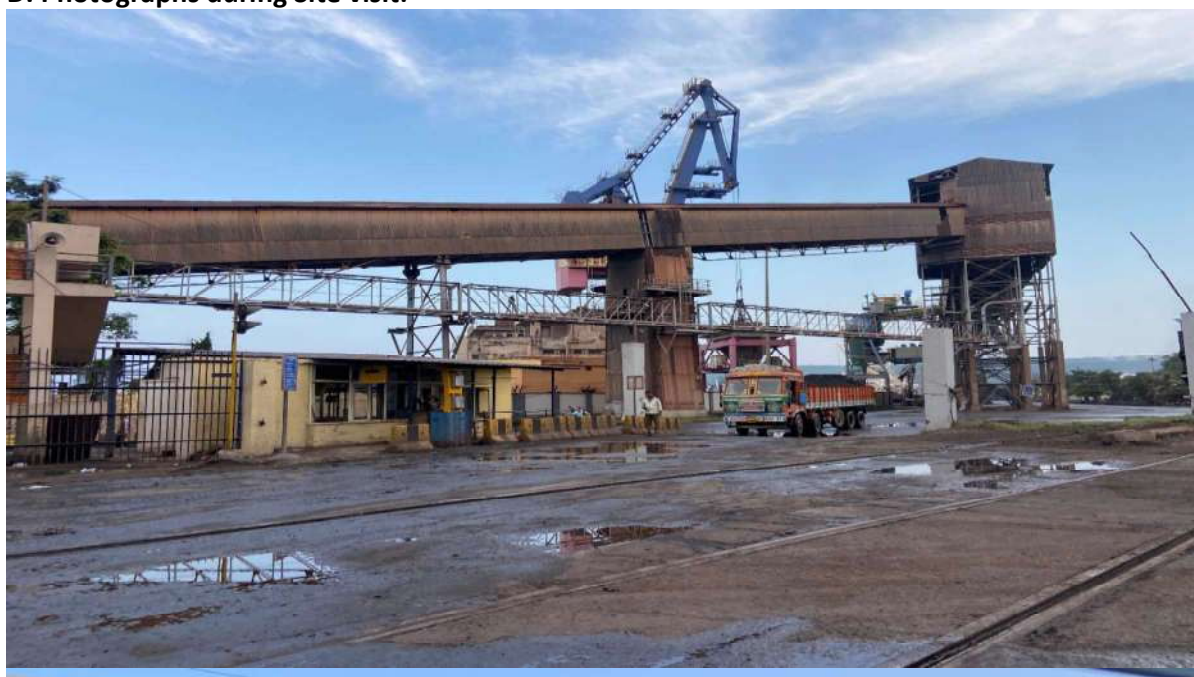
B. Satellite View of Zone 1 B



C. List of Lessee under Zone 1 B

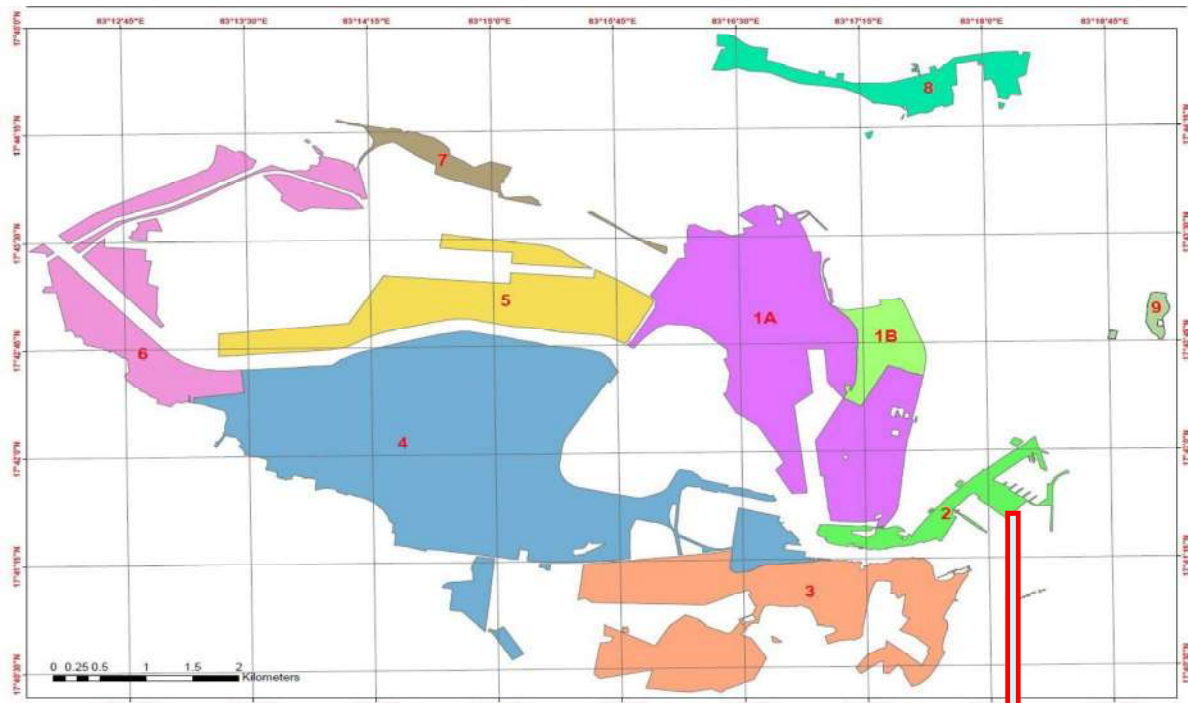
SI No	Name of the Lessee/ Licence	Purpose	Category	Area In Sq Meter
1	ATC Tower No.1	Tower	Commercial	20.25
2	ECIL	ROW	Industrial	173.25
3	Integral Trading Logistics	Alltypes Cargos	Industrial	8100.00
4	Sai Astha Trading Transport & Co	Electronic Weigh Bridge	Commercial	399.83

D. Photographs during Site visit: -

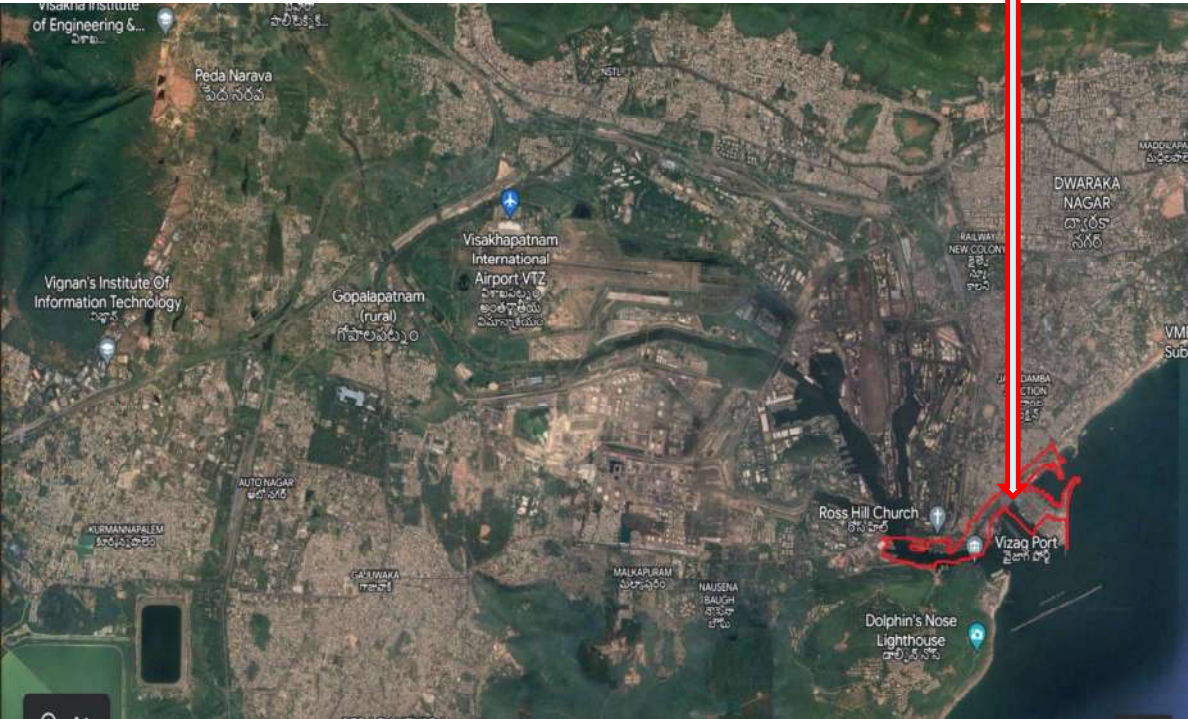




3. Zone 2
A. Zonal Plan



B. Satellite View of Zone 2



C. List of Lessee under Zone 2

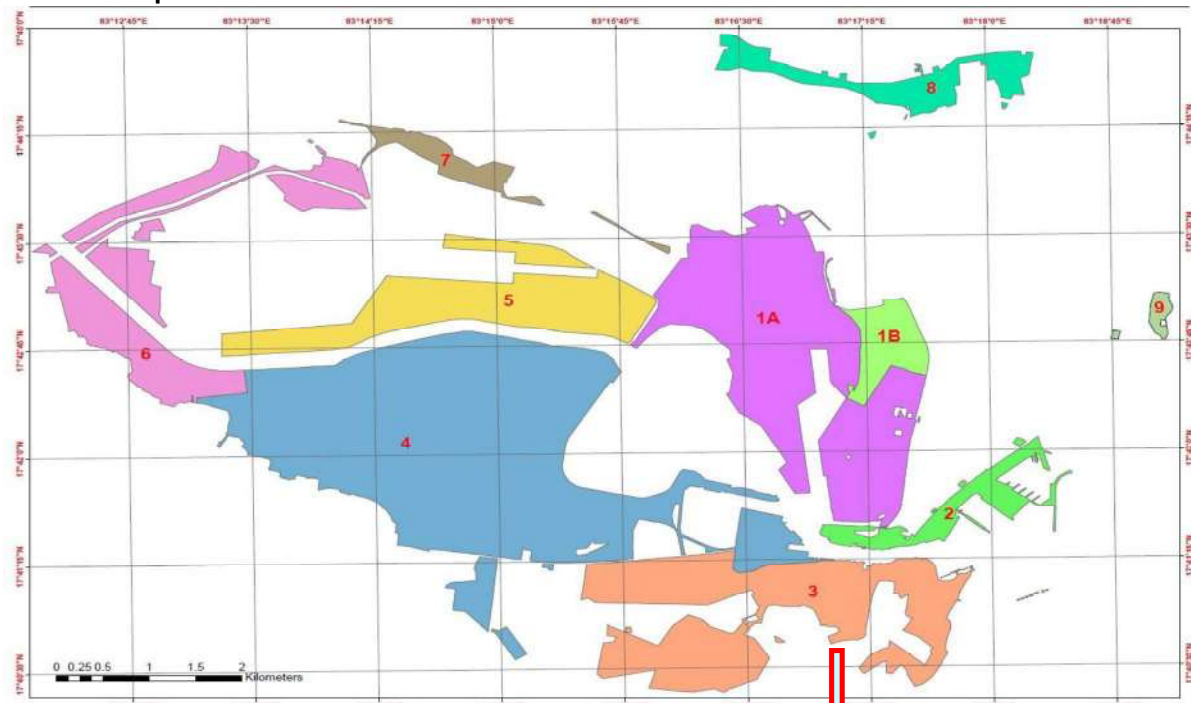
SL No	Name of the Lessee/ Licence	PURPOSE	Category	Area In Sq Meter
1	BPCL	Pipeline	Industrial	653.00
2	GVMC	Sulabh Complex	Industrial	466.72
3	GVMC	Sulabh Complex	Industrial	390.00
4	CIFNET	Admn.Bldg Class Rooms	Industrial	8640.05
5	Supdt. Engineer E.P.D.C.of A.P.	Substation	Prior to 2013(Basic Upfront)	500.00
6	H.P.C.L.	Bunkering Facility	Industrial	2423.20
7	I.F.P.	Establishment of Unit	Industrial	4188.50
8	Indrani Shipping	Workshop	Prior to 2013(DRA)	687.00
9	Arman Ice & Cold Storage (V.B.C.)	Ice Plant	Industrial	3121.20
10	Vani Marines	Ice Plant	Industrial	1909.14
11	V.C.T.P.L.	Backup space	Industrial	49800.00
12	V.C.T.P.L.	Backup space	Industrial	114200.00
13	V.C.T.P.L.2	Backup space	Industrial	167985.16
14	Jt.Director of Fisheries	Dry Fish Storage Godown	Industrial	576.00
15	M/s Raghavendra Entp.	Ice Plant	Commercial	851.53
16	Kalyani Marine		Commercial	25.90

D. Photographs during Site visit: -

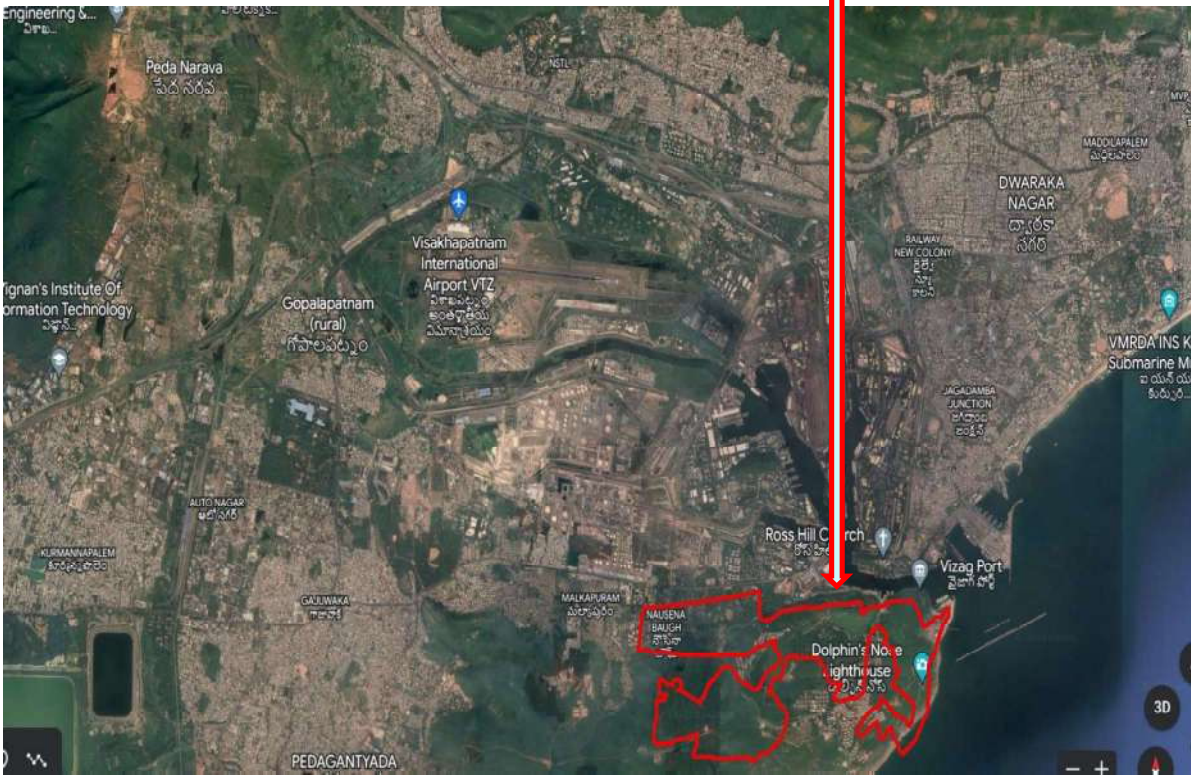




4. Zone-3
A. Zonal Map



B. Satellite View of Zone 3



C. List of Lessee in Zone 3

Sl No	Name of the Lessee/ Licence	Purpose	Category	Area In Sq Meter
1	GVMC	Sulabh Complex	Industrial	1942.49
2	Flag Officer-Command-in-Chief (Navy)	Approach road From Kakarlova to Yarada Hill	ROW Free of Cost	20638.99
3	Flag Officer-Command-in-Chief (Upfront) (Navy)	Approach Road on Dolphin Nose Hill	Industrial	77173.62
4	Flag Officer-Command-in-Chief	For Antenna	Industrial	6.00
5	M/s.H.P.C.L.	14" dia Laying of pipeline	Industrial	6717.79
6	H.P.C.L.	Caverm project	Prior to 2013(Basic)	54430.27
7	H.P.C.L	14" Diapipeline	Prior to 2013(DRA)	18696.49
8	HPCL(SPM)	SPM Facility & Green Belt	Prior to 2013(Basic Upfront)	6798.72
9	HPCL -ROW (OSTT to SS Jetty)	ROW	Industrial	1204.63
10	Hindustan Shipyard Ltd	Staff Colony	Prior to 2013 (Agreement Rate)	534671.14
11	Hindustan Shipyard Ltd	Extension of Staff Colony	Prior to 2013(DRA / Agreement Rate)	29331.64
12	Hindustan Shipyard Ltd	Addl. Housing	Industrial	10914.38
13	Hindustan Shipyard Ltd (Upfront to Annual for arrears)	Steel Yard& Hull Shop	Industrial	13103.73
14	Hindustan Shipyard Ltd	New Waterfront Structures	Industrial	9105.44
15	Hindustan Shipyard Ltd	132/11 kv Substation	Industrial	1926.45
16	I.O.C. LTD.,(Upfront)	Pipelines	Industrial	7527.16
17	ISPRL	Crude oil storage	Prior to 2013(Basic Upfront)	149733.82
18	BHEL	Assembling and Temptation	Industrial	9700.00
19	BHEL	Fabrication of ODC Vessels	Industrial	12140.58

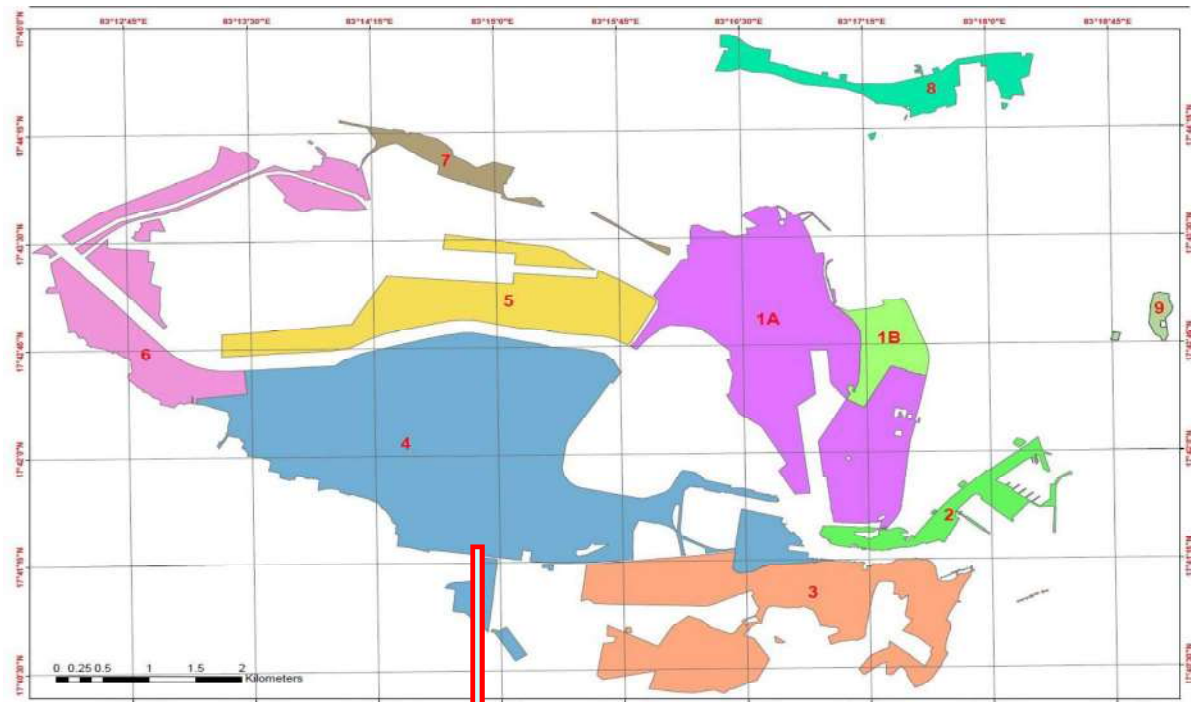
D. Photographs during Site visit: -



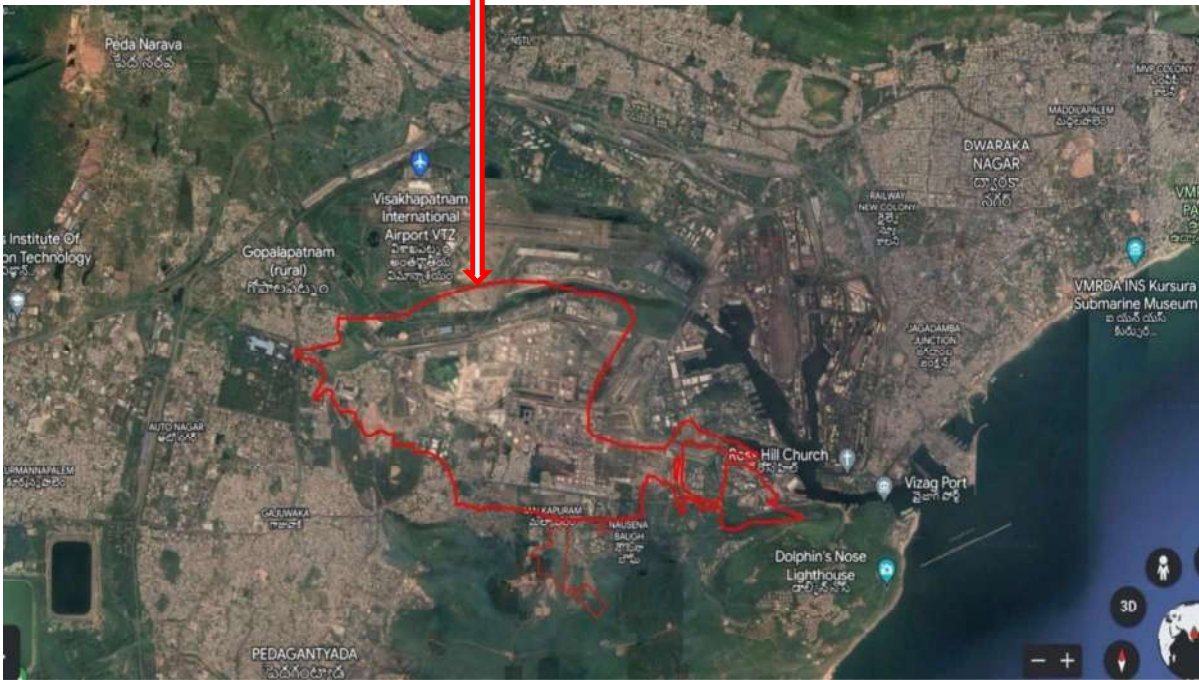




5. Zone-4
A. Zonal Map



B. Satellite View of Zone 4



C. List of Lessee in Zone 4

SI No	Name of the Lessee/ Licence	PURPOSE	Category	Area In Sq Meter
1	A.P.C.L	Pipeline	Prior to 2013 (DRA)	3606.62
2	A.P.C.Ltd.	Petrochemical Plant	Prior to 2013(DRA)	303514.50
3	Alufloride Ltd.	Plant	Industrial	28328.02
4	B.P.C.Ltd.	Tankages	Industrial	161874.40
5	B.P.C.Ltd.	Stacking & Distribution	Industrial	8093.72
6	B.P.C.L	Pipeline	Prior to 2013(DRA)	12140.58
7	BPCL	Truck Parking	Industrial	6183.60
8	Bothra Shipping Services	Warehouse	Prior to 2013(DRA)	18049.00
9	Bothra Shipping Services	Warehouse	Prior to 2013(DRA)	161.87
10	Balmer Lawrie& Co Ltd.,	Multi Model Logistic Park	Industrial	214584.75
11	Bellamount	Warehouse	Prior to 2013(DRA)	16187.44
12	C.F.L.	Fertiliser Plant	Industrial	1253272.07
13	CFL	Const. Of SILO	Industrial	5746.54
14	C. F. L.	Water Pipeline	Industrial	6701.60
15	C.F.L.(Sublease to HPCL)	Pipeline	Industrial	1281.00
16		Pipeline	Industrial	1281.00
17	C.F.L.(Sublease to HPCL)	Pipeline	Industrial	409.00
18	CIL	ROW (Road)	Industrial	2445.00
19	CIL	ROW (Road)	Industrial	390.00
20	CIL	ROW (Road)	Industrial	2250.00
21	Commissioner of Police	Police Station &Quarter	Industrial	1672.65
22	GVMC(GVSCL)	ROW	Industrial	1455.00
23	C.w.C. Ltd.,	Container Freight Stn	Industrial	45527.18
24	C.w.C. Ltd.,	Container Freight Stn	Industrial	3111.63
25	Continental ware housing	Ware house	Industrial	24281.16
26	Flag Officer-Command-in-Chief (Navy)	Transit area	Industrial	558749.96
27	Flag Officer-Command-in-Chief (Navy)	Approach road from parallel Bridges to Scindi Jn.	ROW Free of Cost	64668.82
28	Coast Guard (Upfront)	Office	Industrial	85145.93
29	FOC-in-C	Seamen Training Centre	Industrial	2500.00
30	G. E. Naval Base	12 Inches dia Pipeline.	Industrial	668.06
31	G. E. Naval Base	300 mm dia water pipeline.	Industrial	943.00
32	DRDO (Upfront)	Const. of Shipyard Facilities	Industrial	44515.46
33	Coast Guard (Upfront)	Infrastructure	Industrial	91054.35
34	Flag Officer-Command-in-Chief	ROW	Industrial	184.50
35	DRDO	ROW	Industrial	12.43
36	DRDO	Shpyard Facilities	Industrial	11776.36
37	DRDO	Fabrication Land	Industrial	12140.58
38	Flag Officer-Command-in-Chief	ROW	Industrial	95.00
39	Flag Officer-Command-in-	ROW	Industrial	32.40

	Chief			
40	Duraflex Services & Const. Tech. Ltd.	Godowns	Prior to 2013 (DRA)	23593.19
41	E.S.I Hospital	Hospital	Industrial	40966.36
42	E.I.P.L	LPG Storage	Prior to 2013(DRA)	202343.00
43	E.I.P.L.	Pipeline from HPCL to LPG	Prior to 2013(DRA)	3358.89
44	E.I.P.L	Pipelines	Prior to 2013(DRA)	6313.10
45	EIPL(Terminal to Oil Wharf)(ROW Permission)	ROW Terminal Oil Wharfage	Industrial	1486.95
46	EIPL(OH Jetty to Navy petrol bunk)(ROW Permission)	Pipeline	Industrial	144.00
47	EIPL(Pipeline Corridor to CFL Berth)	Pipeline	Industrial	4066.55
48	Eastern ware house corp	Warehouse	Prior to 2013(DRA)	14973.38
49	GAIL (Pipeline) (4.31=Z4)(3.19=Z6)	Pipeline	Prior to 2013(DRA)	30351.45
50	HPCL	Addl Tankage Proj.	Industrial	859188.85
51	H.P.C.L	Rly Gantry	Industrial	22698.43
52	H.P.C.L.	Addl.facility/ in LPG Plant	Prior to 2013(DRA)	10481.37
53	H.P.C.L.	Refinery	Prior to 2013(DRA)	2068066.87
54	HPCL	Rly Siding	Prior to 2013(DRA)	14568.70
55	H.P.C.L.	Oil Wharf	Prior to 2013(DRA)	5948.88
56	H.P.C.L.	Visakha Terminal	Industrial	60702.90
57	H.P.C.L.	CISF Barracks	Industrial	32374.88
58	H.P.C.L.	CISF Barracks	Industrial	8093.72
59	H.P.C.L.(Acs 0.1186)	Water Tank/	Industrial	480.00
60	H.P.C.L.	CISF Qtrs.	Industrial	8093.72
61	H.P.C.L.	Expansion of Rly Siding	Industrial	13233.23
62	H.P.C.L.	Rly. Lines	Prior to 2013(Basic)	10805.12
63	H.P.C.L.	LPG Plant	Industrial	71062.86
64	H.P.C.L	pipeline	Industrial	445.15
65	HPCL(VPL)	water pipeline	Industrial	5670.02
66	HPCL (19633.50M2 +1953.50M2 +ROU+Pig station)	Pipeline	Prior to 2013(Basic Upfront)	19829.61
67	HPCL (sublease by APCL FOR hpcl ROW pipeline (2800sqmtrs)	Parking of LPG tanker	Industrial	...
68	HPCL.	Pipelines	Industrial	589.68
69	HPCL.	Parking of LPG tanker	Industrial	16187.44
70	HPCL.	Valve Station	Industrial	12140.58
71	HPCL.	Green Belt	Industrial	8093.72
72	HPCL(Co-Terminus to Acs284-18) (upfront)	Modernisation of Refinery &Green Belt	Industrial	78954.24
73	HPCL (upfront)	Black oil Tank Wagon Gantry	Industrial	42572.97
74	HPCL (upfront)	Modernisation of Refinery	Industrial	4492.01
75	HPCL (upfront)	Expansion of Refinery	Industrial	141482.11
76	HPCL (upfront)	Expansion of Refinery	Industrial	202343.00

77	HPCL	Expansion of Refinery	Industrial	995.12
78	HPCL	Expansion of Refinery	Industrial	816.46
79	HPCL	RVF Pitch Road	Industrial	7082.01
80	HPCL	Transfer Fee	Industrial	7082.01
81	HPCL	Sub- Lease	Industrial	15175.73
82	HPCL	RVF Facilities	Industrial	53742.30
83	HPCL	ROW	Industrial	4757.00
84	HPCL	VRM Proj	Industrial	1597.86
85	HPCL	ROW	Industrial	1345.00
86	Hindustan Shipyard Ltd	Ship Building Yard	Prior to 2013 (Agreement Rate)	223103.39
87	Hindustan Shipyard Ltd	Ext. of Yard	Prior to 2013(DRA)	64749.76
88	Hindustan Shipyard Ltd	Dry Dock/ Dock Project	Prior to 2013(DRA)	109722.52
89	Hindustan Shipyard Ltd	Extn & development of Shipyard	Industrial	50990.44
90	Hindustan Shipyard Ltd	Dolphin 5&6 (768+800 M2)	Prior to 2013(DRA)	1568.00
91	Hindustan Colas	manufacture of Bitumen products	Prior to 2013 (Basic Upfront)	7094.15
92	Indian Potash Limited	Warehouses	Prior to 2013(Basic Upfront)	24281.16
93	Indian Maritime university	Construction of Office Building.	Prior to 2013 (Concessional / Nominal)	13087.55
94	CEMS	Training Institute	Industrial	7146.75
95	I.O.C. LTD.,(Upfront)	Terminal	Industrial	182108.70
96	I.O.C. LTD.,(Upfront)	Pipelines	Industrial	607.03
97	I.O.C. LTD.,(Upfront)	Rly siding	Industrial	647.50
98	I.O.C. LTD.,(Upfront)	Pipelines	Industrial	323.75
99	IOC(Upfront)	Terminal	Industrial	1114.81
100	IOC(Upfront)	Storage facilities	Industrial	7162.94
101	IOCL ROW for New Trestle Bridge	ROW	Industrial	0.00
102	IOCL ROW Paradip Hyd Pipeline	ROW	Industrial	0.00
103	IOC Ltd.	Truck Parking	Industrial	5790.00
104	IOC Ltd (ROW)	Terminal to T.T.Parking at Mkp.	Basic Industrial	60.00
105	IOC Ltd (ROW)	ROW	Basic Industrial	5163.00
106	India Potash Ltd.	Covered Godowns	Prior to 2013 (Basic Upfront)	48562.32
107	KRIBHCO	Godowns	Prior to 2013(Basic Upfront)	24281.16
108	LMJ International Limited	Storage Sheds	Prior to 2013 (Basic Upfront)	20234.30
109	LMJ International Limited	Storage Sheds	Prior to 2013 (Basic Upfront)	24281.16
110	Maruti Transport	Warehouse	Prior to 2013(DRA)	16187.44
111	BSNL	Telephone Exchange &Qtrs	Industrial	4046.86

112	Supdt. Of Post Office	Post Office	Industrial	1011.72
113	PrathyushaStevcone Pvt Ltd	Godowns	Prior to 2013(DRA)	24523.97
114	RCL (Plot No.3)	ware houses	Industrial	9429.18
115	Rain C-II (Plot No.5)	Godowns	Industrial	20234.30
116	Sarat Chatterjee &Co.	Construction of Warehouse Rly Lines, Backup Space & Rly sidings	Industrial	39456.89
117	Sarat Chatterjee &Co.	Warehouse	Industrial	9954.87
118	Sarat Chatterjee &Co.	Warehouse	Industrial	14488.16
119	VDR & Co.	Warehouse	Industrial	35410.03
120	V.C.T.P.L.	Container Freight Stn	Commercial	113494.19
121	Reliance Jio Infocom Ltd. (Way leave permissioin)	ROW	Industrial	56.46
122	Orissa Stevedores	Warehouse	Industrial	14002.14
123	Sravan Shipping	Weigh Bridge	Commercial	514.00
124	Sravan Shipping	Storage of Bio diesel &Petroluem Products	Industrial	4150.00
125	Sravan Shipping	covered shers	Industrial	8100.00
126	Infinite Shipping &EnggPvt. Ltd	Commercial Activity	Commercial	2853.00
127	E David Fernando		Commercial	343.90
128	S.R.Basha& Co	near Marine P	Commercial	930.77

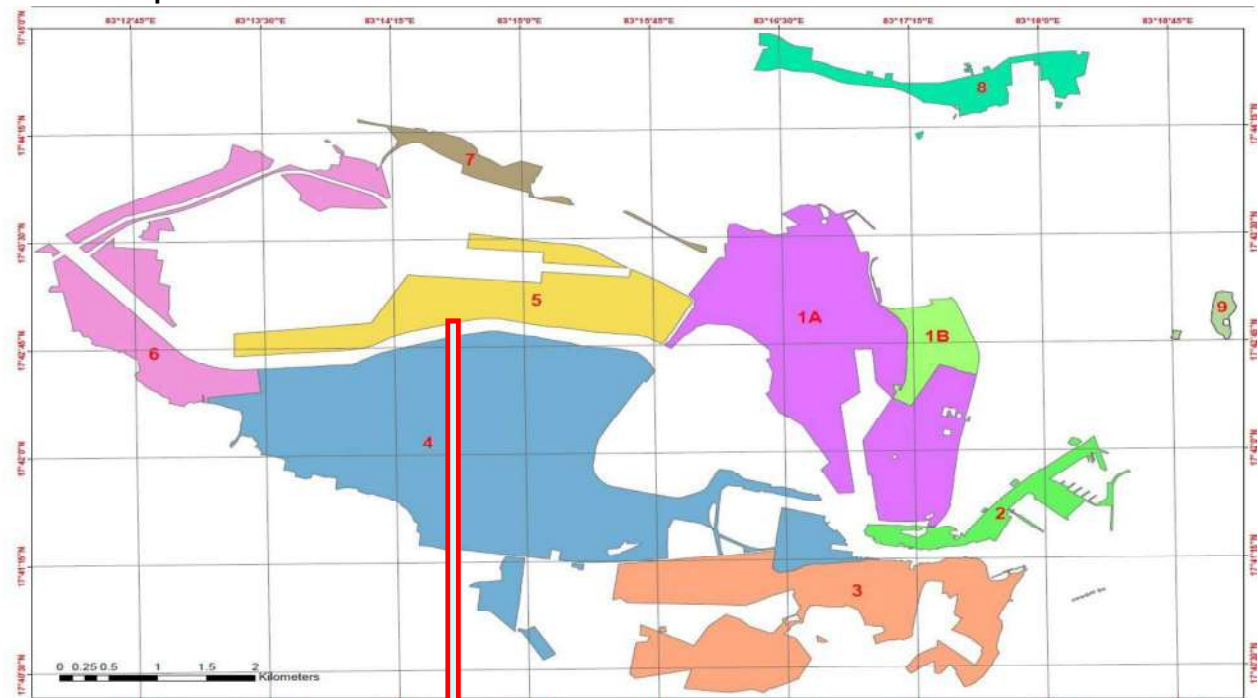
D. Photographs during Site visit: -



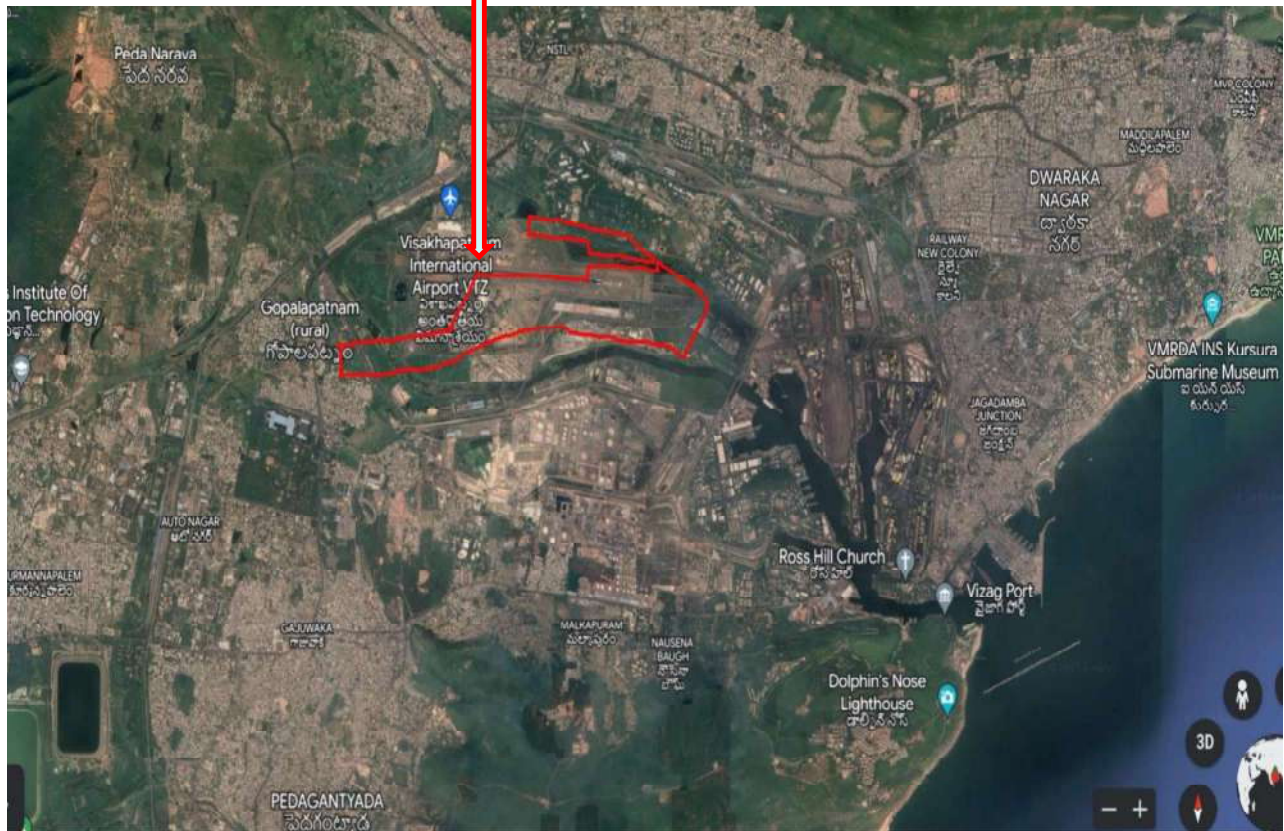




6. Zone-5
A. Zonal Map



B. Satellite View of Zone 5

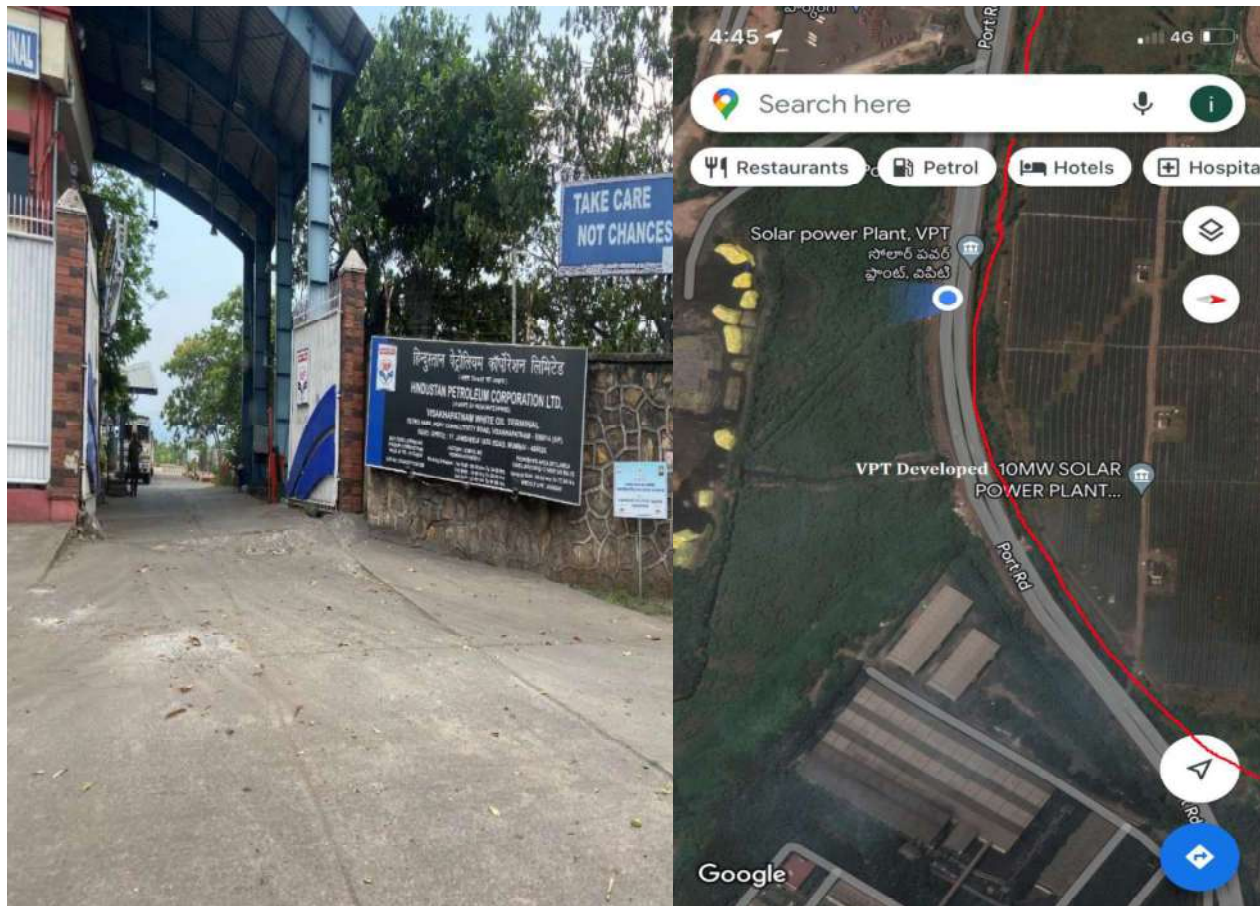


C. List of Lessee in Zone 5

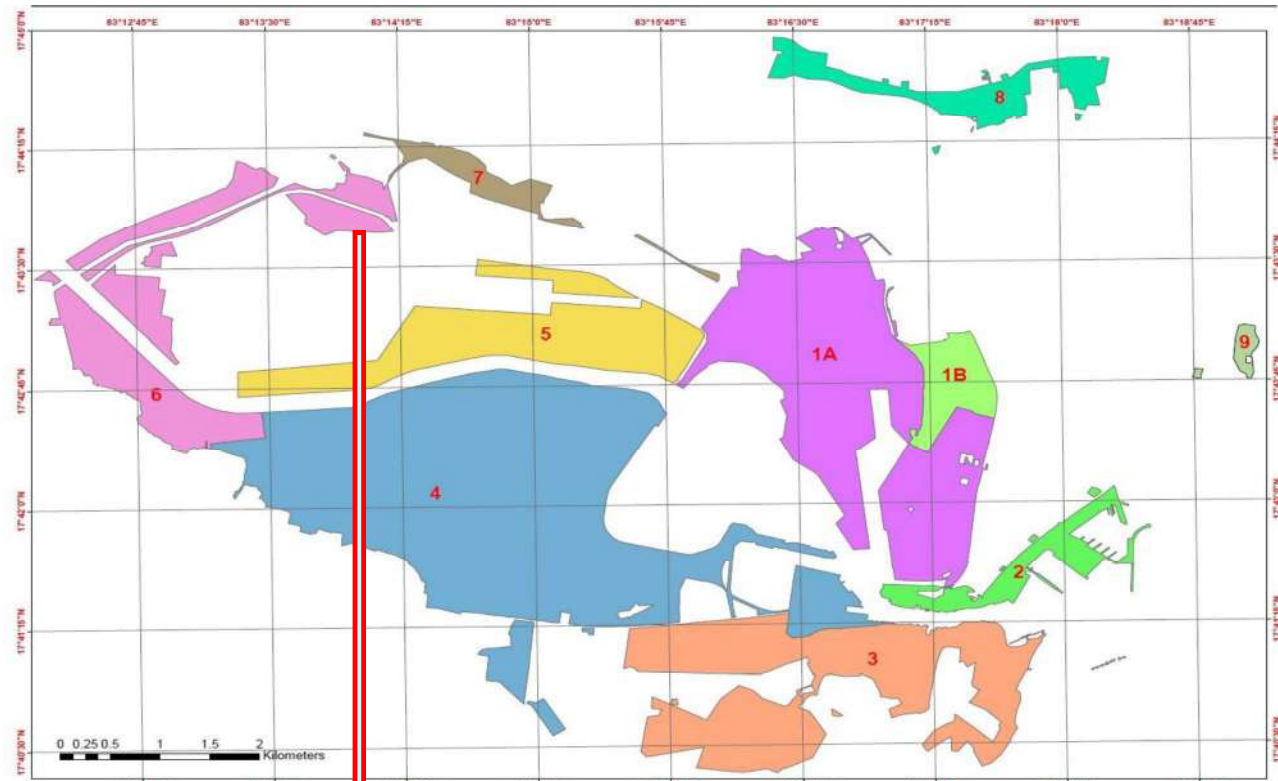
Sl No	Name of the Lessee/ Licence	PURPOSE	Category	Area In Sq Meter
1	BPCL.	Retail Oil outlet	Prior to 2013(DRA)	3884.99
2	-do-	Transit area	Industrial	18210.87
3	C.G.O	Air Enclave	Industrial	20234.30
4	Garrison Engineering (V-37)	ROW	Industrial	124.28
5	HPCL (NVRP)	Refinery expansion	Prior to 2013(Basic Upfront)	1150036.67
6	HPCL (Rly siding)	Pipe line	Prior to 2013(Basic Upfront)	16996.81
7	NHAI	Port Connectivity Road	Prior to 2013 (Concessional / Nominal)	390400.00
8	BSNL	ROW	Industrial	5.00
9	R.C.L.	Plant	Prior to 2013(DRA)	171991.55
10	Rain C-II	ware houses	Prior to 2013(Basic Upfront)	46660.30
11	Rain CII	Warehouse	Industrial	21812.58
12	Rain CII (ROW Permission)	ROW	Industrial	149.50
13	Rain CII Carbon	Petroleum Coke Project	Industrial	218570.91
14	Vizag Sea Port	ROW for Electrical Lines	Industrial	4952.11
15	Vizag Seaport Pvt. Ltd.	Stack yard	Commercial	36421.74
16	Algreen Future Transport & Logistics	Logistics	Commercial	17.58
17	Mechel	.	Commercial	199.91

D. Photographs during Site visit: -

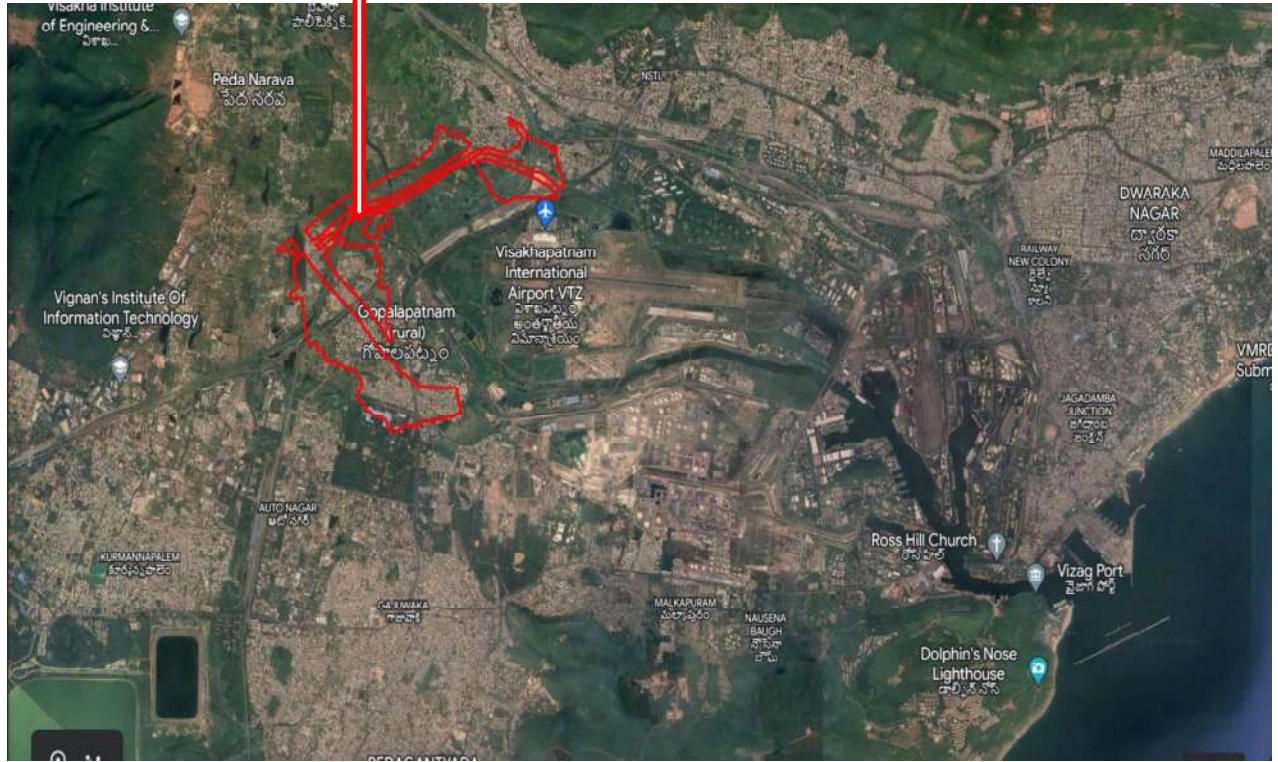




7. Zone-6
A. Zonal Map



B. Satellite View of Zone 6



C. List of Lessee in Zone 6

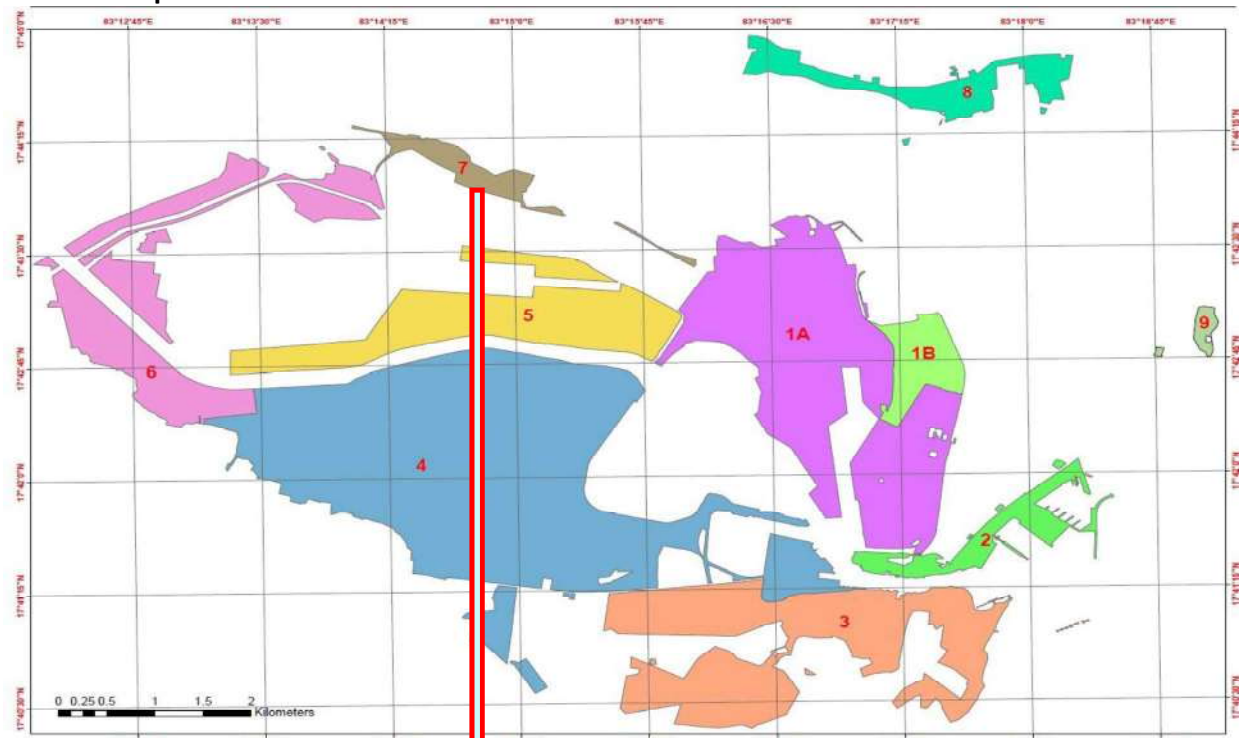
Sl No	Name of the Lessee/ Licence	Purpose	Category	Area In Sq Meter
1	BPCL Aviation	ATF fuelling facilities for flights	Commercial	4000.00
2	CONCOR	Container Freight Stn	Prior to 2013(Basic)	392869.17
3	CONCOR	Container Freight Stn	Industrial	44798.74
4	Gateway East India Pvt. Ltd.	Container Freight Stn	Prior to 2013(DRA)	80937.20
5	Gateway East India Pvt. Ltd.	Truck Parking	Industrial	18210.87
6	GAIL	LPG Dispatch station	Prior to 2013(DRA)	121001.11
7	M/s. HPCL	Pipeline (VVPL)	Prior to 2013(DRA)	16511.19
8	HPCL Aviation	ATF fuelling facilities for flights	Industrial	4800.00
9	Essar (Slurry Pipeline)	Slurry pipeline	Prior to 2013(DRA)	7162.94
10	APGDC	Gas Station	Industrial	9999.99
11	APGDC	PIPELINES	Industrial	1296.48
12	Sai Teja Solar Dry Fish	Solar	Commercial	101.17

D. Photographs during Site visit: -

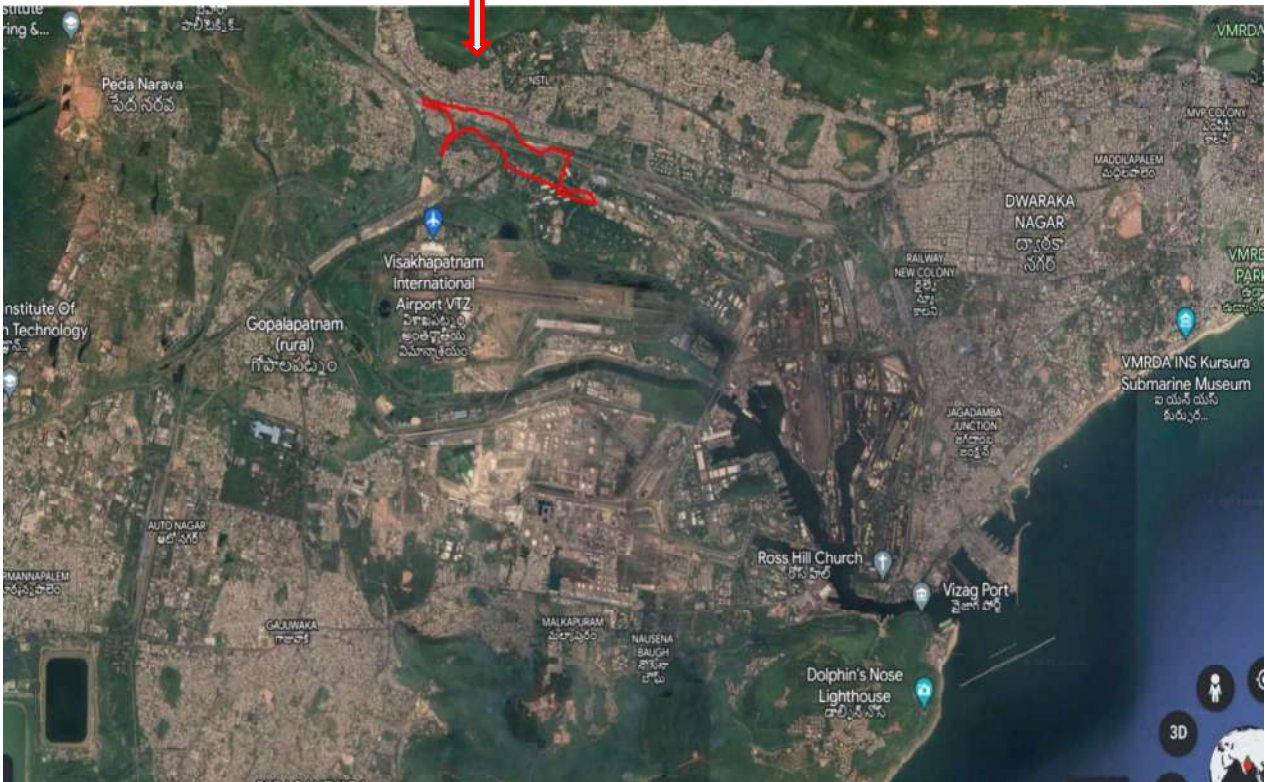




8. Zone-7
A. Zonal Map



B. Satellite View of Zone 7



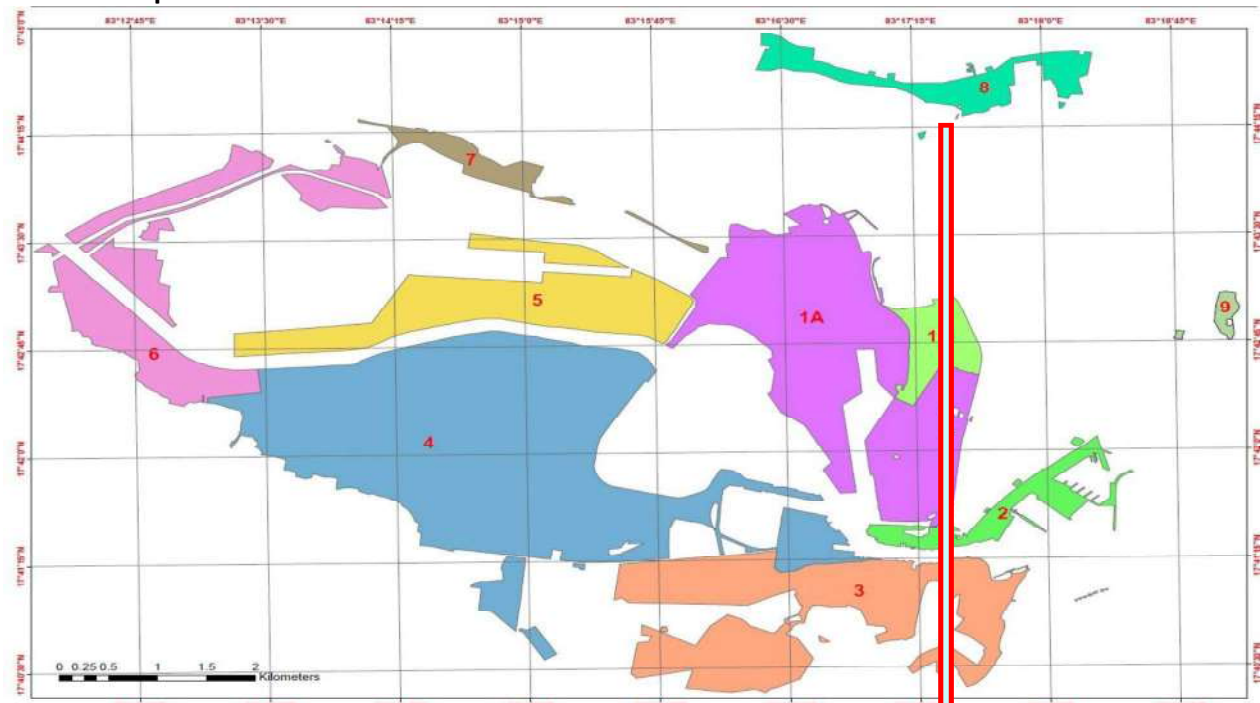
C. List of Lessee in Zone 7

Sl No	Name of the Lessee/ Licence	Purpose	Category	Area In Sq Meter
1	NAVY	600 mm dia pipeline	Industrial	23350.38
2	Sravan Shipping	Garage	Industrial	1116.00

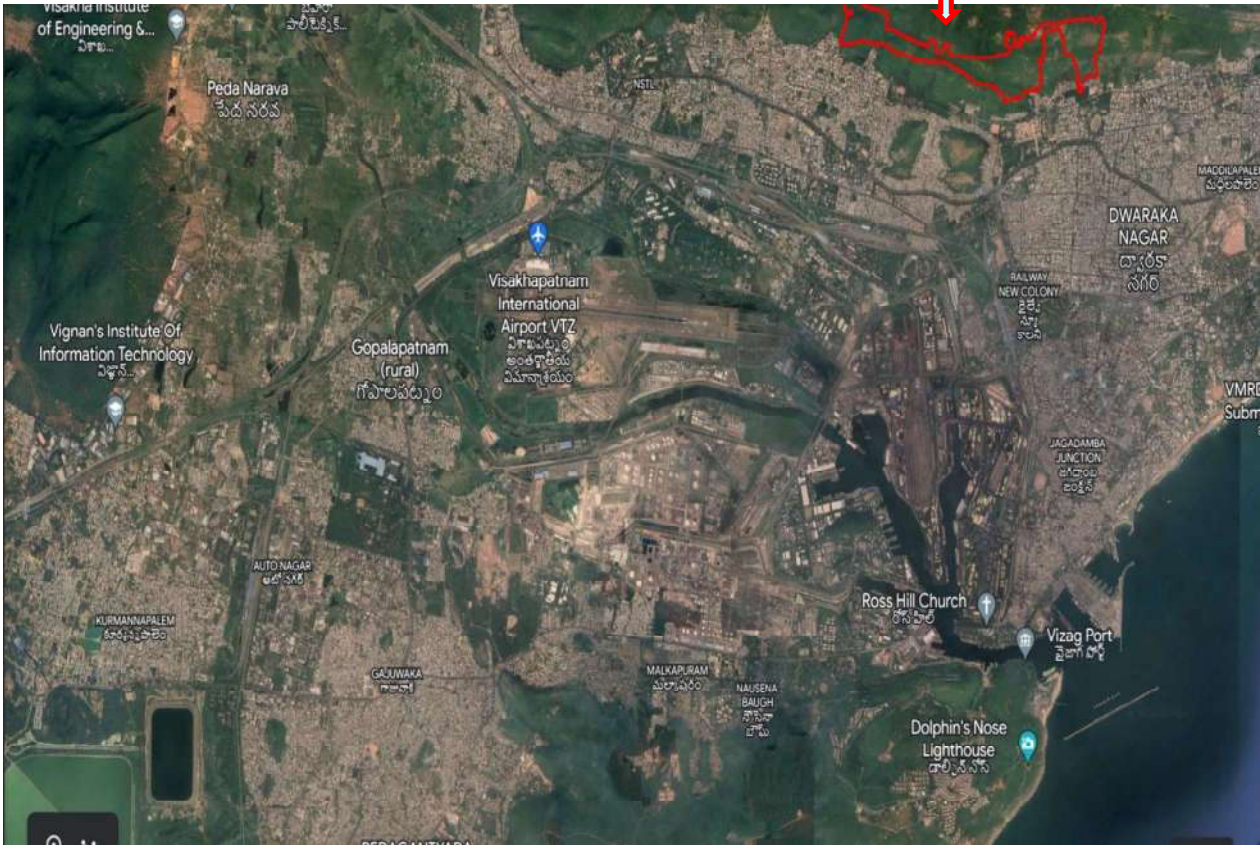
D. Photographs during Site visit: -



9. Zone-8
A. Zonal Map



B. Satellite View of Zone 8



C. List of Lessee in Zone 8

Sl No	Name of the Lessee/ Licence	PURPOSE	Category	Area In Sq Meter
1	Andaman & Nicobar	Passenger accommodation	Industrial	4046.86
2	Bharatiya Vidya Bhavan	Educational Institute	Prior to 2013(DRA)	969.07
3	BARC	Liaison Office & Staff quarters	Prior to 2013(Basic Upfront)	20234.30
4	GVMC	Pump House	Industrial	510.00
5	GVMC	Sulabh Complex	Industrial	200.00
6	GVMC	ROW	Industrial	605.00
7	GVMC	ROW	Industrial	404.35
8	Directorate of Light House & Light Ships	Staff Quarters	Prior to 2013(Basic Upfront)	5260.92
9	IOC Ltd.	Oil outlet	Industrial	661.20
10	ISPRL (DIBldg & Land)	Accommodation for Security Personnel	Residential	2282.00
11	ICWAI Bhavan	Office & Class Rooms	Prior to 2013(DRA)	1100.00
12	MMD	Quarters	Prior to 2013 (Concessional / Nominal)	2000.00
13	Plant Quarantine station.	Office & Lab	Prior to 2013(Basic Upfront)	300.00
14	APEPDCL	Substation	Commercial	250.83
15	Viswanath Avenues (India) Pvt Ltd	Approach Road	Industrial	415.00
16	Trion Properties Pvt Ltd	Non-Port related activity	Non-Port related activity	67177.90

D. Photographs during Site visit: -



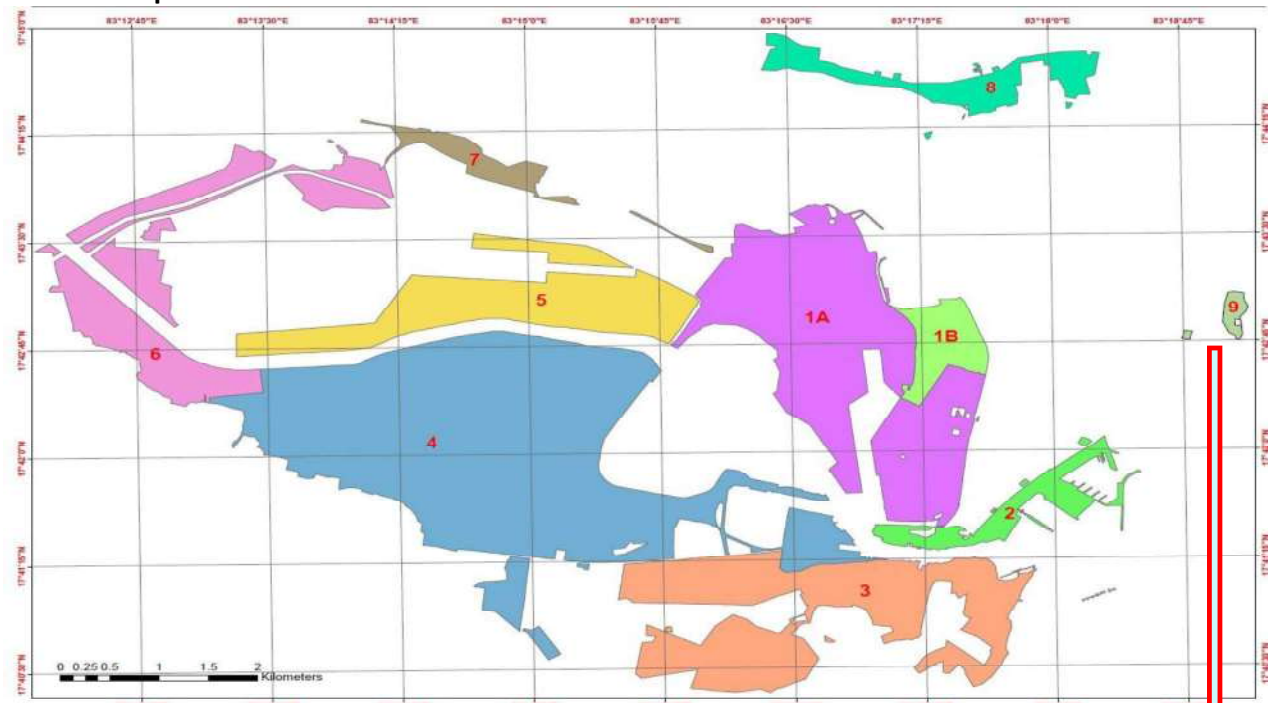




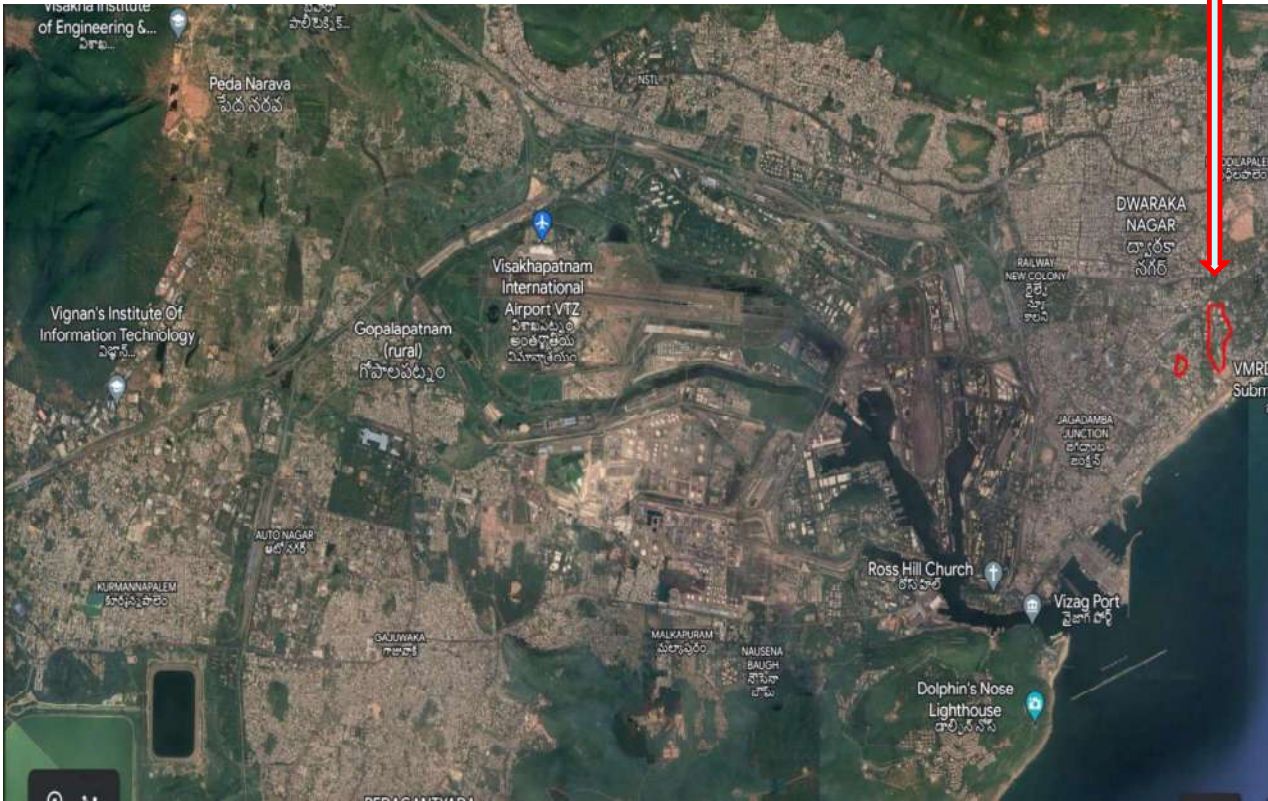


10. Zone-9

A. Zonal Map



B. Satellite View of Zone 9



C. List of Lessee in Zone 9

Sl No	Name of the Lessee/ Licence	Purpose	Category	Area In Sq Meter
1	M. M. Department.	Office	Prior to 2013(DRA)	1965.60
2	M.M. Department (Upfront)	Staff Quarters	Residential	820.00
3	Light House Beach Holidays (Pvt) Ltd.,	Commercial Activity	Commercial	3156.00

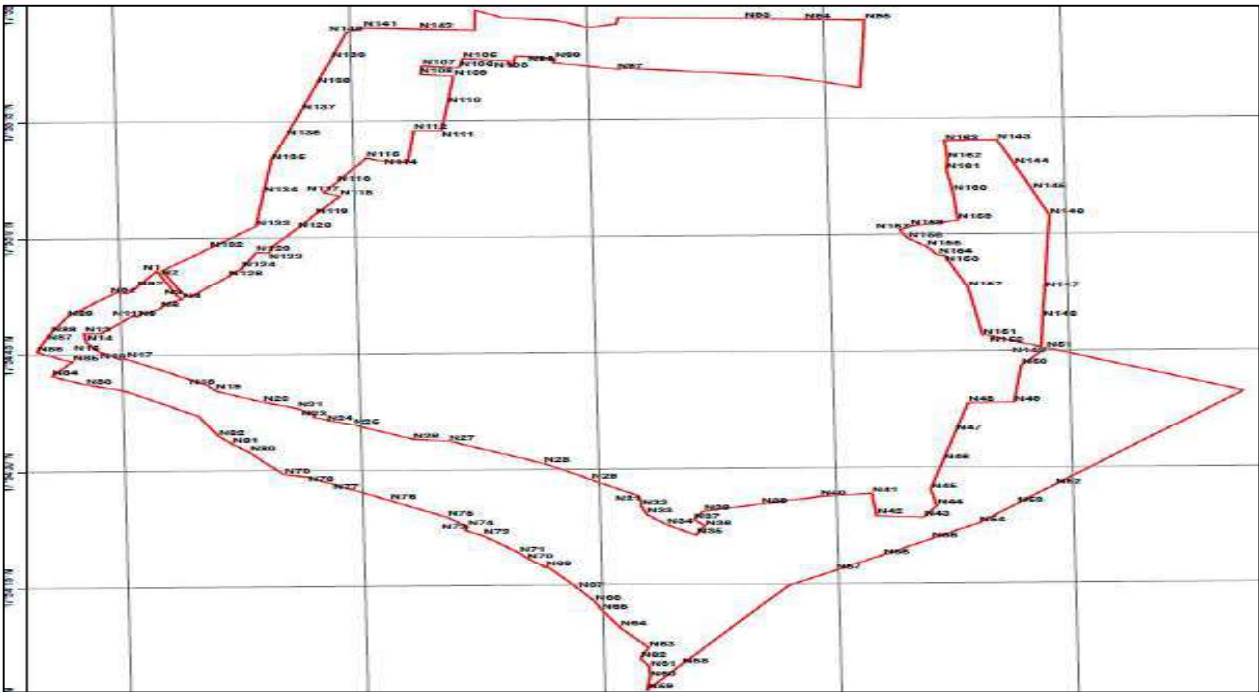
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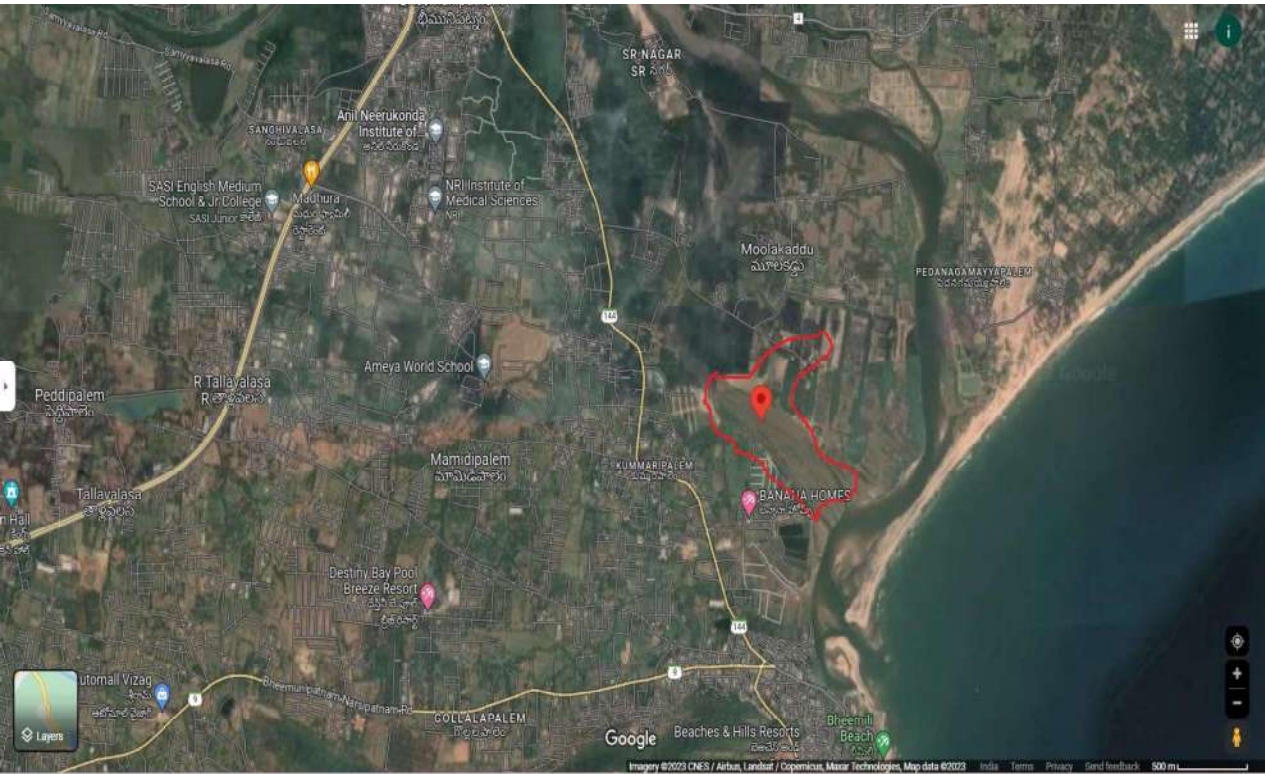




11. Zone-10
A. Zonal Map



B. Satellite View of Zone 10



C. List of Lessee in Zone 10

There is no any lessee in zone 10

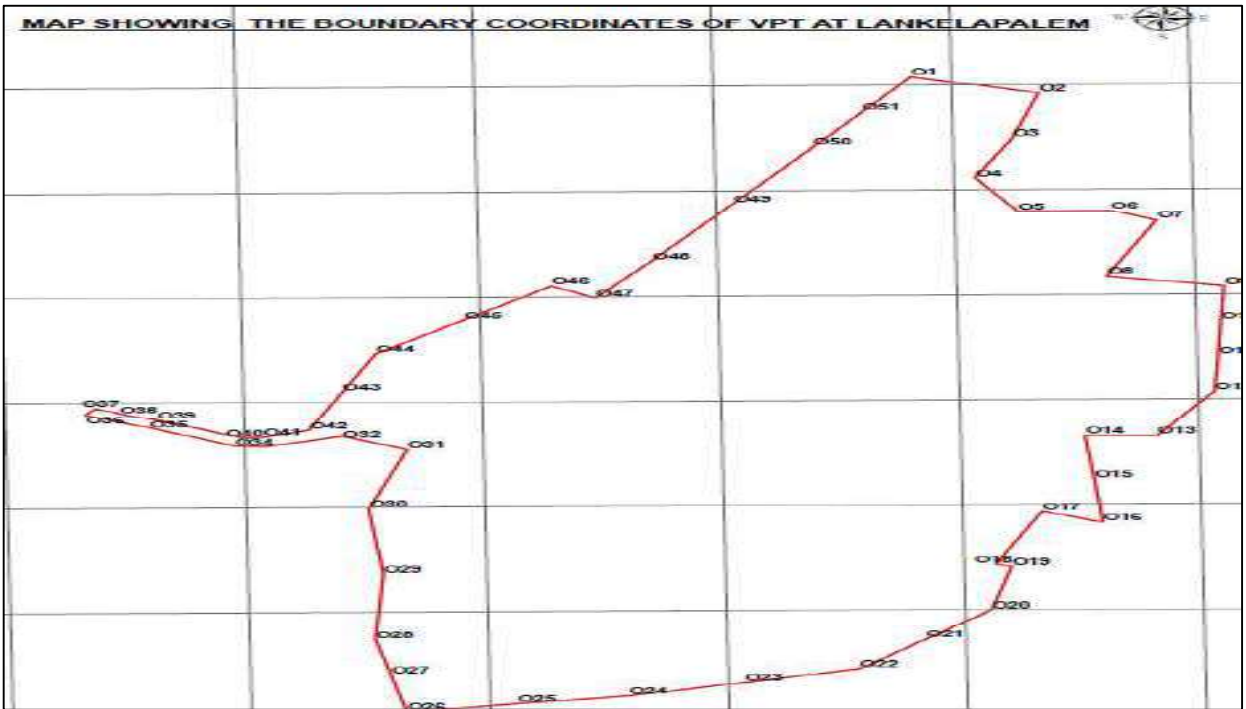
D. Photographs during Site visit: -



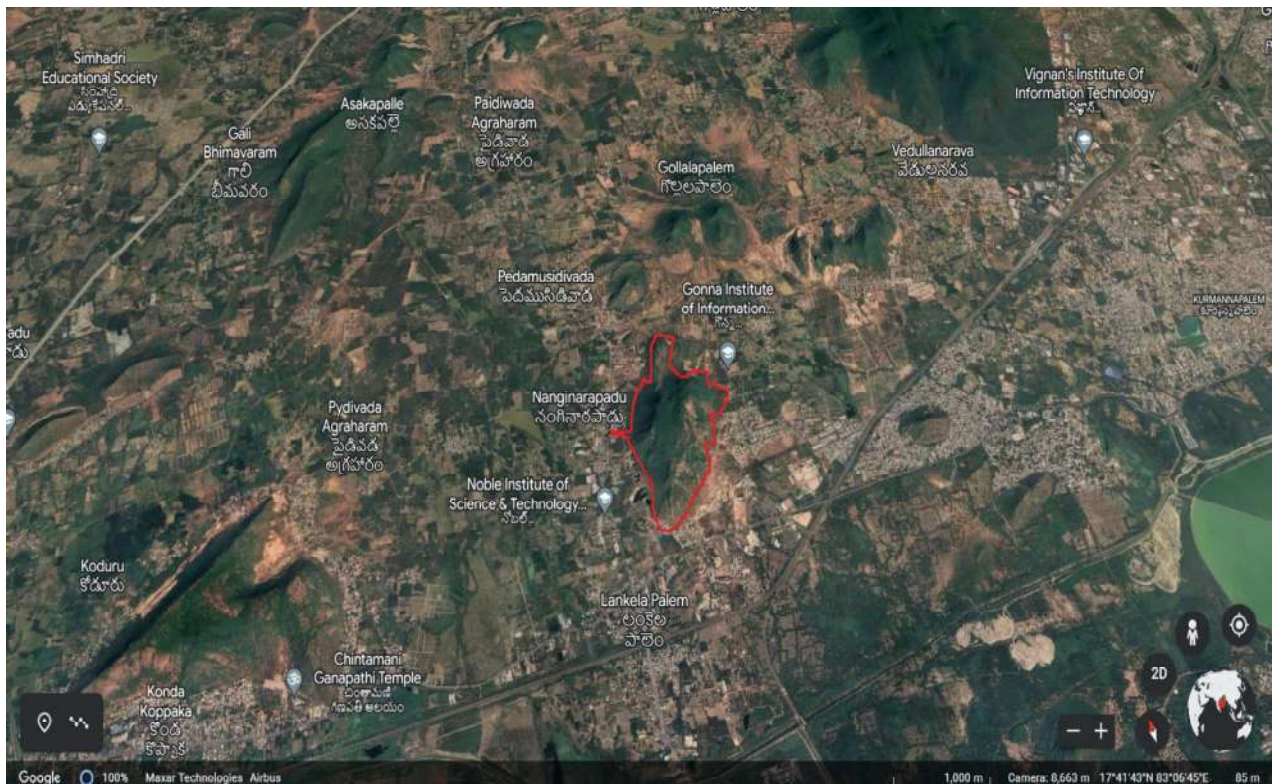


12. Zone-11

A. Zonal Map



B. Satellite View of Zone 10



C. List of Lessee in Zone 11

There is no any lessee in zone 11

D. Photographs during Site visit: -





5. Result & Conclusion

The Present Fair Market Value and lease rent @6% of Value of Land in Each Zone category wise for FY 2023-24 are mention in below table:

S.No.	Zone	Category	Land Use	(All in Rs. Per Sq. Yd)	(All in Rs. Per Sq. Meter)
				Present Fair Market Value Assessed for FY 2023-24	Price for Annual Lease Rent as per Land Policy Guideline Para 13. (C) Should be
1	1A	Port Related Activity	Industrial	5000	359
		Non-Port Related Activity	Commercial	14000	1005
2	1B	Port Related Activity	Industrial	9700	696
		Non-Port Related Activity	Commercial	22000	1579
3	2	Port Related Activity	Industrial	5100	366
		Non-Port Related Activity	Commercial	12000	861
4	3	Port Related Activity	Industrial	2400	172
		Non-Port Related Activity	Residential	3500	251
			Commercial	NA	NA
5	4	Port Related Activity	Industrial	3400	244
		Non-Port Related Activity	Residential	6200	445
			Commercial	9800	703
6	5	Port Related Activity	Industrial	3400	244
		Non-Port Related Activity	Commercial	17000	1220
7	6	Port Related Activity	Industrial	4100	294
		Non-Port Related Activity	Residential	7300	524
			Commercial	24000	1722
8	7	Port Related Activity	Industrial	3500	251
		Non-Port Related Activity	Commercial	15500	1112
9	8	Non-Port Related Activity	Residential	11000	773
			Commercial	14500	1050
10	9	Non-Port Related Activity	Residential	21000	1450
			Commercial	28000	2000
11	10	Port Related Activity	Multipurpose Use	1350	97
		Non-Port Related Activity		1350	97
12	11	Port Related Activity	Multipurpose Use	900	65
		Non-Port Related Activity		900	65

Note- 6% of Fair market Value is considered as rent amount per annum per Sqmtr as per the TAMP rate.

** The land has been called for auction at market prevailing rate i.e., 6% of fair market value, but no participation has been received on second and third call of tenders for the zone 8 & 9 (commercial category). Considering the local market demand and auction history of the said land we here by suggesting additional 50% discount on lease amount for only commercial category of Zone 8 & 9.

The port may fix the tenure of lease for a period which is more than 30 years and the lease rental should be either upfront premium or premium payable annually and interest at the rate of Government Security prevalent at the time of grant of lease.

The Port may decide to invite bids either on

- (i) Upfront premium basis, where the bidding parameter is the one-time upfront payment offered by the bidder for the lease period and a nominal lease rent of Rs. One per square meter to be collected every year for the currency of lease period.
- (ii) Premium basis, quoted by the bidder over and above the reserve Price in terms of the annual lease rent calculated as 6% of the value of land.

While leasing out the land on upfront basis, the Board shall fix the reserve Price which would be the Net Present Value of the sum total of annual lease rentals calculated as 6% of the land value escalated annually at the rate approved by the Board i.e. 2%.

The discount factor would be the longest-term government Security rate as per the latest RBI Bulletin i.e. from 4% to 6%. In both cases.

The Port shall keep equivalent of two years rentals as security deposit.

Disclaimer: - This report is prepared with the available records & information, verbal enquires from various sources, data bank & utilizing our previous experience & best of our knowledge, belief & judgment. We trust this report will serve the purpose as anticipated.

The undersigned shall not be responsible in case of dispute with regard to ownership of the property.

Declaration: -

We hereby declare that –

- a. The information furnished above is true & correct to the best of my knowledge & belief;
- b. We have no direct or indirect interest in the assets valued;
- c. We have personally inspected the assets;

Date: 20.09.2023

For, Ms/. Vishvakarma Consultancy Services Pvt Ltd.

Authorized Signatory