

In exercise of the powers conferred under Section 27(1)(b) and 22(2) of the Major Port Authorities Act, 2021, Clause 7.5 of Tariff Policy for Major Port Authorities, 2021 and Rule No.4 of Major Port Authorities (Master Plan and Application of Funds from Non Port related Use) Rules,2021, the Board of Mumbai Port Authority hereby publish for remarks/comments from Stakeholders the Proposed Scale of Rates (SoR) and conditions for Revision of lease rentals for land, Rentals for Port Authority Owned structures, Spl. Way leave Fees, Service Charges and Charges for Temporary Use of Mumbai Port land / structure for the period from 01.10.2022 to 30.09.2027 effective from 01.06.2023 based on Fair Market Value derived and recommended by Shri Avinash Pendse, Govt. approved Valuer (Empanelled with Bombay High Court) and accepted and recommended by LAC / SoR committee and approved by the Board.

**2. Proposed Scale of Rate (SoR) for MbPA Land for the period 01.10.2022 to 30.09.2027 effective from 01.06.2023**

Sr.No	RR Zone 2022-23	RR Division	Location	Proposed FMV for SoR 2022-23 in Rs. Per sqm.	Proposed SoR per sqm. p.m. @6% return per annum effective from 01.06.2023 Rs. Ps.
1	1/3B	Colaba	COLABA CAUSEWAY ROAD	281708.00	1408.54
2	1/3C	Colaba	OUTSIDE COLABA COLONY	284518.00	1422.59
3	1/4A	Colaba	PILOT BUNDER	247830.00	1239.15
4	1/6B	Colaba	SASOON DOCK NEAR GATE	248535.00	1242.68
5	1/6C	Colaba	APPOLO RECLM & SASOON DOCK	227194.00	1135.97
6	2/9A	Fort	MODY BAY	195730.00	978.65
7	2/12A	Fort	DHANRAJ MAHAL	221400.00	1107.00
8	2/13B	Fort	G.P.O. YELLOWGATE P.D'MELLO RD	195933.00	979.67
9	2/22A	Fort	BALLARD ESTATE	201948.00	1009.74
10	2/23A	Fort	INDIRA DOCKS / BPX		
			Commercial Activities	330000.00	1650.00
			Port Related Activities	152100.00	760.50
			Existing Lettings	195120.00	975.60
11	2/34A	Fort	INDIRA DOCKS (NORTH)	170730.00	853.65
12	3/35C	Princess Dock	ELPHINSTONE ESTATE (TPS)	85690.00	428.45

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Sr.No	RR Zone 2022-23	RR Division	Location	Proposed FMV for SoR 2022-23 in Rs. Per sqm.	Proposed SoR per sqm. p.m. @6% return per annum effective from 01.06.2023 Rs. Ps.
13	3/35D	Princess Dock	MANSON ROAD	80980.00	404.90
14	3/36A	Princess Dock	VICTORIA DOCK (VD)	142400.00	712.00
15	3/36B	Princess Dock	P&V DOCKS & UPTO WORKSHOP		
			Commercial Activities	330000.00	1650.00
			Port Related Activities	152100.00	760.50
			Existing Lettings	83513.00	417.57
16	7/64B	Cumbala Hill	CUMBALA HILL (CHAIRMAN BUNGLOW)	596770.00	2983.85
17	7/66G	Cumbala Hill	CUMBALA HILL (ABUTTING TO ROAD)	596770.00	2983.85
18	10/78G	Mazgoan	EKTA NAGAR	103560.00	517.80
19	10/78H	Mazgoan	AREA BTN LINK RD & P.D'MELLO RD	93043.00	465.22
20	10/79B	Mazgoan	REAY ROAD GHODAPDEO	82810.00	414.05
21	10/79C	Mazgoan	COTTON DEPOT (SOUTH)	70980.00	354.90
22	10/80A	Mazgoan	DARUKHANA/MDL	88960.00	444.80
23	11/84J	Parel Sewri	COTTON GREEN KALACHOWKEY	111350.00	556.75
24	11/84H	Parel Sewri	SEWRI (WEST)	115844.00	579.22
25	11/84I	Parel Sewri	SEWRI B.D.D.CHAWL	119450.00	597.25
26	11/85B	Parel Sewri	COTTON DEPOT / COAL DEPOT UPTO HAY BUNDER	76788.00	383.94
27	11/85C	Parel Sewri	PART COTTON DEPOT & RCD	71558.00	357.79
28	11/86B	Parel Sewri	SEWRI (E)/STP/SEWRI FORT	77748.00	388.74
29	13/97A	Worli	WORLI	229040.00	1145.20
30	14/101C	Dadar Naigoan	WADALA EAST - OIL COMPANIES	69470.00	347.35
31	14/101D	Dadar Naigoan	WADALA EAST -COLONIES	74930.00	374.65
32	15/105F	Salt Pan	SALT PAN	74400.00	372.00

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Sr.No	RR Zone 2022-23	RR Division	Location	Proposed FMV for SoR 2022-23 in Rs. Per sqm.	Proposed SoR per sqm. p.m. @6% return per annum effective from 01.06.2023 Rs. Ps.
33	16/110A	Matunga	WADALA NORTH, RAVALI JUNCTION	160230.00	801.15
34	17/116A	Mahim	MAHIM	149570.00	747.85
35	17/119	Mahim Bunder	MAHIM BUNDER	144933.00	724.67
36	90/419D	Mahul	MAHUL	22880.00	114.40
37	96/436E	Anik	PIRPAU	64480.00	322.40
38	99/463A	Borla	GOVANDI	156350.00	781.75
39	100/471C	Deonar	GOVANDI	156350.00	781.75
40	JD Island	Jawahar Dweep	Jawahar Dweep	24628.00	123.14
41	26/81	Titwala	TITWALA	23400.00	117.00
42	Karanja	Karanja	Karanja	2780.00	13.90
43	124/574	Palm Acres	Mulund	102240.00	511.20
44	22/140A	Bandra Quarters	Bandra (West)	311160.00	1555.80
45	Thal	Thal	Thal- Alibaug	5160.00	25.80
46	Kanhoji Angre	Kanhoji Angre	Alibaug	5160.00	25.80

Notes:

- i) SoR is for the period 01.10.2022 to 30.09.2027 effective from 01.06.2023.
- ii) Annual escalation of 2% every October would be applicable on the SoR. First such escalation will be on 01.10.2023.
- iii) This SoR is applicable to all Expired leases, Fifteen Monthly leases, Monthly Tenancies, Licenses & Leave Licenses, etc.
- iv) The Reserve Price i.e. upfront premium or annual rent for renewal of expired leases and fresh allotments as per PGLM 2015 shall be based on this SoR.
- vi) The above rates are for FSI 1.00 which would be the minimum chargeable and actual quantum of Rent/compensation will be worked out on the base rate and factor as may be recommended by the committee appointed for the purpose of applicability of FSI.

- vii) SoR rates are exclusive of all Taxes (GST, Municipal Taxes, etc.), Service Charges, Penalties, and Interest etc. Same are separately payable by lessees/ tenants/ licensees, as may be applicable.
- viii) The above rates are applicable for Non–Home Occupations. For existing Home occupations as on MbPA record, the rates would be 75% of the SoR. The rate for Mixed user being in the proportion of respective use.
- ix) The rate applicable for Fish based user would be 50% of SoR.
- x) Rate for water bodies is applicable at 50% of the SoR rates of abutting land.
- xi) These rates are not applicable to occupations given on nominal rent basis.
- xii) If any of the area outside custom bonded and bunder area in the respective RR Zone is used for Dock related use, then for such limited area the Dock Scale of Rates (DSR) would be applicable with recommendation of LAC and after approval of Board on case to case basis and not the above SoR.
- xiii) The applicable MCGM cesses will be billed separately over and above the SoR rates for monthly tenants and licenses for tenures less than 1 year or wherever applicable.
- xiv) Whether demanded or not, rent/ compensation/ license fee for a month would have to be paid by the tenants/ lessees/ licensees/ occupants on or before the 15th day of each succeeding month and delayed payment of rent/compensation would attract levy of interest in term of Board’s policy from time to time. The rate of interest chargeable at present is 15% per annum.
- xv) Board may review this SoR for implementation in terms of the Policy Guidelines issued by Ministry or Government from time to time and any such revision would only have prospective effect.

**3. SoR for Port Authority owned buildings/structure would be as follows:**

The base lease rentals as on 1.06.2023 for the Port Authority Building/ Structures will be calculated based on the following formula:

Lease Rentals as on 1.06.2023 per sqm per month = Approved Land Lease Rentals applicable for the zone per sq.m per month + ( 6% X (80% of Cost of structure as given in the TABLE -1 based on the type of the building/structure x Percentage value after depreciation as given in TABLE-2 based on age of the Building and type of building) / 12).

**TABLE – 1**

**Cost of new construction as per types of construction**

**(basaed on Stamp Duty Reckoner,Mumbai 2022-23)**

Sr.No	Type of Construction	Cost per Sq.Mtr (Built-up) in Rs.
A)	<b>R.C.C. Construction</b> R.C.C. slabs, Brick / Concrete wall, joint with cement mortar, cement plastered wall, tiles flooring	30250
B)	<b>Other Pukka Construction</b> Load bearing Structure, R.C.C slab, Brick wall, cement plastered, kaccha or cement flooring	24544
C)	<b>Semi/Half Pukka Construction</b> Load bearing structure, wall made of brick or stone with mud, Shahbad floor, mud or other type of flooring, roof other than slab	17325
D)	<b>Kaccha Construction</b> Wall of Mud bricks, Mud Gilav, with roof of clay tiles/asbestos or tin	11117

Notes:

- 1) RCC Construction – RCC Frame structure, RCC slab, Brick/Concrete wall, joint with cement mortar, cement plastered wall, tiles flooring.
- 2) Other Pucca Construction – Load bearing structure, RCC slab, Brick wall, inside and outside plaster, kaccha or cement flooring
- 3) Semi/Half Pukka Construction – Load bearing structure, wall made of brick or stone with mud, Shahbad floor, mud or other type of flooring roof other than slab.
- 4) For Industrial shed less than 9 meter in Height 75% rate of RCC construction rate should be considered and for Industrial Shed more than 9 meter in Height 100% rate for RCC construction rate should be considered.
- 5) For construction upto Jota (plinth) level 20% of new construction cost as per above table is to be considered.

- 6) For construction upto stilt parking slab level 30% of new construction cost as per above table is to be considered.

**TABLE-2**

**Depreciation rates of Buildings**

**(As per Stamp Duty Ready Reckoner, Mumbai, 2022-23)**

Completed age of building in year	Value in percent after Depreciation	
	RCC structure / other Pukka Structures	Cessed Building, Half or Semi Pukka Structure & Kachha structure
0 to 2 years	100%	100%
Above 2 & upto 5 years	95%	95%
Above 5 years	After initial 5 year for every year 1% deprecation is to be considered. However maximum deduction available as per this shall be 70% of market value rate.	After initial 5 year for every year 1.5% deprecation is to be considered. However maximum deduction available as per this shall be 85% of market value rate.

Notes:

1. Type of construction and percentage of depreciation based on age of structure will be considered for calculation of PT structure rentals as given in Table-1 and Table 2 respectively.
2. The above lease rentals with annual escalation shall be for the period 01.10.2022 to 30.09.2027 and shall effective for the period 01.06.2023 to 30.09.2027.
3. The lease rent is subject to an increase @ 2% p.a. and the first such increase shall be effective from 01 October 2023.
4. Rent will be worked out on the basis of actual Built- Up Area, subject to minimum of FSI 1.00.
5. Above rates are exclusive of all Taxes (GST, Municipal Taxes, etc.), Service Charges, Penalties, and Interest etc. Same are separately payable by lessees/ tenants/ licensees, as may be applicable.
6. The rates are applicable to all the Expired Leases, Monthly Tenancies, Fifteen Monthly Leases and Licenses falling in the respective Ready Reckoner Zones.
7. These rates are not applicable to occupations given on nominal rents to public bodies and for public amenities.
8. If any of the area outside custom bonded and bunder area in the respective RR Zone is used for Port related use, then for such limited area, the Dock Scale of Rates (DSR) can

be made applicable with recommendation of LAC and after approval of Board. This decision will be taken on case to case basis.

9. Whether demanded or not, rent/ compensation/ license fee for a month would have to be paid by the tenants/ lessees/ licensees/ occupants on or before the 15th day of each succeeding month and delayed payment of rent/compensation would attract levy of interest in term of Board's policy from time to time. The rate of interest chargeable at present is 15% per annum.

4. Special Way Leave charges:

**Proposed Scale of Rates 2022-2027 for Special Way Leave permissions:**

Sr.No	RR Zone 2022-23	RR Division	Location	RR 2022-23 Land Value per sqm.	Proposed SoR per sqm. p.m. @ 6% return per annum effective from 01.06.2023 Rs. Ps.
(A)	(B)	(C)	(D)	(E)	(F)
1	1/3B	Colaba	COLABA CAUSEWAY ROAD	267850.00	1339.25
2	1/3C	Colaba	OUTSIDE COLABA COLONY	229670.00	1148.35
3	1/4A	Colaba	PILOT BUNDER	147830.00	739.15
4	1/6B	Colaba	SASOON DOCK NEAR GATE	220860.00	1104.30
5	1/6C	Colaba	APPOLO RECLM & SASOON DOCK	192050.00	960.25
6	2/9A	Fort	MODY BAY	142690.00	713.45
7	2/12A	Fort	DHANRAJ MAHAL	221400.00	1107.00
8	2/13B	Fort	G.P.O. YELLOWGATE P.D'MELLO RD	176390.00	881.95
9	2/22A	Fort	BALLARD ESTATE	107650.00	538.25
10	2/23A	Fort	INDIRA DOCKS / BPX	104890.00	524.45
12	3/35C	Princess Dock	ELPHINSTONE ESTATE (TPS)	85690.00	428.45
13	3/35D	Princess Dock	MANSON ROAD	80840.00	404.20
14	3/36A	Princess Dock	VICTORIA DOCK (VD)	90430.00	452.15
15	3/36B	Princess Dock	P&V DOCKS & UPTO WORKSHOP	64860.00	324.30
16	7/64B	Cumbala Hill	CUMBALA HILL (CHAIRMAN BUNGLOW)	219770.00	1098.85
17	7/66G	Cumbala Hill	CUMBALA HILL (ABUTTING TO ROAD)	336000.00	1680.00
18	10/78G	Mazgoan	EKTA NAGAR	61830.00	309.15
19	10/78H	Mazgoan	AREA BTN LINK RD & P.D'MELLO RD	40650.00	203.25
20	10/79B	Mazgoan	REAY ROAD GHODAPDEO	75510.00	377.55



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Sr.No	RR Zone 2022-23	RR Division	Location	RR 2022-23 Land Value per sqm.	Proposed SoR per sqm. p.m. @ 6% return per annum effective from 01.06.2023 Rs. Ps.
21	10/79C	Mazgoan	COTTON DEPOT (SOUTH)	31310.00	156.55
22	10/80A	Mazgoan	DARUKHANA/MDL	36060.00	180.30
23	11/84J	Parel Sewri	COTTON GREEN KALACHOWKEY	88970.00	444.85
24	11/84H	Parel Sewri	SEWRI (WEST)	62980.00	314.90
25	11/84I	Parel Sewri	SEWRI B.D.D.CHAWL	96800.00	484.00
26	11/85B	Parel Sewri	COTTON DEPOT / COAL DEPOT UPTO HAY BUNDER	37090.00	185.45
27	11/85C	Parel Sewri	PART COTTON DEPOT & RCD	45080.00	225.40
28	11/86B	Parel Sewri	SEWRI (E)/STP/SEWRI FORT	35080.00	175.40
29	13/97A	Worli	WORLI	144370.00	721.85
30	14/101C	Dadar Naigoan	WADALA EAST - OIL COMPANIES	42230.00	211.15
31	14/101D	Dadar Naigoan	WADALA EAST - COLONIES	74930.00	374.65
32	15/105F	Salt Pan	SALT PAN	53800.00	269.00
34	17/116A	Mahim	MAHIM	141790.00	708.95
35	17/119	Mahim Bunder	MAHIM BUNDER	95970.00	479.85
36	90/419D	Mahul	MAHUL	22880.00	114.40
37	96/436E	Anik	PIRPAU	47210.00	236.05
38	99/463A	Borla	GOVANDI	69290.00	346.45
39	100/471C	Deonar	GOVANDI	156350.00	781.75
40	JD Island	Jawahar Dweep	Jawahar Dweep	-	-
41	26/81	Titwala	TITWALA	8600.00	43.00
42	Karanja	Karanja	Karanja	2780.00	13.90
43	124/574	Palm Acres	Mulund	59950.00	299.75
44	22/140A	Bandra Quarters	Bandra (West)	282910.00	1414.55
45	Thal	Thal	Thal- Alibaug	3350.00	16.75
46	Kanhoji Angre	Kanhoji Angre	Alibaug	5160.00	25.80

**Proposed Scale of Rates for Special Way Leave Rates for the pipelines laid on TRESTLE at Pir-Pau for the period from 01.10.2022 to 30.09.2027 effective from 01.06.2023**

Sr, No,	Period	Rate per sq. mtr. Per month for 300 mm dia pipeline laid at old Pir Pau Jetty and First Chemical Berth (RS.)	Rate per sq. mtr. Per month for 300 mmdia pipeline laid at Second Chemical Berth (RS.)
1.	1.06.2023 to 30.09.2023	265.49	309.57
2.	1.10.2023 to 30.09.2024	270.80	315.76
3.	1.10.2024 to 30.09.2025	276.21	322.08
4.	1.10.2025 to 30.09.2026	281.74	328.52
5.	1.10.2026 to 30.09.2027	287.37	335.09

Notes:

- (i) Special Way Leave charges for land are calculated as per the Board's policy from time to time based on 6% per annum return on the land values as per the Stamp Duty Ready Reckoner for the year 2022-23 and would be applicable for the period 01.06.2023 to 30.09.2027.
- (ii) Way leave fees will increase annually by 2% every October. First such 2% increase will be effected from 01.10.2023.
- (iii) Formula for calculation of Way Leave fee would be as follows:
- (a) Way Leave Fee per sq.m. per month on land**  
= length of pipeline X  $\frac{(\text{External dia including insulation} + 600 \text{ mm})}{1000 \text{ mm}}$  X Rate applicable  
(subject to a minimum of width one meter)
- (b) Way Leave Fee per month applicable for pipeline on trestle**  
= length of pipeline X  $\frac{(\text{External dia in mm including insulation})}{300 \text{ mm}}$  X Rate applicable
- (c) Way Leave Fee per month for Marine Loading Arm**  
= Length of loading Arm on Trestle X  $\frac{(\text{External dia including insulation})}{300 \text{ mm}}$   
+ (Area of base plate + Area of Control Panel & Hydraulic Power Pack) X Rate applicable
- (iv) SoR rates are exclusive of all Taxes (GST, Taxes, etc.), Penalties, and Interest, etc. Same are separately payable by lessees, as may be applicable.

- (v) The Special Way Leave fee for Optical Fibre Cable will be applicable as per the above rates but taking the width subject to a minimum of half a meter for computation of area instead of 1 mtr.
- (vi) In the event of failure to achieve Minimum Guarantee Throughput (MGT) wherever applicable, the user should compensate the port by paying additional wharfage charges for the shortfall quantity.
- (vii) Transfer – The Way Leave permission are not transferable. In case of specific requirement/request of the user, the Board has discretion to grant or reject such request. The cases of past transfers, billed Arrears & the differential dues on account of the prevailing SoR at the time of transfer if applicable, shall be paid by the transferee. In addition, transfer fee equivalent to 12 months' way leave fee as per prevailing SoR would be leviable where prior permission is sought and the unauthorized assignment/transfer of way leave permissions in the past due to merger, amalgamation, etc. be regularized by levy of 24 months revised way leave fee as per prevailing SoR.
- (viii) In case of multi-layer stacks, the physical area occupied by the multilayer pipelines/conveyor stacks shall be considered and the respective users shall be billed accordingly.
- (ix) Other aspect related to Right of Way permission will be dealt with as per Policy approved by the Board from time to time.
- (x) Charges for way leave for occupation of air space, underground, seabed and below seabed will be 50% of above rate. License fee for water area would be 50% of the license fee of abutting land. The way leave fee for over-ground service shall be based on full rate.
- (xi) The re-fixation of the Way Leave from 01.06.2023 would be subject to maximum of 150% of the Way Leave charges as on 31.05.2023.
- (xii) In case, the prevalent way leave fee is higher than the rate worked out on the above lines, the higher prevalent rate will be continued till the rate as per the current SoR exceeds the said rate, whereafter it would be subject to 2% increase p.a.
- (xiii) Wherever stamp duty RR values are not available, land values obtained by the Valuer will be considered.
- (xiv) Whenever there are existing agreement/MoU which are still subsisting, the agreement conditions will be prevalent over the new conditions. Whenever there are conflicts, such specific cases will be dealt on case to case basis with LAC recommendations and approval of the Board.
- (xv) Rates for way leave fee on trestle (i.e. trestle of OPP, FCB and SCB) applicable for the period from 01.10.2017 to 30.09.2022 as approved by the Board TR 109 of 2019 would continue to apply for the period from 01.10.2022 to 30.09.2027 effective from 01.06.2023 with 2% annual escalation every October. The said rates will be revised every 5 years or as decided by the Board from time to time.
- (xvi) The charges such as Supervision, Security Deposit, agreement charges, etc. on land and trestle (i.e. trestle of OPP, FCB, SCB and TCB) will be applicable as approved by the Board vide TR 109 of 2019 from 01.10.2022 to 30.09.2027 effective from

- 01.06.2023, and will be revised every five years or as decided by the Board from time to time.
- (xvii) Rate applicable for loop length of pipeline on trestle – The rate for loop length of pipeline laid on trestle are taken at 60% of Special Way Leave fee rate of respective trestle in accordance with TR 257 of 2015.
- (xviii) Wherever, there is limited space/limited width of land available and multiple contenders in such cases the allotment of Right of Way leave will be by the tender-cum-auction on the basis of MGT or cargo related Way Leave or Special Way Leave fees for Non-Cargo related occupations. Any fresh grant of Way Leave on new terms for the pipelines to be laid on the trestle of OPP, FCB & SCB at Pir Pau will be with Board's approval.
- (xix) Way Leave/ Special Way Leave fee, whether demanded or not, shall be paid by the lessees/ tenants/ licensees on or before the 15th day of each month succeeding that for which Way Leave / Special Way Leave fee is due. Delayed payment of rent/compensation would attract levy of interest in term of Board's policy from time to time. The rate of interest chargeable at present is 15% per annum.
- (xx) In case of the Ready Reckoner zones not covered in the above table, the rates applicable will be as per prevailing Ready Reckoner zone, in which Way Leave falls.

5. Service Charges:

The Service Charges are levied on the basis of the expenses incurred towards maintenance of roads, passages, lighting, etc. and other facilities provided on the roads/footpaths abutting the let out plots. On the basis of the average annual expenditure on 'Estate Maintenance & General Facilities' after excluding the expenditure incurred on maintenance of Port Authority office buildings, sheds, godowns, guest houses, etc., the Revised Service Charge applicable to let out plots for the period 01.10.2022 to 30.09.2027 effective from 01.06.2023 would be **Rs.2.00/- per sq. mtr. per month** of the let out plot area.

**6. Charges for temporary use of Port Authority land/structures:**

**Charges for temporary use of Port Authority land/structures** for the period 01.10.2022 to 30.09.2027 effective from 01.06.2023 with 2% annual escalation in every October would be as follows:

a)	Land area with prior permission	Rs. 16.00 per sqm per day for initial 90 days.
b)	Land area without prior permission	Rs. 48.00 per sqm per day
c)	Covered or structure area with prior permission	Rs. 20.00 per sqm per day for initial 90 days and two times the said amount for the subsequent 90 days.
d)	Covered or structure area without prior permission	Rs. 60.00 per sqm per day

The said rate shall be for **temporary use of Port Authority land/structures** with prior permission in writing of the Traffic Manager or Estate Manager or any other officer empowered by the Board for the time being and the levy of the charges may be done by the respective department. For **use of Port Authority land/structures** without prior permission or after expiry of the permission granted, the charges applicable would be three times the said rate. **Permission for temporary use of Port Authority land/structures** shall be granted for a maximum period of 90 days only at a time and for the period beyond 90 days the user would be liable to pay the charges at twice the rate for a period upto further maximum period of 90 days. The charges shall be levied on storage of all goods/materials or rubbish or making any other temporary use of any such land or building for which no scale of charges is otherwise provided. Permission granted for temporary use of premises shall not be deemed to create a tenancy or other like interest in favour of the occupant, who will be liable to be evicted at any time without notice. The Authority is under no liability whatsoever in respect of any goods stored, or encroachments made on their premises and may remove them without incurring any liability and without prejudice to their rights to recover the charges or any equivalent amount by way of compensation or for wrongful use and occupation of the Authority's premises.

Note:

- i. Permission for temporary use of Port Authority land/structure shall be granted for a maximum period of 90 days only and shall be levied on storage of all goods/materials or rubbish or making any other temporary use of any such land or building for which no scale of charges is otherwise provided. In case of exigencies the permission can be extended for a period of further 90 days but at twice the rate applicable for the initial 90 days.
- ii. Activities such as art exhibitions, cultural programme, fairs, social gatherings, etc. which involve utilization of space for limited period, these can be permitted

- at 10% of the rate applicable for temporary use of land with prior permission provided the space to be used is vacant.
- iii. A nominal rate of Rs.100/-per day or such amount as may be revised by the Board from time to time may be charged for temporary use of land for public celebration of Religious festivals.
  - iv. Permission granted shall be for temporary use of land or building only. Permission shall not be deemed to create a tenancy or other like interest in favour of occupant, who will be liable to be evicted at any time without notice.
  - v. The Port Authority is under no liability whatsoever in respect of any goods stored or encroachments made on their premises and may remove them without incurring any liability and without prejudice to their rights to recover the abovementioned charges or any equivalent amount by way of compensation or for wrongful use and occupation of the Port Authority premises.
  - vi. Any unauthorised occupation or encroachment on Port Authority land, Roads, Footpaths, vacant land, Building, structure without due approval would be liable to be removed on expiry of 12 hours' notice in terms of the provisions of Bye Law No.9 of the MbPA General Bye Law at it exists today or such other regulations as would be framed under the provisions of Major Port Authorities Act, 2021, and the charges towards such unauthorised storage and expenses so incurred on removals would be liable to be recovered from the unauthorised occupant.
  - vii. Use of Port Authority land/structure for any activity involving beautification of the Port area/assets or enhancement of the brand value of the Port could also be permitted at a nominal charge of Rs.100/- per annum for such period as may be decided by the Board provided the space to be used is vacant. Any such permission will be with the approval of the Board