

ANNEXURE - 1

**Comparison of Guidelines and Policies
(Referred to in Para 2.1)**

Sl. No.	Issues	Guidelines 1995	Policy 2004	Policy 2010	Policy 2014
	1. Applicability				
1.	Applicability	❖ All major port trusts	❖ All major port trusts except Mumbai and Kolkata ❖ Not applicable to BOT projects for which separate guidelines already exist.	❖ All major port trusts and Ennore Port except for land relating to Gandhidham Township of Kandla Port Trust. ❖ Applicable to BOT projects	❖ All Major port Trusts and Kamarajar port Limited (Ennore port Limited) except for the land relating to township areas of Kandla, Mumbai and Kolkata ports.
	2. Land use plan				
2 (a)	Coverage period	❖ Every major port to draw perspective land use plan for 30 years and forward it to Ministry for approval.	❖ Policy is silent	❖ Every major port shall have a land use plan and approved by the Board and a copy shall be forwarded to the GOI.	❖ Every major port shall have a land use plan covering all the land owned /managed by them. Such plan shall be approved by the Board and a copy shall be forwarded to the GOI.
2 (b)	Periodicity for revision	❖ Land use plan to be revised after every five years or wherever necessary with prior approval of the Ministry.	❖ Periodicity for revision was not stated.	❖ Periodicity for revision was not stated.	❖ Land use plan to be reviewed once in every five years.
2 (c)	Finalization methodology	❖ Not specified.	❖ Not specified.	❖ Any proposal for revision of land use Plan shall be finalized by the Board only after considering objections and suggestions received from various stakeholders.	❖ Any proposal for revision of land use Plan shall be finalized by the Board only after considering objections and suggestions received from various stakeholders.

Sl. No.	Issues	Guidelines 1995	Policy 2004	Policy 2010	Policy 2014
3. Allotment of land (Inside Custom bond area)					
3 (a)(i)	Type of allotment (i) (General)	❖ Land could be allotted on lease.	❖ Fresh allotment could be made on license basis only for a maximum period 11 months.	❖ Fresh allotment could be made on license basis only for a maximum period 11 months.	❖ Fresh allotment could be made on license basis only for a maximum period 11 months.
3 (a)(ii)	Type of allotment (ii) for permanent structures	❖ As the policy did not specify anything against allotment for this purpose, it is to be taken as No bar.	❖ Allotment could make for short term of 11 months license basis. The policy did not specify anything against allotment for this purpose.	❖ Allotment could make for short term of 11 months license basis. Allotment of land for permanent structures was not allowed.	❖ Allotment of land for permanent structures was not allowed. Where lessees created permanent structures prior to Land policy guidelines 2004, the existing lessee should agree to march with H1. Otherwise, the assets created by the existing lessee should be valued by the mutually agreed valuer and the value so assessed would be recovered from the successful bidder and would be passed on to the existing lessee.
3(a) (iii)	Type of allotment (iii) for temporary structures	❖ No separate policy	❖ Not specified.	❖ Chairman may allot for medium term lease basis up to 10 years	❖ Not specified.
3(a) (iv)	Type of allotment For activities vital to port operations (duty free shop communication centres etc)	❖ Not specified	❖ Not specified	❖ License basis for not exceeding 11 months	❖ License basis but tenure of license shall not exceed 5 years.

Sl. No.	Issues	Guidelines 1995	Policy 2004	Policy 2010	Policy 2014
3 (b)(i)	Method of allotment By Tendering	❖ Method was not specified.	❖ The Chairman at his discretion may also give land on license by inviting tenders.	❖ The Chairman at his discretion may also give land on license by inviting tenders.	❖ Wherever feasible, allotment should be made by inviting competitive tenders. ❖ Where tender-cum auction was not feasible, allotment could be made by not resorting to tender-cum-auction as an exception.
3 (b) (ii)	Method of allotment By Nomination	❖ Method was not specified.	❖ Method was not specified.	❖ Allotments for medium term leases upto 10 years could be made on tendering basis or for captive use.	❖ Allotment by not resorting to tender –cum-auction methodology should be exercised as an exception. ❖ Land can be allotted on nomination basis to CPSUs/ SPSUs for activities that are vital to port operations/aid port activities.
3 (c)	Purpose of allotment	❖ Not specified.	❖ Only for the activities directly related to Port activities.	❖ Only for the activities directly related to Port operations and activities aiding the port operations.	❖ For activities vital for port operations or aid port activities.
3 (d)	Renewal of Licenses	❖ Not specified as license concept was not introduced.	❖ Each renewal should be tread as fresh license.	❖ Each renewal should be tread as fresh license.	❖ No renewal clause is available.
3 (e)	Renewal of existing lease	❖ Lease agreements would not have automatic renewal clause.	❖ If the lease agreement provides for automatic renewal, renewal could be done. ❖ Otherwise, procedure for fresh allotment should be followed.	❖ If the lease agreement provides for automatic renewal, renewal could be done at SoR or market value whichever was higher. ❖ Otherwise, procedure for fresh allotment should be followed giving the first right of refusal to the existing lessee. The existing lessee should agree to H1.	❖ If the lease agreement provides for automatic renewal, renewal could be done at the updated market value notified.. ❖ Otherwise, procedure for fresh allotment should be followed giving the first right of refusal to the existing lessee. The existing lessee should agree to H1.

Sl. No.	Issues	Guidelines 1995	Policy 2004	Policy 2010	Policy 2014
3 (f)	No of renewals permissible	❖ The Board could renew up to 30 years and renewal beyond 30 years but up to 99 years could be by Ministry.	❖ The Board could renew up to 30 years and renewal beyond 30 years but up to 99 years could be by Ministry.	❖ However, the license can be renewed by the Chairman twice. ❖ Further renewal up to 30 years could be done by the Board. ❖ Beyond 30 years but up to 99 years could be by Ministry.	❖ In the cases of Leases not provided with automatic renewal clause treatment applicable for fresh lease shall be followed. ❖ In the cases of leases provided with automatic renewal clause, the Board would renew up to 30 years and renewal beyond 30 years up to 99 years would be done by Ministry through Empowered Committee.
3 (g)	Periodicity of revision	❖ Port has option to re-fix the base of lease rent every five years	❖ Port has option to re-fix the base of lease rent every five years	❖ Port has option to re-fix the base of lease rent every five years	❖ Periodicity was not mentioned.
3 (h)	Security measures	❖ Lessee to pay premium equal to one year lease rental to the port.	❖ Not mentioned.	❖ Not mention	❖ Not mentioned
3 (i)	Subletting	❖ In case of subletting or assignment without prior approval of the port, lease liable to be cancelled.	❖ Same	❖ Same	❖ Same
3 (j)	Applicable lease rent	❖ Lease rent to be charged as per Scale of Rates (SoR)	❖ Lease rent to be charged as per Scale of Rates (SoR)	❖ Lease rent to be charged as per Scale of Rates (SoR)	❖ Lease rent to be charged as per Scale of Rates (SoR)

Sl. No.	Issues	Guidelines 1995	Policy 2004	Policy 2010	Policy 2014
4. Allotment of land-(outside custom bond area)					
4 (a)	Type of allotment	❖ Allotment would made on lease	❖ Allotment can be either on license or lease basis	❖ Allotment can be either on license or lease basis	❖ Normally land shall be allotted on lease basis only. However, land can be given on licenses basis for port related activities only on licenses basis after recording reasons.
4 (b)	Method of allotment	❖ No restriction specified.	❖ Allotment could be made to Government Departments/CP-SUs/ SPSUs for port related activities by nomination basis at SoR. ❖ However, Joint Ventures by CP-SUs/ SPSUs with private parties were not eligible for allotment by Nomination method	❖ Allotment could be made to Government Departments/CP-SUs/ SPSUs for port related activities by nomination basis at SoR. ❖ However, Joint Ventures by CP-SUs/ SPSUs with private parties were not eligible for allotment by Nomination method	❖ Allotment could be made to Government Schools/Government Departments/ Local Statutory bodies/ Statutory Authorities/ Autonomous Organizations under State or Central Ministries/ CPSUs/ SPSUs/ State security Agencies like Police, CISF, Coast Guard and Navy/ for port related activities by nomination. ❖ Joint Ventures by CP-SUs/ SPSUs with private parties were eligible for allotment by Nomination method provided the CP-SUs/ SPSUs/State Authority was lead promoter and had largest share holding
4 (c)	Purpose of allotment	❖ Not specified.	❖ No distinction between port related and non-port related purposes	❖ No distinction between port related and non-port related purposes ❖ Land may be allotted for both port related and non-port related purposes	❖ Normally land shall be allotted on lease basis only. However, land can be given on licenses basis for port related activities only on licenses basis after recording reasons.

Sl. No.	Issues	Guidelines 1995	Policy 2004	Policy 2010	Policy 2014
4 (d)	Renewal of License	❖ The concept of allotment by license method did not prevail at that time. Hence no specific direction was available	❖ No specific direction was available	❖ License renewal would be governed by the same terms and conditions as applicable in the case of land inside custom bond area	❖ License renewal would be governed by the same terms and conditions as applicable in the case of land inside custom bond area
4 (e)	Renewal of leases	❖ Lease agreements would not have automatic renewal clause.	<p>❖ If the port requires the land for its own purposes, even if the lease agreement provides for automatic renewal, the port should take possession of the land</p> <p>❖ If the port does not require the land for its own purposes and if the lease agreement provides for automatic renewal itl could be done.</p> <p>❖ Where the port does not require the land and the lease agreement does not provide for automatic renewal, the port may at its discretion grant fresh lease to the existing lessee without resorting to tendering process..</p>	<p>❖ If the port requires the land for its own purposes, even if the lease agreement provides for automatic renewal, renewal could be done at SoR or market value whichever was higher.</p> <p>❖ Otherwise, procedure for fresh allotment should be followed giving the first right of refusal to the existing lessee. The existing lessee should agree to prevailing SoR or market value whichever was higher..</p>	<p>❖ No renewal clause should be incorporated in the lease agreements entered after introduction of this policy</p> <p>❖ In the case of existing lease, if the lease agreement provides for automatic renewal, renewal could be done at the updated market value notified..</p> <p>❖ Otherwise, procedure for fresh allotment should be followed giving the first right of refusal to the existing lessee. The existing lessee should agree to H1.</p>
4(f)	No of renewals permissible	<p>❖ Leasing up to 30 years after Board's approval.</p> <p>❖ Above 30 years and up to 99 years, with prior approval of Ministry.</p>	<p>❖ Leasing up to 30 years after Board's approval.</p> <p>❖ Above 30 years and up to 99 years, with prior approval of Ministry.</p>	❖ Leasing up to 30 years with the approval of Board. Above 30 years and up to 99 years with prior approval of Ministry.	❖ Leasing up to 30 years with the approval of Board. Lease beyond 30 years and up to 99 years should be recommended by the Port Trust Board for approval of Ministry.

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4 (g)	Mechanism for renewal beyond 30 years	❖ Proposal should be forwarded to Ministry.	❖ Proposal should be forwarded to Ministry.	❖ Cases of fresh leases beyond 30 years up to 99 years shall be sent to Ministry for the consideration of Empowered Committee comprising Secretary (shipping). AS&FA (Shipping), a representative from the Department of Economic Affairs and a representative of the Planning Commission	❖ The Empowered Committee comprising AS&FA (Shipping), Joint Secretary (ports) and Joint Secretary of the Department of Economic Affairs and the concerned Adviser of the Planning Commission shall grant renewals for the leases beyond 30 years up to 99 years subject to approval of the Ministry.
4 (h)	Allotment by Nomination basis	❖ No specific method spelt out	❖ Allotments by tenders except to Government departments / CP-SUs / SPSUs.	❖ Allotment can be on nomination basis to Govt. Departments, CP-SUs and SPSUs with approval of Board and in other cases with Ministry's approval.	❖ Allotments by tenders except to Government departments / CP-SUs / SPSUs. ❖ Land can be allotted on nomination basis to Government Schools and Colleges/ Government Departments, Statutory Local Bodies/statutory Authorities/ Autonomous Organizations under State/Central Ministries/ CPSUs /SPSUs/Security Agencies like Police/CISF/Coast Guard and Navy. ❖ Concession up to 75 per cent can be given to Government colleges/Schools and Government Departments essential for functioning of the port (customs, Electricity department, Health Department, security functions) and other Departments/CPSUs/ SPSUs up to 50 per cent of the annual lease rental can be considered.

Sl. No.	Issues	Guidelines 1995	Policy 2004	Policy 2010	Policy 2014
					❖ However, in case the leased land is not used for the purpose it is leased, no transfer/sub-letting and change of use is permitted. The port should terminate the lease and resume the land allotted.
5. Other terms and conditions of allotment of land on lease / license basis					
5 (a)	Subletting	❖ Lessee could sublet/ partially sublet with the approval of the port. Otherwise the lease was liable for cancellation.	❖ Lessee could sublet/ partially sublet with the approval of the port. Otherwise the lease was liable for cancellation.	❖ Lessee could sublet/ partially sublet with the approval of the port. Otherwise the lease was liable for cancellation.	❖ The existing Lessee could sublet/ partially sublet with the approval of the port after recovering 50 per cent of the rent charged by the original lessee from the sub-lessee for the entire period of lease. ❖ However, where the leases made after issue this guidelines, the lease should surrender the premises not required by him and no sub-letting shall be permitted.
5 (b)	Change in use	❖ Change in use was permitted subject to agreeing for change of rates applicable for new usage.	❖ Change in use was permitted subject to agreeing for change of rates applicable for new usage.	❖ Change in use was permitted subject to agreeing for change of rates applicable for new usage.	❖ Not Specified.
5 (c)	Termination clause	❖ Lease agreement should provide for termination.	❖ Lease agreement should provide for termination, if the land was not utilized for the purpose for which it was allotted.	❖ Lease agreement should provide for termination, if the land was not utilized for the purpose for which it was allotted..	❖ Lease agreement should provide for termination, if the land was not utilized for the purpose for which it was allotted.

Sl. No.	Issues	Guidelines 1995	Policy 2004	Policy 2010	Policy 2014
		❖ No clause for surrender of lease	❖ No clause for surrender of lease	❖ Similarly the lease agreement should provide for surrender of lease subject to prior notice by the lessee at least 3 months in advance	❖ Similarly the lease agreement should provide for surrender of lease subject to prior notice by the lessee at least 6 months in advance.
5 (d)	Transfer of lease	❖ Transfer was not permissible	❖ Transfer may be allowed after prior approval subject to the transferee agreeing to (i) pay the revised lease rent as per SoR at the time of transfer (ii) Agree to pay all liabilities of original lessee. (iii) Pay 50 per cent of the difference between current premium and original premium for the balance lease period or one year lease rental whichever was higher.	❖ Transfer may be allowed after prior approval subject to the transferee agreeing to (i) pay the revised lease rent as per SoR at the time of transfer (ii) Agree to pay all liabilities of original lessee. (iii) Pay 50 per cent of the difference between current premium and original premium for the balance lease period or one year lease rental whichever was higher.	❖ In case the transferor extracts premium from the transferee on the transfer of lease, 50 per cent of such premium is to be paid to the port. ❖ Transfer of lease should not be permitted where the land was leased on nomination basis or at concessional rate lease rent.
5 (e)	Leasing on upfront fee/ annual fee basis	❖ Not specified.	❖ Leasing only on upfront fee basis. In case it was not possible, may be done on annual fee basis.	❖ Leasing only on upfront fee basis. In case it was not possible, may be done on annual fee basis.	❖ Not specified.

Sl. No.	Issues	Guidelines 1995	Policy 2004	Policy 2010	Policy 2014
5 (f)	Unauthorised occupation	❖ No such clause	❖ After the expiry/forfeiture of lease any unauthorized occupation shall attract compensation at three times of lease rent in accordance with the prevailing SoR.	❖ After the expiry or termination or determination of lease, if the lessee continues to occupy the lease unauthorized, he has to pay compensation charges at three times the lease rent.	❖ After the expiry or termination or determination of lease, if the lessee continues to occupy the lease unauthorized, he has to pay compensation charges at three times the lease rent.
5 (g)	Remove all structures	❖ No such clause	❖ Lessee is expected to remove all structures at his own cost within three months of expiry of lease.	❖ Same	❖ Same
6. Scale of Rates					
6 (a)	Authority for approval	❖ This Policy issued prior to formation of TAMP. The lease rent was prescribed by respective port trusts in accordance with the Major Port trust Act.	❖ SoR for all land will be fixed by TAMP	❖ SoR for all land will be fixed by TAMP	❖ Market mechanism (tender-cum auction method) would determine lease and license rent where tender-cum-auction was feasible for allotment. In other cases the rate will not be less than six per cent of market value of land.
6(b)	Periodicity for revision	❖ SoR to be revised every five years or earlier if considered necessary.	❖ SoR will be revised every five years.	❖ SoR will be revised every five years.	❖ SoR will be fixed based on latest market value of land while allotting land on lease..
6 (c)	Base of SoR	❖ Not mentioned.	❖ SoR shall be arrived at taking six percent of the market value of the plot as rent per annum.	❖ SoR should be arrived at six percent of the market value of the plot.	❖ Six per cent of market value of land will be fixed as reserve price where tender-cum-auction was resorted for allotment. In other cases the rate will not be less than six per cent of market value of land.

Sl. No.	Issues	Guidelines 1995	Policy 2004	Policy 2010	Policy 2014
6 (d)	Annual Escalation	❖ Lease rent to bear escalation at appropriate rate every year and not less than five percent.	❖ Lease rent to bear escalation at appropriate rate every year and not less than two percent.	❖ Lease rent to bear escalation at appropriate rate every year and not less than two percent. In case of MbPT, escalation at 4 per cent	❖ The Port Board will fix a rate of annual escalation which would not be less than 2 percent.
6 (e)	Impact of purpose of land on SoR	❖ Not mentioned.	❖ SoR to vary according to the purpose of land use.	❖ SoR to vary according to the purpose of land use	❖ Market value was not linked to end use.
6 (f)	Time limit for approval	❖ No such time limit	❖ Any complete proposal received from Board shall be approved within 90 days	❖ No such time limit	❖ The TAMP should notify the market value of the land within 45 days of receipt of proposal after following due course of consultation with the stake holders
6(g)	Security measures	❖ Lessee to pay premium equal to one year lease rental to the port ❖ The lessee shall deposit an amount equal to one year lease rental as refundable deposit. ❖ The lessee shall furnish irrevocable BG for an amount equivalent to 3 years lease rent.	❖ Not mentioned	❖ Not mentioned.	❖ Not mentioned.

Sl. No.	Issues	Guidelines 1995	Policy 2004	Policy 2010	Policy 2014
7.	Encroachment	<ul style="list-style-type: none"> ❖ Ports to take steps to prevent encroachment and to demarcate boundaries ❖ Responsibility to be fixed for non removal of encroachment ❖ Where ever encroachment are likely to take place, port should consider disposal of such land 	❖ Policy is silent	❖ Policy is silent	❖ Policy is silent
8.	Computerization of records	❖ Guideline is silent	❖ Policy is silent	❖ Ports shall computerize entire land management into Geographic Information System (GIS) based system.	❖ This aspect was not covered in the policy

ANNEXURE - II

**Statement of vacant/idle land
(Referred to in Para 3.1.2)**

(Area in acres)

S. No.	Port	Total land available	Total land allotted / in use (it includes encroached land & land in dispute)	Land allotted for future activities/ SEZ/ Green zone	V a c a n t land available	Total land remaining idle	Activities ear-marked	Remarks of the ports
1.	ChPT	688.55	606.76	0.00	81.79	81.79	Not identified	It was stated (June 2015) that the area was kept as a part of future development and immediate use was not envisaged.
2.	VOCPT	2774.63	2042.84	23.44	708.35	731.79	Not identified	It was stated (June 2015) that the port would utilize the vacant land for future development activities on approval of new land use plan, which was under process.
3.	CoPT	2188.53	1003.22	619.83	565.48	1185.31	Not identified	It was stated (June 2015) that 62.77 acres (23 plots) were remaining vacant and all efforts would be taken for effectively utilizing these plots. However, as per information made available (December 2014) total vacant land was 565.48 acres.
4.	NMPT	2352.00	1990.49	280.00	81.51	361.51	Not identified	No reply.
5.	KPL	2785.59	696.66	2088.93	0.00	2088.93	Not identified	No reply.
6.	MbPT	1998.03	1806.45	0.00	191.58	191.58	Not identified	No reply.
7.	JNPT	7380.00	1861.50	3790.00	1728.50	5518.50	SEZ IV, Terminal, Marine chemical terminal, Central Car parking plaza	No reply.

8.	MPT	533.48	522.12	11.36	0.00	11.36	Not identified	It was stated (June 2015) that the vacant land was already earmarked for activities like tank farm, container freight station, container yard and depot.
9.	KPT	31408.00	12842.44	13395.00	5170.56	18565.56	Not identified	It was stated (June 2015) that after completion of survey work, which was under progress, vacant land would be used.
10.	KoPT/ KDS	4576.00	3463.00	193.00	920.00	1113.00	Not identified	It was stated (June 2015) that 306 acres of land were allotted prior to November 2014 and 326 acres meant for proposed township, and vacant lands (96.58 acres) to be allotted. However, the figure indicated the vacant position as on 31 March 2014.
11.	KoPT/ HDC	6367.00	4016.23	435.43	1915.34	2350.77	Not identified	It was stated (June 2015) that 1913.69 acres were meant for port's own use.
12.	PPT	6521.03	3804.43	1300.00	1416.60	2716.60	Not identified	It was stated (June 2015) that 700 acres was earmarked for Township and 600 acres for MMLP, SDWP, Railway, etc. However, the reply was silent on utilization of vacant land.
13.	VPT	7618.30	6539.62	812.83	265.85	1078.68	Indian Navy, CFS, Warehouse, Truck parking etc	It was stated (June 2015) that vacant land available was already identified for different development activities. However the reply was not specific on vacant land (265.85 acres) as pointed out by Audit.
Total		77191.14	41195.76	22949.82	13045.56	35995.38		

ANNEXURE - III

Availability of title deeds (Referred to in Para 3.1.4.1)

(Area in acres)

Sl. No.	Name of port	Total land in possession	Title deeds	
			Available	Not available
1.	ChPT	688.55	1.63	686.92
2	VOCPPT	2774.63	0.00	2774.63
3	CoPT	2188.53	0.00	2188.53
4.	NMPPT	2352.00	0.00	2352.00
5.	KPL	2785.59	0.00	2785.59
6.	JNPT	7380.00	6177.00	1203.00
7.	MbPT	1998.03	1214.02	784.01
8.	KPT	31408.00	28476.00	2932
9.	MPT	533.48	412.48	121.00
10.	KoPT/KDS	4576.00	0.00	4576.00
11.	KoPT/HDC	6367.00	5968.60	398.40
12.	PPT	6521.03	0.00	6521.03
13.	VPT	7618.30	0.00	7618.30
	Total	77191.14	42249.73	34943.41
	<i>Per cent</i>	100.00	54.73	45.27

Note: No register was maintained but data supplied by the port to audit.

ANNEXURE - IV

**Delay in submission and approval of SoR
(Referred to in Para 3.4.1)**

S. No	Port	Last revision of SoR	Due date for next revision	Date of first proposal	Re-submission	Date of approval of by TAMP	Latest position	Period of delay	Reasons for rejection/ Delay in approval by TAMP
1	ChPT	March 2000	March 2003	2006	September 2008; February 2013; April 2014; October 2014.	December 2014.	Approved	Nine years and Nine months	<p>Chennai port did not submit revision in 2002 since the estate activity had reflected a surplus position.</p> <p>The port did not follow the method prescribed in LP guidelines in assessing market value of land in 2009 and 2013..</p> <p>The port users objected the hike in the proposal. The port agreed to revalue the market value of the land.</p> <p>TAMP permitted to apply escalation as per LP till final approval.</p> <p>SoR shall come into effect from expiry of 15 days from the date of notification of order in the Gazette of India and shall be in force for five years and would automatically lapse unless extended by this authority..</p>
2	VOCPT	November 2004 for the block July 2002 to June 07	July 2007 for the block 2007-12 and July 2012 for the block 2012-17	April 2009 for block 2007-12 and June 2012 for the block 2012-17	January 2012 and June 2012	April 2014 for both the blocks.	Approved	Six years and Nine months	<p>VOCPT did not respond to the decision taken in joint meeting in March 2011. TAMP treated the proposal withdrawn. Further the Board did not furnish recommendations as per clause 6.3.1.(a) of LP in subsequent proposals. TAMP approved with retrospective effect from 01.07.2007 and 2012</p>

S. No	Port	Last revision of SoR	Due date for next revision	Date of first proposal	Re-submission	Date of approval of by TAMP	Latest position	Period of delay	Reasons for rejection/ Delay in approval by TAMP
3	CoPT	October 1996	October 2001		2006; June 2007; August 2009; and February 2010	June 2010	Approved	Eight years Eight months	The proposals sent were not in conformity with LP. The port was asked to prepare the proposals based on market value since the market value of 2003-2005 were considered.. The port requested TAMP to consider the value as it proposed since the value of land as per the valuation report was less than the port value.. SoR shall come into effect from expiry of 30 days from the date of notification of order in the Gazette of India and shall be in force from July 2010 to July 2015.
	MPT	2000	2005	August 2004	December 2008 and January 2012	May 2012	Approved	Six years and Six months	The proposals of 2002 and 2006 were rejected as the port adopted cost plus approach without following the LP guidelines. SoR shall come into effect from expiry of 30 days from the date of notification of order in the Gazette of India and shall be in force from June 2012 to June 2017
5	MbPT (inside custom bond area , Outside custom bond area and Casual occupants)	September 2006	April 2009	January 2009	August 2011	October 2011	Approved	Two years and Six months	TAMP notified (October 2011) to continue December 2006-March 2009 rates from December 2011 onwards. In respect of Outside custom bond area, rent was increased @ 4 % annually based on Supreme Court Decision in 2004 and clarification in 2006. Regarding casual occupants, the rates were not revised since January 1986 onwards.
6	JNPT	* Last revised in 1997. Land value not ascertained and yet to submit the proposal.							

S. No	Port	Last revision of SoR	Due date for next revision	Date of first proposal	Re-submission	Date of approval of by TAMP	Latest position	Period of delay	Reasons for rejection/ Delay in approval by TAMP
7 (a)	KPT (A to G Category)		July 1999 to December 2003 January 2004 – December 2008 and January 2009 to December 2013.		April 2010	March 2011		11 years and 10 months for the block 1999 to 2003 Seven years and Four months for the block 2004 to 2008. Two years and Four months.	Delay in complying the requirements of TAMP. Implementation was given with retrospective effects in all the three orders.
		March 2011	December 2013	June 2011	-	November 2014 for January 2014 to December 2018	Approved	10 months	Objections raised by port users and port were advised to consider their points of view. Port replied that the proposals as prepared as per land policy 2014 and need not revise it.
7 (b)	KPT Salt Land	July 1994	July 1999			2006	Approved		TAMP advised to submit the proposals along with the proposals for other lands. The port agreed to submit the proposals as per TAMP direction. However, Government insisted for submission of proposal. The port submitted the revised proposal for Salt Land.
		January 2006	July 2010	February 2011		April 2012	Approved	one year and 10 months	KPT adopted market value of land based on auction conducted in July 2010 for smaller plots. Port users objected that such rates would be appropriate for the large areas. TAMP advised to conduct auction for larger size of plots and incorporate suitable market value. KPT requested that the effect had to be given with retrospective effect from July 2010.

S. No	Port	Last revision of SoR	Due date for next revision	Date of first proposal	Re-submission	Date of approval of by TAMP	Latest position	Period of delay	Reasons for rejection/ Delay in approval by TAMP
									The order was given with retrospective effect. Further the applicability of the order was extended upto March 2011. Hence the rate adopted was in order.
	KPT (Gandhidham Township)		January 2014	-	-	Extension granted.			The existing order came into force May 2012 for the block January 2009 to December 2013. It was extended upto 30 June 2015 or till finalisation of revision of SoR whichever is earlier. Extension granted for applying existing order till finalization.
8	VPT	April 2008 for 19 zones for the block 1998 to 2003 and 2003 to 2008. November 2010 for the remaining 12 zones for the same two blocks.	April 2008 for the block 2008-13	November 2011	-	June 2012	Approved	Four years and one month	Delay in Obtaining revised valuation for land.
9	NMPT	January 2005 for the block February 2002 to February 2007. June 2010 for the block 2012-17	February 2007 for the block 2007-12. June 2012	March 2007	Nil	June 2010 May 2014	Approved Approved	Three years and Three months One year and Seven month	The valuation report submitted in July 2009. TAMP permitted to implement retrospectively from July 2007. Approved with retrospective effect

S. No	Port	Last revision of SoR	Due date for next revision	Date of first proposal	Re-submission	Date of approval of by TAMP	Latest position	Period of delay	Reasons for rejection/ Delay in approval by TAMP
10	KoPT/KDS KoPT/HDC	October 1999 (interim order for two years)	October 2001	September 2005	December 2009	January 2011	Approved	10 years and Two months	The port requested TAMP to close the earlier proposals to enable it to undertake fresh land valuation and to submit the revised proposal.
11	PPT	April 2005	April 2010	May 2012	September 2014 and November 2014	Under process	-	Eight years	On sending of proposals, Ministry advised in August 2012 to wait for new LP guidelines and adopt the mechanism accordingly for finalisation of SOR.

- Details such as Data of submission of proposals and approval are not available in the TAMP website on search from May 2000 to December 2014 in the case of MbPT and from April 1998 to November 2014 in the case of JNPT.