



PARADIP PORT AUTHORITY
ADMINISTRATIVE DEPARTMENT
(ESTATE-WING)



No.AD-EST-MISC-III-09/2022/14082

Date: 21.12.25

NOTICE

Sub: Proposal for revision of SoR for allotment of Port land on lease basis for Port related activities outside the Custom bond area for Industrial Zone – Regarding

The SoR for allotment of Port land on lease basis for Port related activities outside the Custom bond area for Industrial Zone was expired on 09.10.2025. Subsequently, the Board of PPA has approved vide Resolution No:95/2025-26 dtd:03.09.2025 for extension of such SoR for a further period of six months w.e.f. 09.10.2025 or till notification of the new SoR whichever is earlier.

As per the Major Port Authorities Act, 2021, Clause No.6(3) and Clause 27(1), "the Board of each Major Ports Authority or the committee or committees constituted in this behalf by the Board in accordance with section 14 may frame scale of rates". As per section 71 (f) of the Major Port Authorities Act, 2021, "the Central Government may, by notification, make rules for carrying out the provisions of the norms for fixation and implementation of scales, fees, rates and conditions under sub-section (1) of section 27 the Board of each Major Port Authority or the Committee constituted by the Board in accordance with section 14, the market value of the land and SoR can be determined.

Accordingly, the Committee which was constituted has proposed the following SoR for allotment of Port land on lease basis for Port related activities outside the Custom bond area for Industrial Zone

(amount in Rs. per acre)

Sl. No.	Zone	Proposed SoR	
		Market value of the Port land	Reserved price in terms of annual lease rent
1.	Industrial Zone	1,36,16,987.00	8,17,019.00

The above rates will be escalated @ 2 % per annum.

2. The scale of rates for allotment of Portland on lease basis for Port related activities outside the Custom bond area for Industrial Zone will remain valid for a period of 05 years after expiry of 30 days from the date of notification in the State Gazette.

The SoR is derived based on the detail as per **Annexure-I**

If there are any comments on the above SoR, the same may please be sent to this office within a period of 15 days from the date of issue of this notice.

Sr. Asst. Estate Manager,
Paradip Port Authority

Copy to :-

1. The Sr. Dy. Director, EDP Cell for kind information with a request to display this notice in the PPA website for a period of 15 days.
2. Sr. PS to Chairperson for kind information of the Chairperson, PPA.
3. PA to Dy. Chairperson for kind information of the Dy. Chairperson, PPA
4. The Secretary, PPA for kind information
5. The FA&CAO, PPA for kind information.
4. Head Asst., Estate Wing for necessary action.
5. Office order guard file.

As per the Major Port Authorities Act, 2021, Clause No.6(3) and Clause 27(1), "the Board of each Major Ports Authority or the committee or committees constituted in this behalf by the Board in accordance with section 14 may frame scale of rates". As per section 71 (f) of the Major Port Authorities Act, 2021, "the Central Government may, by notification, make rules for carrying out the provisions of the norms for fixation and implementation of scales, fees, rates and conditions under sub-section (1) of section 27 the Board of each Major Port Authority or the Committee constituted by the Board in accordance with section 14, the market value of land and SoR can be determined..

As per the Policy Guidelines for Major Ports, the latest market value of Port land is normally determined by taking into account considering the highest of the factors mentioned below:

- i. State Government's ready reckoner of land values in the area, if available for similar classification/activities.
- ii. Highest rate of actual relevant transactions registered in last three years in the Port's vicinity (the vicinity of the Port is to be decided by the respective Port Trust Boards), with an appropriate annual escalation rate to be approved by the Port Trust Board.
- iii. Highest accepted tender-cum-auction rate of Port land for similar transactions, updated on the basis of the annual escalation rate approved by the Port Trust Board.
- iv. Rate arrived at by an approved valuer appointed for the purpose by the Port.
- v. Any other relevant factor as may be identified by the Port.

The followings are also observed on the above five parameters for fixing SoR.:

- i. Bench mark value of ready reckoned has been collected from the State Government and the bench mark valuation of nearby the villages varies from Rs.2,10,298/- to Rs.3,77,52,000/- those category belongs to Agriculture and Gharabadi. The highest bench mark value is Rs.3,77,52,000/- of Bijayachandrapur mouza for Gharabadi plot. No govt. ready reckoner is available for industrial land use.
- ii. No data on the actual relevant transaction found registered in the last 3 years are available in the records of Sub-registrar Office, Kujang. So, such factor cannot be adopted.
- iii. The highest accepted tender-cum-auction rate of Port land of similar transaction for allotment of land in Paradip Port has been done in the year 2020-21 where the H-1 accepted rate was Rs.7,40,000/- per acre/ annum, and the market value per acre comes to Rs.1,23,33,333/-. After updating on the basis of annual escalation @ 2% per annum, the present annual rate of the Port Land for Industrial zone which may be rounded to Rs.8,17,019/-
- iv. PPA has engaged registered valuer for deriving the market value of Port land for industrial zone. The valuer has submitted the report considering the factors as per Land Policy Guidelines of Major Ports Authorities for deriving SoR and suggested adopting the rate of Rs.8,17,019.19 per acre per annum for industrial zone which may be rounded to Rs. 8,17,019/- per acre/annum.
- v. No other relevant has been considered.

For determination of the market value of Port land for Port related activities outside the Custom bond area for Industrial Zone, the Committee has gone through the highest five factors. Out of these five factors, the highest accepted tender-cum-auction rate of Port land of similar transaction with annual escalation @ 2% and valuer recommendation as mentioned below are available for deriving the market value of the Port land. Hence, this should be considered for Port related activities for industrial purpose.

The highest accepted tender-cum-auction rate of Port land of similar transaction for allotment of land in Paradip Port has been done in the year 2020-21 where the H-1 accepted rate was Rs.7,40,000/- per acre/ annum, and the market value was Rs.1,23,33,333/-. The annual premium and market value per acre/ annum comes to Rs.8,17,019/- and Rs.1,36,16,987/-respectively, after giving escalation @ 2% per annum from 2020-21.
