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**THE GANDHIDHAM  
CHAMBER OF COMMERCE & INDUSTRY**

(ESTD. 1953)

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No. GCCI / 280

Date: 8.9.2016

The Dy. Secretary  
Kandla Port Trust  
Gandhiham-Kutch

**Sub:- Issues concerning KPT**

Dear Sir,

Thanks for your letter No./ES/TN/2453/2125 dtd. 5.9.2016 on the captioned subject.

As suggested and requested, we hereby submit the list of issues with brief description thereof in order to have proper appreciation of the issues and for its early resolution.

**(A) CONVERSION OF LEASEHOLD LAND INTO FREEHOLD**

1. The process of conversion of leasehold land into freehold is continuously in progress at KPT. At present, response to application for the conversion, KPT process & checks all the papers followed by the physical inspection of the site. Thereafter, all the cases are going to Board for the approval followed by the issuance of LOI. On approval, KPT advises the payment for the required charges to the applicant and after completion of the payment formalities, the Conveyance Deed is completed and forwarded to the Registrar for the registration process.  
As this whole process becomes time consuming exercise, we suggest that LOI should be issued directly to the party once all the papers are O.K. instead of waiting for the board approval. Thereafter, at the interval of every 3 months, these proposal should rectify in Board meeting as the practice is followed presently in transfer and mortgage cases. The suggested course correction will lead to the fast disposal of the cases entirely to the satisfaction of the applicants.
2. We also suggest that let KPT keep and maintain land records of Gandhidham Township till 90% of the land conversion takes place. A practice should be established to file further sale deed to KPT in respect of future sale transaction if takes place. We also further suggest to establish city survey office at KPT Administrative Building for the convenience of the general public at large.



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**(B) RECOVERY OF TRANSFER FEE, GROUND RENT ETC. IN RESPECT OF  
TOWNSHIP LAND.**

1. Sir, when this township was being established at the initial phase KPT marketed land plots to the general public by charging **development charges** as cost and allotted the plots.

Since beginning, all the amenities like drainage, water, electricity etc. were looked after by KPT, even development plans were approved by KPT. KPT was recovering **Transfer Fees / Ground Rent** for these services.

Since, now all these services are not in KPT's preview, the levy of **transfer fees/ground rent** charges should be discontinued and necessary **amendment** should be made in Lease Deed as it was done in case of mortgage matter in past.

2. In 1998-99, TAMP itself has clearly said that TAMP has no powers for the revision of land rates of this township and we fully agree with TAMP, we firmly believe that TAMP's purview is limited to port operation only.
3. JANTRI is only a imaginary concept for the ascertainment of Stamp Duty and sir, Gandhidham Adipur lands being leased land we are of firm opinion that Jantri is not for lease land. It cannot be the base for the levy of transfer fee instead it should continue to follow the base of development charges as followed till 2004. KPT has allotted plots to its employee in Shakti Nagar, Apna Nagar and Sapna Nagar to fulfil welfare objective. The transfer fee of these areas earlier worked out to average Rs. 4,000/- for 240 sq. yds. plot while today it works out to average Rs. 16,00,000/- and for 400 Sq.Yds. plot earlier it worked out to Rs. 6000 to 7000, while today it works out to Rs. 38 lakhs to 40 lakhs. This is the gift by KPT to their employees who have put up hard work and sincerity for the development of Kandla complex. Further this



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proposed hike will be unbearable for the retired employee of Kandla Port Trust and general public. This scenario reflects unjustifiable levy of exorbitant **transfer fee/ground rent** charges in this township in proposed rates structure of Gandhidham township.

To sum-up, above issues should be re-visited and reconsidered on the basis of justice and humanitarian approach.

We look forward for the communication regarding schedule of the proposed meeting from your end to discuss these issues meaningfully by exchanging views and to lead to final resolution of these issues.

Thanking you, once again,



**(Dinesh Gupta)**  
President