

**THE GANDHIDHAM  
CHAMBER OF COMMERCE & INDUSTRY**

(ESTD. 1953)

"CHAMBER BHAVAN", Plot No. 71, Sector 8, Post Box No. 58,

GANDHIDHAM - Kachchh - 370 201.

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No. GCCI / 617

Date: 25.03.2017

Shri Mansukh L. Mandaviya  
Honorable Minister of State for  
Chemicals and Fertilizers, Shipping,  
Road Transport and Highways,  
CAMP: Kandla Port Trust,  
Gandhidham

Sub: Land Issue of Gandhidham Township – Transfer Fee & Ground Rent

Respected Sir,

We thank you for granting us personal audience and patience hearing today during your visit and camping at Kandla – Gandhidham Township.

We hereby submit the issue related to township land with brief description thereof in order to have proper appreciation of the issues and for its early resolution.

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. As highlighted in 99 years lease deed, transfer fee is to be charged 50% on unearned increase i.e. the difference between the lump-sum development charges already paid and market value (present value of development changes) at the time of transfer. This was practice till 2004 and thereafter Kandla Port Trust started charging 50% of JANTRI rate (ready reckonor).

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4. 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.20,00,000/- 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. For example in case of commercial plot bearing no. 71, earlier transfer fees worked out to Rs.52,426/- and now it works out to Rs.1,45,00,000/-. 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 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. We appeal to maintain status-quo for the base as of 2004 for the calculation of transfer fee etc. **OR** if Jantri Rate is to be treated as base, nominal rate of 2% - 3% of Jantri Rate should be fixed.

In view of the above, we earnestly request you to review above issues sympathetically objectively in better and long term interest of the development of this township.

We hope positive response from your end in this regard.

Thanking you,

Yours faithfully,



Dinesh Gupta  
President