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THE GANDHIDHAM CHAMBER OF COMMERCE & INDUSTRY

(ESTD. 1953)

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No. GCCI / 15

Date: 11.05.2017

Shri Ravi Parmar, I.A.S.,
Chairman,
Kandla Port Trust,
Gandhidham - Kachchh

Sub: Issues and objections related to the proposed project of SIPC

Dear Sir,

This has reference to recent presentation on SIPC project organised by Kandla Port Trust. The presentation has triggered thought process in the minds of common people and stakeholders of Gandhidham Township.

Therefore, we hereby take an opportunity to submit the following issues and objections raised in the minds of stakeholders of Gandhidham Township.

- 1) The first and foremost issue is related to the status of the land in SIPC. It seems the land allotment will be on leased term which itself defeats the present initiation of the conversation of lease hold land to free hold in present township. This dual approach will be hindrance to the ultimate development of SIPC. As KPT has already initiated to handover township land to Gujarat Government, it is our considered view that Land should be allotted on Free Hold basis.
- 2) As indicated during the presentation, the plots will be auctioned and it will be obligatory to complete the construction in specified time limit. Hence, there appears to be no scope of participation from common people of Gandhidham in auction process.
- 3) There is no clarity on the role of Gandhidham Municipality particularly for providing and maintaining various services like water, drainage, etc. As was pointed out by the President of Gandhidham Nagarpalika herself, they are not in a position to take on this additional burden on their infrastructure. In fact the arrangement with GM should be finalised in writing and with monetary/investment support to them.
- 4) Recently KPT has initiated to get surrender of plots where construction has not taken place so far under the present construction oriented policy. At the same time KPT will be offering plots of SIPC for the construction and the development. Given the current slackness of demand in real estate, KPT should simultaneously encourage development of these plots of Gandhidham Township alongwith the development of SIPC.

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- 5) The allotment of industrial plot at Kandla under SIPC should be on 90 years lease terms instead of 60 years. This is essential as establishment of new industries entails huge investment due to high cost of infrastructure and hence 60 years lease terms may act as a major deterrent.
- 6) A clear-cut policy for priority allotment of land in residential area of SIPC should be formulated for industries established in industrial area of SIPC Kandla. Since the Tender details were yet not disclosed, it is our view that the route of offering constructed units thru developer should not make it out of reach for residents of the township.

In view of the above, we strongly feel that the SIPC project will be successful if above suggestions are implemented which will lead to fulfilment of dream project of our Hon'ble Prime Minister Shri Narendra Modi.

Hope to get due consideration in this regard.

Thanking you.

Yours faithfully,


Dinesh Gupta
President