

THE GANDHIDHAM CHAMBER OF COMMERCE & INDUSTRY

(ESTD. 1953)

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

GANDHIDHAM - Kachchh - 370 201.

Phone : +91-02836-220977, 220735 • Mobile : 99250 37814 • Fax : 220888

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No. GCCI/669

Date: 24.01.2019

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Shri Sanjay Bhatia, IAS
Chairman,
Deendayal Port Trust,
Gandhidham – Kachchh

Sub: Suggestions for draft scheme of conversion from lease hold land to free hold land with respect to land leased out by Deendayal Port Trust and M/s. SRC Ltd., Adipur for commercial and industrial purposes

Dear Sir,

Sir, the original status of land donated by Maharao of Kachchh to the Central Government was FREE HOLD status. Hence, we are surprised how FREE HOLD land were allotted as LEASED HOLD which is beyond our understanding and comprehension. Kandla Port Trust and M/s. SRC Ltd. were given the responsibility of rehabilitation and development of this Township.

In response to draft of the scheme, we wish to submit the following points.

- In the year 1950, Kandla Port Trust had brought out an offer for allotment of plots to attract individuals to acquire plot for residential, commercial & industrial purpose. In the said offer development charges were clearly mentioned for each and every sector and the same were ranging from Rs.8/- to Rs.15/- per sq. YARD on 99 years LEASED HOLD basis.
- In the year 1983, fully developed free hold plots in township of Anjar – Kachchh were sold at Rs.10/- per sq. meter on FREE HOLD basis.
- In the year 1979, at the district headquarter Bhuj free hold plots were sold at Rs.5/- per sq. meter on FREE HOLD basis.
- In the year 1961, land on free hold basis was allotted / sold at Rs.10/- per sq. meter Inclusive of development charges at Juhu / Vile Parle – Mumbai by Maharashtra Housing Board on FREE HOLD basis.
- Our submission to your good self is that all the above referred examples, development charges were taken completely as per the prevailing norms while KPT was levying development charges plus land price inspite of being LEASED HOLD status.
- The plots owner of these LEASED HOLD plots have paid crores and crores rupees to KPT / DPT by way of transfer fee, mortgage fees and various penalties in last 70 years while the same have not been paid by owners of the above referred three examples.

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- In view of the above, it is our humble request not to levy conveyance deed charges and the conversion should be free from all charges, since substantial amount have been collected which according to our thinking was unreasonable.
- Alternatively as a last resort conversion premium 10% calculated on Development Charges presently less the development charged already paid at the time of allotment of the plot can be charged.
- In your draft conversion deed point no. 7 the word "shopping" must be added.
- In draft scheme under the heading of Guidelines For Filling Up The Application Form, the surcharge you wish to charge as per column 14 which is 33 1/3% is totally objectionable & unjustifiable. Such charge should not be taken.
- The scheme should be applicable to the land / plots allotted at concessional rate.
- You have mentioned that built up plots upto the year 2002 will only be converted. But our request is plot allotted upto date should be considered for conversion.
- We specifically draw your kind attention towards non-collection of any charge as premium on conversion by Maharashtra Government in case of 31 Sindhi Colonies for which detailed news are published in Times of India Mumbai edition dated 25th April, 2018. The above referred Sindhi Colonies were created to settle Sindhi refugees who migrated from Sindh because of partition. Similarly, our township of Gandhidham and Adipur is also established as settlement town for the displaced population.
- Last but not the least, the conversion scheme from leased hold to free hold for residential area is not successful till to date. In that scheme, the suggestions from public were not invited and no transparency was maintained before finalizing the scheme itself.

In light of the above, we once again humbly request you to declare entire township land as free hold by a single notification in the larger interest of the people of this township.

Thanking you.

Yours faithfully,

Dinesh Gupta
President

C.C. Sh. Mansukh Mandaria, NP
Sh. Gopal Kishna, N/D
Sh. Vinod Chavda, Mandri