

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 / 642

Dt: 05.01.2019

The Chairman,
Deendayal Port Trust,
Gandhidham – Kachchh.

Kind personal attention:- Shri Sanjay Bhatia Ji, IAS

Memorandum on the Core pending issues related to Land & its charges.

Sir,

As you are aware that the Gandhidham Chamber of Commerce & Industry is one of the biggest Trade Organization representing the interest of Business Community as well as people of this township and therefore, have represented Land matters of Port Trust at various levels of Central Government from time to time in past. Unfortunately, the situation has remained unchanged resulting in unrest among the Gandhidham Township who has developed this Township after resettlement of displaced who came after partition of India.

We would like to invite your personal attention on the issue of call for indefinite Port strike given by us on 3rd March, 2008 due to non-resolution of the long pending issues pertaining to working style in the matters of Land development of Township & Commercial Property leased from Port Trust. At the relevant time the then Chairman, Shri Praveen Agarwal, IRS vide his letter No.KPC/5001-PA/72 dated 02.03.2008, wherein he has referred meetings between GCC&I, representatives of Trade and DPT Officials held on 24/2, 28/2 & 29/2/2008 followed by another meeting held on 02.03.2008 wherein our memorandum dated 01.03.2008 was discussed and deliberated with a view to avert indefinite Port strike from 03.03.2008 onwards.

Sir, from above, you will kind appreciate as to how much patience we all have maintained in anticipation that issues raised by us will be progressively resolved in reasonable time but unfortunately, even after lapse of 10 years the issue have remained as it is instead of bringing justice to the people & Trade of this Township.

Now, once again the Gandhidham Township has given responsibility to The Gandhidham Chamber of Commerce & Industry to take up all those issues especially Land related with a view to bring timely permanent solution and settlement on the following issues.

a. Exorbitant Transfer Fees

Port Trust is charging exorbitant transfer fees based on JANTRI RATE which is totally unjustifiable, untenable and unreasonable. This has resulted into substantial decrease in Land Transactions due to which it has become extremely impossible for Transfer transactions in the complex. There is need to bring rationality in charging such Transfer fees so that it become viable for Land Holders to go for Land Transaction which will definitely increase the Land

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:: 2 ::

related revenue for the Port Trust. Till the issue is finalized, the transfer fees should be based on Development Cost and not on exorbitant transfer fees based on JANTRI RATE etc. etc.

b. To Include Commercial and Industrial Land of the Township in Freehold Scheme

After prolonged struggle of the people of Gandhidham – Adipur Township under the leadership of The Gandhidham Chamber of Commerce & Industry and other organisations, the dream of conversion of residential leased land to free hold has finally materialised. Similarly, it is high time to incorporate the conversion of leased commercial / Industrial land of this Township to free hold land under the scheme of free hold. This was already discussed and confirmed it early resolution by Shipping Secretary during meeting with him on 25.08.2018.

c. To hand over land & its record under free hold scheme to Government of Gujarat

Under the free hold scheme, its process is not getting completed to establish legal ownership of the converted free hold land unless its record is transferred to land revenue record of Gujarat State to complete registration formality and to record subsequent sale – purchase transactions and its ownership. Therefore, DPT Administration should immediately hand over land and its record to Gujarat Government to bring free hold process to its logical conclusion to avoid legal issues later on for next generation.

d. Exorbitant Mortgage Charges

The plot holder mortgages open plot / constructed premises with banks to avail loan to meet the expenses related to business, family and education purpose. The plot holder has to take NOC from DPT to mortgage plot / constructed premises after paying heavy mortgage charges to DPT. Presently DPT levies mortgage charges which works out to quite exorbitant amount while DPT itself is not under any liability for the mortgage of land/property. Earlier, even no mortgage charges were levied and subsequently only token charges were collected. As a matter of fact such exorbitant mortgage charges should be abolished and only token fee should be collected.

e. Lease Rent

DPT is charging heavy lease rent particularly on renewal of lease of Commercial and Industrial Plots. This approach and mechanism needs reconsideration as this may lead to grinding halt of the development of business and industrial activities in and around Kandla – Gandhidham Complex. It is matter of the fact and on record that Port Trust Administration is not at all making expenditure in and around Gandhidham-Adipur Town ship but all such responsibilities have to be paid by the Residence and Business community but so far Lease Rent are concerned the charges are increased heavily particularly on renewal of Lease of Commercial and Industrial Plots. There is hardly any justification when no responsibility is shouldered by the Port Trust Administration how and why lease rentals are being periodically revised and refixed. It is also matter of examination from the Financial Angle as to why and how such lease

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:: 3 ::

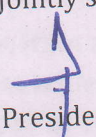
rentals revised periodically without giving justification as what expenditure is being incurred by the Port Administration for Development of Business & Development Activities Kandla-Gandhidham Complex.

Sir, from all above issues you will kindly appreciate as to how much patience is maintained by the General Public and especially Business Community when all above issues have remained unsettled / unimplemented though continuously the memorandums and letters were given to Hon. Minister of Shipping, Hon. Secretary (Shipping) & even when deliberated in the past like 2008 no follow up and conclusion could be brought because of only one fact that people of this town are always believe in maintaining peace and tranquillity. Is it not, moral responsibility of one and all to ensure that grievances, problems, representation of General Public & Business Community of this Port should have been settled within reasonable period but not to drag the issue to a extend which can create unrest which has now arising due to threshold limit of the patience of one and all is about to break. Thus, GCCI and all stake holders are trying to get solution by present agitation.

In view of the above, GCCI and all other stake holders have continued with marathon meetings, protests & ultimately came to the conclusion that as a first gesture a "JAN AKROSH MAHA RALLY" on 07.12.2018 to protest & thereafter a detailed agitation programs such as indefinite Dharna, in front of Port Administrative Building at Gandhidham till the issue is finalized, implemented and past cases are settled amicably.

We regret to say that no proper forum is available with us due to continuous absence of regular Chairman, Dy. Chairman and even no follow up action has been taken to bring satisfactory settlement on our pending issues.

Jointly submitted by all stake holders under the banner of GCCI.


President,
Gandhidham Chamber of Commerce & Industry