

# 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

e-mail : info@gccikandla.com • Website : www.gccikandla.com

No. GCCI / 254

Date: 09.07.2018

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

## Sub: Updating of Pending Issues of Deendayal Port Trust

Dear Sir,

We thank you for granting us personal audience today to discuss various pending issues of Deendayal Port Trust.

During last video conference on 09.04.2018, we had represented various issues which are enclosed herewith for your ready reference.

Thanking you.

Yours faithfully,

3.13.17

Babubhai Humbal  
President

Encl: As above.

a)	22000	Lease Holders
b)	330	Forms issued for conversion process
c)	186	Forms received back by DPT
d)	107	Letters issued
e)	27	Applications in process
f)	27	Incomplete application returned for compliance



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ANNEXURE – A

## RESIDENTIAL LAND ISSUES OF GANDHIDHAM TOWNSHIP

### 1. Transfer Fee

Sir, when this township was being established at the initial phase DPT 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 DPT, even development plans were approved by DPT. DPT was recovering Transfer Fees / Ground Rent for these services, on the basis of development charges formula.

Presently transfer fees is being charged exorbitantly based on Jantri Rate which is unjustifiable.

We quote one case which reflects proof of exorbitant transfer fee of residential area bearing Plot No.18, Sector – 1, Gandhidham, wherein as on 19th April, 2007 the transfer fee was charged Rs.3,269/- while if we compare with the proposed new transfer fee today as per your chart, it works out to Rs.45,50,000/-. The percentage works out to 1,39,186% and further it attracts review after every two years.

In case of one example of commercial area, bearing Plot No. 71, Sector 8, Gandhidham, wherein the holder had paid Rs.52,426/- vide receipt no.000014 dated 28th November, 2002. If the same transaction to be effected as per proposed revised transfer fee rates, it works out to Rs.1,19,25,000/-. This scenario itself reflects proposed levy of exorbitant transfer fee charges in this township.

### 2. Conversion Scheme from Lease Hold Land to Free Hold Land

Since beginning, Deendayal Port Trust is an administrator of the Land of Gandhidham Township. As a part of development process, earmarked plots were allotted on 99 years lease term basis for the specific purposes. After prolonged struggle of local public to get free hold right of the land, the central government declared the scheme for conversion of lease hold land in to free hold (Residential and Composite Plots) in the Gandhidham Township subject to the Guidelines and formalities. Therefore, the stat is as under:

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It has been revealed that the township land is not on revenue record of Gujarat State resulting almost stoppage of the process of the conversion of lease land to free hold. The whole process becomes "BACK TO SQUARE ONE". This is a major shock to the people of the township. Now, there is a big question mark on the fate of the 300+ application approved by Deendayal Port Trust.

We strongly feel that Shipping Ministry and Deendayal Port Trust should immediately initiate with the Government of Gujarat State to resolve dead-lock in this regard and to draw a time bound road-map for the execution. As a matter of the fact, Deendayal Port Trust immediately without wasting further time should apply to the district administration for the survey of township land and should ensure that the whole process for the creation of land revenue record in the State Government record should be completed as early as possible.

We seek your direct intervention to resolve the dead-lock and direct the concerned to speed-up the process to bring this matter to its logical conclusion.

3. To extend time limit for the completion of the construction on open lease-hold plots from 31.03.2018 to 31.03.2019

As you are very well aware about the emerging scenario of water scarcity looming larger at Gandhidham Township due to short fall of water level at Narmada Dam. Even the state government has cautioned all in this regard. Hence the question arises about the availability of water for the construction activity when Gujarat Government has already expressed inability for water supply to industrial and agricultural sector. When DPT, IFFCO & KASEZ arranges water from their own sources, it is imperative for DPT to think sympathetically in this regard.

Sir, in this emerging scenario, the construction activities in Gandhidham Township will be hampered in coming days. Thus, it will be not possible for lease-hold plot holders to complete and meet the dead-line fixed by DPT.

Therefore, we request you to extend dead-line for the completion of construction on open lease-hold plot from 31st March 2018 to 31st March 2019 keeping in view emerging scenario of water supply shortage in Gandhidham Township.

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ANNEXURE – B

## OPERATIONAL ISSUES OF DEENDAYAL PORT

### 1. To expedite the construction process of Oil Jetty No. 7 at Deendayal Port

As we understand the subject matter is getting delayed due to pending environment clearance from concern authority. From time to time, we had drawn the attention of all concern about this subject matter but so far no positive result has emerge. Therefore, we strongly feel that now it is high time to seek your intervention to expedite and to bring the matter to its logical conclusion in the interest of growth of DPT's revenue and convenience of the trade. Due to delay in construction and non-operationalisation of Oil Jetty No. 7, liquid tankers have to un-necessary bear the burden demurrages and liquid cargo gets diverted to other ports.

### 2. ROB Construction

It has been observed that the construction projects green flagged by our Hon'ble Prime Minister during his last visit here, have yet not been started at ground level so far. ROB at Kandla is one of such project for which no construction work is started yet.

### 3. Pending Marine Bills

Marine bills in respect of Tugs & Barges are pending since 2008-09 onwards. Till date some assurances are received subject to lame excuses that record is not traceable. In most of the cases, as a matter of fact no pilotage can be charged as the services of the pilot were not provided and tugs were allowed to enter and leave with experienced Masters without any pilot. It seems this is the only reason that concerned authority is avoiding to finalize marine bills.

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ANNEXURE - C

## GENERAL ISSUES

### 1. Proposed Dr. Babasaheb Ambedkar Convention Centre

We wish to draw your kind attention towards proposed Dr. Babasaheb Ambedkar Convention Centre being pursued by Deendayal Port Trust. In this connection, our honorable Prime Minister Shri Narendrabhai Modi had directed during his last visit to revise seating capacity to 1200 - 1500 pax at proposed Dr. Babasaheb Ambedkar Convention Centre as suggested by Gandhidham Chamber. Now, we hope the capacity revision must have been finalized alongwith construction schedule and completion of required process of tender etc.

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