

No. LW/PL/2044-II

Dated 06/09/2017

NOTICE FOR INVITING COMMENTS/SUGGESTIONS FROM THE PUBLIC/STAKE HOLDERS ON RENEWAL OF LEASE.

Sub: Invitation of Public Opinion on proposal of land lease case to be submitted to the Empowered Committee, Ministry of Shipping as approved by the Board on dated 02-08-2017 for Renewal of lease for a period of 30 years (Without Renewal Option) in respect of land admeasuring 2008 sq. mtrs. at Kandla, allotted to State Bank of India (A Nationalized Bank), for Banking purpose as per the Amended Policy Guidelines for Land Management by Major Ports, 2014.

Public Opinion/Comments/Suggestions are invited on the following renewal of lease case as approved by the Board vide Resolution No. 36 dated 02-08-2017 for submission to the Empowered Committee for final approval.

The Public Opinion/Comments/suggestions may be forwarded to the Chief Engineer, KPT and SE(Kandla Land),KPT on or before 27/09/2017 Details of the proposal to be submitted to Empowered Committee are described below.

A plot admeasuring 2008 sq. mtr was allotted to State Bank of India at New Kandla on 30 years lease period commencing from 05/03/1984 to 04/03/2014 for Banking purpose. The above lease period was upto 04/03/2014. There is no renewal clause provided in the lease deed at the end of the lease period. The possession of above plot is with the above Bank and they have been allowed to continue by charging compensation bill as per the TAMP approved rate (Single Rate) from date of expiry of the lease period as per Board Resolution No. 356 dated 17/03/2015. The above banking facility is utilized by the residents and the Port Users.

State Bank of India, New Kandla has been allowed to continue by charging compensation bill as per the TAMP approved rate (Single Rate) from date of expiry of the lease period as per the approval of the Board vide Resolution No. 356 dated 17/03/2015. The lease rental applicable for the renewal period under consideration from 05/03/2014 as per the TAMP approved rates vide Notification No. 350 dated 04-12-2014 are mentioned below:-

| PERIOD | APPROVAL OF RATE BY COMPETENT AUTHORITY |
|-------------------------------|--|
| From 01/01/2014 to 31/12/2018 | Rate under "C1" category approved by the TAMP vide Gazette Notification No. 350 dated 04/12/2014 with 2% escalation per annum. |

Since, in case of no renewal clause provided in the lease deed, by following the provisions of the Policy Guidelines for Land Management by Major Ports, 2014 for renewal of existing lease, the above land is required to be put on tender cum- auction. Accordingly, the proposal for E-tender cum- E-auction of various expired leases which do not have renewal clause was submitted to Board at its meeting held on 17-03-2015 for approval. However, Board of Trustees while discussing and deliberation, decided not to put on E-Tender cum E-Auction of the land which has been allotted to Government Organizations including this plot allotted to State Bank of India at this stage. Now, considering clause No. 11.2(h) of the amended Land Policy Guidelines, 2014, there is provision for the allotment of land on nomination basis to Government Organisation which is re-produced below:

“Land can also be allotted on nomination basis to Government Departments, statutory Local Bodies, Statutory Authorities/Autonomous Organisations under State/ Central Ministries, Central Public Sector Undertakings (CPSUs), State Public Sector Undertakings (SPSUs) and security agencies like State Police, CISF, Coast Guard and Navy, subject to the availability of land and on the basis of updated SoR.”

Considering the above, the above Bank was requested to inform whether Bank of India is a Central PSU and qualify for such allotment on nomination basis and also requested to furnish necessary evidence in support of their claim. In response to above, they have vide letter dated 20-03-2017 furnished the documents and informed that they are a Public Sector Bank, authorized by RBI and Undertaking by Govt. of India.

Kandla Port Trust does not require the land for its own purpose. The purpose of the proposed lease is in conformity with the existing Land Use Plan of KPT approved by the Board vide Resolution No. 191 dated 29/03/2016.

Accordingly, renewal proposal was examined by Land Allotment Committee at its meeting held on 03-06-2017 and had recommended the renewal of proposed plot for 30 years w.e.f. 05/03/2014 to 04/03/2044 on annual lease rental basis subject to approval of Board and thereafter consideration of Empowered Committee for its approval as per the Land Policy Guidelines, 2014.

The Board at its meeting held on 02-08-2017 vide resolution No. 37 dated 02-08-2017 resolved to approve as under:-

Resolved to recommend renewal of lease on nomination basis in respect of land, admeasuring 2008 sq. mtrs. at New Kandla, in favour of State Bank of India (a Public Sector Bank), Kandla Branch, for banking purpose for a lease period

of 30 years from the date of expiry of previous lease w.e.f. 05-03-2014, by treating it as a fresh lease, on annual lease rental basis, as per the prevailing TAMP approved rate under category "C1" from time to time (Rate of Rs. 114.61 applicable during 2017), subject to clearance of interest dues amounting to Rs. 35,016/- and subsequently, forward the renewal case to the Empowered Committee for approval, as per the provisions of the amended Land Policy Guidelines, 2014.

In accordance with clause No. 15(v) of the Policy Guidelines for Land Management, 2014 this instant proposal is published in the Port Website on 06-09-2017 for inviting comments/suggestions of the public/stake holders which may be forwarded to the CE,KPT or SE(Kandla Land), KPT, so as to reach on or before 27/09/2017.

**SE(Kandla Land)
Kandla Port Trust**