

**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 land admeasuring 20,000 sq. mtrs. at Kandla allotted to M/s. CRL Terminals Private Ltd., Kandla, for Liquid Cargo of Non D. P. grade and business purpose for a further period of 30 years (without renewal option) as per the provisions of 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. 34 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 13/09/2017 Details of the proposal to be submitted to Empowered Committee are described below.

The Kandla Port Trust had the Land Admeasuring 20,000 sq. mtrs. situated at Plot No. 1 outside west gate of Kandla Port, New Kandla was allotted to M/s. Chemicals & Resins Pvt. Ltd., on 30 years lease period commencing from 07-04-1978 to 06-04-2008 for the purpose of bulk installation for Liquid cargo of Non D.P. Grade and Business. M/s.Chemicals & Resins Pvt. Ltd has executed the lease deed with Kandla Port Trust. Thereafter, there was change of name of Company from M/s. Chemical & Resins Pvt. Ltd., to M/s. CRL Terminals Pvt. Ltd, Mumbai which has been accepted by KPT vide letter No. LW/PL/1423-I/46 dated 23/09/2004. The above lease period was upto 06-04-2008

M/s. CRL Terminals Pvt. Ltd, 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 determined for the retrospective period i.e. period from 06-04-2008 to 31-07-2017 as per the TAMP approved rates prevailing during the period at that time. The details of approval of rates by TAMP during period of renewal under consideration are mentioned below:-

PERIOD	APPROVAL OF RATE BY COMPETENT AUTHORITY
From 06-04-2008 to 31/12/2013	Rate approved by the Tariff Authority for Major Ports (TAMP) vide Order dated 25th March, 2011 retrospectively in respect of Kandla Land from July – 1999 in three consecutive slabs i.e., from July – 1999 TO 31-12-2003, from 01-01-2004 TO 31-12-2008 and from 01-01-2009 TO 31-12-2013. The lease rentals shall bear an escalation @ 5% (compoundable) per annum for the period – July 1999 TO 24-02-2004 and @2% thereafter.
From 01/01/2014 to 31/12/2018	Rate approved by the TAMP vide Gazette Notification No. 350 dated 04/12/2014 with 2% escalation per annum.

The lease deed executed by the party are having renewal clause at the end of the lease period. The condition No. 08 regarding renewal of lease in lease deed is re-produced as under: -

" "The lessee observing and performing all the agreements covenants and conditions hereof, will on expiration of the term reserved herein, be granted at his/her option, a new lease of the demised premises by way of renewal for a further period of thirty years to commence from the date of expiry thereof on such terms and conditions as the lessor may in his absolute discretion then determine."

M/s. CRL Terminals Pvt. Ltd, New Kandla has constructed Tanks for liquid storage tank and they are still in requirement of that land. The proposal is in conformity with Clause/Paragraph Nos. 11.3,(b),(d) & (g) in accordance with Policy Guidelines for Land Management, 2014 as revised on 17-07-2015.

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. 06-04-2008 to 05-04-2038 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. 34 dated 16/09/2016 resolved to approve as under: -

“Resolved to recommend renewal of lease in respect of land, admeasuring 20,000 sq. mtrs. at New Kandla, in favour of M/s. CRL Terminals Private Ltd. for the purpose of bulk installation for liquid cargo of non-D.P. grade and business for a lease period of 30 years from the date of expiry of the previous lease w.e.f. 07.04.2008, by treating it as a fresh lease, on annual lease rental basis as per the prevailing TAMP approved rate, as applicable from time to time (Rate of “G1” category is Rs.960.57 applicable during 2017), by following the provisions of the amended Land Policy Guidelines, 2014, subject to clearance of interest dues amounting to Rs.21,90,303/- and approval of the Empowered Committee of the Government.”

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 24/08/2017 for inviting comments/suggestions of the public/stake holders.

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