

DEENDAYAL PORT TRUST

MINUTES OF PROCEEDINGS OF MEETING NO.6 OF 2019-20 OF THE BOARD OF TRUSTEES OF THE PORT OF DEENDAYAL HELD AT 10:30 HOURS ON WEDNESDAY, THE 29TH JANUARY, 2020, AT GANDHIDHAM.

P R E S E N T

Shri S.K. Mehta, IFS, Chairman

Trustees

Shri R.K. Agarwal, IAS, JS (Ports) Shri Bibhash Kumar Thakur, IFS
Shri Prabhat Kumar, IRTS Capt. R.K. Muduli
Shri M.L. Bellani Shri L. Satyanarayan

Also present

Shri T. Venu Gopal, Secretary

I. Leave of absence: -

The following Trustees were granted leave of absence: -

Shri Mukesh Kumar, IAS
Shri Sanjay Kumar Agarwal, IRS
DIG Rajesh Makwana
Cmde. M. Govardhan Raju

3. Framing of "Deendayal Port Trust Employees (Conduct) Regulations, 2020" - reg.

Resolution

101

Resolved to approve the Deendayal Port Trust Employees' (Conduct) Regulations, 2020, as per the draft proposal placed at Annexure-II, under Section-28 of the Major Port Trusts Act, 1963, and send necessary proposal to the Ministry for further approval of the Central Government under Section 124, ibid.

4. Engagement of local part-time Visiting Specialists to provide OPD consultation/treatment in the Port Hospital, Gopalpuri

Resolution

102

Resolved to approve the Proposal: -

- (1) To engage 28 Specialists in different Specializations mentioned in the Agenda item as Part-time Visiting Specialists for providing specialized consultation/treatment to the Port beneficiaries in Port Hospital, Gopalpuri, for a period of three (03) years w.e.f. 17th March, 2020 with a provision to extend their services for another period of two (02) years, subject to review of their performance by duly constituted Committee of senior Doctors, with the approval of the Chairman.

(2) To revise the rates of the visit of the Specialists for a period of 5 years w.e.f. 17.03.2020, as per the details given below

- (i) Engagement of Specialist for attending Port Hospital, Gopalpuri, on payment of Rs.2,000/- per visit. For Ayurvedic and Homeopathic Specialists, the amount of honorarium shall be Rs.1,500/- per visit.
- (ii) Rs.1,000/- will be paid to the Part-time visiting Specialist for the extra visit as decided by CMO.
- (iii) Rs.1,000/- will be paid to the Specialist on panel, who is called by CMO to attend the patient.
- (iv) Payment of 50% of CGHS rates to the visiting Dentist for performing Dental procedures at Gopalpuri Hospital.

5. Empanelment of Imaging and Audiological Centres at Gandhidham and Bhuj

Resolution

103

Resolved to approve the proposal for extension of recognition of the following 04 (four) Imaging and Audiometry Centres for a further period of two years w.e.f. 1st May, 2020 on the existing terms and conditions:-

Sr. No.	Name of the Center
1.	Kutch Radiology & Imaging Center, G'dham & Bhuj
2.	Ashirwad CT Scan & Imaging Center, G'dham
3.	Sahara Speech & Hearing Clinic, G'dham
4.	Prarthana Diagnostic Centre, G'dham

6. Utilization of IFFCO Jetty (OJ-5) Idling time - Shifting of vessel working under Port Account in Port Convenience - Measures to ease out heavy congestion and pre-berthing detention of oil tankers at DPT.

Resolution

104

Resolved to approve to shift the vessel working in port account at IFFCO Jetty to OTB/Inner Anchorage/Other Oil Jetties under port convenience whenever IFFCO tanker is required to be berthed. The shifting vessel re-berthed at any other jetty on Agent's account i.e., inward pilotage will be chargeable. This will be reviewed after one year.

7. Development of Smart Industrial Port City (SIPC) at Kandla-Gandhidham-Adipur Complex – Lease deed for the allotment of plots at the SIPC location-2 (Kandla)

Resolution

105

Resolved to approve the draft Lease deed prepared by M/s.3TI Progetti s.p.a consortium (PMC of SIPC) for the allotment of plots on 60 years lease basis for various industrial units through e-tender-cum-e-auction at the SIPC location 2 (Kandla) spread over 849.84 acres under possession of DPT.

Due to urgency, the Board also confirmed the above resolution.

10. Conversion of Leases from Leasehold to Freehold (Residential & Commercial) – Ratification thereof

Resolution

106

Resolved to ratify the action taken for conversion of Leasehold to Freehold in respect of 74 cases as per { Annexure-30 (P:229-231)}.

11. "Land Use Plan" and "Valuation of Land" at OOT, Vadinar

Resolution

107

Resolved to approve the following, subject to notification of rates by TAMP:-

1. Categorization of Land as per Land Use Plan as under:-
 - 1.1. [A]: Land having water front & upto half mile from the shore i.e. Vadinar Road
 - 1.2. [C1 & C2]: Plot abutting on main road [for residential colony of IOCL/ DPT] and other plots
 - 1.3. [E]: Land within the docks [water front all sides]
 - 1.4. [ROW]: Right of Way: zone conveyance of pipelines, cables etc.
2. Following highest market rate worked out by the valuer M/s.KM Thacker, Gandhidham for the year from 2015 to 2018:

Categories/ Year [rate per sq. m.]	[A] Land having water front & upto half mile from the shore i.e. Vadinar Road	[C1 & C2] Plot abutting on main road [for residential colony of IOCL/ DPT] and other plots	[E] Land within the docks [water front all sides]	[ROW] – Right of Way: zone conveyance of pipelines, cables etc.
2015	2086.56	1974.10	3389.67	1794.13
2016	2268.00	2013.58	3457.46	1830.01
2017	2449.44	2053.85	3526.61	1866.61
2018	2645.39	2094.93	3597.14	1984.05

3. The highest market rate mentioned for the year 2018 would bear 2% escalation every year upto 2022 or till further revision as provided in the Land Policy Guidelines.
 4. The Lease rent for Water area would be 50% of License Fee of abutting land.
 5. The annual lease rent would be 6% of the latest market value as per provision at sr. no. 13 (b) of Land Policy Guidelines.
 6. Further, in order to resolve the issue of applicability of LF w.r.t. M/s. CETL, as per the opinion of ASG, the Vadinar rate, will be applied to M/s. CETL with retrospective effect after notification by TAMP.
12. Appointment of Entry level Officers through Direct Recruitment in Major Ports - Amendment to Kandla Port Trust Employees (RS&P) Amendment Regulations, 2009 - reg.

Resolution

108

Resolved to approve the amendments to the Kandla Port Trust Employees' (Recruitment, Seniority and Promotion) Regulations, 2009 as per the draft amendment proposal placed at {Annexure – 40(P:257-262)}, in terms of Section-28 of the Major Port Trusts Act, 1963, subject to further approval of the Central Government under Section 124, ibid and also to send necessary proposal to the Ministry with proposed amendments.

13. Item for information of the Board

- (I) "Development of Oil Jetty to handle Liquid Cargo and Ship Bunkering Terminal at Old Kandla" – Status on implementation
- (II) Development of Smart Industrial Port City (SIPC) by Deendayal Port Trust (DPT) at Kandla – Gandhidham – Adipur Complex - Status of allotment of Plots - reg.

The Board noted the position.

14. Board Note on review of Traffic & Eff. Parameters at Kandla Port during Dec'19, as compared to Dec'18 & Cumulative Performance upto December (3rd quarter), during FY 2019-20 vis-à-vis FY 2018-19

The Board noted the position.

15. Acceptance of offer of CWPRS for carrying out numerical & mathematical Model Studies for the Project "Setting up of a Container Terminal at Tuna-Tekra, Deendayal Port on BOT basis"

Resolution

Resolved to approve the proposal to accept the offer of CWPRS dated 02.01.2020 {Annexure – 48 (P:300-322)} read with email dated 14.01.2020 {Annexure – 49(P:323)}, amounting to Rs.1,10,67,470/- plus GST, including 50% Advance payment of Rs.55,33,735/- without obtaining Bank Guarantee against advance payment for carrying out Numerical & Mathematical Model Studies for the Project of Setting up of a Container Terminal at Tuna-Tekra, Deendayal Port on BOT Basis;

Due to urgency, the Board also confirmed the above Resolution subject to observatories made at para 15.3 above.

16. Grant of permission to Kandla Liquid Tank Terminal Association for laying various dia Pipelines for Edible Oil, Chemical and Air Pipelines on purely Temporary and Common User basis from OJ No:1, 2, 3 & 4 to 'Y' Junction
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Resolution

110

Resolved to approve: -

Grant of permission to Kandla Liquid Tank Terminal Association on the same terms & conditions, which are incorporated in the "Policy for grant of permission for laying and operating the pipelines in KPT limit" (Since, there is no policy to grant laying of pipeline from Jetty to "Y" junction) on purely temporary basis and subject to submission and approval of technical specifications, drawings and compliance of all requirement of IIT, Madras, intimated, vide E-mail dated 20.1.2020.

1. 1 no. of 14" dia pipeline for Edible Oil from Oil Jetty No.1 to "Y" junction.
 2. 02 nos. of 14" dia pipelines for Edible Oil and 02 Nos. 10" dia pipelines for Chemical pipeline from Oil Jetty No. 2 to "Y" junction.
 3. 01 no. of 14" dia pipeline for Edible Oil and 01 Nos. 10" dia pipeline for Chemical from Oil Jetty No. 3 to "Y" junction.
 4. 01 no. of 14" dia pipeline for Edible Oil and 01 Nos. 10" dia pipeline for Chemical from Oil Jetty No. 4 to "Y" junction
 5. 01 no.4" dia pipeline for air/Nitrogen from each Oil Jetty No:1, 2, 3 & 4 to 'Y' Junction.
17. Approval of proposal for the work of "Development of Parking Yards for Trucks/Vehicles for pre-checking of documents before arrival at gates, along with ancillary facility like Canteen, Toilet Block, Garage, Rest Shelter and High Mast Tower etc., on North of road leading to W.G-I & II outside CJA
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Resolution

111

Resolved to approve:-

- (i) To execute the work of "Development of parking yards for trucks/vehicles for pre-checking of documents before arrival at Gates, along with ancillary facility like Canteen, Toilet Block, Garage, Rest Shelter and High Mast Tower etc., on North of Road leading to W.G.-I & II outside CJA" amounting to Rs.2036.93 lakhs;
 - (ii) Authorize Chairman
 - a) To approve the Detail Estimate & DTP's and to issue the NIT.
 - b) To open the Technical bids, to Qualify/Disqualify bidders and to open the Price Bid of qualified bidders.
 - c) To issue a letter of acceptance to L1 Bidder and to commence the work.
 - d) The action taken by Chairman shall be ratified by the Board.
18. Grant of NOC to M/s. TUZ Chem Pvt. Ltd., Gandhidham, towards availing a loan amount of Rs.5 crores from Oriental Bank of Commerce, Gandhidham, for mortgage of lease hold land/Plot No. 12 to 16 each admeasuring 100 acres
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Resolution

112

Resolved to approve the recommendations of Land Allotment Committee to grant NOC to M/s. TUZ Chem Private Ltd., Gandhidham, for mortgage of lease hold Plots No.12 to 16 admeasuring 100 acres each situated between village Padana and village Chirai for availing loan amounting to Rs.5 (five) Crores from Oriental Bank of Commerce Gandhidham, by charging the mortgage fee of Rs.5,00,000/-, as per the Mortgage Fee structure approved by the Board from the above party, subject to Port retaining to first charge on them and provision of lease deed shall be applicable in the event of sale or foreclosure of the above mortgaged properties.

19. Revision of Rate Structure and fixing of Reserve Price/Market Value of Kandla Land & Land from Village Veera to Jungi which includes Tuna, Kharirohar and Bachau (Excluding Salt land & SIPC land) applicable for the period from 01.01.2019 to 31.12.2023
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Resolution

113

Resolved to approve reserve price/market value/lease rent for Kandla Land and Village Veera to Jungi excluding Salt Land for the period from 01-01-2019 to 31-12-2023 as per rate structure mentioned below for

approval of Tariff Authority for Major Ports (TAMP) and also suitably intimate the Ministry of Shipping, New Delhi regarding the issue with reference to NIC, 2008 compliance.

(Rs. Per Sq. mtr)

Category	Description of Category	Updated TAMP approved market rate as on 2018 vide Order dated 04-12-2014	Updated TAMP approved lease rental per annum (6% of Market value) as on 2018 vide order dated 04-12-2014	Market Value as on 01.01.2019 as recommended by the LAC.	Lease rental per annum @ 6% of Market value as on 01.01.2019 as recommended by the LAC	Increase in lease rental compared to previous year.
A	Land having water front and upto half mile from the shore i.e. the west bank of Kandla creek	4267.00	256.02	4352.30	261.14	2%
B	Land within half mile from the bank of the creek and having no water front	--	--	--	--	--
B1	Plots abutting on main road	3455.33	207.32	3524.50	211.47	2%
B2	Plots situated on internal roads	3110.00	186.6	3172.16	190.33	2%
C	Land beyond half a mile from the bank of the creek	--	--	--	--	--
C1	Plots abutting on main road	1948.33	116.9	1987.35	119.24	2%
C2	Other plots	1623.67	97.42	1656.14	99.37	2%
D	Land outside the bunder area and outside the west gate both on north as well as on the south of National Highway	--	--	--	--	--
D1	Plots directly abutting on NH-8A	3570.00	214.20	3641.40	218.48	2%
D2	Plots abutting on 1st 30 meter road parallel to NH-8A	2330.50	139.83	2377.11	142.63	2%
D3	Plots abutting on 2nd 30 meter road parallel to NH-8A	3343.67	200.62	3410.54	204.63	2%
D4	Plots abutting to KK road near zero point and railway crossing, 25 acres plots and other plots	2306.67	138.4	2352.80	141.17	2%

D5	Valuation of land to the West Gate of NH-8A towards salt works of land without reclamation but with infrastructure	2776.50	166.59	2832.00	169.92	2%
E	Land within the docks	6317.00	379.02	6443.42	386.60	2%
F	Land west of railway siding leading to Kandla Free Trade Zone and up to crossing of railway line	--	--	--	--	--
F1	Plots situated on SEZ side from Kandla Railway Station	3712.83	222.77	3787.17	227.23	2%
F2	Plots situated on Ahmedabad side from Kandla Railway Station	7274.00	436.44	7419.50	445.17	2%
G	Land of Liquid Storage Tanks	--	--	--	--	--
G1	Land situated from Eastern Bank of Kandla Creek to Western Bank of Nakti Creek	16329.67	979.78	16815.66	999.38	2%
G2	Land from West side of Nakti Creek to Kharirohar having existing Oil Terminals of IOCL, HPCL and BPCL.	10780.67	646.84	10996.33	659.78	2%
	Kidana Village	--	--	945.00	56.70	-
	Veera Village	--	--	208.00	12.48	-
	Mithirohar Village	--	--	2431.00	145.86	-
	Padana Village	--	--	472.00	28.32	-
	Tuna Village	--	--	665.00	39.90	-

(i). The market value/ reserve price/lease rent prescribed above will be effective from 1st January 2019 and remain valid till 31st December 2023.

(ii). The Market Value of land and reserve price in terms of annual lease rent prescribed above shall bear an escalation factor of 2% every year.

20. Item for information of the Board

Report of the Committee on existing Annual Maintenance Contracts in DPT

The Board noted the position.

21. Engagement of four Business Development Executives and one Business Development Team Leader for deployment in Marketing Cell under Traffic Department – reg.

Resolution

114

Resolved to approve to constitute a Marketing Cell under Traffic Department and to engage 4 (four) Business Development Executives, on a fixed remuneration of Rs.50,000/- (Rupees fifty thousand only) per month, and (one) Business Development Team Leader, on a fixed remuneration of Rs.1,00,000/- (Rupees one lakh only) per month, so as to meet the Business/Marketing requirement of Traffic, Civil Engineering and G.A. Departments, on contractual basis, for a period of 3 years, extendable on the same terms & conditions for the further period of 2 years, subject to satisfactory performance, as per the terms & conditions, eligibility criteria placed at { Annexure-72(P:582-585)}

22. Revision of local allowances to class-III & IV employees arising out of settlement dated 30.08.2018 on wage revision for Port & Dock Workers

Resolution

115

Resolved to approve the proposal to revise the following local allowances extended to employees of Deendayal Port Trust, who are in receipt of such allowances, in pursuance of Clause-23 of the Wage Settlement dated 30.08.2018, effective from the date of Board Resolution, as under:-

Sl. No.	Particulars of Allowance	Existing Rate	Revised Rate
1	Washing Allowance in respect of Hospital Staff and Fire Brigade Staff only.	Rs.250/-per month	Rs.350/-per month
2	Vadinar Allowance	Rs.275/- per month	Rs.400/- per month to the employees working at Vadinar.
3	Festival Advance (Recoverable)	Equivalent to 1.5 times of the basic pay, revised as per the Settlement dated 25.10.2013.	Equivalent to 1.5 times of the basic pay.
4	Funeral Expenses (Non- recoverable)	Rs.15,000/- being paid to the widows/ legal heirs of the employees/officers/ daily-rated/part-time workers, who die while in service.	Rs.20,000/- will be paid to the widows/ legal heirs of the employees/officers/ daily-rated/part-time workers, who die while in service.
5	(a) Cash Handling Allowance to employees engaged for revenue collection from private parties.	Rs.225/- per month	Rs.300/- per month
	(b) Allowance to Cashiers & Asstt. Cashiers	Rs.500/- per month	Rs.600/- per month
6	Xerox Machine/Fax Machine Operating Allowance	Rs.250/- per month	Rs.300/- per month will be paid to whom who are assigned the work of operating Xerox Machine / Fax Machines, in

			addition to his / her own day-to-day work.
7	Incharge Allowance	Rs.350/- per month	Rs.450/- per month to eligible Master 1st Class, 2nd Class and Serang (C), posted at different crafts of the DPT and who are presently in receipt of such allowance.
8	ECG Machine Operating Allowance	Rs.300/- per month	Rs.400/- per month to surgical dresser of Gopalpuri Hospital, Ward Orderly, New Kandla and Lab Technician at OOT Vadinar Health Centre, in case, if they are engaged to operate to ECG Machine by the CMO / Sr. Dy. CMO.
9	Generator Operating Allowance	Rs.4.00 per hour	Rs.5.00 per hour to the employees, who are eligible and in receipt of such allowance.
10	Pump/Vehicle Allowance	Rs.4.00 per hour	Rs.5.00 per hour to the employees, who are eligible and in receipt of such allowance.
11	Wireman Allowance	Rs.250/- per month	Rs.350/- per month to be paid to the Khalasis, having valid Wireman Certificate and are presently in receipts of such allowance for performing the job of Wireman, as and when required by the Mechanical Engineering Department.
