

Federation of Industries' Associations, Silvassa.
UT of Dadra & Nagar Haveli

**FEDERATION OF
INDUSTRIES** 
ASSOCIATIONS, SILVASSA

Dt : 14.06.16

To,

Sanjeev Kapoor
President

The Development Commissioner,

DD and D&NH Administration,

Silvassa

Subject : Long pending issues of Industries

Sir,

Ajit Deshpande
Vice President

We take this opportunity to draw your attention to following four long pending issues which are causing tremendous problems to the industries:

1. Stamp Duty for Mortgage of Property
2. Revision of Circle Rates
3. Need of Surrendering power by DNH PDCL
4. Rationalization of FSI

Dr. R. B. Shelke
General Secretary

Brief notes on each of above issues are attached for your ready reference.

Thanking you.

Yours faithfully,

Sanjeev Kapoor
President

Encl : as above

Sanjeev Kapoor
President

Notes of the issues raised vide letter dated 14.06.16

1. Stamp Duty for Mortgage registration charge in our UT is 1% whereas in neighbouring states is 0.25 to 0.35%. We must reduce it. We must accept that mortgage is not transfer of property.

Different states have different rates Notification issued by of Maharashtra Government is attached. These notifications establishes that mortgage is not transfer of property

Ajit Deshpande
Vice President

2. Revision of Circle Rates

Circle rates were effected last year without considering factors like accessibility, level of plot, distance from main road. We must study the pragmatic practice of Gujarat where care is taken of all these factors.

Dr. R.B. Shelke
General Secretary

3. Need of Surrendering power by DNH PDCL

The Federation and Associations are repeatedly requesting the Administration that country has entered into a cheaper power regime. We have to shift now our approach along with trends and currents of the power sector.

There was a time, there was an acute power shortage, that time industries and Administration struggled shoulder to shoulder to get adequate power allocation to UT. Now, time has changed. Thanks to mega power plants and governmental policies, power is available at much cheaper rates. Hence, industries of the UT should also be allowed to use opportunity to consume cheaper power. This is possible only through open access. Hence, we do not oppose it. However, it has to be ensured that advantage of one set of consumers (open access consumers) should not become disadvantage of others (non-open-access consumers).

The rightful and justified approach would be that DNH PDCL must surrender around 200 MW.

Sanjeev Kapoor
President

Ajit Deshpande
Vice President

Dr. R.B. Shelke
General Secretary

DNH PDCL has two reservations:

a. If, the open access consumers for any reason come back to the grid, from where we will provide them power?

Sir, we as responsible Federation, submit that we will be willing at that point of time some suitable mechanism to share the shortage, including power staggering at purchase power at higher rates through open access route and there is mechanism available for additional surcharge called to FPPCA.

b. The cost of breaking the existing agreement would cripple DNH PDCL?

c. Sir, we all need to study the agreements and work-out the cost which will come on DNH PDCL. It is suggested that a committee be formed with the representatives from the industries to study and submit recommendation quickly.

If no corrective action is taken, the surplus accumulated over the period and which has made the power cheaper in the UT will be wiped out in no time, On the other hand, if power is surrendered the average cost of power purchase is will go down considerable and everyone will be benefited.

Continuation of present will only raise questions on professional approach over excess purchase of excess power

4. Rationalization of FSI

FSI relaxation was granted in Feb 15 by the UT Administration, but it is not helping the industry. It motivates and facilitates the industry to go for vertical constructions. For the logistics expenses, industries do not go for vertical construction. There is a need to review it again and grant relaxations for increase in ground coverage.

Sanjeev Kapoor
President