

14. एमडीएल को दीर्घ कालिन पट्टे पर मुंपोट्ट वरुक्शॉप तथा क्लार्क बेसिन क्षेत्र का आबंटन - एलएसी सिफारिशों को अनुमोदन.

**Allotment of MbPT Workshops and Clarke Basin area to MDL on long term lease
- Approval to LAC recommendations.**

The Chief Mechanical Engineer has informed that the Chairman & Managing Director, Mazagon Dock Shipbuilders Limited (MDL) along with other officials visited MbPT Head Office on 6.2.2018 and held discussion with the Chairman, MbPT regarding the subject issue. By letter dated 21.2.2018, MDL has forwarded their proposal as at [*Annexure I](#) for acquisition of MbPT Workshop land and Clarke Basin being contiguous space to MDL to ease out the space crunch being currently experienced by them for executing orders of the Indian Navy which are of strategic and National importance.

2. The CME has further informed that after several site visits and discussions with the MDL officials and concerned MbPT Officers as also the site visit of the Secretary, Shipping, Government of India on 6.4.2018, a note dated 23.4.2018 as at [*Annexure II](#) was submitted proposing that Estate Division shall carry out valuation of the area proposed to be handed over to MDL, obtaining the necessary LAC recommendations based on the Valuer's Report, Draft MOU and submission of the proposal for Board's approval.

3. The CME has informed that after Chairman's approval dated 19.5.2018 on the FA&CAO's note dated 15.5.2018 as at [*Annexure III](#), the CE & HOD (Estate) appointed Patwardhan Consultants Pvt. Ltd., Mumbai – 400024, for carrying out the valuation of the subject land and water parcels proposed to be given to MDL on long lease.

4. The CME has further informed that subsequent to the receipt of the above mentioned Valuer's Report on 24.7.2018 as at [*Annexure IV](#), the Land Allotment Committee (LAC) met on 25.7.2018 for considering the Valuer's Report and has recommended as under:

- (i) To accept the Valuation Report submitted by Patwardhan Consultants Pvt. Ltd., valuing the property mentioned therein @ ₹937,36,03,735.
- (ii) To recommend the value of ₹937,36,03,735 for approval of the Board.
- (iii) To recommend the lease of the area to MDL for a period of 30 years with a renewal clause for another 30 years at the rate prevailing after the initial 30 years. The drawing showing the area is at [*Annexure V](#).

- (iv) To calculate upfront amount for 30 years payable by MDL on taking over the property on lease, based on the value of ₹937,36,03,735 @ 6% as annual rentals with annual escalation of 4% and applying a discounting rate of 8.1% as per RBI bulletin for longest period of G.Sec, which works out to ₹944,16,35,500.45 as at [*Annexure VI](#). However, as the upfront fee for lease cannot be more than outright purchase value of property at present, it is considered that the upfront fee may be capped at this market value only. This matter was also discussed by the Chairman with MD, IPA, during the HODs' meeting held on 25.7.2018. It was decided that this matter shall be taken up by IPA with the Ministry. Subject to the final decision of the Ministry, LAC recommends the above proposition.

5. The CME has informed that at present there are 164 employees in MbPT Workshop including the Flotilla Crew manning M.V. Kalpana and M.L. Sanshodhinee, the other staff including various skilled categories like Fitters, Welders, Carpenters, etc., and supervisory staff like Chargeman, etc., in various sections of MbPT Workshops, as brought out in [*Annexure VII](#) – No. of employees can be deputed to MDL.

6. In view of the above, the CME has proposed approval for the following:

- (a) To accept the LAC's recommendations as at para 4 above. LAC's recommendations are at [*Annexure VIII](#).
- (b) To issue Preliminary offer letter to MDL for acquisition of subject Land and Water parcel as indicated in drawing No.W-578, on "as is where is basis" and on 30 years Lease, against the advance Payment of Upfront Fees to MbPT amounting to ₹937,36,03,735 in lumpsum and all applicable taxes and duties (i.e., 18% GST, Stamp Duty & Registration charges, Property Tax & Cesses, etc.) to be borne by MDL.
- (c) MDL shall be informed to take over 35 out of the existing employees of MbPT Workshops, as detailed in Annexure VII, on deputation basis for a period upto the date of their superannuation, on Terms and Conditions as mentioned in Para No. 26 of the MDL's proposal and mutually agreed.

7. The FA&CAO has concurred with the CME's proposal.

8. The copy of Chairman's approval is at [*Annexure IX](#).

9. The Board's approval is requested to the CME's proposal at para 6 above.

Note of discussion at the Board meeting held on 2nd August 2018.

The Chief Mechanical Engineer informed that Mazagon Dock Shipbuilders Ltd. had forwarded a proposal for acquisition of MbPT Workshop land and Clerk Basin and it was proposed to give the same to MDL on long lease. He stated that the Land Allotment Committee had recommended to accept the valuation report submitted by Patwardhan Consultants Pvt. Ltd. Valuing the property at ₹937 crores (approx.) and grant of lease to MDL on upfront basis for a period of 30 years with a renewal clause for another 30 years at the rate prevailing after the initial 30 years. He stated that presently there are about 164 staff at MbPT Workshop out of which it was proposed to depute 35 employees to MDL.

Shri Sudhakar Apraj stated that the existing employees who are on the verge of retirement are reluctant to be deployed at MDL. He further stated that they will find it difficult to work in new environment and work culture. He, therefore, stated that these employees should be re-deployed in different sections in MbPT only, rather than deputing them to MDL. The employees should not be deputed in MDL.

After some discussions, it was decided to approve the CME's proposal at para 6 (a) and (b) of the note. As regards CME's proposal at para 6(c) of the note, it was decided to authorise the Chairman to discuss the matter regarding deployment of 35 employees to MDL with S/Shri Sudhakar Apraj and Kersi Parekh and decide about the same.

संकल्प संख्या 98

2.8.2018

1. टिप्पणी के परिच्छेद 6 (ए) तथा (बी) स्थित मुख्य यांत्रिकी अभियंता का प्रस्ताव अनुमोदित किया जाता है.
2. परिच्छेद 6 (सी) के संबंध में, सर्वश्री सुधाकर अपराज तथा केरसी पारेख के साथ मामले पर वार्तालाप करने के लिए तथा निर्णय लेने के लिए अध्यक्ष प्राधिकृत है.

Resolution No. 98

2.8.2018

1. The Chief Mechanical Engineer's proposal at para 6(a) and (b) of the note is approved.
2. As regards para 6(c), the Chairman is authorised to discuss the matter with S/Shri Sudhakar Apraj and Kersi Parekh and decide the same.