

15 -ാം കേരള നിയമസഭ

9 -ാം സമ്മേളനം

നക്ഷത്ര ചിഹ്നം ഇല്ലാത്ത ചോദ്യം നം. 2775

14-09-2023 - ൽ മറുപടിയ്ക്ക്

വ്യവസായങ്ങൾക്ക് കൈമാറിയ ഭൂമി

ചോദ്യം		ഉത്തരം	
ശ്രീമതി കെ. കെ. രമ		ശ്രീ പി. രാജീവ് (നിയമം, വ്യവസായം, കയർ വകുപ്പ് മന്ത്രി)	
(എ)	<p>വ്യവസായ വകുപ്പിന് കീഴിൽ ആകെ എത്ര വ്യവസായ പാർക്കുകളാണ് നിലവിലുള്ളത്;</p>	(എ)	<p>വ്യവസായ വാണിജ്യ ഡയറക്ടറേറ്റിനു കീഴിൽ 40 വ്യവസായ പാർക്കുകളാണ് ഉള്ളത്.</p> <p>പൊതുമേഖലാ സ്ഥാപനമായ സിഡ്കോയുടെ കീഴിൽ 17 മേജർ വ്യവസായ എസ്റ്റേറ്റുകളും 36 മിനി വ്യവസായ എസ്റ്റേറ്റുകളും 7 വ്യവസായ പാർക്കുകളും നിലവിലുണ്ട്. കേരള സംസ്ഥാന വ്യവസായ വികസന കോർപ്പറേഷന് കീഴിൽ 10 വ്യവസായ പാർക്കുകളാണ് നിലവിലുള്ളത്. വ്യവസായ വകുപ്പിലെ മറ്റൊരു പൊതുമേഖലാ സ്ഥാപനമായ കിൻഫ്രയ്ക്ക് 31 വ്യവസായ പാർക്കുകളാണ് ഉള്ളത്.</p>
(ബി)	<p>വ്യവസായ പാർക്കുകൾക്കും മറ്റ് വ്യവസായങ്ങൾക്കുമായി ആകെ എത്ര ഭൂമിയാണ് ഏറ്റെടുത്തിട്ടുള്ളതെന്ന് ജില്ല തിരിച്ചുള്ള കണക്ക് ലഭ്യമാക്കുമോ;</p>	(ബി)	<p>വ്യവസായ വാണിജ്യ ഡയറക്ടറേറ്റിന്റെ കീഴിലുള്ള 40 വ്യവസായ പാർക്കുകൾക്കായി നിലവിൽ കൈവശമുള്ള ഭൂമിയുടെ കണക്ക് ജില്ല തിരിച്ച് അനുബന്ധം (1) ആയി ചേർക്കുന്നു.</p> <p>സിഡ്കോയുടെ വ്യവസായ എസ്റ്റേറ്റുകൾക്കും പാർക്കുകൾക്കുമായി 316.845 ഏക്കർ ഭൂമി ഏറ്റെടുത്തിട്ടുണ്ട്. ഇതിന്റെ ജില്ല തിരിച്ചുള്ള കണക്ക് അനുബന്ധം (2) ആയി ചേർക്കുന്നു. കിൻഫ്രയുടെ നേതൃത്വത്തിലുള്ള വ്യവസായ പാർക്കുകളിലെ ഭൂമിയുടെ കണക്ക് അനുബന്ധം (3) ആയി ചേർക്കുന്നു.</p> <p>കേരള സംസ്ഥാന വ്യവസായ വികസന കോർപ്പറേഷന്റെ വ്യവസായ പാർക്കുകൾക്കും മറ്റു വ്യവസായങ്ങൾക്കുമായി ആകെ 1474.84 ഏക്കർ ഭൂമിയാണ് ഏറ്റെടുത്തിട്ടുള്ളത്. ജില്ല തിരിച്ച് ഏക്കർ അടിസ്ഥാനത്തിൽ ചുവടെ കൊടുക്കുന്നു:</p> <p>തിരുവനന്തപുരം (156) ആലപ്പുഴ (278.78), എറണാകുളം (70.13), പാലക്കാട് (34.05), മലപ്പുറം (258.04), കോഴിക്കോട് (425.85), കണ്ണൂർ (250), കാസർഗോഡ് (1.99).</p>

<p>(സി) പ്രസ്തുത ഭൂമിയിൽ നിലവിലുള്ള വ്യവസായങ്ങൾക്കായി എത്ര ഭൂമി ഉപയോഗിക്കുന്നു എന്നത് വ്യവസായ പാർക്കുകൾ, മറ്റു വ്യവസായങ്ങൾ എന്നിവ തരംതിരിച്ച് കണക്ക് ലഭ്യമാക്കുമോ;</p>	<p>(സി) വ്യവസായ വാണിജ്യ ഡയറക്ടറേറ്റിന്റെ ഉടമസ്ഥതയിലുള്ള 40 വ്യവസായ പാർക്കുകൾക്കായി നിലവിൽ കൈവശമുള്ള ഭൂമിയായ 2412.831 ഏക്കർ ഭൂമിയിൽ പൊതു ആവശ്യങ്ങൾക്കായി നീക്കിവച്ചിട്ടുള്ള ഭൂമി കിഴിച്ചു 2064.4377 ഏക്കർ ഭൂമി വ്യവസായങ്ങൾക്കായി ഉപയോഗിക്കുന്നുണ്ട്.</p> <p>സിഡ്കോയുടെ വ്യവസായ എസ്റ്റേറ്റുകളിൽ ആകെ 313.665 ഏക്കർ ഭൂമി വ്യവസായങ്ങൾക്കായി വിനിയോഗിക്കുന്നുണ്ട്. തരം തിരിച്ച കണക്ക് അനുബന്ധം (4) ആയി ചേർക്കുന്നു.</p> <p>കിൻഫ്രയുടെ വിവിധ വ്യവസായ പാർക്കുകളിലായി 2,032.7101 ഏക്കർ ഭൂമി അലോട്ട് ചെയ്തിട്ടുണ്ട്.</p> <p>കേരള സംസ്ഥാന വ്യവസായ വികസന കോർപ്പറേഷന്റെ കീഴിലുള്ള വിവിധ വ്യവസായ പാർക്കുകളിൽ വ്യവസായ യൂണിറ്റുകൾക്കും അനുബന്ധ സൗകര്യങ്ങൾക്കും മറ്റു സ്ഥാപനങ്ങൾക്കുമായി 1138 ഏക്കർ ഭൂമി അനുവദിച്ചിട്ടുണ്ട്. ഇതിൽ മലപ്പുറം ജില്ലയിലെ വ്യവസായ വളർച്ചാ കേന്ദ്രത്തിലെ മൊത്തം 258.04 ഏക്കർ ഭൂമിയും അങ്കമാലിയിലെ കെ.എസ്.ഐ.ഡി.സി ബിസിനസ്സ് പാർക്കിലെ 30 ഏക്കർ ഭൂമിയും ഇൻകിഡിന് വ്യവസായ പാർക്ക് സ്ഥാപിക്കുന്നതിനും മറ്റു വ്യവസായ ആവശ്യങ്ങൾക്കുമായി 90 വർഷത്തെ പാട്ടു വ്യവസ്ഥയിൽ അനുവദിച്ചിട്ടുണ്ട്. കോഴിക്കോട് വ്യവസായ വളർച്ചാ കേന്ദ്രത്തിലെ 151 ഏക്കർ ഭൂമി AIMS പദ്ധതിയായി വിട്ടുകൊടുത്തിട്ടുണ്ട്.</p>
<p>(ഡി) വ്യവസായിക ആവശ്യങ്ങൾക്കായി ഏറ്റെടുത്ത ഭൂമി വ്യവസായങ്ങൾക്ക് കൈമാറുന്നതിന് നിലവിൽ നിശ്ചയിച്ചിട്ടുള്ള വ്യവസ്ഥകളും മാനദണ്ഡങ്ങളും എന്തെല്ലാമാണെന്ന് അറിയിക്കുമോ;</p>	<p>(ഡി) സംസ്ഥാനത്ത് വ്യവസായ വാണിജ്യ ഡയറക്ടറേറ്റിന് കീഴിലുള്ള 40 വ്യവസായ പാർക്കുകളിൽ ഭൂമി അനുവദിക്കുന്നതിന് നിലവിലുള്ള വ്യവസ്ഥകൾ താഴെപ്പറയുന്നു. വ്യവസായ ഭൂമിക്കായി സംരംഭകൻ അപേക്ഷ സമർപ്പിക്കേണ്ടതും അപേക്ഷയോടൊപ്പം പ്രോജക്ട് റിപ്പോർട്ട്, ലേ ഔട്ട്, ബിൽഡിങ് പ്ലാൻ ഉൾപ്പെടെയുള്ള അനുബന്ധ രേഖകൾ ഇതോടൊപ്പം സമർപ്പിക്കേണ്ടതാണ്. ടി അപേക്ഷ കൈപ്പറ്റി 30 ദിവസത്തിനുള്ളിൽ ബന്ധപ്പെട്ട് ജില്ലാ വ്യവസായ കേന്ദ്രം ജനറൽ മാനേജർ ആയത് ജില്ലാതല ലാൻഡ് അലോട്ട്മെന്റ് കമ്മിറ്റി മുൻപാകെ സമർപ്പിച്ച് നടപടി സ്വീകരിക്കുന്നതാണ്. അപേക്ഷയോടൊപ്പം EMD ആയി സംരംഭകൻ 10,000/- രൂപ ഒടുക്കേണ്ടതാണ്. 10 ഏക്കർ വരെയുള്ള വ്യവസായ ഭൂമി ജില്ലാ ലാൻഡ് അലോട്ട്മെന്റ് കമ്മിറ്റിയുടെ ശുപാർശയിന്മേൽ ബന്ധപ്പെട്ട ജനറൽ മാനേജർക്ക്</p>

അനുവദിക്കാവുന്നതാണ്. അതിൽ കൂടുതൽ വരുന്ന ഭൂമിയാണെങ്കിൽ സ്റ്റേറ്റ് ലാൻഡ് അലോട്ട്മെന്റ് കമ്മിറ്റിയുടെ ശുപാർശയിന്മേൽ വ്യവസായ വാണിജ്യ ഡയറക്ടർക്കും അനുവദിച്ചു തരാവുന്നതാണ്. ഭൂമി അലോട്ട് ചെയ്ത് ലഭിക്കുന്ന സംരംഭകൻ പ്രസ്തുത ഭൂമിക്ക് നിശ്ചയിച്ചിട്ടുള്ള വില ഒടുക്കേണ്ടതാണ്.

സിഡ്കോയുടെ ഉടമസ്ഥതയിലുള്ള വ്യവസായ പാർക്കുകളിൽ ഭൂമി അനുവദിക്കുന്നതിനുള്ള റൂളിന്റെ പകർപ്പ് അനുബന്ധം (5) ആയി ചേർക്കുന്നു.

കേരള സംസ്ഥാന വ്യവസായ വികസന കോർപ്പറേഷന്റെ കീഴിലുള്ള പാർക്കുകളിൽ 30 വർഷത്തെ പാട്ടു വ്യവസ്ഥയിലാണ് ഭൂമി അനുവദിക്കുന്നത്. 10 ഏക്കർ വരെയുള്ള വ്യവസായ ഭൂമി ജില്ലാ ലാൻഡ് അലോട്ട്മെന്റ് കമ്മിറ്റിയുടെയും അതിൽ കൂടുതൽ വരുന്ന ഭൂമിയാണെങ്കിൽ സ്റ്റേറ്റ് ലാൻഡ് അലോട്ട്മെന്റ് കമ്മിറ്റിയുടെയും അനുമതിയോടെയാണ് അനുവദിക്കുന്നത്. ഭൂമി അനുവദിച്ചതിനു ശേഷം ഭൂമിയുടെ മുഴുവൻ പാട്ടു തുകയോ അല്ലെങ്കിൽ 50% പാട്ടു തുകയോ 90 ദിവസത്തിനുള്ളിൽ ഒടുക്കി കരാറിൽ ഏർപ്പെടേണ്ടതാണ്. 50% പാട്ടു തുക നൽകുന്ന അവസരത്തിൽ, ബാക്കി തുക പലിശ സഹിതം 2 വർഷത്തിനുള്ളിൽ തുല്യ ഗഡുക്കളായി നൽകണം. 2 വർഷത്തിനുള്ളിൽ നിർമാണം പൂർത്തിയാക്കി പ്രവർത്തനം ആരംഭിക്കുകയും വേണം. മുഴുവൻ പാട്ടു തുകയും അടയ്ക്കുന്ന മുറയ്ക്ക് ഭൂമി അനുവദിച്ച തീയതി മുതൽ 30 വർഷത്തേക്ക് പാട്ടുക്കരാർ രജിസ്റ്റർ ചെയ്തു നൽകുന്നതാണ്.

കിൻഫ്ര പാർക്കുകളിൽ സംരംഭങ്ങൾ ആരംഭിക്കുന്ന സംരംഭകർക്ക് 30 വർഷത്തെ പാട്ടു വ്യവസ്ഥയിലാണ് നിലവിൽ ഭൂമി അലോട്ട് ചെയ്യുന്നത്. ഭൂമി അലോട്ട് ചെയ്യുന്നതിന് ജില്ലാ വ്യവസായ കേന്ദ്രം ജനറൽ മാനേജർ അധ്യക്ഷനായുള്ള ഒരു ജില്ലാതല സൈറ്റ് സെലക്ഷൻ കമ്മിറ്റി രൂപീകരിച്ചിട്ടുണ്ട്. ആ കമ്മിറ്റിയുടെ നിർദ്ദേശപ്രകാരം ലാന്റ് ഡിസ്പോസൽ റെഗുലേഷൻ നിയമപ്രകാരമാണ് ഭൂമി അലോട്ട് ചെയ്യുന്നത്. അലോട്ട് ചെയ്യപ്പെടുന്ന ഭൂമിയിൽ സംരംഭകർ 24 മാസത്തെ സമയത്തിനുള്ളിൽ അവരുടെ യൂണിറ്റുകൾ പ്രവർത്തന സജ്ജമാകണമെന്നാണ് വ്യവസ്ഥ. ഇത്തരത്തിൽ വ്യവസായ സംരംഭങ്ങൾ ആരംഭിക്കാത്തപക്ഷം ഭൂമി തിരികെ എടുക്കുന്നതിന് കിൻഫ്രയ്ക്ക് അധികാരമുണ്ട്.

(ഇ) ആകെ എത്ര ഭൂമിയാണ് ഇപ്രകാരം കൈമാറിയിട്ടുള്ളതെന്നും ഇതിൽ വ്യവസായങ്ങൾ

(ഇ) വ്യവസായ വാണിജ്യ ഡയറക്ടറേറ്റിന് കീഴിലുള്ള 40 വ്യവസായ പാർക്കുകളിൽ നിലവിൽ കൈവശമുള്ള

നടത്താതെ ഒഴിഞ്ഞുകിടക്കുന്ന ഭൂമിയുടെ അളവ് എത്രയാണെന്നും അറിയിക്കാമോ?

2383.831 ഏക്കർ ഭൂമിയിൽ പൊതു ആവശ്യങ്ങൾക്കായി നീക്കിവച്ചിട്ടുള്ള ഭൂമി കഴിച്ച് 2069.670 ഏക്കർ ഭൂമി വ്യവസായങ്ങൾക്കായി കൈമാറിയിട്ടുണ്ട്. അടിസ്ഥാന സൗകര്യങ്ങൾ വികസിപ്പിച്ചിട്ടുള്ളതും വ്യവസായ വാണിജ്യ ഡയറക്ടറുടെ ഉടമസ്ഥതയിലുള്ളതുമായ വ്യവസായ പാർക്കുകളിൽ 24.567 ഏക്കർ ഭൂമി ഒഴിഞ്ഞുകിടപ്പുണ്ട്.

സിഡ്കോയുടെ ഉടമസ്ഥതയിലുള്ള വ്യവസായ പാർക്കുകളിൽ 316.845 ഏക്കർ ഭൂമിയിൽ പൊതു ആവശ്യങ്ങൾക്കുള്ള ഭൂമി ഉൾപ്പെടെ 313.665 ഏക്കർ ഭൂമിയാണ് വ്യവസായിക ആവശ്യങ്ങൾക്കായി കൈമാറിയിട്ടുള്ളത്. 3.18 ഏക്കർ ഭൂമി നിലവിൽ ഇവിടെ ഒഴിഞ്ഞു കിടക്കുന്നുണ്ട്.

കേരള സംസ്ഥാന വ്യവസായ വികസന കോർപ്പറേഷന്റെ ഉടമസ്ഥതയിലുള്ള വ്യവസായ പാർക്കുകളിൽ 824 ഏക്കർ ഭൂമിയിൽ വ്യവസായ യൂണിറ്റുകൾക്കും സ്ഥാപനങ്ങൾക്കുമായി അനുവദിച്ചിട്ടുണ്ട്. ഇതിൽ വ്യവസായത്തിനായി അനുവദിച്ചിട്ട് പ്രവർത്തനം തുടങ്ങാതെ ഒഴിഞ്ഞു കിടക്കുന്ന ഭൂമി തിരിച്ചെടുത്ത് മറ്റ് വ്യവസായങ്ങൾക്ക് നൽകുകയാണ് ചെയ്യുന്നത്.

വ്യവസായങ്ങൾക്കായി കിൻഫ്രയുടെ വിവിധ വ്യവസായ പാർക്കുകളിലായി 2,032.7101 ഏക്കർ ഭൂമിയാണ് അലോട്ട് ചെയ്തിട്ടുള്ളത്. അലോട്ട് ചെയ്ത ഭൂമിയിൽ എല്ലാത്തന്നെ സംരംഭകർ അവരുടെ സംരംഭങ്ങൾ നടത്തിവരുന്നു. സംരംഭകർ അവരുടെ വ്യവസായ സംരംഭങ്ങൾ പ്രവർത്തിപ്പിക്കുന്നതിനുള്ള നടപടിക്രമങ്ങൾ വിവിധ ഘട്ടങ്ങളിൽ പുരോഗമിക്കുന്നുണ്ട്. കിൻഫ്രയുടെ പാർക്കുകളിൽ വ്യവസായങ്ങൾക്കായി അലോട്ട് ചെയ്ത ഭൂമി ഒഴിഞ്ഞുകിടക്കുന്നില്ല.

സെക്ഷൻ ഓഫീസർ

33	Malappuram	1	FIE Payyanad	14.63	14.63	6.15	6.15	0
34	Kozhikkode	2	DP Kattippara	20.36	33.42	Under Development		
35			DP Westhill	13.06		10.3	10.3	0
36	Kannur	1	IDP Andoor	59.31	59.31	46.52	46.52	0
37	Kasargode	4	DP Ananthapuram	103	322.38	72.9	62.28	10.73
38			DA Ananthapuram	108		83.4	57.96	10
39			DP Chattanchal	28.5		22.5	20.01	2.49
40			DP Madikkai	82.88		Under Development		
	TOTAL	40		2383.831	2383.831	2126.020	2069.670	24.567

Loorathi
Section officer

For information

SIDCO

**LIST OF INDUSTRIAL ESTATES/MINI INDUSTRIAL ESTATES
/INDUSTRIAL PARKS UNDER KERALA SIDCO**

District	Name of Industrial Estates/Office	Extent of land (Acre)
Thiruvananthapuram	1. Pappanamcode (IE)	17.38
	2. Anad (MIE)	1.00
	3. Vellanad (MIE)	0.76
	4. Varkala (MIE)	1.1
	5. Ullloor (MIE)	1.00
	Total	21.24
Kollam	6. Umayanalloor (IE)	26.03
	7 Thrikkovilvattom (MIE)	0.97
	8. Chithara (MIE)	1.00
	9. Chadayamangalam (MIE)	0.76
	10. Karunagappally (IE)	8.53
	Total	37.39
Pathanamthitta	11. Pandalam (MIE)	0.95
	12. Kunnamthanam (IP)	5.00
	Total	5.95
Kottayam	13. Ettumanoor (IE)	30.55
	14 Changanachery (IE)	13.24
	15 Nattakom (MIE)	1.00
	16. Pampady (MIE)	1.02
	17 Ayarkunnam (MIE)	0.99
	18. Thiruvavuni (IP)	1.34
	Total	48.14
Idukki	19. Adimali (MIE)	1.00
	20. Kodikulam (MIE)	1.00
	21. Olamattom (MIE)	0.99
	Total	2.99
Alappuzha	22. Cherthala (IE)	9.18
	23. Kadakarappally (MIE)	1.25
	24. Mararikulam (MIE)	1.06
	25 Kollakadavu (IE)	19.15
	Total	30.64
Ernakulam	26. Mudickal (IE)	2.97
	27. Palluruthy (IE)	1.45
	28. Angamaly (IP)	15.03
	29. Rayamanglam (MIE)	1.00
	30. South Vazhakulam (MIE)	1.00
	31. Kothamangalam (MIE)	0.98
	32. Edathala (MIE)	1.00
	33. Piravom (MIE)	1.00
	Total	24.43
Thrissur	34. Kallettumkara (IE)	5.00
	35. Arimbur (MIE)	1.00
	36 Kattoor (MIE)	1.00
	37. Mala (MIE)	1.00
	38. Chelakkara (IP)	5.025
	39. Athani (IP)	11.81
	40. Ollur (IE)	27.5

	Total	52.335
Palakkad	41. Karakkad (IE)	10.87
	42. Shornur (IP)	5.01
	43. Vaniyamkulam (MIE)	1.00
	44. Pattambi (MIE)	1.00
	45. Ottappalam (MIE)	1.19
	46. Olavakkode (IE)	21.53
	Total	40.06
Malappuram	47. Manjeri (IE)	4.92
	48. Edavanna (MIE)	1.02
	49. Oorakom (MIE)	1.00
	50. Kokkur (MIE)	1.00
	Total	7.94
Kozhikkode	51. West Hill (IE)	12.44
	52. Moodadi (IP)	3.73
	53. Kadalundi (MIE)	1.00
	54. Perambra (MIE)	1.00
	Total	18.17
Kannur	55. Palayad (IE)	6.18
	56. Thaliparambu (MIE)	1.00
	57. Valapattanam (MIE)	1.00
	Total	8.18
Wayanad	58. Sulthanbattery (MIE)	1
	Total	1
Kasargod	59. Kasargod (IE)	16.84
	60. Kanhaqad (MIE)	1.00
	Total	17.84
Total		316.845Acres

Zoosab
Section Officer

അനുബന്ധം-3

ക്രമ. നമ്പർ	ജില്ല	പാർക്ക്	ഏറ്റെടുത്ത ഭൂമിയുടെ അളവ് (ഏക്കർ)
1	തിരുവനന്തപുരം	കിൻഫ്ര ഇൻറർനാഷണൽ അപ്പാരൽ പാർക്ക്, തിരുവനന്തപുരം	48
		കിൻഫ്ര ചെറുകിട വ്യവസായ പാർക്ക്, തിരുവനന്തപുരം	45
		കിൻഫ്ര ഫിലിം & വീഡിയോ പാർക്ക്, തിരുവനന്തപുരം	50
		IT/IT അധിഷ്ഠിത പ്രത്യേക സാമ്പത്തിക മേഖല, കിൻഫ്ര ഫിലിം & വീഡിയോ പാർക്ക്, തിരുവനന്തപുരം	25
		ഗ്ലോബൽ ആയുർവേദ വില്ലേജ്, തിരുവനന്തപുരം	30.93
2	കൊല്ലം	മിനി ഇൻഡസ്ട്രിയൽ പാർക്ക്, മുണ്ടയ്ക്കൽ, കൊല്ലം	6.7
		ചെറുകിട വ്യവസായ പാർക്ക്, പിറവത്തൂർ, കൊല്ലം	15

3	പത്തനംതിട്ട	ചെറുകിട വ്യവസായ പാർക്ക്, കുന്നത്താനം	33
		ചെറുകിട വ്യവസായ പാർക്ക്, അടൂർ	85
		കീൻഫ്ര ഫുഡ് പ്രോസസ്സിംഗ് പാർക്ക്, അടൂർ	
4	എറണാകുളം	കീൻഫ്ര ഹൈടെക് പാർക്ക്, കളമശ്ശേരി	240
		കീൻഫ്ര എക്സ്പോർട്ട് പ്രൊമോഷൻ ഇൻഡസ്ട്രിയൽ പാർക്ക്, കാക്കനാട്, എറണാകുളം	91
		ഇലക്ട്രോണിക് മാനുഫാക്ചറിംഗ് ക്ലസ്റ്റർ, കാക്കനാട്, എറണാകുളം	67
		ചെറുകിട വ്യവസായ പാർക്ക്, നെല്ലാട്, എറണാകുളം	64
		പെട്രോകെമിക്കൽ പാർക്ക്, അമ്പലമുഗൾ, കൊച്ചി	471
5	ഇടുക്കി	സ്പൈസസ് പാർക്ക്, മുട്ടം, തൊടുപുഴ	30
		റൂറൽ അപ്പാരൽ പാർക്ക്, രാജകുമാരി, ഇടുക്കി	2
6	തൃശൂർ	ചെറുകിട വ്യവസായ പാർക്ക്, കൊരട്ടി	39
7	പാലക്കാട്	കീൻഫ്ര ഇൻറിഗ്രേറ്റഡ് ഇൻഡസ്ട്രിയൽ & ടെക്സ്റ്റൈൽ പാർക്ക്, പാലക്കാട്	161
		കീൻഫ്ര മെഗാഫുഡ് പാർക്ക്, പാലക്കാട്	79
		കീൻഫ്ര ഇൻറിഗ്രേറ്റഡ് & ഇൻഡസ്ട്രിയൽ പാർക്ക്, ഒറ്റപ്പാലം	20
		ഡിഫൻസ് പാർക്ക്, ഒറ്റപ്പാലം	60
8	മലപ്പുറം	കീൻഫ്ര ടെക്നോ ഇൻഡസ്ട്രിയൽ പാർക്ക്, കാക്കഞ്ചേരി, മലപ്പുറം	46
		കാർഷിക ഉല്പന്നങ്ങൾക്കായുള്ള പ്രത്യേക സാമ്പത്തിക മേഖല	25
		ചെറുകിട വ്യവസായ പാർക്ക്, കുറ്റിപ്പുറം	30
9	കോഴിക്കോട്	അഡ്വാൻസ്ഡ് ടെക്നോളജി പാർക്ക്, രാമനാട്ടുകര	77
		മറൈൻ പാർക്ക്, ബേപ്പൂർ	24
10	കണ്ണൂർ	കീൻഫ്ര ടെക്സ്റ്റൈൽ സെൻറർ, നാടുകാണി	124
		വ്യവസായ പാർക്ക്, മട്ടന്നൂർ	128
		ചെറുകിട വ്യവസായ പാർക്ക്, തലശ്ശേരി	50
11	കാസർഗോഡ്	ചെറുകിട വ്യവസായ പാർക്ക്, സീതാംഗോലി, കാസർഗോഡ്	270


 Section Officer

അനുബന്ധം - 4

അനുബന്ധം - 4

സി)

സിഡ്ജോ
വ്യവസായങ്ങൾക്കായി കൈമാറിയ ഭൂമിയുടെ വിവരങ്ങൾ

	എണ്ണം	വ്യവസായങ്ങൾക്ക് കൈമാറിയ ആകെ ഭൂമി (ചെറു ആവശ്യങ്ങൾക്കുള്ളത് ഉൾപ്പെടെ)
വ്യവസായ ഫാർമുകൾ	7	46.785
മേടർ വ്യവസായ എസ്റ്റേറ്റുകൾ	17	230.88
മിനി വ്യവസായ എസ്റ്റേറ്റുകൾ	36	36
ആകെ	60	313.665

Zeeathal
Section Officer

Outright Purchase Rules
Kerala Small Industries Development Corporation Limited
Santhi Nagar, Thiruvananthapuram - 695001

1. These Rules shall be called 'The Corporation's Rules for Allotment of Sheds/Land in Industrial Estates, Kerala, on Outright Purchase Basis, 1996'.
2. These Rules shall apply to all Industrial Estates in Kerala State, owned or managed by the Corporation as well as to lands/sheds in the industrial Estates assigned to Industrialists and shall come into force immediately.
3. In these Rules unless the context otherwise requires;
 - (i) 'Alienation' includes sale, gift, will mortgage hypothecation, lease, sub-letting or transfer possession in any manner including by reconstitution of the firm.
 - (ii) 'Allottee' means any individual/Partnership Firm/Co-operative Society/Private Limited Company/Public Limited Company/Societies registered under the Charitable Societies Act who has been allotted the shed/land
 - (iii) 'Corporation' shall mean the Kerala Small Industries Development Corporation Ltd, Trivandrum known as SIDCO in short or its successors.
 - (iv) 'Industrial Estate' shall mean and include all Industrial Estates in Kerala State owned or managed by the Corporation, including Functional Industrial Estates, Ancillary Industrial Estates and Mini Industrial Estates.
 - (v) 'Land' shall include all other land in the Industrial Estates.
 - (vi) 'Shed' shall mean factory shed, godown, canteen or any other building in the Industrial Estates and shall include land occupied by these structures but not the land appurtenant to the shed.
4.
 - (a) Application or allotment of shed/land in the Industrial Estates shall be made to the Managing Director, SIDCO in the form at Appendix - 1. Along with the application the applicant shall furnish an interest free Earnest Money Deposit of Rs. 3000/- and scrutiny fee of Rs. 1000/- by means of crossed Demand Draft drawn in favour of the 'Kerala SIDCO Limited' payable at Trivandrum.
 - (b) The Corporation shall have the right to reject any application without assigning any reason whatsoever and also to forfeit the Deposit in case the applicant fails to honour the allotment when made under these Rules.
 - (c) The said Deposit shall be adjusted against the initial payment towards the outright. Value of allotted shed/land in case the allotment is made.
 - (d) In case the Corporation does not find it possible 'to make allotment within a reasonable period, the deposit shall be refunded on the applicant's request and the applicant shall not be entitled for any interest.
5.
 - (a) When high demand for shed/land is felt, the Corporation may decide to dispose of the shed/land through Public Auction.
 - (b) The Managing Director or any authorised Officer of SIDCO shall be competent to allot shed/land to any Industrialist.
 - (i) Through quotation-cum-auction OR
 - (ii) On consideration of individual application as decided by the Corporation in each case. Such allotment shall be in form as per Appendix - II.
 - (c) The shed/land allotted under these Rules shall be used only for the purpose for which it is

- allotted and if it is used for any other purpose contravening the above conditions, the Corporation shall have the right to resume the shed/land.
- (d) The allottee shall not do anything repugnant to the regulations made by the Corporation, with a view to maintaining safety, decency, propriety, general discipline and peace of the Industrial Estate.
 - (e) The allottee may at his cost, make additions, alterations, or modifications to the shed or build structures on the land allotted to him but only with the prior written approval of the Corporation. For obtaining such approval, the allottee shall submit to the Managing Director SIDCO an application in plain paper along with a detailed plan of the proposed construction and a fee of Rs.1000/-towards scrutiny charges. The allottee will normally not be allowed reimbursement of the cost of such additions alterations or modifications, even if he leaves the Industrial Estate subsequently unless a purchaser for the same can be found.
6. (a) On receipt of the order of allotment, which shall be in the form at Appendix - II the allottee shall execute an agreement in the form at Appendix - III on stamp paper of appropriate value (Rs.100/-at present). All costs and expenses incidental to the execution of the said agreement or registration of any document to be executed unless these Rules shall be borne by the allottee.
- (b) With the execution of the agreement mentioned in (a) above all previous agreements executed by the allottee in respect of the shed/land shall become null and void.
 - (c) Shed/Land will be given on outright purchase to allottees who pay the entire cost of the allotted shed/land in lumpsum within the time specified and execution of the agreement.
 - (d) The allottee should remit the price within 30 days of the receipt of allotment order. If the allottee fails to remit the amount within 30 days, the allotment would automatically be cancelled and the initial deposit will stand forfeited.
 - (e) The amounts due to the Corporation in respect of the shed/land shall be remitted by cash or by crossed Demand Draft drawn in favour of KERALA SIDCO Limited payable at Trivanadrum.
 - (f) A Registered sale deed in the form at Appendix - IV shall be issued on completion of the entire payment and all the other formalities and on getting Patta of the land transferred from Government.
 - (g) The allottee shall be liable to start the industry in the allotted shed within three months of the allotment. The allottee shall be liable to start construction of the approved structure on his allotted plot within three months of allotment and to complete the same within six months. He shall start the industry there within one year from the date of allotment.
7. (a) The Corporation shall have the power to terminate the agreement and resume and take over the shed/land if the allottee contravenes any of the provisions of these Rules or of the Agreement executed by him or if positive action, in the opinion of the Corporation, has not been taken to start the industry within three months of allotment of shed/land, or in the event of the unit run by the allottee being wound up, or in the opinion of the Corporation, the industry is not in a position to pay the amount due under the agreement.
- (b) In case of resumption the allottee shall be paid compensation as decided by SIDCO for any improvement effected by him in the shed/land provided that instead of paying the value of improvement, it shall be open to the Corporation to direct the allottee to remove any of the improvements without causing damage to the shed/land within such time as may be specified at the cost of the allottee, and the allottee shall remove them within the specified period. If he fails to do so, the Corporation may arrange the same to be removed

at the cost of the allottee, dispose of the materials by Public Auction and pay the proceeds of such disposal to the allottee after recovering all amounts due from the allottee to the corporation including the resumption interest as decided by the Corporation from time to time, from the date of allotment to the date of resumption (at present 6%). If the allottee fails to remit such amount on demand the Corporation may recover the same under the provisions of the Revenue Recovery Act.

8. The allottee shall pay all taxes, cess, land revenue and other dues payable in respect of shed/land from time to time as long as the shed/land is in his possession.
9. (a) The allottee shall maintain the shed/land and premises in good condition at all times and shall make good any damage caused to the shed/land. The allottee shall also carry out such repairs, maintenance or improvements as may be necessary to maintain the utility and appearance of the shed/land in particular and the Industrial Estate in general.
(b) If the allottee fails to keep the shed/land and the premises in good condition inspite of a written request, the Corporation shall get necessary works done in the shed/land and the premises at the cost of the Corporation, and recover such cost from the allottee.
10. (a) The allottee shall, at his cost, properly maintain the internal installations for supply of water and electricity, starting from the meter and ensure satisfactory maintenance of sanitary arrangements (including septic tanks).
(b) The public utilities and amenities given to the allottee such as supply of water and power, right to use roads, canteen, post office etc. shall continue to be owned by the Corporation or any agency appointed for that purpose by the Corporation.
(c) The allottee shall remit to the Corporation or the agency appointed by the Corporation every month the amenity charges fixed from time to time. The charges relating to a month shall be remitted on the first working day of the succeeding month: Default in the matter of payment of the amenity charges for more than one month shall be treated as default of payment due to the Corporation and dealt with accordingly along with the interest fixed from time to time.
11. The Managing Director or any Authorised Officer of the Corporation shall have power to inspect the shed/land and premises of the allottee at any time without giving prior notice and the allottee shall render all assistance necessary for such inspection.
12. (a) The allottee shall get the shed insured against all risks for an amount not less than the value of the shed/land as determined by the Corporation from time to time.
(b) The allottee shall keep the Corporation indemnified against any and all claims of damages arising as a consequence of the establishment and running of his unit.
13. (a) The trees, structures in the allotted land shall continue to be the property of the Corporation who shall dispose of the same as in the manner deemed fit within a reasonable time. The allottee shall not be entitled to their usufructs.
(b) The Corporation reserves the right of utilising vacant portions of allotted land at any time for laying pipe lines, cables, underground drainage or drawing overhead electric lines without paying any compensation to the allottee for such use or without seeking permission.
(c) The allottee shall not effect any excavation on any part of the allotted plot or remove any stone, earth or other material therefrom except so far as may, in the opinion of the Corporation, be necessary for the purpose of forming the foundations of the building and compound wall and executing the work.
14. All amounts due to the Corporation under these Rules shall be a first charge on the shed/land and shall be recoverable under the provisions of the Revenue Recovery Act for the time being in force (Vide Government Notification No./ 40716/B3/69/ID dated 1-1-1969) or in such other

manner as the Corporation may deem fit.

15. (a) The price of shed/land will be fixed by the Corporation from time to time. The value so fixed by the Corporation would be final and cannot be questioned and the allottee shall be bound by such fixation.
- (b) The Corporation reserves the right to notify revision in the price of shed/land from time to time and upon such notification it shall be applicable to all new allotments also and regularisation of alienation under these Rules.
16. (a) The shed/land allotted under these Rules shall not be alienated or encumbered in any manner without the prior permission in writing of the Corporation.
- (b) The Corporation may permit the transfer of ownership or reconstitution of the allottee firm in deserving cases as per rules in force from time to time.
- (c) In case where shed/land has been given as collateral security by the allottee to the K.F.C./ Bank/any financial Institutions to auction of the shed/land in case of default by the allottee subject to realisation of the claim of the Corporation. The successful auction bidder, on application in form., shall get his possession regularised by the Corporation.
17. The Corporation shall have power to evict the allottee under the provisions of the Unauthorised Occupants of Public Buildings Eviction Act 1968 on his failure to clear off the dues if any or on violation of the Rules of allotment of shed/land.
18. Nothing detrimental to an allottee shall be done without first giving him a notice of intent with a period of seven days to show cause against the same.
19. Where any notice or order has to be served under these Rules such service shall be made by registered post or by delivery of a copy of such notice or order to the allottee at the allotted premises in the Industrial Estates or where this is not possible, by affixing of a copy of the notice or order on the outer door or a visible place of allotted premises
20. The Corporation may at any time amend, alter or modify these Rules if it is found necessary to do so and the amendment, alteration or modification shall be binding on the allottee under these Rules.
21. All Acts done by the Corporation with respect to outright purchase of land/shed shall be deemed to have been done under these Rules.

**APPLICATION FOR ALLOTMENT OF SHED/LAND IN INDUSTRIAL
ESTATES ON OUTRIGHT PURCHASE BASIS**

(Strike out whichever is not applicable)

1. Name of the Applicant and Full Postal Address :
showing Particulars of Village, Taluk and District :
 - a. Permanent :
 - b. Present :
2. a. Name and address of the Industry applied for :
 - b. MSME Registration No. & Date :
 - c. Whether existing or proposed :
3. a. Details of industrial activity applied for :
 - b. Details of power required :
 - c. Details of water required :
 - d. Employment opportunity created :
4. Details of plot/shed applied for :
with location of the estate :

5. Are you already an occupant of the Estate If so show details of the shed (s)/land occupied, duration of the lease and balance of dues in respect of lease shed (s) occupied
6. Any other information which the applicant desires that the Corporation should consider in this regard

The Industry I am running/propose to start comes within the purview of a Small Scale Industry.

I have read and understood the Corporation's Rules for allotment of land shed in Industrial Estates on outright sale and I shall abide by them.

Signature of Applicant

Place :

Date :

If a registered partnership firm/Co-op.Society/Charitable Society/Company, produce true copies of :

- a. Certificate of Regn./Incorporation/Partnership Deed.
- b. Regd. Memorandum & Articles of Association/Regulation & Byelaws.
- c. Name & address of Directors.
- d. Resolution of Board of Directors to obtain shed/land on outright purchase, resolving to observe Rules if obtained and authorising a person to sign all papers vis avis Corporation for the purpose.
- e. Latest Balance Sheet if available.

Appendix - II
Kerala Small Industries Development Corporation Ltd.
Form of allotment order
PROCEEDINGS

Sub : Industrial Estate - Allotment of Shed / land on outright purchase basis -reg.
Ref : Application dated of M/s

Shri/Smt..

has applied for the allotment of shed/land on outright purchase basis for the establishment of a unit for the manufacture of.

The project report submitted by the applicant is found feasible. The unit has been registered with the Industries Dept. vide Registration No.

ORDER

In the circumstances sanction is hereby accorded for the allotment of the property, more specifically described in the Schedule to this Order, on outright purchase basis for establishment of the unit for the manufacture of to Shri/Smt.

subject to the terms and conditions contained in The Corporation's Rules For Allotment of Shed/Land in Industrial Estates, Kerala, on Outright Purchase Basis, 1996, and more particularly, subject to the following:

1. The property is allotted on as is where is condition at a total cost of Rs.....
(Rupees.....)
2. The allottee should remit the balance cost of the property within 30 days of this order and start the industry within three months in case it is shed. In case it is vacant plot, he/she shall start construction within three months and complete the same within six months. He/She shall, further, start the industry within one year from the date of order of allotment.
3. The allottee shall take possession of the allotted property within one month from the date of this order.
4. If the allottee fails to comply with the above conditions with in the specified time, this allotment will automatically cease to be valid without further notice and the Earnest Money deposited paid by the allottee will stand forfeited.

SCHEDULE

Name of industrial estate,

Shed No.

Area of Plot

Survey Number :

Village

Taluk

Boundaries :

East

West

North

South

To

The Allottee

Copy to : 1. Head Finance

2. Stock file

Alloting Authority

Kerala Small Industries Development Corporation Ltd

Appendix - III

Form of Agreement for Shed/Land

Articles of agreement made this the day of Two thousand and between the Kerala Small Industries Development Corporation Ltd. (hereinafter referred to as the "Corporation") the one part and Shri/Smt.

S/o W/o Shri

Aged on

behalf of M/S

a firm / Company /

co-operative society constitute/ incorporated/registered under the Act, and having its Office at

(here in after referred to as the "Purchaser", which term where the context so admits includes his/ their heirs/executors, administrators, legal representative and permitted assigns) on the other part. Whereas on the application of the Purchaser under the Corporation's Rules for Allotment of Shed/ Land in Industrial Estates of Kerala on Outright Purchase Basis 1996 (hereinafter referred to as the "Rules") the Corporation have agreed to allot and the Purchaser has agreed to accept the shed/land more particularly mentioned and described under schedule hereunder writted (herainafter referred to as the "shed/plot") for the purpose of setting up an industrial unit for manufacture of

NOW THIS DEED. WITNESSETH AND IT IS HEREBY AGREED AS FOLLOWS:

1. The purchaser agrees to pay the balance of the value of the Shed/land within 30 days of allotment order,;
2. The Purchaser agrees to be bound by the terms and conditions of the Rules with additions and amendments thereto, which shall form part of the agreement as if incorporated herein.
3. The Purchaser agrees that he/She utilise the shed/land exclusively for the purpose allotted and that no change shall be made without the written sanction of the Corporation.
4. The Purchaser agrees that in case he/she alienates the shed/land he/she shall take the prior permission of the Corporation in writing for the same and that he/she shall pay the transfer fee as per rules inforce on the date of scanction of the Corporation.
5. The Purchaser agrees to take possession of the shed/land within one month from the date of allotment order and to start the industry within three months in case it is shed. In case he/she has been allotted land he/she shall start construction within three months and complete the same within six months. Further he/she shall, start industry within one year from the date of order of allotment.
6. The Purchaser undertakes and agrees to surrender the shed/land to the Corporation in case it is no longer required by him/her; he/she further agrees for the recovery of resumption interest for the period of occupation and further undertakes to compensate the Corporation for any damage to the shed/land during the period of his/her occupancy.
7. The Purchaser agrees to insure all the buildings and structures and fixtures in the shed/land

against loss or damage by fire or other natural calamities and to keep the Corporation indemnified against any act and all claims for damages which may be caused to any adjoining units.

8. The Purchaser agrees to maintain the shed/land in proper condition at all times.
9. The Purchaser shall permit the Corporation to utilise the vacant portion of the shed/land at any time for laying pipe lines, cables, underground drainage or drawing overhead lines.
10. The Purchaser shall pay all taxes, cess and other charges payable in respect of the said property to Government-Central or State, Local Bodies or any other constituted body in due time.
11. The Purchaser undertakes to permit officers of the Corporation to enter and inspect at all time the allotted premises to review the progress of utilisation of the allotted property and the fulfilment of the conditions of the agreement by the Purchaser.
12. The Purchaser undertakes to pay such additional charges that may be levied by the Corporation for undertaking additional development works in the Industrial Estate or because of enhanced cost of land acquisition.
13. The purchaser understands that he / she is not entitled to the usufructs of trees in allotted land and the trees as such shall continue to be the property of the Corporation and the Corporation shall have exclusive right to cut and sell the trees.
14. The Purchaser understands that he/she shall be liable to be evicted under the provisions of the Unauthorised Occupants of Public Buildings Eviction Act 1967 on his/her failure to vacate the premises on termination of occupancy.
15. All sums found due to the Corporation under or by virtue of this agreement shall be recoverable from the Purchaser and his/her assets, movable and immovable under the provisions of the Kerala Revenue Recovery Act 1968 for the time being in force as if such sums were arrears of land revenue or in any other such manner as the Corporation may deem fit

IN WITNESSETH WHERE OF Shri/Smt.

for and on behalf of the Corporation and Shri/Smt.
..... the Purchaser have hereunto
set their hands on the day and year first above written.

SCHEDULE

(here enter the details of the shed/plot)

Name of Industrial Estate

Shed No.

Area of Plot

Survey Number.

Village

Taluk

Boundaries : East

West

North

South

Signed by Shri/Smt. for and on behalf of the Corporation

In the presence of witnesses.

1.

2.

KERALA SMALL INDUSTRIES DEVELOPMENT CORPORATION LIMITED
Santhi Nagar, Thiruvananthapuram – 695 001

Rules/Guide Lines for allotment of plots in the Industrial Parks on 90 years long term lease basis

1. These Rules shall be called 'The Corporation's Rules for Allotment of Land in Industrial Parks, Kerala on 90 years long term lease basis.
2. These Rules shall apply to all Industrial Parks in Kerala State, owned by the Corporation as well as to lands in the Industrial Parks assigned to Industrialists and shall come into force immediately.
3. In these Rules unless the context otherwise requires,
 - i) Alienation; includes sale, gift, will mortgage, hypothecation, lease, sub-letting or transfer of possession in any manner including by reconstitution of the firm.
 - ii) 'Allottee' means any individual/partnership firm/Co-operative Society/Private Limited Company/Societies registered under the Charitable Societies Act, who has been allotted the land.
 - iii) 'Corporation' shall mean the Kerala Small Industries Development Corporation Ltd., Thiruvananthapuram known as SIDCO in short or its successors.
 - iv) 'Industrial Park' shall mean and include all Industrial Parks in Kerala State owned by the Corporation.
 - v) 'Land' shall mean the area of land/plot allotted to the allottee in the Industrial Park.
4. (a) Application for allotment of land in the Industrial Parks shall be made to the Managing Director, SIDCO through the Estate Manager after publication of Quotation-cum-Auction Notice who is the convener of the committee for the quotation-cum-auction in the prescribed form. Along with the application, the applicant shall furnish an interest free Earnest Money Deposit of Rs.5,000/- per plot and Registration fee of Rs.3,000/- (non-refundable) by means of Demand Draft drawn in favour of the KERALA SIDCO LTD., payable at Trivandrum. The application shall be accompanied by the following details.

:2:

- (i) S.S.I / EM Registration Certificate duly attested by a gazetted officer.
- (ii) Project Report of the proposed industry as per the SSI/EM Registration certificate.
- (iii) Photocopy of Electoral Identity Card/Passport duly attested.
- (iv) Partnership deed/Memorandum and Articles of association in the case of partnership/Registered Companies/Firms with attested copy of Registration Certificate from the Registrar of firms.

b) The Corporation shall have the right to reject any application without assigning any reason and also to forfeit the Earnest Money Deposit in case the applicant fails to honour the allotment when made under these Rules.

c) The said Deposit shall be adjusted against the final payment towards the lease premium of allotted land in case allotment is made.

d) In case the Corporation does not find it possible to make allotment within a reasonable period, the deposit shall be refunded on the applicant's request along with the surrender of original Money Receipt issued, and the applicant shall not be entitled for any interest.

e) Whenever the highest bidder of the plot is backed out, the plot is again put to fresh quotation-cum-auction. The second highest bidder shall not be claimed for allotting plots. The EMD remitted by the second highest bidder will be refunded and the plot is made free for next Quotation-cum-auction.

f) EMD remitted by the participants who have not quoted any rate will not be refunded.

g) The EMD of unallotted plots are eligible for re-fund/adjustment.

h) The highest rate quoted in the last Quotation/Auction for the sale of plots will be taken as base price for the next Quotation/Auction for the same purpose. }

5

a. The Managing Director or any authorized Officer of SIDCO be competent to allot land to Industrialist on SSI Sector through quotation cum auction.

:3:

- b. The land allotted under these Rules shall be used only for the purpose for which it is allotted and if it is used for any other purpose contravening the above condition the Corporation shall have the right to resume the land.
- c. The allottee shall not do anything repugnant to the regulations made by the Corporation, with a view to maintaining safety, decency, propriety general discipline and peace of the Industrial Park.

6.

- a. The allottee should remit 60% of the lease premium within 30 days of the receipt of allotment order. The balance 40% of the lease premium should be remitted with interest @ 14% in two yearly instalments from the date of allotment order. If the allottee fails to remit the amount within 30 days the allotment would be cancelled automatically and the EMD remitted will stand forfeited.
- b) On remittance of 60% of lease premium a Licence Agreement in the prescribed format on stamp paper is to be executed by the allottee.
- c) The allottee shall execute the lease deed/agreement after completion of the full payment of the lease premium.
- d) The allottee should pay an yearly rent of Rs.1/- per cent and the land tax as in fore from time to time in the name of SIDCO.
- e) The amounts due to the Corporation in respect of the land shall be remitted by cash or by crossed Demand Draft drawn in favour of the KERALA SIDCO LTD, payable at Thiruvananthapuram.
- f) Proposed building plan in triplicate duly certified by the Engineer/Architect along with DD of Rs.1,000/- towards scrutiny fee shall be submitted for approval. Construction of factory building shall be started with in 6 months with prior approval of SIDCO and should be as per the rule prevailing in local body administration.

- g) The allottee may make constructions at his cost, for industrial purposes in the land allotted to him. The allottee may at his cost, make additions, alterations or modifications to the shed or build structures on the land allotted to him but only with the prior written approval of the Corporation. For obtaining such approval, the allottee shall submit to the Managing Director, SIDCO an application in plain paper along with a detailed plan of the proposed construction and a fee of Rs.1,000/- towards scrutiny. But any part of such constructions should not protrude the boundary line of the land allotted to him.
- h) Production should be commenced within a period of two years from the date of agreement.

7.

- a) The Corporation shall have the power to terminate the agreement and resume and take over the land if the allottee contravenes any of the provisions of these Rules or of the Agreement executed by him or if the condition in the allotment order or if positive action, in the opinion of the Corporation, has not been taken to start the industry within 2 years of allotment of land, or in the event of the unit run by the allottee being wound up or if, in the opinion of the Corporation, the industry is not in a position to pay the amount due under the agreement.
- b) In case of resumption, the allottee shall be paid compensation as decided by SIDCO for any improvement effected by him in the land provided that instead of paying the value of improvement, it shall be open to the Corporation to direct the allottee to remove any of the improvements without causing damage to the land within such time as may be specified, at the cost of the allottee, and the allottee shall remove them within the specified period. If he fails to do so, the Corporation may arrange the same to be removed at the cost of the allottee, dispose of the materials by Public Auction and pay the proceeds of such disposal to the allottee after recovering all amounts due from the allottee to the Corporation including the resumption interest as decided by the Corporation from time to time, from the date of allotment to the date of resumption (at present 6%). If the allottee fails to remit such amount on demand the Corporation may recover the same under the provisions of the Revenue Recovery Act.

:5:

8. The allottee shall pay all taxes, cess, land revenue and other dues payable in respect of land from time to time as long as the land is in his possession.
9.
 - a) The allottee shall maintain the land and premises in good condition at all times and shall make good any damage caused to the land. The allottee shall also carry out such repairs, maintenance or improvements as may be necessary to maintain the utility and appearance of the land in particular and the industrial park in general.
 - b) If the allottee fails to keep the land and the premises in good condition inspite of a written request, the Corporation shall get necessary works done in the land and the premises at the cost of the Corporation, and recover such cost from the allottee.
10.
 - a) The allottee shall at his cost, provide property and maintain internal installations for supply of water and electricity, commencing from the meter and ensure satisfactory maintenance of sanitary arrangements (including septic tanks)
 - b) The public utilities and amenities such as supply of water and power, roads, canteen if available, post office etc. shall continue to be owned by the Corporation or any agency appointed for that purpose by the Corporation.
 - c) The allottee shall remit to the Corporation or the agency appointed by the Corporation every month the amenity charges fixed from time to time. The charges relating to a month shall be remitted on the first working day of the succeeding month. Default in the matter of payment of the amenity charges for more than one month shall be treated as default of payment due to the Corporation and dealt with accordingly along with the interest fixed from time to time.
11. The Managing Director or any Authorised Officer of the Corporation shall have powers to inspect the land and premises of the allottee at any time without giving prior notice and the allottee shall render all assistance necessary for such inspection.

12. The allottee shall get the building constructed insured against all risks at least for an amount not less than the up to date value of the land and as determined by the Corporation from time to time. The allottee shall keep the Corporation indemnified against any and all claims for damages arising as a consequence of the establishment and running of his unit.
13.
 - a) The trees/structures in the allotted land shall continue to be the property of the Corporation who shall dispose of the same as in the manner deemed fit within a reasonable time. The allottee shall not be entitled to their usufructs.
 - b) The Corporation reserves the right of utilizing vacant portions of allotted land at any time for laying pipe lines, cables, underground drainage or drawing overhead electric lines without paying any compensation to the allottee for such use or without seeking permission.
 - c) The allottee shall not effect any excavation upon any part of the allotted plot or remove any stone, earth or other materials there from except so far as may, in the opinion of the Corporation, be necessary for the purpose of forming the foundation of the Building and compound wall and executing the work.
14. All amounts due to the Corporation under these Rules shall be a first charge on the land and shall be recoverable under the provision of the Revenue Recovery Act for the time being in force (vide Government Notification NO.40716/B3/69/ID dated 1.1.1969) or in such other manner as the Corporation may deem fit.
15.
 - a) The land allotted under these Rules shall not be alienated or encumbered in any manner without the prior permission in writing of the Corporation.
 - b) Transfer within 10 years is not allowed even for Industrial purpose and there after only after getting prior sanction from SIDCO.
 - c) In case the proprietary firm will be changed as partnership firm and the partnership firms changed as proprietary firm, induction/retirement allowed only after remittance of required processing fee along with the submission of required documents.

:7:

- d) In case where land has been given as collateral security by the allottee to the K.F.C Bank the Corporation will permit K.F.C./Bank to auction off the land in case of default by the allottee subject to realization of the claim of the Corporation. The successful auction bidder, on filing application to the Corporation shall get his possession regularized by the Corporation.
16. The Corporation shall have the right to resume the land with all development on it/evict the allottee under the provisions of the unauthorized occupants of Public Building Eviction Act 1968 on his failure to clear off the dues if any or on violation of the Rules of allotment of land.
17. Nothing detrimental to an allottee shall be done without first giving him a notice of intent with a period of fifteen days to show cause against the same.
18. Where any notice or order has to be served under these Rules such service shall be made by registered post or by delivery of a copy of such notice or order to the allottee at the allottees premises in the Industrial Park or where this is not possible, by affixture of a copy of the notice or order on the outer door or a visible place of the allottee premises.
19. All acts done by the Corporation with respect to the lease of land shall be deemed to have been done under these Rules.
20. The Corporation may at any time amend, alter or modify these Rules if it is found necessary to do so and the amendment, alteration or modification shall be binding on the allottee under these Rules.


MANAGING DIRECTOR

THE CORPORATION'S RULES FOR ALLOTMENT OF SHEDS IN INDUSTRIAL ESTATES, KERALA, ON LEASE BASIS

1. Title: These Rules shall be called "The Corporation's Rules for Allotment of Sheds in Industrial Estates, Kerala, on Lease Basis 1975".

2. Extent: These Rules shall apply to all Industrial Estates in Kerala State, owned or managed by the Corporation, and shall come into force immediately.

3. Definitions: In these Rules, unless the context otherwise requires,

(i) 'Corporation' shall mean the Kerala State Small Industries Corporation Ltd. Trivandrum or its successors.

(ii) 'Industrial Estates' shall mean, and include all Industrial Estates in Kerala State, including Functional Industrial Estates, Ancillary Industrial Estates and Mini Industrial Estates owned or managed by the Corporation.

(iii) 'Industrialist' shall include a company, firm, association of individuals, Co-operative Society or any individual engaged or intending to engage in any industry which falls within the purview of a 'Small Scale Industry'.

(iv) 'Shed' shall mean factory shed, godown, canteen or any other building in the Industrial Estates and shall include available vacant space, if any, to the extent of six meters on all sides thereof.

(v) 'Allottee' shall mean a person to whom a shed is allotted under these Rules and includes his/her heirs or successors in interest.

(vi) 'Alienation' includes sale, gift, will, mortgage, hypothecation, lease sub-letting or transfer of possession in any manner.

4. Application for Allotment of Shed: Application for allotment of shed under these Rules shall be made to the officer-in-charge of the Industrial Estate concerned in the form appended (Appendix-1) which can be had from the said officer. Along with the application, the applicant shall furnish an interest free Earnest Money Deposit of Rs. 2,000/- by means of a Crossed Demand Draft drawn in favour of the Corporation on any scheduled bank payable at Trivandrum. The Corporation shall have the right to reject any application without assigning any reason and also to forfeit the Deposit in case the applicant fails to honour the allotment when made under these Rules. The said deposit shall be adjusted against the advance Deposit towards the rent of the allotted shed. In case the Corporation does not find it possible to make the allotment within a reasonable time...

being wound up or if, in the opinion of the Corporation, the industry is not progressing on sound lines or the allottee is not in a position to pay the amounts due from the agreement can be terminated also by mutual consent between the Corporation and the allottee on one month's notice being given by either side.

- (b) If the Corporation decides to terminate the agreement and to resume and take over the shed, the officer-in-charge of the Industrial Estate will order termination of the lease. Thereupon the allottee shall vacate the shed within one month from date of service of the order on him by registered post acknowledgement due. In case the allottee appeals against the termination of lease ordered by the officer-in-charge of the Industrial Estate, the decision of the Managing Director shall be final.

Insurance: As long as the agreement referred to above is in force or the allottee is in occupation of the shed, the allottee shall get the shed insured with the State Insurance Department against all risks for an amount not less than the value of the shed as determined by the Corporation from time to time, assign the policy in favour of the Corporation and without fail, pay the insurance premia promptly to the satisfaction of the Officer-in-charge of the Industrial Estate. In case the allottee fails to do so, the Corporation may pay the dues and recover the same from the allottee as in the case of arrears of rent.

Taxes: The Corporation shall pay the land Tax Municipal/Panchayat Tax and such other taxes which it is liable to pay as owner of the shed. All other taxes, cess, charges and other relevant dues payable from time to time in respect of the allotted shed and the industry run therein shall be paid by the allottee. In case the allottee fails to pay the cess, charges or other dues within the stipulated period, the Corporation may pay the dues and recover the same from the allottee as in the case of arrears of rent.

Maintenance: The allottee shall maintain the shed and premises in good condition at all times and shall make good any damage caused to the shed at any time during the pendency of the agreement. The allottee shall also carry out such repairs, maintenance or improvements as may be necessary to maintain the utility and appearance of the shed in particular and the Industrial Estate in general. If the allottee fails to keep the shed and the premises in good condition in spite of a written request, the officer-in-charge of the Industrial Estate shall get necessary works done in the shed and the premises at the cost of the

Public Utilities and Amenities:

- (a) The allottee shall at his cost maintain properly internal installations for supply of water and electricity (commencing from the meter), and ensure satisfactory maintenance of sanitary arrangements (including septic tanks)
- (b) The public utilities and amenities given to the allottee, such as supply of water and power, right to use roads, canteen post office, etc., shall continue to be owned by the Corporation or any agency appointed for that purpose by the Corporation.

1. Inspection: The Officer-in-charge of the Industrial Estate or any other officer of the Corporation shall have powers to inspect the shed and premises of the allottee at any time without giving prior notice and the allottee shall render all assistance necessary for such inspection.

2. Revenue Recovery: All amounts due to the Corporation under these Rules shall be recoverable under the provisions of the Revenue Recovery Act for the time being in force (vide Government Notification No. 40716/B3/69/RD dated 1-12-1969) or in such other manner as the Corporation may deem fit.

3. Payment: The rent and other amounts due to the Corporation for each month in respect of the shed shall be remitted to the officer-in-charge of the Industrial Estate in cash or by crossed demand draft drawn in favour of the Corporation on any Scheduled Bank on the first working day of the succeeding month. If the amounts are not paid promptly, interest shall be payable thereon at the rate of 2% over the rate at which the Corporation borrows funds (presently, 2% over ~~12 1/8%~~ = ^{12 1/8%} 16.5% per annum). In calculating interest, fraction of a month will be considered as one full month.

4. Amendment of the Rules: The Corporation may at any time amend, alter or modify these rules if it is found necessary to do and the amendment, alteration or modification shall be binding on the allottee under these Rules.

KERALA SMALL INDUSTRIES DEVELOPMENT CORPORATION LIMITED
Santhi Nagar, Thiruvananthapuram - 695 001

Rules/Guide Lines for allotment of land in the Industrial Estates on 30 years long term ground lease basis based on Board Resolutions No.290/S3 IE, 294/15 IE

1. These Rules shall be called 'The Corporation's Rules for Allotment of Land/Plots in Industrial Estates, Kerala for on 30 years long term ground lease basis.
2. These Rules shall apply to all Industrial Estates in Kerala State, owned/ developed by the Corporation as well as to the Land in the Industrial Estates assigned to Industrialists by the Corporation and shall come into force with immediate effect.
3. In these Rules unless the context otherwise requires,
 - (a) "Corporation" shall mean the Kerala Small Industries Development Corporation Ltd., Thiruvananthapuram known as SIDCO in short.
 - (b) "Industrial Estates" shall mean and include all Industrial Estates, in Kerala State, including functional Industrial Estates, ancillary Industrial Estates and Mini Industrial Estates owned or managed by the Corporation.
 - (c) "Industrialist" shall include a company, firm, Association of individuals, Co-operative Society or an individual engaged or intending to engage in any industry which falls within the purview of the small scale industry as defined by the Government.
 - (d) "Shed" shall mean factory shed, godown, canteen or any other building in the Industrial Estates and shall include available vacant space, if any to the extent of 6 meters on all sides thereof and any additional space which the corporation allots.
 - (e) "Allottee shall mean a person to whom land is allotted under these rules and includes his or her heirs or successors in interest.
 - (f) "Alienation" includes sale, gift will, mortgage, hypothecation, lease sub-letting or transfer of possession in any manner.
 - (g) "Manager" means the Officer of the Corporation who is in charge of the respective Industrial Estates.
 - (h) 'Allottee' means any Individual/Partnership firm/Co-operative Society/Private Limited Company/Societies registered under *the Societies Registration Act 1860 and the Travancore - Cochin Literacy, Scientific and Charitable Societies Requisition Act 1955*, who has been allotted the land.
 - (i) "Plot" shall mean the area of land/plot allotted to the allottee in the Industrial Estate".

:2:

4. PREPARATION OF SITE PLANS AND MEASUREMENT OF LAND

Manager shall ensure that for each Industrial Estate, detailed survey and measurements are done, site plans of plots of all the common use areas earmarked for green (open) space, of all the common facilities for the industry are prepared and boundaries fixed, with standard boundary stones along with the details like dimensions, extend of plot/details of construction if any, area, Survey Number in which the same are situated and are made available in the Office of the Industrial Estate for information of entrepreneurs.

5. NOTIFICATION IN NEWSPAPERS INVITING APPLICATIONS & PUBLICATION OF VACANCY.

(a) In the case of Industrial Estate (phase or expansion) which is developed by the Corporation henceforth, the Corporation shall cause publication of a notification in two newspapers one English and the other in Malayalam which has got a wide circulation in the local area inviting entrepreneurs to file application for allotment in the concerned Industrial Estate Office.

6. APPLICATION FOR ALLOTMENT

(a) Application for allotment of land for Industrial purpose in the Industrial Estates shall be made in the prescribed form to the Managing Director, SIDCO through the Manager in charge of the Industrial Estate concerned. Along with the application, the applicant shall furnish an amount of Rs. 5,000/- + taxes applicable as fee for applying for allotment (non refundable). If applying for 10 acres or more shall remit Rs.10,000/- + taxes by means of crossed demand draft drawn in favour of the KERALA SIDCO LTD., payable at Trivandrum (as per G.O(Rt)No.732/2017/ID dt. 24.5.2017). The selection criteria is governed by the norms and guidelines specified vide G.O(Rt)No.732/17/ID dt. 24.5.17. The applicant should also enclose the following documents along with the application form.

:3:

- (i) Photocopy of the Voters Identity Card / Passport of the Applicant/Aadhaar duly attested by a Gazetted Officer in case of Individual Proprietorship.
 - (ii) Copy of certificate of registration of firm and partnership deed, duly attested by a Gazetted Officer in case of existing partnership firm.
 - (iii) A copy of Certificate of Incorporation and Memorandum and Articles of Association in case of Limited Companies and a copy of resolution authorizing the applicant to apply on behalf of the company.
 - (iv) In the case of Co-operative Societies / Societies Registered under the Societies Registration Act 1860 and the Travancore - Cochin, Literary, Scientific and Charitable Societies Registration Act 1955, the copy of proof of Registration duly attested by a Gazetted Officer.
 - (v) Detailed Project Report / profile justifying the requirement of the extent of the land applied for with break - up, details of land already possessed, whether the premises are required for re-location (shifting) or expansion purpose manufacturing process, proposed installed capacity (quantity and value), power, water requirement etc, for the project.
 - (vi) Wherever applicable the copies of certificates relating to following items may be enclosed.
 - MSME Registration Certificate/Udyog Aadhar Memorandum issued by the District Industries Centre or any other relevant certificate(s), if any.
 - Technical Education /Qualification of entrepreneurs/ promoters.
 - Caste certificate issued by competent authority in case of SC/ST Entrepreneurs.
 - Discharge certificate in case of ex- service men.
 - No Objection Certificate from Kerala State Pollution Control Board, Factories & Boilers, etc.
- (b) Whenever sufficient application forms are not available, photostat copy of the prescribed application form for allotment of land can also be used by entrepreneurs for filing applications.
- (c) Separate application for each industrial unit and for expansion of the existing industrial unit shall be submitted.

:4:

- (d) The applicant should not leave any blank column in the application form. If a particular column/item is not applicable, the applicant shall write "Not applicable" (N.A).
- (e) The application duly filled - in along with enclosures must be delivered to the concerned offices of Industrial Estates with prescribed application fee.
- (f) The concerned Managers themselves shall scrutinize the application and forward the eligible applications (as per our terms and conditions) to the Head Office.
- (g) The applications received from the concerned Officers shall once again be processed and submitted before the District Industrial Land Allotment Committee/State Industrial Land Allotment Committee constituted for selecting the eligible applicants for allotment.
- (h) The District Industrial Land Allotment Committee shall consist of the following officials.
The General Manager, DIC (Chairman), Representatives of KINFRA, KSIDC, SIDCO, KFC and Lead Bank Manager. KINFRA shall be the convener of the committee.
- (i) State Industrial Land Allotment Committee shall consist the following officials.
The Industries Secretary and comprising Director of Industries and Commerce, Managing Director, KSIDC, Managing Director, KINFRA, Managing Director, Kerala SIDCO, Managing Director, KFC and convener SLBC
- (j) District Industrial Land Allotment Committee/State Industrial Land Allotment Committee shall analyze the applications and project report furnished by the applicants and select the eligible applicant for allotment.
- 6. REGISTRATION & SCRUTINY OF APPLICATIONS**
- (a) The Manager must record all the applications received in his/her Office in the Application Register maintained for the purpose with remarks if any.
- (b) All the applications received and registered in the Application Registers shall be verified by Manager as per the prescribed check list to find out whether the same are

:5:

full and complete in all respect and each application shall be forwarded to Head Office along with duly filled up check list.

8. FIXING OF LEASE AMOUNT

- (a) The rate of land cost and rate of development charges for allotment shall be fixed by the Corporation from time to time. The Corporation may increase or alter the land rate from time to time.
- (b) The allottee should remit monthly rent @of Rs.5/m² and also remit an amount as advance (not refundable) equivalent to 3 months rent +5 % of present land value. If any building/building structure situated on the allotted land the valuation of the building/building structure should be valued by SIDCO Chief Engineer and after receiving the cost from the allottees sanction is to be given to be allottee to demolish the building/structure or to use the same for industrial purpose.
- (c) Excess area if any found on survey, over and above the allotted area; consider for regularization depending upon the merits of each case.

In case an allottee encroaches any land of the Corporation over and above the area allotted/delivered possession to him and if such encroachment is found to be objectionable, the encroachment shall be removed by the Manager. However if such encroachment is found to be not objectionable, the same may be considered for regularization depending upon the merits of each case.

- (d) In case of lands acquired under Land Acquisition Act for which final compensation has not been decided and Government land for which no cost has been fixed, the allottees should execute an Undertaking in sufficient stamp paper (or if value applicable as on date) that they would pay additional land cost if there is any enhancement of land cost as and when demanded by the Corporation.
- (e) The land allotted under these Rules shall be used only for the purpose for which it is allotted and if it is used for any other purpose contravening the above condition the Corporation shall have the right to resume the land.
- (f) The allottee shall not do anything repugnant to the regulations made by the Corporation, with a view to maintaining safety, decency, propriety general discipline and peace of the Industrial Estate.

9. PAYMENTS

- (a) The allottee should remit the monthly rent and other amounts due to the Corporation for each month in respect of the land shall be remitted to the officer-in-charge of the industrial estate in cash or by crossed demand draft drawn infavour of SIDCO on any Scheduled Bank on the first working day of the succeeding month. If the amounts are not paid promptly, interest shall be payable thereon @ 2% over the rate at which the Corporation borrows funds. In calculating interest fraction of month will be considered as one full month. He/She shall start construction of the factory building within a period of three months and complete the same within six months. He shall, further, start the unit within a period of one year from the date of the allotment order.
- (b) The allottee shall execute the lease deed/agreement after payment of the 3 months rent advance and 5 % of the land value of the allotted land.
- (c) The amounts due to the Corporation in respect of the land shall be remitted by cash or by crossed Demand Draft drawn in favour of KERALA SIDCO, payable at Thiruvananthapuram.
- (d) Proposed building plan in triplicate duly certified by the Engineer/Architect along with DD for Rs.1,000/- and its applicable GST towards scrutiny fee shall be submitted for approval. Construction of factory building shall be started within 6 months from the date of allotment with prior approval of SIDCO and should be as per the rules prevailing in local bodies. The proposed construction should be carried out under the overall supervision/directions of the Estate Manager/Engineer, SIDCO under whose jurisdiction the Industrial Estate is situated.
- (e) The allottee may make constructions at his cost, for industrial purposes in the land allotted to him. The allottee may at his cost, make additions, alterations or modifications to the shed or structures build on the land allotted to him but only with the prior written approval of the Corporation. For obtaining such approval, the allottee shall submit to the Managing Director, SIDCO an application in plain paper along with a detailed plan in triplicate of the proposed construction and an amount of Rs.1,000/- towards scrutiny fee and its applicable GST.
- (f) Production should be commenced with in a period of two years from the date of allotment/handling over/taking over of the plot.

10. (a) The Corporation shall have the power to terminate the agreement and resume and take over the land if the allottee contravenes any of the provisions of these Rules or of the Agreement executed by him or if the condition in the allotment order or if positive action, in the opinion of the Corporation, has not been taken to start the industry within 2 years of allotment of land, or in the event of the unit run by the allottee being wound up or if, in the opinion of the Corporation, the industry is not in a position to pay the amount due under the agreement.
- (b) In case of resumption, the allottee shall be paid compensation as decided by SIDCO for any improvement effected by him in the land. After taking the valuation of the improvement through Chief Engineer, SIDCO subject to the re-allotment of the land including the improvement to another MSME entrepreneur. It shall be open to the Corporation to direct the allottee to remove any of the improvements without causing damage to the land within such time as may be specified, at the cost of the allottee, and the allottee shall remove them within the specified period. The machineries and other movable assets if any available on the shed, the same shall be removed by the ex-occupant within the specified period (maximum - 1 month). If he fails to do so, the Corporation may arrange the same to be removed at the cost of the allottee, dispose of the materials by Public Auction and pay the proceeds of such disposal to the allottee after recovering all amounts due from the ex-occupant to the Corporation including the resumption interest as decide by the Corporation from time to time, from the date of allotment to the date of resumption (at present 6%). If the allottee fails to remit such amount on demand the Corporation may recover the same under the provisions of the Revenue Recovery Act.
11. The allottee shall pay all taxes, cess, land revenue (on behalf of SIDCO) and other dues payable in respect of land from time to time as long as the land is in his possession.
12. (a) The allottee shall maintain the land and premises in good condition at all times and shall make good any damage caused to the land. The allottee shall also carry out such repairs, maintenance or improvements as may be necessary to maintain the utility and appearance of the land/shed in particular and the industrial Estate in general.
- (b) If the allottee fails to keep the land and the premises in good condition in spite of a written request, the Corporation shall get necessary works done in the land and the premises at the cost of the Corporation, and recover such cost from the allottee.

13. (a) The allottee shall at his cost, provide properly and maintain internal installations for supply of water and electricity, commencing from the meter and ensure satisfactory maintenance of sanitary arrangements (including septic tanks)
- (b) The public utilities and amenities such as supply of water and power, roads, canteen if available, etc. shall continue to be owned/managed by the Corporation or any agency appointed for that purpose by the Corporation.
- (c) The allottee shall remit to the Corporation or the agency appointed by the Corporation every month the supervision charges + applicable GST fixed from time to time. The charges relating to a month shall be remitted on the first working day of the succeeding month. Default in the matter of payment of the supervision charges for more than one month shall be treated as default of payment due to the Corporation and dealt with accordingly along with the interest fixed from time to time.
14. The Managing Director or any Authorised Officer of the Corporation shall have powers to inspect the land and premises of the allottee at any time without giving prior notice and the allottee shall render all assistance necessary for such inspection.
15. The allottee shall get the building constructed insured against all risks with State Insurance Department against all risks for an amount not less than the lease amount of the land as determined by the Corporation from time to time. The allottee shall keep the Corporation indemnified against any and all claims for damages arising as a consequence of the establishment and running of his unit.
16. (a) The trees/structures, if any, in the allotted land shall continue to be the property of the Corporation who shall dispose of the same as in the manner deemed fit within a reasonable time. The allottee shall not be entitled to their usufructs.
- (b) The Corporation reserves the right of utilizing vacant portions of allotted land at any time for laying pipe lines, cables, underground drainage or drawing overhead electric lines etc. without paying any compensation to the allottee for such use or without seeking permission.
- (c) The allottee shall not effect any excavation upon any part of the allotted plot or remove any stone, earth or other materials there from except so far as may, in the opinion of the Corporation, be necessary for the purpose of forming the foundation of the Building and compound wall and executing the work.

17. All amounts due to the Corporation under these Rules shall be a first charge on the land and shall be recoverable under the provision of the Revenue Recovery Act for the time being in force (vide Government Notification No.4012/S3/86/HD dated 12.9.86) or in such other manner as the Corporation may deem fit.
18. (a) The land allotted under these Rules shall not be alienated or encumbered in any manner without the prior permission in writing of the Corporation.
(b) Transfer within 5 years is not allowed even for Industrial purpose and there after only after getting prior sanction from SIDCO.
(c) In case of constitution change, etc: the proprietorship to be changed to partnership or the partnership is to be changed or any induction or retirement of partner has to be made or any sort of change in the constitution of the management of the unit, to be made, the same shall be allowed/regularized on remittance of required processing fee along with submission of required documents as decided by the Director Board of the Corporation from time to time.
19. The Corporation shall have the right to resume the land with all development on it/evict the allottee under the provisions of the unauthorized occupants of Public Building Eviction Act 1968 on his failure to clear off the dues if any or on violation of the Rules of allotment of land.
20. Nothing detrimental to an allottee shall be done without first giving him a notice of intent with a period of fifteen days to show cause against the same.
21. Where any notice or order has to be served under these Rules such service shall be made by registered post or by delivery of a copy of such notice or order to the allottee at the allottee's premises in the Industrial Estate or where this is not possible, by affixture of a copy of the notice or order on the outer door or a visible place of the allottee's premises.
22. The land allotted under these Rules shall be used only for the purpose for which it is allotted and if it is used for any other purpose contravening the above condition the Corporation shall have the right to resume the land.
23. The allottee shall not do anything repugnant to the regulations made by the Corporation, with a view to maintaining safety, decency, propriety general discipline and peace of the Industrial Estate.

:10:

24. All acts done by the Corporation/Government with respect to the lease of land shall be deemed to have been done under these Rules.
25. The Corporation may at any time amend, alter or modify these Rules if it is found necessary to do so and the amendment, alteration or modification shall be binding on the allottees under these Rules.

Zeebani
Section officer