



**GOVERNMENT OF KERALA**

**Abstract**

Industries Department – Private Industrial Estate Scheme (Amended) – 2023 - Orders issued.

**INDUSTRIES (F) DEPARTMENT**

G.O. (Ms) No.36/2023/ID

Dated, Thiruvananthapuram, 02/06/2023.

Read :- 1. G.O(Ms) No.31/2022/ID dated 02/04/2022.  
2. Letter No. DIC/13140/2018-ID1 dated 23/06/2022 from the Director of Industries & Commerce, Thiruvananthapuram

**ORDER**

As per the Government Order read as 1<sup>st</sup> paper above, Government formulated framework for Private Industrial Estate Scheme 2022 enabling entities to develop private industrial estates and multi-storied industrial estates in the State. The Director of Industries & Commerce has suggested certain modifications in the existing Scheme vide letter read as 2<sup>nd</sup> paper above.

2. Government have examined the matter in detail and are pleased to issue the Private Industrial Estate Scheme (Amended) – 2023 as appended herewith.

(By order of the Governor),  
**SUMAN BILLA,**  
**PRINCIPAL SECRETARY.**

✓  
The Director of Industries & Commerce, Thiruvananthapuram.  
The Accountant General (Audit I/Audit II), Thiruvananthapuram.  
Finance Department.  
Revenue Department.  
Local Self Government Department.  
Water Resources Department.  
Power Department.  
Environment Department.  
General Administration (SC) Department.  
Web & New Media.  
Stock file/Office copy.

Forwarded /By order,

  
Section Officer.



## **GOVERNMENT OF KERALA**

### **INDUSTRIES (F) DEPARTMENT**

#### **PRIVATE INDUSTRIAL ESTATE(PIE) SCHEME (AMENDED) - 2023**

Government of Kerala in its vision to create employment opportunities in the State and to accelerate industrial development has decided to revise the Private Industrial Estate Scheme (PIE) issued earlier by incorporating certain changes in the scheme to make it attractive and practical to establish Private Industrial Estates in the State. Accordingly, *Private Industrial Estate scheme 2022* is modified as under :-

The scheme will be called Private Industrial Estate (PIE) Scheme (Amended) - 2023. It will be applicable from the date of approval/notification by the Government.

#### **Clause 1**

Entities /Family owning and possessing a minimum of 10 acres or holding lease rights for a minimum of 10 acres of land for a period 30 years or more and desirous of developing a Private Industrial Estate (PIE) and Entities/ Individuals / Family owning and possessing a minimum of 5 acres or holding lease rights for a minimum of 5 acres of land for a period 30 years or more and desirous of developing a Standard Design Factory (SDF) shall apply on-line to obtain the Private Industrial Estate developer permit.

#### **Clause 2**

The land proposed for Private Industrial Estate shall be fit for Industrial use. It shall not fall in Ecologically Sensitive Areas(ESA) or Coastal Regulation Zone(CRZ) or plantation area. It shall not fall within the purview of Kerala Conservation of Paddy Land and Wet land Act 2008. The land should not

have any other restrictions regarding land usage. The identification and selection of private industrial area shall be done under the provisions of the Government Order G.O (Rt)No.732/2017/ID dated 24.05.2017.

The District Industrial Site Selection Committee should ensure that the competent representatives of Revenue Department and Town Planning Department are also included in the process of site selection.

**Clause 3**

On receipt of the application, Director of Industries & Commerce shall verify the details for the land, activity proposed etc and submit the same to State Level Selection Committee comprising Secretaries to Government of the following Departments :- Industries, Finance, Revenue, Local Self Government, Water Resources, Power and Environment. The Committee shall give due consideration to the suitability of the land, accessibility, power and water availability in the area, and to the financial and technical capability of the applicant to implement the proposed development within two years of approval. The Committee shall dispose of the applications within thirty days of receipt.

**Clause 4**

On approval by the State Level Selection Committee, the Government in the Industries Department shall issue the Private Industrial Estate Developer permit to the applicant Entity in *Form 2* after satisfying compliance of the relevant statutory provisions under various acts and sufficiency of the commitments to safeguard interest of allottee units in the Private Industrial Estate.

**Clause 5**

The Private Industrial Estate Developer Permit shall confer on the Private Industrial Estate Developer :-

(i) Development Permit under the Kerala Municipality Building Rules-2019/Kerala Panchayat Building Rules-2019 and subsequent orders in this regard in future either by amendment or by promulgating separate Building

### **Rules in Industrial Development Area/Plot.**

(ii) Notification under the Act as an Industrial Area, and a Single Window Clearance Board, under the Kerala industrial Single Window Clearance Boards & Industrial Township Area Development Act – 1999. A separate Single Window Clearance Board for each Private Industrial Estate will be formed. Once the land is identified and notified under the act as Industrial Area and a Single Window Clearance Board under the Kerala Industrial Single Window Clearance Boards & Industrial Township Area Development Act 1999, the competent authority to issue building permit for the allottee in the designated area shall be the Single Window Clearance Board concerned.

### **Clause 6**

Government may strive to facilitate the Private Industrial Estate Developer in developing roads, power and Water supply for the Private Industrial Estate and will extend as assistance of Rs.30 Lakh per acre subject to a maximum of Rs.3 Crore (Rupees Three Crore) towards building infrastructure facilities such as Electricity, Water, road, drainage, ETP/CETP, Common facilities like laboratory, testing and certification facilities. Fund will be released by the Director of Industries & Commerce after scrutiny of the expenditure incurred based on bills and found to be eligible. The maximum financial assistance extended to Standard Design Factory will also be 3 crore for development and the construction of factory buildings altogether.

### **Clause 7**

The Private Industrial Estate Developer Permit shall specify with time-lines, the infrastructure and utilities the Developer will put in. The Developer shall submit application for building permit within 2 months of obtaining approval to start the Private Industrial Estate and start construction within 3 months of receiving all statutory approvals.

**Clause 8**

The Developer shall provide the infrastructure and utilities such as power, street lighting, roads, water supply, sewage and effluent treatment plants, communication networks etc within the timelines he has committed to in *Form I*. Default in this regard shall make him liable for action by Director of Industries & Commerce under *clause-15*.

**Clause 9**

In case of delay in providing the services, the Developer shall apply for extension of time to Director of Industries & Commerce where-upon a Committee under the Director of Industries & Commerce shall examine the same and provide such extension if found reasonable, within 15 days of receipt.

**Clause 10**

The Developer shall be liable to undertake maintenance of utilities and services within the Private Industrial Estate for allottee units, for which purpose he may charge the allottee units. Default in undertaking maintenance of utilities and services to the allottee units shall make him liable for action by Director of Industries & Commerce under *Clause 15*.

**Clause 11**

The Developer shall be liable for ensuring compliance of the Private Industrial Estate with environment norms. Red category industries as notified by the Kerala State Pollution Control Board shall not be permitted in Private Industrial Estate.

The Developer shall ensure that there is no drawal of ground water beyond permitted levels within the Private Industrial Estate, either by the Developer or by the allottee units. The Developer shall implement rain water harvesting for the Private Industrial Estate. The Developer shall put up solid waste management systems, including garbage collection from allottee units, and Common Effluent Treatment systems wherever prescribed by the Kerala State Pollution control Board. No effluent shall be let out of the Private

Industrial Estate to the surrounding areas. Recycled water shall be used within the premises. The developer shall demarcate a buffer zone ranging 1-2 m width wherein trees are planted.

#### **Clause 12**

The land in the Private Industrial Estate shall be allotted only to industrial units. But the entire area can be allotted fully to a single person and also a developer himself can operate a Private Industrial Estate running a single industrial unit fully owned by him/her or his/her partners. Out of the total area 30% of the land shall be preferably earmarked for service sector including logistics warehouses, other logistics services, vehicle servicing and repair depots may also be accommodated but vehicle showrooms, shopping complexes and malls or any outlets selling to or servicing retail customers will not be allotted space in a Private Industrial Estate.

#### **Clause 13**

The allotment of land or built up space in the Private Industrial Estate and commercial terms thereof may be fixed at the discretion of the Developer. However, the commercial terms shall be declared upfront by the Developer at the letter of allotment to a unit; furthermore, the Developer shall not vary these terms to the disadvantage of the unit after allotment without the express, written consent of the allottee unit.

#### **Clause 14**

The constitution of the Private Industrial Estate Developer entity may be changed with the prior permission of the Government after satisfying them that the new entity is financially atleast as strong as the predecessor entity to implement the Private Industrial Estate.

#### **Clause 15**

The Private Industrial Estate Developer Permit shall be liable to cancellation by Government if no substantial development has happened within two years of issue. There shall be annual reviews of the progress of work on the Private Industrial Estate. The Developer shall submit a progress report on

the Private Industrial Estate by April 30<sup>th</sup> of each year to Director of Industries & Commerce and a Committee under the Director of Industries and Commerce shall complete its review process by June 1<sup>st</sup> of the year.

**Clause 16**

Government may, in order to protect the interest of allottee units in a Private Industrial Estate, or in the public interest, issue such directions as it may consider necessary for operation of the Private Industrial Estate. If at any time the Government is of the opinion that a Developer :-

(i) is unable to discharge the functions or perform the duties imposed on him by or under the provisions of this Permit or

(ii) has persistently defaulted in complying with any direction given by Government under this Permit; or

(iii) has violated the terms and conditions of the Permit; or

(iv) whose financial position is such that he is unable to fully and efficiently discharge the duties and obligations imposed on him by the Permit, and the circumstances exist which render it necessary for it in public interests to do, Government may, on application, or with the consent of the Developer or otherwise, for reasons to be recorded in writing, suspend the Permit granted to the Developer for a whole or part of his area established as Private Industrial Estate, for a period not exceeding one year, and appoint Director of Industries & Commerce or any competent officer or organization authorized by the Government to discharge the functions of the Developer in accordance with the terms and conditions of the Permit and manage the Private Industrial Estate accordingly.

**Clause 17**

Rights shall be reserved to officials of Industries Department to physically examine and monitor whether Private Industrial Estate is working as per Rules and the land is being fully utilized for the purpose for which it is permitted and established.

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**Form 1**  
**Application for Private Industrial Estate Developer**  
**( as per Clause of the Private Industrial Estate Scheme)**

1	Name and Address of applicant	
2	Name and Address of applicant entity (with details of Board resolution Authorizing the applicant to apply)	
3	Details of Registration of Applicant Entity (Registration No, Registering authority, copy of Registration certificate, Memorandum of Association and Association of Article)	
4	Details of Permanent Account Number (PAN) and Goods & Service Tax (GST) Registration	
5	Extent of land for which Private Industrial Estate Development land is Applied for	
6	Survey Number details	
7	i) Whether the land is in the ownership and possession of the applicant entity ii) if leasehold, its tenure	
8	Whether the land applied for falseness or the purview of the Kerala Conservation of Paddy land and Wet land Act -2008	
9	Details of development that will be carried out with timelines.	
	Nature of Development activity	Development shall be started by
		Development shall be completed by



- Add as many rows as necessary
- All items of development, such as land development, built up space, common facilities, power, street lighting, water supply, sewage and effluent treatment, garbage removal and disposal, etc. shall be listed out phase wise development is permitted, and should be described as such in this format.
- only items listed above shall be advertised by the Developer.
- Failure in achieving the above-mentioned development may make the Developer liable to action under Clause 15 of the Private Industrial Estate Scheme.

### **Affirmation**

I am authorized by Board Resolution No of the Applicant Entity to apply for a Private Industrial Estate Development Permit. I have read and understood the terms and conditions of the Private Industrial Estate Scheme Undertaking to abide by these terms. I apply here by for a Private Industrial Estate Development Permit I understand that in terms of clause 16 of the Private Industrial Estate Scheme, the management of the Private Industrial Estate may be taken over from me by the Director of Industries & Commerce or any competent officer or organization authorized by the Government in case of any lapses on my part to abide by the commitments given above.

All the statements made above are true to the best of my knowledge and belief.

Authorised signatory.

**Form 2**  
**Private Industrial Estate Developer Permit**  
**(as per Clause 7 of the PIE Scheme)**

WHEREAS M/S ..... has applied for a Developer Permit under the Private Industrial Estate Scheme, to develop the land herein. Below described, duly affirming that they undertake to abide by the terms and conditions of the scheme.

AND WHEREAS the Committee of Secretaries has recommended the case after due scrutiny; NOW THEREFORE Government are pleased to grant Private Industrial Estate Developer Permit in respect of the area described below subject to the terms and conditions of the scheme and subject to the commitments given by the applicant in Form 1.

1	Extent of land in Acres	
2	Survey Number Details	
3	Built up area in Sq.Mtrs	

Details of development that will be carried out with timelines		
Nature of Development activity	Development shall be started by	Development shall be completed by

**The permit shall be valid initially for a period of two years from the date of issue.**

**ANNEXURE II****FEASIBILITY REPORT OF DISTRICT INDUSTRIAL SITE SELECTION COMMITTEE OF THE PROPOSAL FOR THE DEVELOPMENT OF PRIVATE INDUSTRIAL ESTATE AT .....**

1	Name of applicant	
2	Name of the Applicant entity (Company/Cooperative/charitable society/Partnership Firm/Consortium of MSMEs)	
3	Name of District	
4	Total Extent of land in Acres and Survey/resurvey Number	
5	Whether the land is owned or on lease	
6	Name of Village	
7	Name of Taluk	
8	Name of Panchayat/ Municipality/ Corporation	
9	Whether there is sufficient Road connectivity to the proposed site. Specify type of Road with width.	
10	Whether there is sufficient source of water	
11	Whether there is accessibility and possibility for Power upgradation.	
12	Potential Category (Orange/Green/ White) of units that can be set up in the proposed site.	
13	Remarks regarding the suitability of the proposed site for industrial purpose.	
14	Remarks regarding the feasibility and viability of the project with respect to investment and employment generation. it is hereby certified that the above land does not come under the purview of ESA, CRZ or Kerala Conservation of Paddy land and Wet land Act 2008 and that the land is feasible for developing as Private Industrial Estate as per the conditions stipulated in GO.....	
*The Overall sketch and photo of the site are attached		

**DIRECTOR**