

Guideline
Scheme for Financial Assistance to Industrial Parks (Gujarat Industrial Policy 2020)

Read:

Gujarat New Industrial Policy – A scheme for financial assistance to Industrial Park. GR No. GID-102020-324968-G dt.01/09/2020.

Preamble

Scheme for Financial Assistance to Industrial Park has been published by Government of Gujarat vide GR No. GID-102020-324968-G Dt. 01/09/2020. This scheme is in force from Dt.07/08/2020 and will remain in operation for period of five years. i.e. upto Dt.06/08/2025.

By this scheme, the assistance will be given to the private developer for developing industrial infrastructure within the area of industrial park.

In the said GR, the quantum of assistance, procedure and other conditions is mentioned. However, this guideline is prepared to simplify the implementation of industrial park & the procedure of assistance to be given to the park developer.

Guideline for Planning Industrial Park

Definitions:

1. **Institution:** Institution means any Industries Association/ any enterprise registered under Societies Act, Partnership Act or the Companies Act or SPV constituted for setting up of Industrial Park. Such institution will be eligible to avail assistance under the scheme for setting up of Industrial Park.
2. **Industrial Park** means an estate which is developed to manufacture any product or service and having basic infrastructure facilities such as developed plot, internal roads, water distribution facilities, sewage, power distribution, communication facilities, Hostel for workers and such other facilities/services as may be required.
3. **Infrastructure facility** means facilities required for development of the industrial park which includes facilities such as internal roads, substation to draw power for requirement of Park, power distribution lines, communication facilities, water distribution lines and water augmentation facilities, sewage and drainage facilities, common Parking and other facilities as may be required in the Industrial Park.

Developer should take necessary steps towards External or linked infrastructure like approach road, water supply line from the take of point to the park, Disposal line for treated sewage/ effluent to defined point, Power supply line from the nearest substation, Disposal line of SWD. Assistance for such External or linked infrastructure shall not be available.

4. Industrial activity means–

- a) Manufacturing activity as defined in section C of the National Industrial Classification, 2008 Code, issued by the Central Statistical Organization, Department of Statistics;
- b) Research and experimental development on natural sciences and engineering as defined in section M, division 72, group 721 of the National Industrial Classification, 2008 Code, issued by the Central Statistical Organization, Department of Statistics.
- c) Software development, and
- d) Information technology enabled products or services.

Industrial unit means a unit which is,-

- i) A unit which carrying out activity as mentioned above.
- ii) A separate and distinct legal entity.

- 5. Common facility means** facilities required and commonly shared by all the units located in the industrial park. It includes facilities like Common Facility Center, convention/ conference halls, parking area, Space reserved for fire prevention, Common STP, security service, first aid center, training facilities, lifts, corridors, canteens etc.
- 6. Allocable area means** area available for allocation to the units for industrial activity and shall exclude the area utilized for providing common and required infrastructure facilities.
- 7. Completion of Industrial Park:**
The Industrial Park will be treated as completed when infrastructure facilities, housing for domicile workers (if applicable) is put under use, minimum number of units required to be set up are allotted the plots and at least one unit in park starts its commercial production.

Basic Criteria for Industrial Park

- 1.** The Industrial Park shall have minimum area of 20 hectares. In case of Vanbandhu Taluka, the Industrial Park shall have minimum area of 5 hectares.
- 2.** The Industrial Park shall have minimum 10 industrial units in 20 hectares and minimum 2 industrial units for each additional area of 5 hectares or part thereof. In case of Vanbandhu Taluka, the Industrial Park shall have minimum 5 industrial units in 5 hectares and minimum 1 industrial unit for each additional area of 1 hectares or part thereof.
- 3.** Execution of work at site and allotment of plot in the park shall not be started before registration.
- 4.** Developer should complete all infrastructure facilities in the Park as approved by SLEC like road, electricity, water, sewage and other facilities within the prescribed time limit.
- 5.** Developer must follow the guideline of the common GDCR for common facilities, like road, common plot etc while planning of Industrial park.
- 6.** The width of main entry road in Industrial park having area up to 50 Hectares shall not be less than 18 meters or maximum width prescribed as per industrial zoning in GDCR. In industrial Park having area more than 50 Hectares main entry road shall not be less than 24 meters. There should be provision for road side plantation also.
- 7.** The developer should ensure that plan of all individual industrial plots should be approved from competent authority.
- 8.** Developer may reserve required area maximum to 5% for housing facility for workers and up to 2% of total area for business oriented activities specifically related to industrial park, if required.

Hostel/dormitory must have all necessary amenities as required such as common area, parking, electricity, water, sewage, etc.
- 9.** The developer may be permitted to set up other amenities like Fire & Safety facilities, Security facilities, Canteen, Bank, ATM, health care centre, substation for electricity, ancillary logistic facilities like warehouse/cold storage etc. on rental/lease bases.
- 10.** The minimum percentage of the area to be allocated for industrial use shall be as per Common GDCR.
- 11.** The developer must provide fire prevention facilities and appropriate access for it in the industrial park.

12. WaterUse:

- It is suggested that 45 liters/ person/ day and for factory 135 liters/ person/ day as required under IS code 1172 (1993).
- The developer should check the water availability as per norms with keeping in mind the number and nature of industry, proposed workers to be employed and number of housing units proposed to be constructed.
- It is the responsibility of developer to provide sufficient water to the industries in the Industrial park.

Indicative water requirement for various type of industry:

- Engineering Industry: 22 KL/Hectare/day
- Chemical Industry: 55 KL/Hectare/day
- Food & Agro Industry: 50 KL/Hectare/day

13. Power Supply:

- The developer should provide source and transmission of power within the park at the planning stage.
- Indicative power supply provision of 100 KVA power supply per hectare may be considered for normal industries. For chemical industries, this may be considered at 150 KVA per hectare. In case specific power point loads are known prior to planning of the park, sufficient provision must be made for that.

14.Sewage and Effluent Disposal:

- Wherever necessary it is the developer's responsibility to obtain all clearances from GPCB in time.
- The developer will design the waste water handling at the rate of 80% of the water quantity to be supplied to the industries. Developer shall make adequate provision for collection, conveyance, treatment and disposal of effluent as prescribed by the competent authority (GPCB)
- Material of construction for collection and conveyance system shall be chemical resistant.
- As far as possible, the developer should provide proper system to control and monitor effluent collection, conveyance treatment and disposal. Provision of such machinery/ system will be helpful in seeking the approval of the competent authority.
- The Institution shall get Environmental Clearance as per MOEF Notification as amended from time to time if it is required.
- The Institution shall submit GPCB NOC and any other statutory clearances as may be required before disbursement.

15. There should be ample facilities and social infrastructure in the park like healthcare Centre, gender specific toilets, training facilities, canteen, proper eco-friendly environment etc.

Procedure for Registration

1. Any individual, firm or public /private limited company who wants to set up industrial park under Gujarat Industrial Policy - 2020, shall submit online application for registration of park through Investor facilitation portal <https://www.ifpgujarat.gov.in/portal/index.jsp>
2. Applicant has to upload all required documents as per check list e.g. Proof of Constitution of institution, Proof of Identity, Land details along with 7/12 and 8A, Proposed layout plan, Project Report etc.
3. On receipt of online application along with required documents, Industries Commissionerate will scrutinize the application and inform the applicant, if any documents or details are missing within 15 days of receipt of application.
4. Thereafter, application will be forwarded to GM, DIC for site verification report that No infrastructure work is started at the site of the Industrial park.
5. After site verification report of GM-DIC, Registration Certificate will be issued by Industries Commissionerate.

Procedure for Sanction

1. After obtaining Registration for Industrial Park and purchasing 100% of land, applicant shall submit online application for sanction through Investor facilitation portal <https://www.ifpgujarat.gov.in>
2. Applicant has to upload all required documents as per check list e.g. Actual purchased Land details along with 7/12 and 8A, Approved layout plan, Detailed Project Report with Estimates as per Prevailing SOR of concerned Govt. department or board/corporation.
3. On receipt of online application along with required documents, Industries Commissionerate will scrutinize the application and inform the applicant, if any documents or details are missing within 15 days.
4. Thereafter, applicant will be asked to make a presentation before a screening committee to be chaired by Industries Commissionerate.

Other members of the screening committee will be:

- Additional Industries Commissioner
- Joint Commissioner of Industries (Infrastructure)
- Chief Engineer, GIDC
- Senior Town Planner, CTP Office
- Deputy Secretary, IMD

5. Screening Committee can ask for the further clarification and amendments in the plan or project, if required. On compliance of committee's remarks, application will be put up before State Level Empowered Committee (SLEC) for suitable decision.
6. SLEC will deliberate on the project proposal and may give approval to the project, subject to the terms and conditions of the scheme and guidelines.

Procedure for Assistance

1. The Institution developing industrial park is eligible for reimbursement of the stamp duty paid on purchase of required land.

Reimbursement claim shall be made only after purchasing total required land and completing at least 10% of infrastructure as approved by SLEC (For calculating 10% expenditure, Sanctioned and eligible infrastructure cost is taken into consideration).

2. Individual unit in Industrial Park can claim stamp duty reimbursement after purchasing plot in the park.
3. The disbursement of assistance can be claimed in phase wise manner, in four installments based on actual expenditure incurred (excluding land cost) at 25%, 50%, 75% and 100% of sanctioned project cost in infrastructure facilities.
4. The calculation of 25%, 50%, 75% and 100% will base on actual expenditure incurred with respect to components sanctioned for assistance. However, 15% amount of eligible assistance will be deducted from each claim and disbursed only after completion of the Park.
 - The assistance will be based on prevalent SOR of Concern Government Department or its undertaking.
 - The Developer has to submit the claim of assistance to concern District Industries Centre (DIC office) along with required documents as per check list.

- GM, DIC will verify the claim and submit report to Industries Commissionerate along with recommendation of joint inspection team.

Members of joint inspection team will be as under:

- Executive Engineer/Deputy Engineer, GIDC/R & B.
- Town Planner/Assistant Town Planner of the District or Area Development Authority.
- Regional manager, GPCB (if applicable)
- General Manager, District Industries Center(will act as coordinator)

Industries Commissionerate will scrutinize the claim and eligible assistance will be disbursed.

- Assistance for housing for domicile workers can be claimed only after 50% expenditure incurred with respect to sanctioned project cost for Hostel/ Dormitory and remaining assistance will be claimed only after completion of accommodation with all amenities.
- The procedure of assistance for Hostel / Dormitory will be the same as mentioned earlier.

5. Developer should provide Green belt, Plantation and required Open Space for the industrial park, but expenditure incurred towards the same will not be eligible for assistance.
6. The stamp duty reimbursement will not be applicable to the land given by Government or land taken on lease or purchased from Government.
7. The total amount of assistance shall not exceed 60% of total eligible project cost, in case of assistance availed from both Central & State Government. In case of Vanbandhu Taluka, the assistance shall not exceed 80% of total eligible project cost from both Central & State Government. In such cases the incentives of the State Government will be reduced to that extent.

General Conditions:

The Sanction of Industrial Park shall be granted subject to the following conditions:

- 1** The Institution setting up industrial park shall have to abide by the terms & conditions of Government Resolution No.GID/102020/324968-G, dated.01/09/2020 and its amendments from time to time.
- 2** Industrial Park is required to have minimum infrastructure facilities required for the park namely internal roads, water distribution network, drainage treatment, effluent treatment, power distribution network, communication network and other facilities.
- 3** The Institution setting up Industrial Park and avail the incentives under this scheme will not be eligible to avail incentive under any other schemes of the State Government.
- 4** The Infrastructure expenditure (excluding the land and land development cost) incurred only during the operative period of the scheme shall be eligible subject to the terms & conditions of the Scheme.
- 5** The Institution shall submit quarterly progress report to Industries Commissionerate as well as GM of concerned DIC.
- 6** General Manager DIC will visit the Industrial Park & give quarterly report to IC.
- 7** If Institution fails to comply with the guidelines or terms and condition of the Government Resolution of Industrial Park policy dated 01/09/2020 and amendments thereof, it may lead to cancellation of the registration or approval of the industrial park and no claim can be made against it by the Developer/company of industrial park.
- 8** The Institution shall appoint agency for Third Party Quality Assurance. The TPQA agency must be selected from the approved / suggestive list of Central / State Government department or Board/ Corporation. The Developer shall have to submit the TPQA certificate with each claim of Subsidy.
- 9** The Developer of the industrial park shall have to abide all the instructions and procedure framed by the SLEC without any dispute.
- 10** In addition, the industrial park with an area of 50 hectares or more shall have Fire safety measures as well as Solid waste/sewage treatment and disposal facilities, if required.
- 11** It is the responsibility of the developer of Industrial park to provide and make provision for ample water and power supply to industrial units within the industrial park. IC office does not guarantee any water/power supply to the developer of industrial park.

- 12.** The developer of Industrial Park must adhere to the provisions of land revenue code and tenancy act and conditions laid down under it as far as land related regulations are concerned.
- 13.** It is the responsibility of developer to get all necessary permissions and purchase the land free from all encumbrances and mortgage, and to get it converted to non-agricultural purpose for the industrial use.
- 14.** In case the developer want to acquire Government land for industrial park, developer must produce No Objection Certificate / Recommendation regarding availability of government land for industrial purpose from concerned District Collector along with application of registration.
- 15.** The developer shall have to submit affidavit regarding adhering to prescribed guidelines and conditions of the scheme and Sanction letter.
- 16.** SLEC is empowered to withdraw the approval given under this scheme, if developer fails to comply with any of the conditions of Sanction letter or fails to adhere to the guideline issued under this scheme from time to time.
- 17.** In case of non-compliance by the developer to the prescribed guidelines or policy of industrial park, appropriate authority shall order to payback the assistance paid and the assets shall be forfeited under appropriate law, if required.
- 18.** The institution setting up the industrial park will have to manage, maintain and operate common infrastructure facilities provided in the industrial park for minimum 5 years after its completion. Otherwise, the incentives granted will be recovered from Institute as arrears of land revenue under the Land Revenue Laws.
- 19.** In case of any dispute, decision of SLEC shall be treated as final.