

No. GIDC/O&M/CIR/Alt/Policy//20
GIDC, Head office, Udyogbhavan,
Gandhinagar
Date : 20/06/2018

//CIRCULAR//

Subject: Policy for allotment of land in unsaturated estates for industrial business support services/amenities.

The Gujarat Industrial Development Corporation is constituted under the provisions of the Gujarat Industrial Development Act 1962. The main purpose of the constitution of this Corporation is orderly establishment and organisation of industries in industrial areas/estates.

For this purpose after acquisition of land and after development of such land i.e. providing basic facilities and infrastructure, the Corporation allots plots/sheds/ residential quarters/commercial buildings etc., to the prospective entrepreneurs in accordance with its policy. For this purpose the Corporation has generally provided, designed and developed separate zones for such facilities and amenities based on the need and requirement based on experience from time to time, wherever it is feasible.

Considering all affected factors and in order to arrive at a policy framework regarding allotment of land in unsaturated estates for industrial business support services/amenities, an agenda was submitted before 500th meeting of the Corporation held on 22-05-2018. The Corporation vide resolution no.23/Pre Allotment/500/2018 decided the procedure and terms and conditions for allotment of land for such services as follows :

- In case of upcoming/unsaturated estates maximum up to 5% of the total allottable area of Estate is to be reserved for core services and allied services comprising of industrial business support services as defined below under the category of core and allied services.
- Industrial business Support Services required in the unsaturated Industrial Estate are categorised as follows :

- **Core Services :**
- 1) Post office/courier services
 - 2) Goods transport services
 - 3) Testing laboratory
 - 4) Calibration/quality checking lab
 - 5) Stationery /Photocopy Services
 - 6) Hardware
 - 7) Canteen
 - 8) Bank/ATM
 - 9) Insurance

➤ **Allied Services : 1) Fuel Pump**

Procedure

The procedure for allotment of industrial business support services in upcoming/unsaturated industrial estates will be followed as under :

1. Public advertisement may be issued for reserved commercial plots for specific core and allied services. Plots specified under core services category will be allotted at the price which will be double of the prevailing industrial Allotment Price of the estate plus frontage charge if applicable. For the plots Specified under Allied Services category will be allotted at the price which will be three times of the prevailing allotment price of the estate plus frontage charge if applicable.
2. For the above specified category where two or more applicant applies for the same plot, then inter-se bidding shall be conducted amongst eligible applicants and process for allotment shall be concluded as per the prevailing policy of the Corporation.

However, the payment can be made through any one of the below mentioned options :

i. Upfront Payment

The applicant can make an upfront payment of the full Net Allotment Price 100% plus other charges within 60 days from the date of issue of allotment letter.

ii. Installment Payment

The applicant is required to pay the down payment 50% of the OCA amount within 60 days from the date of issue of allotment letter.

The remaining 50% is to be paid by 12 post dated cheques (PDCs) of quarterly instalment with the prevailing rate of interest, which is subject to revision from time to time.

100% payment or down payment shall have to made within 60 days from the date of issue of allotment letter. In cases where payment is not made within the stated time period (i.e. within 60 days), the OCA shall be cancelled and shall not be eligible for extension.

All other dues/taxes shall have to be paid as per prevalent policy for Commercial allotments.

Other terms and conditions :

- i. The plots shall be reserved in the Detailed Development Plan for specific purpose.
- ii. Keeping in mind various factors like environmental, fire, safety and also effect on aesthetic view of the estate.
- iii. Plot shall have to be utilised strictly for the purpose for which allotment is made.
- iv. The change of purpose will be allowed only within core to core and within allied to allied services under which category plot is reserved by taking 100% of prevalent commercial allotment price of the estate.

All other terms and conditions of the Corporation shall be applicable.

All power regarding implementation of this circular shall vest in Hon. VC & MD.

The policy shall come in to the force with immediate effect. All officers of the Corporation may take note of the policy and acknowledge Executive Director (Pre-Alt) on receipt of the circular.

Sd/-
Vice Chairman & Managing Director

To,

All Offices of the Corporation

Copy to:-

- Manager (S&A), GIDC, Gandhinagar..... for information and publishing same on website of the Corporation.
- President, Federation of Industries Association, Ahmedabad.... for favour of information and for onward circulation to approved associations of the estates.

Issued by

General Manager(E&A)