

**ASCEND**  
**KERALA** 2019

Empowering Enterprises



**Government of Kerala**  
Directorate Of Industries & Commerce

# Reforms in Land Management System

Presented by:

**Biju K IAS**

**Director of Industries and Commerce**

**11<sup>th</sup> February 2019**

# Outline

- **OVERVIEW-INDUSTRIAL ESTATES**
- **LAND VALUE AS PER NEW POLICY**
- **LAND VALUE COMPARISON**
- **CHANGES-NEW POLICY**
- **COMPARISON**
- **VERTICAL DEVELOPMENT**
- **ACTIVITY PERMITTED**
- **TRANSPARENCY & ACCOUNTABILITY**
- **INFRASTRUCTURE DEVELOPMENT**



# Industrial Estates under Directorate of Industries & Commerce

- 10 Development Areas and
- 26 Development Plots,
- 2 Coir Parks and
- one Functional Industrial Estates
- Total area under DA/DP-**2424.26** ACRES
- Total no of units=**2635**



Land allotment was made on **HIRE PURCHASE basis** till 10.6.2013

The cost of land is calculated on the basis of cost of acquisition of land including survey and demarcation charges and cost of development with interest there on at 6% per annum upto the date of allotment.

- After 10.06.2013 allotment of land in DA/DP was made on **LEASE BASIS**
- The cost of land is calculated on the basis of **fair value** . Since, no fair value for industrial land has been fixed by Revenue Authorities, the highest fair value of land surrounding the DA/DPs was fixed as the fair value of the particular DA/DP. So land value becomes exorbitantly high

- Government has found it imperative to bring suitable changes in the procedure and policy presently being followed with regard to land allotment / transfer etc in order to make the land allotment and its further management policies more investor friendly

# Land Value as per new policy

- The cost of land is calculated on the basis of **INDICATIVE VALUE**.
- The cost of land is calculated on the basis of cost of acquisition of land including survey and demarcation charges and cost of development with interest there on at 10% per annum upto the date of allotment. The land value thus calculated shall be termed as **Indicative Value of land**



# Land Value Comparison

Name of DA/DP	Value of land (Rs)calculated at 6%	Value of land(Rs) calculated at 10%	Highest Fair value (Rs)
Kalamassery	2792	3785.00	6,07,287
DA& DP Angamaly	700	976	1,82,186
Vazhakulam	18504	29446	3,03,644
Edayar	2043	2837	1,80,000



# CHANGES-NEW POLICY

- Lock in period for transfer /constitution change has been reduced from 5 years to 3years.
- Lock in period for activity change has been reduced from 5 years to six months
- Application for the assignment of land, shall be considered at district level.
- Applications for transfer, changes in constitution/ product/ activity shall be disposed by the General Manager within a period of 45 days. If no decision is taken by the General Manager within sixty days, the permission requested for will be deemed to have granted by the General Manager

Existing	New
Lock in period for transfer /constitution change is 5 years	Lock in period for transfer /constitution change has been reduced from 5 years to 3years
Lock in period for activity change is 5 years	Lock in period for activity change has been reduced from 5 years to six months
Application for the assignment of land, shall be considered at Government level.	Application for the assignment of land, shall be considered at district level.
Time Limit for considering applications for transfer, changes in constitution/ product/ activity not fixed	Applications for transfer, changes in constitution/ product/ activity shall be disposed by the General Manager within a period of 45 days.

# VERTICAL DEVELOPMENT

- The model proposes to Lease the unutilised or resumed land parcels in the existing industrial estates to interested private parties.
- An allottee of industrial land in DA/DPs (Original Allottee ) can make vertical development and sublease it to prospective entrepreneurs.



# ACTIVITY PERMITTED

- “Logistics Activities” including Integrated Logistics Parks /Logistics Hubs/e commerce related logistics activities, Logistics outsourcing including Third-Party Logistics (3PL) and Fourth-Party Logistics (4PL) will also be permitted in the DA/DP’s, Functional Industrial Estates. But stand alone godowns solely for storage purposes shall not be permitted.

# TRANSPARENCY & ACCOUNTABILITY

All proposals for allotment, transfer, changes in constitution/product/activity, mortgage etc shall be scrutinized and recommended by the land allotment committee.

- All applications for transfer, changes in constitution/product/activity shall be disposed by the General Manager within a period of 45 days from the date of receipt of applications along with all necessary documents as per the prescribed checklist. If no decision is taken by the General Manager within sixty days, the permission requested for will be deemed to have granted by the General Manager

## Infrastructure Development-Projects

- Around 5,20,195 Square feet of vertical space are being developed through construction of multistoried galas
- Promoting PPP model of Infrastructure development in land owned by local self bodies
- Land to an extent of 28.98 acres is under development in VARAVOOR ,Thrissur And KATTIPPARA , Kozhikode
- Multipurpose Trade Facilitation Centre .





Thank you