

**GOVERNMENT OF KERALA****Abstract**

Industries Department – Unified Industrial Land/Building (Allotment & Disposal) Regulations for KINFRA & KSIDC – 2024 - Orders issued.

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**INDUSTRIES (F) DEPARTMENT**

G.O.(Ms)No.39/2024/ID Dated, Thiruvananthapuram, 26-07-2024

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**ORDER**

Government have formulated a framework for *Unified Industrial Land/Building (Allotment & Disposal) Regulations for KINFRA & KSIDC* enabling entities to set up industrial units in the land/building owned by the Kerala Industrial Infrastructure Development Corporation (KINFRA) and Kerala State Industrial Development Corporation (KSIDC) and are pleased to issue same as appended herewith.

(By order of the Governor),  
A P M MOHAMMED HANISH  
PRINCIPAL SECRETARY.

The Managing Director, KSIDC, Thiruvananthapuram.  
The Managing Director, KINFRA, Thiruvananthapuram.  
The Director of Industries & Commerce, Thiruvananthapuram.  
The Accountant General (Audit I/Audit II) - Kerala, Thiruvananthapuram.  
Industries (G) Department.  
Industries (J) Department.  
Web & New Media.  
Stock file/Office copy.

Forwarded /By order,

Signed by

Sherin B Das

Section Officer.

Date: 26-07-2024 15:03:28

## **Unified Industrial Land/Building (Allotment & Disposal) Regulations for KINFRA & KSIDC - 2024**



### **1. Short title and Commencement**

- (A) These regulations may be called “Unified Industrial Land/Building (Allotment & Disposal) Regulations for KINFRA & KSIDC - 2024”.
- (B) They shall apply to all lands purchased or acquired or held by Kerala Industrial Infrastructure Development Corporation (KINFRA) and Kerala Industrial Development Corporation Limited (KSIDC) and all lands transferred by Government to KINFRA/KSIDC and all buildings, industrial sheds and built-up space erected, constructed and situated in the said land which include Industrial Park and Industrial Township under KINFRA/KSIDC intending to be used for industrial or commercial purposes.
- (C) Applicability of these regulations: Clauses 4, 5, 6, 7, 8, 9, 10 and 11 of these regulations shall apply only for future allotments and all other clauses shall apply to all existing and future allottees.

### **2. Definitions**

In these regulations unless the context otherwise requires:

- (A) "Allottee" means any person to whom land and/or built-up space is allotted under these regulations and includes his/its successors in interest or permitted assignees.
- (B) "Builder/Developer" means any individual, Partnership firm, Cooperative society, Limited Liability Partnership, Private Limited Company, Public Limited Company engaged in construction activity/development of infrastructure facilities.
- (C) "Building Regulations" means the regulations framed by the KINFRA/KSIDC for the purpose of regulating the construction of buildings on the land held by such agencies.
- (D) "Built up space" means any structure or building or any portion of the building or sheds constructed or erected and situated in the land owned or held by KINFRA or KSIDC.
- (E) "Common Amenities" means amenities like banks, post offices, business centres, canteen, telecom facilities, internet facilities, warehousing facilities, training centres and the like intended to be used by all allottees/Lessees.
- (F) "Common Portions" means those parts of the building and/or premises which are used in common and includes land, gateway, enclosures, compound walls, fencing, paths, open grounds, gardens, passages, corridors, staircase, terrace, cabins, fittings, fixtures, lifts and installations whether for water supply, drainage or lighting purposes and all such facilities which are used in common.

- (G) "Common Services" in relation to common portions means the services, which are rendered by KINFRA or KSIDC for maintaining, running or keeping in good condition the common portions use whereof may be regulated by KINFRA or KSIDC in their respective industrial park/industrial area.
- (H) "Government" means Government of Kerala.
- (I) "Government Agency" means both KINFRA and KSIDC which are Government undertakings to promote and assist in the rapid and orderly establishment, growth and development of industries in the state and to establish, maintain, develop and manage industrial areas at the places selected by the Government.
- (J) "Entrepreneur" means any individual, partnership firm, LLP, One Person Company, Co-operative society, Private Limited Company, Societies registered under the Charitable Societies Act, Public Limited Company, Limited Liability Partnership engaged in industrial, commercial or Service activity and Logistic and Warehousing facilities.
- (K) "Form" means respective forms used by the respective agencies viz. Application for Registration, Letter of Intimation, Application for Allotment, Allotment Letter, License Agreement, Lease Deed etc.
- (L) "Industrial Activity" means the activity of setting up and running any industrial, commercial/service and logistics & warehousing enterprise/supporting infrastructure.
- (M) "Industrial Park" means those lands developed by the KINFRA or KSIDC and declared as an industrial Park with definite boundaries for carrying out industrial activity.
- (N) "Land" means land as defined in 1(B).
- (O) "Land Allotment Committee" means the District Level Land Allotment Committee or State Level Land Allotment Committee constituted by the Government with such powers and functions for dealing with all matters connected with allotment and the disposal of land and built-up space or property held, owned or vested with the Government Department or Government undertakings.
- (P) "Designated Officer" means any Officer of the KINFRA or KSIDC as the case may be vested with the powers and functions on matters connected with allotment and disposal of land and built-up space.
- (Q) "Lease premium" means payment of lease premium fixed by KINFRA or KSIDC payable by the allottee of land as one-time down payment or in instalments under these regulations.
- (R) "Standard Design Factory buildings" means factory buildings constructed as per the standard designs approved by the respective Government Agencies.
- (S) "Service Activity" means any activity providing services such as telecommunications, IT/ITES, warehousing and logistics services, hotel and hospitality business, hospitals and hostels, petrol pump, incubation centres, education centres, training centres, centre of excellence, cold storage, food courts and the like services.
- (T) "Service enterprises" means units/enterprises engaged in rendering support services for the existing manufacturing enterprises within the industrial estates such as logistics, facilities including godowns (excluding standalone godowns solely for storage purposes), food courts,