

1(c) Allotment Policy dated 10.12.1998,

GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES & COMMERCE
NOTIFICATION

Dated:-10 -12-98

Endst. No. 15/43/96-51B/7722: In suppression of Punjab Government Notification issued vide No 15/43/96-51-B/4170 dated 1st June, 1996, a new policy for the allotment of developed plots/land in the existing and coming up Industrial focal points, growth centres, industrial estates etc. developed by any agency of the State Government is notified as follows:-

1. Reservation for various categories

- | | | | |
|------|---|----|---|
| (i) | Allotment under "Off-the-Shelf" Scheme | a) | All pieces of land above 2 acres |
| | | b) | 30% of plots of 2500 sq. yds. and above, and upto 2 acres. |
| | | c) | 15% of plots from 1000 sq. yds. but less than 2500 sq. yds. |
| ii) | Non-Resident Indians and for Export-oriented Industry | - | 10% |
| iii) | Scheduled Castes | - | 20% |
| iv) | Backward Classes | - | 5% |
| v) | Ex-serviceman or War Widows | - | 5% |

Provided further that in case sufficient eligible candidates are not available in any of the above reserved categories, the unallotted plots falling under the concerned reserved category shall be treated as un-reserved and allotted in the General Category.

2. Procedure for inviting applications

Applications, except for the allotments under "Off-the-Shelf" Scheme, shall be invited by PSIEC/concerned developing Agency through Press Advertisement. The concerned developing Agency shall undertake the entire secretarial work, such as Scrutiny of Applications, Placing

proposals before respective sub-groups/committees. The concerned developing Agency shall as far as possible endeavour to finalise the process of allotment within 90 days of the closing date of receipt of applications.

3. Earnest Money

Earnest money will be submitted along with applications @10% of the cost of plot.

4. Scrutiny of applications

4.1 Following separate Sub-Groups shall scrutinise the received applications on behalf of the Allotment Committee :-

Nature of Industry	Sub group headed by
Light Engg. & other Industries	Industrial Advisor-cum-Industries Addl. Director of Industries.
Electronic Industries including information technology	Managing Director, PSEDPCCL
Textile & Hosiery Industries.	Addl. Managing Director, PSIDC
Chemical & Pharmaceutical Industries	Addl. Director (Admn.), Directorate of Industries
Agro Industries	MD, PAIC

The above Sub-groups shall comprise of the following other members :-

- (i) Representative of MD/PFC
- (ii) Representative of MD/PSIDC
- (iii) Representative of NITCON
- (iv) Representative of PPCB
- (v) Representative of MD/PSIEC
- (vi) Nominee of DI/GM, DIC concerned.
- (vii) Estate Officer of the concerned Developing Agency Convenor

4.2 The Sub-Group/s shall examine the received applications, keeping in view the following parameters:-

- (a) Viability of Project.
- (b) Whether the project is in thrust areas;
- (c) Impact on environment,
- (d) Technology involved,
- (e) Export obligation undertaken;
- (f) Value addition,
- (g) Scope of employment,
- (h) Import substitution;
- (i) Financial resourcefulness
- (j) Qualification, experience and general suitability.

4.3 The Sub-Group/s shall undertake preliminary scrutiny and make their recommendations to Allotment Committee having regard to requirement of land and eligibility of the applicants.

5. Allotment Committee

5.1 Allotment of plots up to 2 acres, excepting under "Off-the-Shelf" Scheme shall be made by the Allotment Committee consisting of the following:-

- (i) Director of Industries, Punjab Chairman
- (ii) Managing Director/PSIEC
- (iii) Managing Director/PSIDC
- (iv) Managing Director / PFC
- (v) Chairman/Member Secretary / PPCB
- (vi) Heads of the Sub-Groups
- (vii) Industrial Advisor-Cum-Additional Director of Industries
- (viii) Nominee of the developing Agency Member Secretary

5.2 The recommendations of the Sub-Group/s shall be placed before the Allotment Committee for consideration and making allotments.

5.3 The decision of the Allotment Committee on applications for allotment of plots shall be final and no appeal shall lie against it. The Allotment Committee would meet as and when required and devise its own procedure for conducting the business.

6. Issuance of Letter of Intent

6.1 The developing agency will issue Letter of Intent (LOI) to the allottee/s, incorporating therein among other conditions that the LOI holder will be required to get the project appraised regarding techno-economic feasibility from financial institution, scheduled commercial banks or other public sector consultants and submit the appraisal report to developing agency within three months of issue of LOI

6.2 The developing agency will handover possession of land to the allottee on submission of appraisal report.

6.3 The LOI holder will be required to deposit additional 30% of the cost of plot within 45 days from the date of issue of LOI. The allottee will be required to complete the following additional formalities within a period of Twelve Months from the date of possession:-

- (i) Obtain provisional registration of his unit from the concerned GM/DIC OR SIA registration as applicable.
- (ii) Submit Building Plans/Drawings for scrutiny.
- (iii) Obtain consent of financial institution/bank to advance loan for the proposed project.

OR

In cases of self-financing, submit proof of own sources

- (iv) Obtain NOC/Consent to establish from PPCB.
- (v) Make application for power/electric connection.

6.4 In case an entrepreneur fails to complete the above formalities within the prescribed period of Twelve Months, he can apply, for seeking extension

of LOI for additional six months, to the developing Agency, provided, he has taken partial effective steps

- 6.5 However, another special extension of LOI for six months can be considered by the developing Agency upon payment of extension fee @ 2.5% of the cost of plot in exceptional cases. No further extension shall be allowed under any circumstances.

7. Payment towards Cost of Plot

7.1 The LOI holder shall be required to deposit the balance 60% cost of the plot in six equal half yearly instalments along with applicable interest etc. as may be decided by the developing agency. 10% rebate shall be given in case of lump sum payment by LOI holder.

7.2 In the event of failure to complete the conditions of LOI or payment of due instalment/s within stipulated/extended period, LOI shall be deemed to have been withdrawn/lapsed. In such an eventuality, the amount deposited by the LOI holder towards earnest money and extension fee, if any, shall stand forfeited and amount over and above thereof shall be refunded to the entrepreneur, on which no interest shall be payable.

8. Allotment of Plots under off-the-shelf scheme

8.1 The applications under off-the-shelf scheme would be received in Udyog Sahayak and the entire secretarial work such as scrutiny of applications, placing the proposal before the Sub Committee and Allotment Committee shall be done by Udyog Sahayak.

8.2 Earnest money will be submitted alongwith application @20% of the cost of the plot or Rs 10 lac whichever is less.

8.3 The applications scrutinised by Udyog Sahayak shall be placed before a Sub Committee comprising of the following members :

- (i) Director of Industries & Commerce - Chairman

(ii)	Chief Town Planner	-	Member
(iii)	Chief Architect.	-	Member
(iv)	MD/PSIEC.	-	Member
(v)	MD/PSIDC.	-	Member
(vi)	Member Secretary, Punjab Pollution Control Board.	-	Member
(vii)	Chief Coordinator Udyog Sahayak	-	Convener

Wherever an application has been sponsored by a particular Corporation/Agency, the representative of that Corporation Agency may be called to the Committee as a special invitee.

- 8.4 The Sub Committee will examine the applications keeping in view the parameters as given under clause 4.2. Preference will, however be given to the Joint sector projects or those who have signed MOU with Corporation.
- 8.5 The Sub Committee will also make an assessment of the land requirement of the applicant based on the project report and building plans to be submitted along with application.
- 8.6 The recommendations of the Sub Committee will be placed before the Committee under the Chairmanship of Chief Secretary to Government, Punjab with the following members :
- a) Principal Secretary to Chief Minister, Punjab
 - b) Principal Secretary Industries & Commerce.
 - c) Principal Secretary, Environment.
 - d) Principal Secretary, Power
 - e) Principal Secretary, Housing & Urban Development.
 - f) Principal Secretary, Labour.
 - g) MD, PSIEC/Concerned developing Agency.
 - h) Director of Industries & Commerce - Convener.
- 8.7 The Allotment Committee may coopt other Administrative Secretaries/ State Government officials as and when required.

8.8 The Allotment of plots shall be subject to following conditions:

- (i) After approval of the committee, an offer of allotment shall be issued by the concerned agency in favour of applicant. The applicant in case of pieces of land above 2 acres shall be required to deposit balance 80% of the cost of plot in 60 days while in case of plots of 2 acres & less he/she shall be required to deposit 30% of the remaining cost of plot within 30 days and balance 50% in 2 half yearly instalments.
- (ii) After the applicant has made full payment, Letter of intent shall be issued in his/her favour.
- (iii) The applicant shall be required to take the following steps within one year from the date of getting possession of land:-
 - a) Start of construction of building and expenditure incur upto 30% of the cost of civil work as projected in the project report.
 - b) Place Firm order for the purchase of plant and machinery.
 - c) Get the loan application appraised from the financial institution or submit proof of financial soundness of the project.
 - d) Obtain NOC/Consent to establish from Pollution Control Board and also make application for power connection.

8.9 In the event of applicant failing to take effective steps indicated in the preceding para within one year, the Letter of intent shall automatically stand lapsed, consequent upon which the earnest money shall stand forfeited and the remaining cost of plot shall be refunded to the applicant. No interest will be payable on refundable amount.

8.10 Secretary Industries & Commerce, may however, in cases where partial effective steps have been taken, consider extension in time for taking effective steps for a period of additional three months in the first instance and on payment of extension of 2.5% of the cost of

plot, for another three months. No further extension shall be allowed under any circumstances.

8.11 Monitoring of implementation of the project as per layout and building plan for allotted land approved by PSIEC, will be done by an Executive Committee constituted vide Punjab Govt. notification No 15/43/96-51B/4174 dated 1st June 1996 and also by the Allotment Committee as constituted under this policy.

9 Issuance of regular allotment letter

In the cases, where the LOI holder succeeds in completing the required formalities of LOI within admissible/extended time period, regular Letter of allotment will be issued by the concerned developing agency.

10 Project implementation period

10.1 The allottee shall ensure to commence commercial production after completing construction of factory building, within an overall period of three years from the date of issue of possession.

10.2 However, under exceptional circumstances, the allottee can apply to the allotting Agency seeking extension in time period for commencement of commercial production for additional 6 months upon payment of extension fee @ 6.5% of the cost of plot.

10.3 In the event of failure of the allottee to achieve commercial production within admissible/extended period, the allotment of plot shall be cancelled/resumed. Upon cancellation/resumption 15% of the cost of plot upto 2 acres and 25% for those measuring above 2 acres shall be forfeited by the allotting agency and amount over and above thereof shall be refunded to the applicant. No interest shall be paid on the refundable amount

10.4 However, in the cases of unit(s) having fixed capital investment of Rupees One Hundred Crore or more, extension of LOI and period for commencement of commercial production shall be considered

and allowed on merits of the case by Secretary Industries & Commerce, Government of Punjab

11 Transfer of plots

11.1 No transfer of LOI shall be admissible under any circumstances.

11.2 However, transfer of plots, excepting off-the-shelf, allotted under this policy shall be allowed by the developing agency, if the unit of the allottee has remained in commercial production as envisaged in the project report at least for period of two years. The allottee shall be required to produce evidence of having gone into production in the shape of Permanent SSI Registration Certificate issued by GM/DIC concerned or proof of production issued by any other Government Agency.

R. I. Singh
Secretary to Government, Punjab,
Department of Industries & Commerce.

Endst. No. 15/43/96-51B/7722

Dated:- 10 -12-98

A copy is forwarded to the Controller Printing and Stationery, Punjab, Chandigarh, with a spare copy of Notification, with the request that the above. Notification may kindly be got published in the Punjab Government Gazette (extra ordinary) and 100 spare copies of the printed Notification may be sent to this office for record.

-sd-
Additional Secretary Industries

Endst No. 15/43/96-51B/7723-25

Dated:-10-12-98

A copy is forwarded to the following for information and necessary action:-

- (i) Director of Industries & Commerce, Punjab, 17 Bays Building, Sector-17, Chandigarh.
- (ii) Managing Director Punjab Small Indies & Export Corporation, Udyog Bhawan, Sector 17, Chandigarh
- (iii) Managing Director Electronic Corporation, Punjab, Udyog Bhawan, Sector 17, Chandigarh

-sd-
Additional Secretary Industries

A copy is forwarded to the following for information and necessary action to:

- i) All Functional heads.
- ii) ESTATE OFFICER/ ESTATE OFFICER-I/ ESTATE OFFICER -II/ SECTION OFFICER (E-I).
- iii) ACCOUNTS OFFICER (E-I, E-II and ENGINEERING WING).

-sd-
ESTATE OFFICER-III

1(c)(i) Amendment dated 29.04.1999 to Allotment Policy dated 10.12.1998

GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES & COMMERCE
NOTIFICATION

Dated : 29-4-99

No:-15/43/96-5 ਓਸ/2131 : Clause 8.8 of the policy for allotment of developed plots/land in the existing and coming up industrial focal points, growth centers, industrial estates etc. developed by any agency of the State Government, notified vide No. 15/43/96-51B/7722 dated 10.12.98 is substituted as under:

8.8 The allotment of plots shall be subject to following conditions:

- (i) After approval of the Committee, Letter of Intent (LOI) shall be issued by the concerned agency in favour of applicant, incorporating therein among other conditions that the L.O.I. holder will be required to get project appraised regarding Techno Economic feasibility from financial institution, scheduled commercial banks or other public sector consultants and submit the appraisal report to the developing agency within four months of issue of L.O.I.
- (ii) The developing agency will hand-over possession of Land to the allottee on submission of the appraisal report.
- (iii) The L.O.I. holder in case of pieces of land above 2 Acres, shall be required to deposit balance 80% of the cost of plot in 60 days while in case of plots of 2 Acres and less he/she shall be required to deposit 30% of the remaining cost of plot within 30 days & balance 50% in 2 half yearly installments.
- (iv) The L.O.I. holder shall be required to take following, steps within one year from the date of getting possession of land:
 - (a) Start of construction of building and incur expenditure up to 30% of the cost of civil work as projected in the project report.
 - (b) Place Firm order for the purchase of plant and machinery.
 - (c) Obtain consent financial institution/bank to advance loan for the proposed project or in case of self-financing submit proof of own sources.

- (d) Obtain NOC/consent to establish from Pollution Control Board and also make application for power connection.

R.I. Singh
Secretary to Government, Punjab,
Department of Industries & commerce.

Endst. No 15/43/96-5ੳਸ/2132

Dated 29.4.1999

A copy is forwarded to the Controller Printing and Stationery, Punjab, Chandigarh, with a spare copy of Notification, with the request that the above notification may kindly be got published in the Punjab Government Gazette (extra ordinary) and 100 spare copies of the printed Notification may be sent to this office for record.

-Sd-
Special Secretary Industries

Endst.No.15/43/96-5ੳਸ/2133-35

Dated 29-4-1999

A copy is forwarded to the following for information and necessary action:

- (i) Director of Industries & Commerce, Punjab, 17 Bays Building, Sector 17, Chandigarh.
- (ii) Managing Director, Punjab Small Industries & Export Corporation, Udyog Bhawan, Sector 17, Chandigarh.
- (iii) Managing Director, Electronic Corporation, Udyog Bhawan, Sector 17, Chandigarh.

-Sd-
(Special Secretary Industries)

Endst,No.PSIEC/ESTATE/

Dt.: 5.5.99

A copy of above is forwarded to the following for information and necessary action please:-

- 1. Chief Engineer, PSIEC, Chd.**
- 2. Sr. Town Planner, PSIEC, Chd.**
- 3. Estate Officer-I, PSIEC.**
- 4. Estate Officer-II, PSIEC.**

5. Estate Officer-III, PSIEC.
6. Account Officer(Estate)-II,PSIEC

-Sd-
Sr. DGM (Estates)

**1(c)(ii) Amendment dated 22.07.1999 to Allotment Policy dated
10.12.1998**

GOVERNMENT OF PUNJAB
DEPARTMENT OF INDUSTRIES & COMMERCE
(INDUSTRIES BRANCH)
NOTIFICATION

Dated: 22.07.1999

No.7/5/98-6-I.B/3723 :- Policy for allotment of developed Plots/land notified vide No.15/43/965-IB/7772 dated 10.12.1998 is amended to added following under clause1. Reservation for various categories
(vii) Riot affected various victims/Sikhs Migrants. -2%

RAMESHINDER SINGH
Secretary to Government of Punjab
Department of Industries & Commerce.

Endst.No.7/5/98-6-IB/3724

Dated, Chandigarh, the 22July,1999

A copy is forwarded to the controller, printing & Stationary , Punjab, Chandigarh With a spare copy of notification with the request that the above Notification may kindly be got published in the Punjab Government Gazette (Extra-Ordinary) and 100 space copies of the printed notification may be sent to this office for record.

-sd-
Special Secretary
Industries and Commerce

Endst.No.7/5/98-6-IB/3725-27

Dated. Chandigarh, the 22 July, 1999

A copy is forwarded to the following for information and necessary action:-

- i) Director of Industries & Commerce, 17 Bays Building, Sector 17, Chandigarh.
- ii) Managing Director, Punjab Small Industries & Export Corporation, Udyog Bhawan Sector17, Chandigarh.

- iii) Managing Director, Electronics Corporation, Punjab, Udyog Bhawan, Sector 17, Chandigarh.

-sd-
Special Secretary
Industries and Commerce

ENDST No. PSIEC/Estate/EO-I/ 7526

Dated 28.07.1999

A copy is forwarded to the following for information and necessary
action:-

1. Chief Engineer
2. Estate Officer-I
3. Estate Officer-II
4. Estate Officer-III
5. Estate Officer-IV
6. PS to Managing Director
7. PA to Joint Managing Director
8. PA to Chairman

-sd-
(Estate Officer-I)