

## **1(a) Allotment Policy dated 24.11.1992**

[Act from Punjab Government Gazette, dated the 11<sup>th</sup> December, 1992]

**GOVERNMENT OF PUNJAB  
DEPARTMENT OF INDUSTRIES PUNJAB  
Notification**

The 24th November 1992

**No. SI / Allotment Policy/12095-E-**Recently, the Government of Punjab has announced a new Industrial Policy, 1992, and has taken several measures for speedy growth of industry in the State by way of implication of procedures, revamping the single window clearance service and elimination of visit of inspectors to industrial units. Provision of better infrastructure facilities on demand has been considered another important input. With a view to further boost the growth of industry and meet the demand of entrepreneurs for developed plots a comprehensive policy for the allotment of plot in the already developed areas and the new areas has been evolved having regard to the following:-

- a) to make plots available expeditiously to genuine and serious entrepreneurs ;
- b) to discourage speculator to grab plots with a motive to profiteering ; and
- c) to make the business of development of plots by various agencies economically viable.

The details of the allotment policy are as follows :-

(1) The Allotment Policy would be applicable to all the areas developed/ to be developed for industrial purposes in the form of Focal Points, Growth Centre, Industrial areas, industrial estates developed by any agency of the State Government.

### **2 Reservation of plots for various categories:**

- |      |   |                  |
|------|---|------------------|
| i.   | Discretionary allotment by Chief Minister                             | 5%               |
| ii.  | Allotment under off-the-Shelf Scheme above the size of 2500 sq yd.    | 30% of the plots |
| iii. | Allotment to Non- Resident Indians and for 100% Export Oriented units | 5%               |

- iv. General Category Allotment 60% of plots above  
2500 sq.yd, 90 % of other plots

Provided that reservation to the extent of 20 percent for SCs, 5% for backward classes and 5 % for Ex-servicemen or war widow shall be made in each of the above categories.

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

### **3 Procedure for Inviting Applications :**

- 3.1 Applications except for allotment under "Off-the-shelf" Scheme, and discretionary allotment by the Chief Minister will be invited by the Director of Industries Punjab through advertisements in press.
- 3.2 The applications would be received directly by the respective Department /Agencies which enclosed the Industrial Focal Points, Industrial Areas and Growth Centres etc.
- 3.3 These Departments/Agencies would do the entire secretarial work such as scrutiny of applications, placing proposals before the Sub Group / Committees, issuance of allotment letters etc.

### **4 Earnest Money :**

Earnest money will be submitted along with application @20 per cent of the cost of the plot for Ludhiana, Mohali, Derabassi, Jalandhar, Patiala and Rajpura and 10 per cent for other focal points/industrial areas.

### **5 Scrutiny of applications**

- 5.1 A sub group will securitize the applications on behalf of the allotment Committee.
- 5.2 The sub group will consist of the following officers.
- (i) Industrial Adviser/cum-Addl. Dir of Industries

- (ii) Representative of MD PSIDC.
- (iii) Representative of MD PFC.
- (iv) Concerned Joint Director/Deputy Director from the Directorate of Industries.
- (v) Nominee of the Department/agency responsible for the development of industrial areas/focal points.
- (vi) Sub-group may coopt any other person considered necessary.

5.3 The Sub-group will examine the applications keeping in view the following

- (a) Viability of the project,
- (b) Impact on environment,
- (c) Technology involved,
- (d) Export obligation undertaken,
- (e) Value Addition,
- (f) Scope of employment,
- (g) Import Substitution,
- (h) Qualification, experience, resourcefulness and general suitability.

5.4 The sub-group will make its recommendations to the Allotment Committee having regard to the requirement of land and eligibility of applicant.

## 6. **Allotment Committee :**

6.1 Allotment of plots except under "Off-the-shelf" category and discretionary category by C.M. shall be made by an Allotment Committee consisting of the following officers :-

- (i) Director of Industries. Punjab, Chairman
- (ii) M.D., P.SIEC
- (iii) M.D., P.S.I.D.C.
- (iv) M.D.,P.F.C
- (v) Industrial Adviser-cum-Addl.Director of Industries.
- (vi) Nominee of the Department / Agency responsible for the development of Industrial area/industrial focal point etc. : Member - Secretary

6.2 The Decision of the Allotment Committee on applications for allotment of plots shall final and no appeal shall be lie against it.

6.3 The Allotment Committee would meet as and when required but at least, once in two months.

6.4. It would devise its own procedures for conducting its business.

## 7. **Allotment of plots under "off-the-shelf scheme" :**

7.1 The applications under "off-the-shelf scheme" would be received and scrutinized by Udyog Sahayak.

7.2 Applications will be placed before the Committee under the Chairmanship of the Chief Secretary to Government of Punjab with the following members:-

- (a) Secretary Industries
- (b) Director of Industries, Punjab.
- (c) Managing Director, Punjab State Indl. Dev Corpn.
- (d) Managing Director. Punjab Small Ind. and Export Corp.

The Committee may co-opt any other person, if it considers necessary.

The allotment of plots under the "Off-the-shelf scheme" shall be subject to the following:-

- (i) The applicant shall be required to deposit the earnest money equivalent to 20% of the cost of plot along with the application.
- (ii) After the approval of the Committee, a letter of offer shall be issued by the developing Agency in favour of the applicant and he/she shall be required to deposit 80 per cent of the remaining cost of the plot in lump sum within 60 days.
- (iii) After the applicant has made full payment, allotment shall be made in his/her favour.
- (iv) The applicant shall be required to take the following steps within one year from the date of allotment of plots:-
  - a) Start the construction of the factory building
  - b) Place firm orders for the purchase of plant and machinery.
  - c) Have loan application appraised from the financial institution.
  - d) Make arrangements for power connection.

In the event of an applicant failing to take the effective steps indicated in the preceding para within one year of the allotment of the plot, allotment shall be liable to be cancelled, consequent upon which earnest money deposited shall stand forfeited and the remaining cost of the plot shall be refunded to the applicant. The Committee, however, in deserving cases may consider allowing extension in time for taking the above effective steps for a maximum period of additional one year

## **Extension Fee**

- 8.1 Allottees of plots allotted under this policy shall ensure that the units set up by them commence commercial production within three years after allotment.
- 8.2 In case the unit does not go into production within three years from the date of allotment, they liable to pay extension fee of 5 per cent of the cost of plot in the 4th year and 7.5 per cent in the 5<sup>th</sup>
- 8.3 In no case extension shall be allowed beyond 5 years from the date of allotment, on the expiry of which plot shall stand automatically resumed without any notice and the earnest money deposited by the applicant shall be forfeited.

## **Transfer of plots:-**

- 9.1 Plots allotted under the present policy except those allotted under "off-the-shelf scheme" will be allowed to be transferred subject to the payment of transfer fee of Rs 20 per sq. yard in lump sum plus Rs. 3 per sq yard per annum from the date of original allotment/last transfer in respect of plots allotted in or around Ludhiana, Mohali, Derabassi, Jalandhar, Patiala and Rajpura.
- 9.2 In respect of plots allotted at the places other than those specified in 9.1., transfer fee will be Rs. 10 per sq. yard in lump sum plus Rs 3 per sq yard per annum from the date of original allotment/last transfer.
- 9.3 Permission to transfer the plot will be subject to the condition that the transferee shall use the plot only for industrial purpose.

**I S. BINDRA,**  
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**Industries Department**