

# Guideline

## Scheme for Assistance to Logistic Park (Gujarat Industrial Policy 2020)

### **Read:**

Scheme for Assistance to Logistic Park under New Gujarat Industrial Policy-2020 GR No. GID-102020-325568-G dt.01/09/2020

### **Preamble**

Scheme for Assistance to Logistic Park has been published by Government of Gujarat vide GR No. GID-102020-325568-G dt.01/09/2020. This scheme is in force from 07/08/2020 and will remain in operation for period of five years, i.e. up to 06/08/2025.

By this scheme, the assistance will be given to the private developer for developing logistic park with all required infrastructure and logistic services within the logistic park.

In the said GR the quantum of assistance, procedure and other conditions is mentioned. However, the guideline is prepared to simplify the implementation of logistic park scheme & the procedure of assistance to be given to the park developer.

## **Guideline for Planning Logistic Park**

### **Definitions:**

- 1. Institution:** Institution means any Industries Association/ any enterprise registered under Societies Act, Partnership Act, Trust Act, Companies Act or SPV constituted for setting up of Logistic Park. Such institution will be eligible to avail assistance under the scheme for setting up of Logistic Park.
- 2. Logistic Park** means a Park which is developed in at least minimum area of 20 Hectares and providing infrastructure facilities for logistic services and other common infrastructure facilities.
- 3. logistic facilities:** logistic facilities includes cargo aggregation/segregation, distribution, inter-modal transfer of material and container, open and closed storage, ambient condition storage for transit period, Custom bonded warehouse, container freight station, material handling equipment and Business & commercial facilities as per requirement of the park, etc. for efficient movement and distribution of semi-finished or finished products.

4. Common infrastructure facilities: It includes compound wall, internal roads, administrative building, canteen, power distribution lines, communication facilities, water distribution lines and its augmentation facilities, SWD, sewage lines and its treatment facility, drainage lines, common parking place for vehicles and other facilities as may be required in the Logistic Park. The listed facilities are only indicative; SLEC may approve any addition facilities if required in logistic park based on the need of the area/location.

In addition to above, developer should take necessary steps towards External or linked infrastructure like approach road from nearest NH/SH/MDR to the park site, water supply line from the take of point to the park, Disposal line for treated sewage/ effluent to defined point, Power supply line from the nearest substation, Disposal line of SWD. Assistance will not be available on such linked infrastructure.

5. Completion of logistic Park:

The Logistic Park will be treated as completed when work of logistic and infrastructure facilities are completed and are put under use.

## **Basic Criteria for Logistic Park**

1. The Logistic Park shall have minimum area of 20 hectares.
2. Execution of work at site shall not be started before registration.
3. The developer should complete all logistic and infrastructure facilities in the park as approved by SLEC within the prescribed time limit.
4. The Developer of the logistic Park must follow the norms of Common GDCR for planning and developing logistic park.
5. Basic necessary facilities including toilets, rest area for the drivers of transport vehicles should be made available in the Logistic Park.
6. Other amenities like Fire & Safety facilities, Security facilities, Canteen, Bank, ATM, Clearing service, health care center, etc. should be made available rental/lease base only by developer.
7. No Commercial activity other than amenities specified above is allowed within the area of Logistic Park.
8. The developer must provide fire prevention facilities and appropriate access for it in the logistic park.
9. Scheme will not be applicable for the land taken on lease / rent from government/government Organization.

#### **10. Water Use:**

The developer shall make necessary arrangement for water supply as per norms with keeping in mind the number and nature of logistic services, facilities and number of workers to be employed.

#### **11. Power Supply:**

The developer shall make necessary arrangement for power supply as per norms with keeping in mind the number and nature of logistic services and facilities.

#### **12. Sewage and Effluent Disposal:**

- It is the developer's responsibility to obtain all clearances from GPCB in time, if applicable.
  - The developer should design the waste water handling arrangements considering the rate of 80% of the water quantity to be supplied. Developer shall make adequate provision for collection, conveyance, treatment and disposal of sewage.
  - Material of construction for collection and conveyance system shall be chemical resistant.
  - The Institution shall get Environmental Clearance as per MOEF Notification as amended from time to time if applicable.
  - The Institution shall submit GPCB NOC and any other statutory clearances as may be required before disbursement of assistance.
- 13.** There should be ample facilities and social infrastructure required like healthcare Centre, gender specific toilets, facilities, canteen, worker specific amenities, proper eco-friendly and green environment plantation, etc.

### **Procedure for Registration**

- 1.** Any individual, firm or public / private limited company who wants to set up logistic park under Gujarat Industrial Policy – 2020 , shall submit online application for registration of park through Investor facilitation portal <https://www.ifpgujarat.gov.in/portal/index.jsp>
- 2.** Applicant has to upload all required documents as per check list e.g. Proof of Constitution of institution, Proof of Identity, Land details along with 7/12 and 8A, Proposed layout plan, Project Report etc.

3. On receipt of online application along with required documents, Industries Commissionerate will scrutinize the application and inform the applicant, if any documents or details are missing within 15 days of receipt of application.
4. Thereafter, application will be forwarded to GM, DIC for site verification report that No infrastructure work is started at the site of the Industrial park.
5. After site verification report of GM-DIC, Registration Certificate will be issued by Industries Commissionerate.

### **Procedure for Sanction**

1. After obtaining Registration for Logistic Park and purchasing 100% of land, applicant shall submit online application for sanction through Investor facilitation portal <https://www.ifpgujarat.gov.in>
2. Applicant has to upload all required documents as per check list e.g. Actual purchased Land details along with 7/12 and 8A, Approved layout plan, Detailed Project Report with Estimates as per Prevailing SOR of concerned Govt. department or board/corporation.
3. On receipt of online application along with required documents, Industries Commissionerate will scrutinize the application and inform the applicant, if any documents or details are missing within 15 days.
4. Thereafter, applicant will be asked to make a presentation before a screening committee to be chaired by Industries Commissionerate.

Other members of the screening committee will be:

- Additional Industries Commissioner
  - Joint Commissioner of Industries (Infrastructure)
  - Chief Engineer, GIDC
  - Senior Town Planner, CTP Office
  - Deputy/Joint Secretary, IMD
5. Screening Committee can ask for the further clarification and amendments in the plan or project, if required. On compliance of committee's remarks, application will be put up before State Level Empowered Committee (SLEC) for suitable decision.

6. SLEC will deliberate on the project proposal and may give approval to the project, subject to the terms and conditions of the scheme and guidelines.

## **Procedure for Assistance**

1. The Institution developing Logistic Park is eligible for reimbursement of the stamp duty paid on purchase of required land.

Reimbursement claim shall be made only after purchasing total required land and completing at least 10% of infrastructure as approved by SLEC (For calculating 10% expenditure, Sanctioned and eligible infrastructure cost is taken into consideration).

2. The disbursement of assistance can be claimed in phase wise manner, in four installments based on actual expenditure incurred (excluding land cost) at 25%, 50%, 75% and 100% of sanctioned project cost in eligible infrastructure and logistic facilities.

3. The calculation of 25%, 50%, 75% and 100% will base on actual expenditure incurred with respect to components sanctioned for assistance. However, 15% amount of eligible assistance will be deducted from each claim and disbursed only after completion of the Park.

- The assistance will be based on prevalent SOR of Concern Government Department or its undertaking.
- The Developer has to submit the claim of assistance to concern District Industries Centre (DIC office) along with required documents as per check list.
- GM, DIC will verify the claim and submit report to Industries Commissionerate along with recommendation of joint inspection team.

Members of joint inspection team will be as under:

- Executive Engineer/Deputy Engineer, GIDC/R & B.
- Town Planner/Assistant Town Planner of the District or Area Development Authority.
- Regional manager, GPCB (if applicable)
- General Manager, District Industries Center(will act as coordinator)

Industries Commissionerate will scrutinize the claim and eligible assistance will be disbursed.

4. Developer should provide Green belt and Plantation for the Logistic park, but expenditure incurred towards the same will not be eligible for assistance.
5. The stamp duty reimbursement will not be applicable to the land given by Government or land taken on lease or purchased from Government.
6. The total amount of assistance shall not exceed 60% of total eligible project cost, in case of assistance availed from both Central & State Government. In such cases the incentives of the State Government will be reduced to that extent.

### **General Conditions:**

The Registration for Logistic Park shall be granted subject to the following conditions:

1. The Institution developing Logistic Park shall have to abide by the terms & conditions of Government Resolution No.GID/102020/325568-G, dated.01/09/2020 and its amendments from time to time.
2. The Institution developing Logistic Park and availing incentive under this scheme will not be eligible to avail incentive under any other schemes of the State Government, unless otherwise specified under respective scheme.
3. The logistic and Infrastructure expenditure (excluding the land and land development cost) incurred shall be eligible subject to the terms & conditions of the Scheme.
4. The Institution shall submit quarterly progress report to Industries Commissionerate as well as concerned GM, DIC.
5. General Manager DIC will inspect the Logistic Park & give quarterly report to IC.
6. If Institution fails to comply with the guidelines or terms and condition of the above said Government Resolution of logistic park scheme dt.01/09/2020 and amendments thereof, it may lead to cancellation of the registration or approval of the Logistic Park.
7. The Institution shall appoint agency for Third Party Quality Assurance. The TPQA agency must be selected from the approved / suggestive list of Central / State Government department or / Board – Corporation. The developer shall have to submit the TPQA certificate with each claim of Subsidy.
8. The eligible cost of construction of such infrastructure will be worked out in accordance to relevant SOR norms of Government or its undertaking.

- 9.** The Developer of the Logistic Park shall have to abide all the instructions and procedure framed by the SLEC without any dispute.
- 10.** It is the responsibility of the developer of Logistic Park to make provision for water and power within the Logistic Park. IC office does not guarantee any water/power supply to the developer of Logistic Park.
- 11.** The developer of Logistic Park must adhere to the provisions of land revenue code; tenancy act and conditions laid down under it as far as land related regulations are concerned.
- 12.** It is the responsibility of developer to get all necessary permissions and purchase the land free from all encumbrances and mortgage, and to get it converted to non-agricultural purpose for the industrial use.
- 13.** The developer of Logistic Park, where they are transferring land from one company to another company or same company opts for change of land use for Logistic Park purpose, the developer shall have to furnish necessary orders / No Objection Certificate from concerned District Collector.
- 14.** In case, the developer wants to acquire Government land for Logistic Park, developer must produce No Objection Certificate / Recommendation regarding availability of government land for industrial purpose from concerned District Collector along with application of registration.
- 15.** The developer shall have to submit affidavit regarding adhering to prescribed guidelines and conditions of the scheme and Sanction letter.
- 16.** The SLEC is empowered to withdraw the approval given under this scheme, if developer fails to comply with any of the conditions of Sanction letter or developer fails to adhere to the guideline issued under this scheme from time to time.
- 17.** In case of non-compliance by developer to the prescribed guidelines or policy of Logistic Park, appropriate authority shall order to payback the assistance paid and the assets shall be forfeited under appropriate law, if required.
- 18.** The institution shall be responsible to maintain, manage and operate the Logistic Park at least for 10 years after its completion. If it fails to do so, the incentives disbursed will be recovered from institution as arrears of land revenue under the Land Revenue Laws.
- 19.** In case of any dispute, decision of SLEC shall be treated as final.