



KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD

(A Government of Karnataka Undertaking)

49, 4th & 5th Floors, 'East Wing', Khanija Bhavan, Race Course Road,
Bengaluru-560 001. Ph. : 080 22265383 Fax : 080-22267901
Website : www.kiadb.in email : ceoem@kiadb.in

No.KIADB/HO/Allot/C.NO.44705/19357/2023-24

Date: 07-02-2024

OFFICIAL MEMORANDUM

Sub: Criteria for selection of applicants for allotment of CA/Amenity plots in industrial areas of the Board.

Ref: 1. Govt Order No.CI 132 SPQ (e) 2021, Bengaluru dtd.01-01-2022.
2. Notification No.CI 78 SPQ 2021 dtd. 10-11-2023.
3. Govt. Order No.CI 78 SPQ 2021, Bengaluru dtd.10-11-2023.

The Government in C & I Department has issued notification No.CI 78 SPQ 2021, dated:10-11-2023 by specifying certain activities as amenities in the industrial areas developed by the Board by withdrawing the earlier notification No.CI 86 SPQ 90 dated 13-03-1991.

Further, the Government in C&I Department vide G.O.No: CI 78 SPQ 2021, Dated:10-11-2023 has laid out the following procedure for allotment of CA/Amenity plots formed in the Industrial Areas developed by the Board :

1. To reserve the activities specified in the Notification No.CI 78 SPQ 2021 dtd.10-11-2023 as amenities in the available amenity plots of the industrial areas of the Board.
2. To give advertisement for allotment of CA/amenity plots in English & Kannada daily news papers by indicating the location activity, last date of application & guidelines for allotment of such plots. CEO & EM, KIADB to determine the criteria for allotment of CA/amenity plots.
3. To constitute a Sub Committee under the chairmanship of CEO & EM, KIADB and other Officers of KIADB for scrutinizing the applications submitted as per the advertisement made.
4. To place the scrutinized applications of the Sub Committee before the SLSWCC for discussion and approval.
5. To allot CA/Amenity plots on 10 years lease cum sale basis in favour of applicants whose projects are approved by the SLSWCC.
6. To execute absolute sale deed in respect of CA/Amenity plots as per the Govt Order No.CI 132 SPQ (E) 2021 dtd.01-01-2022.
7. The above policy are applicable even for already allotted CA/Amenity plots which are under lease by KIADB.

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Pursuant to the abovesaid Govt. Order dated 10-11-2023, notification has to be issued inviting applications for available CA/ amenity plots proposed for allotment in the industrial areas of the Board. Subsequent to the notification and as per the terms and conditions indicated, the applicant should file the application for their project along with necessary documents indicated therein by remitting a sum of Rs. 2,000/- towards application fee through RTGS to KIADB, Bengaluru.

The criteria for selection of applicants for allotment of CA/ Amenity plots are as below:-

- a) Details of the capacity of the institution/company/firm/concern to provide the type of civic amenity for which plot is offered (a brief write up on their letterhead to be enclosed by the applicant)
- b) The length of existence of the institution and its registration under relevant act;
- c) The financial status of institution/ company/firm/concern;
- d) The present location of the institution/company/firm/concern;
- e) The benefit likely to accrue to the industrialists of that area by allotment of the civic amenity site;
- f) The bonafide and genuineness of the institution as made out in the annual reports, audit report etc.
- g) Extent of land required for the proposed project proportionate to the investment.
- h) Educational Qualification and experience of the applicant.

The formats of prescribed application form, allotment letter and lease cum sale agreement are attached to this Official Memorandum.


Chief Executive Officer
& Executive Member

To

1. Chief Engineer-1, KIADB HO, Bengaluru
2. Chief Engineer-2, KIADB HO, Bengaluru
3. The Joint Director, KIADB HO, Bengaluru
4. The Secretary -1, KIADB HO, Bengaluru
5. The Secretary -2, KIADB HO, Bengaluru
6. The COF, KIADB HO, Bengaluru
7. All the Executive Engineers, KIADB Zonal Offices.

Encl: as above.

KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD

Procedure for allotment of Civic Amenity/Amenity Plots

- The Government in C & I Department has issued notification No.CI 78 SPQ 2021, dated:10-11-2023 by specifying certain activities as amenities in the industrial areas developed by the Board by withdrawing the earlier notification No.CI 86 SPQ 90 dated 13-03-1991. The specified activities are as below:

“R&D Centers; Innovation-Centre of Excellence; Technical Institutes, Skill Development/Training Institutes, Educational Institutions; Government/ PSU Offices; Banks, Hospitals/Dispensaries; Hotels; ICD; Air Cargo Complex; Weigh Bridges; Petrol/Gas Station; Canteens; Housing Tenements/Apartments/Dormitories for the employees of industries”.
- Further, the Government in C&I Department vide G.O.No: CI 78 SPQ 2021, Dated:10-11-2023 has laid out certain procedure for allotment of CA/Amenity plots formed in the Industrial Areas developed by the Board and to allot CA/Amenity plots on 10 years lease cum sale basis.
- Advertisement of Notification for allotment of CA/Amenity plots formed in the Industrial Areas to be issued inviting applications for allotment of land.
- Applications to be submitted by the applicants to KIADB in the prescribed application form manually along with necessary documents indicated therein, by remitting a sum of Rs.2,000/- towards application fee.
- The Sub Committee under the chairmanship of CEO & EM, KIADB and other Officers of KIADB shall scrutinize the applications submitted as per the notification issued and as per the criteria fixed for allotment of CA/Amenity plots.
- The Sub Committee to place the scrutinized applications before the SLSWCC for discussion and approval.
- After issue of approval letters by the SLSWCC to the successful applicants, demand notices for payment of 30% initial deposit on the tentative cost of land within 30 days to the General Category entrepreneurs and 10% initial deposit tentative cost of land within 30 days to the SC/ST entrepreneurs shall be issued.
- After receipt of 10%/30% of initial deposit by the applicants, allotment letters be issued by indicating balance tentative cost of land (SC/ST entrepreneurs to pay balance 90% within 180 days and General Category entrepreneurs to pay balance 70% within 90 days).
- After receipt of 100% tentative cost of land, Confirmatory Letter of Allotment of Land shall be issued & then Possession Certificate shall be issued to the successful applicant within 30 days.
- Lease cum Sale Agreement will be executed for 10 years, within 30 days from the date of issuance of Possession Certificate.
- Absolute Sale deed shall be executed as per the G.O. No. CI 132 SPQ (E) 2021, dated 01.01.2022, during the currency of lease period or at the end of the lease period subject to fulfillment of terms and conditions of Lease cum Sale Agreement.