

SCHEME OF CONVERSION FROM LEASE-HOLD SYSTEM INTO FREE-HOLD

(FOR INDUSTRIAL PLOTS / BUILT UP SHEDS)

**BROCHURE
(INCLUDING APPLICATION FORM)**

NOVEMBER – 2005

**OFFICE OF THE COMMISSIONER OF INDUSTRIES
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI**

Price : Rs. 100/-

**The Scheme of Conversion from Lease Hold System of Land Tenure
into Free Hold**

The Government of NCT of Delhi has decided to convert Industrial built up plots, irrespective of the size in Delhi, from lease hold to free hold on payment of conversion charges. The prescribed conversion charges are applicable up to 31.3.2006.

SALIENT FEATURES OF THE SCHEME

1. The scheme covers all built up Industrial Plots developed by the Industries Department and The Delhi State Industrial Development Corporation Ltd. (DSIDC) including Industrial Sheds where the lease had been granted on behalf of the President of India. The Scheme, however, does not include industrial plots allotted under the Relocation Scheme.
2. The one time charges payable for conversion from leasehold to free hold are set out in **Annexure-“A”** read with **Annexure “B”**. These charges are to be paid in lump sum through Bank Draft payable at Delhi / New Delhi in favour of Commissioner of Industries.

Original lessees/allottees would be entitled to 40% remission in the conversion charges as specified in **Annexure –“A”**.

3. Conversion would be allowed only when the Industrial building on the plot has been constructed and completion certificate/'D' form for the building has been obtained.
4. The application for conversion shall not be entertained unless accompanied by prescribed documents.
5. The arrears of ground rent alongwith interest as prescribed in the lease-deed, wherever applicable, would have to be paid by the applicant before conversion can be permitted. In cases where revision of ground rent has become due, the revised amount of rent will be notified to the lessee for depositing the amount before the execution of the conveyance deed.
6. The conversion shall be applicable only for properties which are on land for which the land use prescribed in the lease deed/allotment letter is Industrial.
7. In cases of mortgaged properties, conversion would be allowed only on submission of 'No Objection Certificates(s)' from all the mortgages? If the property has been mortgaged more than once, 'No Objection Certificates' from all the mortgages are required to be submitted.

8. In cases where lease deeds has not been signed, conversion will be allowed provided that the non-execution of the lease deed has been only on account of administrative reasons and not because of certain defaults on the part of the allottees. However in such cases the stamp duty would be payable on the amount of conversion charges and the surcharge wherever applicable as well as the price / premium of the property.
9. In case of any legal dispute relating to title of the property, conversion shall not be allowed until the legal dispute is settled.
- 10(i) Conversion will be allowed only when all dues including charges towards misuse, damages, ground rent, service/maintenance charges etc. have been paid by the applicant in respect of the property.
- 10(ii) In case of re-entered properties conversion would be allowed only when re-entry notice has been withdrawn and the lease/allotment restored.
- 10(iii) For the purpose of conversion, misuse charges would be leviable upto the date of application of conversion even after which action against misuse would continue to be taken by the respective local bodies under the bye laws/regulations.
- 10(iv) Conversion to freehold shall not be permitted in respect of properties involving encroachment on government/public land. The lessee would have to vacate the encroached land before consideration of the conversion application and shall also be liable to payment of occupation charges for the part period as per normal rules.
11. In case of any dispute between the original lessee /allottee and Power of Attorney holder, application for grant of freehold rights would be entertained only after the dispute is settled.
12. In cases where applications for mutation or substitution are pending with the lessor, conversion would be allowed only after the necessary mutation/substitution has been carried out.
13. The conversion shall also be allowed in the cases where lessee/allottee has parted with the possession of the property, provided that:
 - a) Application for conversion is made by a person holding power of attorney from lessee/allottee to alienate (sell/transfer) the property.
 - b) Proof is given of possession of the property in favour of the person in whose name conversion is being sought.

- c) Where there are successive power of attorneys, conversion will be allowed after verifying the factum of possession provided that the linkage of original lessee/ allottee with the last power of attorney is established and attested copies of power of attorneys are submitted.

In such cases, surcharge of 33-1/3% on the conversion fee would be payable over and above the normal conversion charges applicable for regular lessee (no unearned increase will be recoverable).

- 14 In case of the premises allotted / converted into Hire-Purchase on instalment basis, conversion shall be allowed only after all the instalments have been paid with interest, if any.
15. The scheme of conversion is optional.
- 16(i) The Zone-wise conversion rates for industrial plots have been given in **Annexure 'A'**. The location-wise rates are given in **Annexure 'B'**. The localities for which land rates have not been given in **Annexure 'B'**, the rates of the adjoining / comparable locality would be applicable.
- 16(ii) A remission of 40% on the conversion charges will be allowed in case of conversion in favour of original leasees.
17. Model calculations of conversion charges, and surcharge have been given in the **Annexure – 'C'**
18. The requisite conversion charges, and surcharge as applicable alongwith processing fee of Rs.500/- are required to be deposited at the time of submission of applicable form.
19. Mode of remittance shall be only by pay order, bank draft drawn in favour of Commissioner of Industries payable at Delhi. The amount of remittance has to be rounded off to the nearest rupee. The payment is to be made through Pay Order/ Bank Draft. Name of the applicant and serial no. of application form should be mentioned on the back side of the pay order/Bank Draft. After depositing the application form and the conversion charges, applicants must ensure to obtain an acknowledgement from the officer in-charge designated by the Commissioner of Industries.

The conversion charges, and surcharge wherever applicable, are to be deposited in lump-sum.

20. The original lease deed should be produced at the time of execution of the conveyance deed. The same will be cancelled and returned along with the conveyance deed.

21. If the original lease deed was lost, the lessee/applicant must issue notice in a prominent news paper having circulation in the area where the property is situated also execute an affidavit before the 1st Class Magistrate indicating therein how the original lease deed was lost. A copy of the public notice published in the news-paper and the original affidavit must be submitted at least 10 days before the date of execution of the conveyance deed.

PROCEDURE FOR SUBMISSION OF APPLICATIONS FOR CONVERSION

The brochure alongwith prescribed application form will be available for sale on payment of Rs.100/- at the reception of the Office of the Commissioner of Industries, Government of NCT of Delhi, Udyog Sadan Patparganj Industrial Area, Delhi between 10.00 AM to 1.00 PM on all working days.

Application forms in two different colours have been printed in respect of :-

- (i) Industrial Plots and Shed developed / constructed by the Industries Department (Red print on blue paper)
- (ii) DSIDC built up plots / sheds (Black print on White Paper)

The application forms duly complete in all respects alongwith prescribed conversion and other charges may be deposited at specified counter in the Lands Branch, Block No. A-1, 1st Floor, Udyog Sadan Patparganj Industrial Area, Delhi.

If any application is found incomplete or defective in any manner, the applicant shall be given opportunity to furnish the prescribed documents not enclosed to the application and to remove the defects within a period of 30 days. On failure of the applicant to remove the defects within the period specified, the application shall be deemed to have been rejected. Applications found in order will be disposed of within a maximum period of 90 days from the date on which the prescribed formalities are completed. Conveyance deed shall be sent to the applicant / person in whose name conversion is sought by registered post. The recipient shall then get it stamped from Collector of Stamps and submit it within 45 days from the receipt thereof at the specified Counter located at the Office of the Commissioner of Industries, Government of NCT of Delhi, Udyog Sadan Patparganj Industrial Area, Delhi.

On receipt of the conveyance deed, a date will be given on which the signed conveyance deed can be collected from the aforementioned locations. Thereafter the recipient shall get the conveyance deed registered only with the Sub-Registrar, Seelampur, Delhi. Stamp duty and registration charges shall be borne by the person in whose favour the conversion is allowed.

In case the conveyance deed is not received by the applicant/person in whose favour conversion has been sought within a period of 90 days, he/she may contact the Nodal Officer for the Scheme i.e. Addl. Commissioner of Industries, Office of the Commissioner of Industries, Government of NCT of Delhi, Udyog Sadan Patparganj Industrial Area, Delhi on any working day from 12.00 noon to 1.30 p.m.)

DOCUMENTS REQUIRED TO BE SUBMITTED

The applicant shall be required to furnish the following documents alongwith the application form:-

- (a) Undertaking in prescribed format duly attested by Notary Public/First Class Magistrate, **Annexure 'D'**.
- (b) Affidavit in prescribed format duly attested by Notary Public/First Class Magistrate **Annexure – 'E'**
- (c) Indemnity bond(s) in prescribed format(s) duly attested by Notary Public/First Class Magistrate (**Annexure 'F'** and **'FF'**)
- (d) Copy of Power of Attorney(s) {POA(s)} alongwith copy of Sale Agreement (where application is made by attorney), duly attested by Notary Public / Gazetted Officer.
- (e) Copy of Completion Certificate / 'D' form duly attested by Notary Public / Gazetted Officer.
- (f) Proof of Physical possession by the person in whose name the conversion is sought viz. Copy of possession letter or slip/house tax receipt/ration card/passport/driving licence/identity card etc. duly attested by Notary Public/Gazetted Officer.

- (g) 4 attested passport size photographs and 4 attested specimen signatures of the person in whose favour the conversion is sought duly attested by a Gazetted Officer/Notary Public as per **Annexure 'G'** (if the applicant is allottee/lessee, then his/her photograph and in case of applicant being an attorney, photographs of person named in column '3' of the application form are required to be submitted.
- (h) Copy of lease deed/conveyance deed/allotment letter/demand letter duly attested by Notary Public / Gazetted Officer.
- (i) Copy of N.O.C.(s) from the mortgagee(s) duly attested by Notary Public/Gazetted Officer.
- (j) Information regarding payment details of Ground Rent (**Annexure – 'H'**).
- (k) Certificate in the prescribed form (Annexure – I) in case of DSIDC built up plots / sheds.

GUIDELINES FOR FILLING-UP THE APPLICATION FORM

Column-1

If there is only one allottee/lessee of the property sought to be converted into freehold, his/her name and other particulars should be given in sub-column (a). If there are two allottees/lessees, the name and other particulars should be given separately in sub-column (a) & (b). If there are more than two lessees/allottees, a separate sheet be attached giving the required particulars.

Column – 2

If the application is submitted by an attorney duly authorised to seek sale permission, execute the Sale Deed and get it registered on behalf of the lessee/allottee, his/her particulars should be given in this column. However, 1st column also shall be filled up in such cases. If there are successive power of Attorneys, the application shall be entertained only from the last Attorney provided that attested copies of all the Power of Attorneys establishing the linkage between the original lessee/allottee and the applicant/last attorney are submitted.

Column – 3

This column is applicable only in cases where conversion is sought in favour of a person other than the lessee/allottee and the application is submitted by the Attorney. It would, however, be necessary that the person in whose favour the conversion is sought is in physical possession of the property under a valid Agreement to Sell executed in his/her favour.

Column 4

Under sub-column (ii), some authentic document viz. Attested photostat copy of Ration Card, Passport, Driving Licence etc. should be submitted in proof of possession with the person named in column 3. Under sub-column (iii), attested true copy of the Agreement to sell or any other authentic document showing that the person named in column 3 has already agreed to purchase the property is required to be submitted.

Column 5

File number is given on the communications sent to the lessee/allottee by the Department of Industries, Government of NCT of Delhi and can be taken from there.

Column 18

It is necessary to pay upto date Ground Rent, alongwith simple interest for arrears, if any, at the rate as prescribed in the lease-deed before applying for conversion. Proof of payment of Ground Rent by the allottee to the Office of the Commissioner of Industries / DSIDC as well as proof of payment made in respect of individual plot is required to be submitted alongwith the application.

Column 19

The applicant is required to assess the conversion charges carefully on the basis of the formula and the notified land rates, applicable in respect of plots/sheds as given in **Annexure – ‘A’** and **‘B’**.

Column 20

Surcharge is required to be paid in the cases where the application is submitted by the Attorney of the lessee/allottee and conversion is sought in favour of a person other than the allottee/lessee. The amount of surcharge is 33-1/3% of the prescribed conversion charges.

ANNEXURE – ‘A’

Conversion fee applicable upto 31.03.2006 for built up industrial plots/ sheds will be as per the notified rates given below in the Table :-

| Zone | Conversion fee per Sq. Mtr. for Industrial Plots |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 1. South Zone | Rs.26,080/- |
| 2. West Zone | Rs.17,870/- |
| 3. North Zone (other than Mangolpuri) Mangolpuri Industrial Area, Keshavpur Industrial Area and Manufacturing Udyog Nagar | Rs.17,870/- Rs.19,960/- |
| 4. East Zone | Rs.11,150/- |
| 5. Narela / Badli | Rs. 7,500/- |

Formula for calculation of one time conversion fee in case of industrial lease hold plots is given below :-

Plot area X Notified land rates (industrial) X 10/100
 as on the date of application

NOTE : **A remission of 40% will be allowed on the conversion charges in case of original lessees and a surcharge of 33-1/3% on the conversion fee would be payable over and above the normal conversion charges in GPA cases.**

ANNEXURE – ‘B’

**CONVERSION RATES APPLICABLE FOR INDUSTRIAL LEASES IN VARIOUS
LOCALITIES OF DELHI**

| Sl.No. | Name of the Deve- lopment Agency | Name of the Industrial Area | Conversion Rates per Sq. Mtr. (in Rupees) |
|---------------|---------------------------------------------|------------------------------------|----------------------------------------------------------|
| 1. | Industries Department | (1) Okhla Industrial Estate | 26,080 |
| | | (2) Patparganj Industrial Estate | 11,150 |
| | | (3) FIEE Okhla, Phase-II | 26,080 |
| | | (4) Badli Industrial Estate | 7,500 |
| 2. | DSIDC | (1) Lawrence Road Indl. Area | 17,870 |
| | | (2) DSIDC Sheds Nangloi | 19,960 |
| | | (3) Mangolpuri Indl. Area | 19,960 |
| | | (4) Okhla Indl. Area Ph-I & II | 26,080 |
| | | (5) Kirti Nagar Indl.Area | 17,870 |
| | | (6) Jhilmil Indl. Area | 11,150 |
| | | (7) Wazirpur Indl.Area | 17.870 |
| | | (8) Narela Indl.Area | 7,500 |

Illustration of Calculation of Conversion charges

A For Industrial Plots Allotted by the Industries Department / DSIDC

Illustration 1

Suppose an allottee/firm/company is having a plot located at Okhla Industrial Area measuring 100 sq. mtrs. and the possession of the plot is still with the original allottee, the formula for calculating conversion charges in this case will be as under :

$$\left[\frac{P \times R \times 10}{100} \right] \text{ minus } 40\% \text{ Rebate}$$

Where P = Plot area

Where R = Rates notified by the Government of NCT of Delhi for the year-2005-2006 for Okhla Industrial Area as per the List at Annexure 'B' which is Rs.26,080/-

Where Rebate=Relaxation; applicable in case of original allottee/Firm/Company which is 40%.

Substituting the above values the conversion charges will be :

i) $100 \times 26080 \times 10/100 = \text{Rs.2,60,800/-}$

ii) 40% of the above value will be $40/100 \times 2,60,800/- = \text{Rs.1,04,320/-}$

Therefore, the actual conversion charges = Rs.2,60,800 – 1,04,320 = **Rs.1,56,480/-**

Processing Fee of Rs.500/- will also be added to the conversion charges. Hence, conversion charges payable will be **Rs.1,56,980/-**

Illustration 2

Suppose an allottee/Firm/Company 'X' was allotted a plot of 100 sq.mtr. at Okhla Industrial Area. He/She/They executed a general power of attorney (GPA) in favour of person 'Y' with an agreement to sell in favour of person 'A' and person 'Y' applied for grant of free hold right in favour of person 'A'; then the Conversion Charges will be calculated as under:-

$$\left[\frac{P \times R \times 10}{100} \right] \quad \text{plus} \quad 33\text{-}1/3\% \text{ Surcharge}$$

Where P = Plot Area

Where R = Rates notified by the Government of NCT of Delhi, for the year-2005-2006 for Okhla Industrial Area as per the List at Annexure 'B' which is Rs.26,080/-

Where Surcharge = 33-1/3% applicable in case of conversion sought in favour of person who is not the original allottee and transfer of properties has taken place through GPA/Agreement to Sell.

Substituting the above values, the conversion charges will be :

- i) $100 \times 26,080 \times 10/100 = \text{Rs.2,60,800/-}$
- ii) $33\text{-}1/3\%$ of the above value will be $33\text{-}1/3\%/100 \times 2,60,800 = \text{Rs.86,934/-}$

Therefore the actual conversion charges = $2,60,800 + 86,934 = \text{3,47,734/-}$ Processing Fee of Rs.500/- will also be added to the conversion charges. Hence, conversion charges payable be **Rs.3,48,234/-**

UNDERTAKING

(To be submitted by the person in whose favour conversion is sought on non-judicial stamp paper of Rs.10/- duly attested by Notary Public/First Class Magistrate)

I S/o, W/o, D/o Sh. Resident of
..... do hereby undertake as under :-

1. That I shall pay to Commissioner of Industries, GNCT of Delhi, immediately on demand, such amount as may be demanded by it on account of arrears of ground rent and/or interest thereon, in respect of Industrial Plot No. at -----

2. That I shall pay to Commissioner of Industries, GNCT of Delhi, immediately on demand, such amount as may be demanded by it on account of maintenance/service charges applicable, if any.
3. That I shall pay, within such time such additional sum or sums towards premium of the above referred property, as may be decided upon by the lessor on account of compensation awarded by the Land Acquisition Collector being enhanced on reference or in appeal or both and the decision of the lessor in this behalf shall be final and binding on me (applicable only in case of plots other than those sold in auction).
4. That on my failure to pay any sum referred above the conversion of lease hold rights into free hold rights in respect of the above referred property shall be deemed to be null and void and the lessor/Authority shall be entitled to recover the same as arrears of land revenue.
5. That if it is found by the Commissioner of Industries, GNCT of Delhi/MD, DSIDC or any other local authority, at any point of time, that the above referred property or any part thereof is being used for the purposes other than specified in the lease deed architect control, in violation of the Master Plan of Delhi, I shall, forthwith, stop such use.

..... day of 200....

Lessee/Allottee/Purchaser.

In the presence of :

1.

2.

(ANNEXURE-“E”)

AFFIDAVIT

(To be sworn by person in whose favour the conversion is sought on non-judicial stamp paper of Rs.10/- duly attested by Notary Public/First Class Magistrate).

I S/o, D/o, W/o Sh. R/o do hereby solemnly affirm and declare as under:-

1. That I am the lessee/allottee in physical possession of the Industrial plot/shed (strike off whichever is not applicable) no. measuring sq.mtrs. in Block no. Pkt. in

OR

That I am in physical possession, under a valid agreement to sell dated executed in my favour in respect of the industrial plot/shed (strike off whichever is not applicable) no. measuring sq. mtrs. in Block no. Pkt. in.....

2. That the prescribed use of the aforesaid property, as per the lease of allotment is only Industrial
3. That upto date ground rent has been paid in respect of the above referred property.
4. That the contents of the accompanying application for conversion of lease hold rights into free hold rights in respect of the above referred property are true and correct and the documents annexed thereto are genuine.

DEPONENT

VERIFICATION

Verified on day of (Month) 200 that the contents of the above affidavit are correct to my knowledge and belief. Nothing contained herein is untrue and nothing material is concealed therefrom.

DEPONENT

(To be executed by the applicant on non-judicial stamp paper of Rs.100/- and to be attested by Notary Public/First Class Magistrate)

INDEMNITY BOND

Day of 200 by Sh. Smt./Km. S/o, W/o, D/o Sh. R/o hereinafter called the 'Executant' which term shall include his/her heirs, successors, executors, administrators and legal assigns in favour of President of India/Lt. Governor, Delhi (hereinafter called the 'lessor') which term shall include its heirs, successors, executors, administrators and legal assigns.

WHEREAS the Executant is the lessee/allottee in physical possession of the Industrial plot/shed) in Block No. Pkt. In

OR

WHEREAS the Executant is the duly constituted attorney of Sh./Smt./Km. in Block No. Pkt. in And is competent to seek sale permission, execute the sale deed and get it registered on behalf of the lessee/allottee.

AND WHEREAS the Executant has applied to the lessor for conversion of lease hold rights into freehold rights in respect of the above referred property.

AND WHEREAS the lessor, on the faith and representation made to it, has agreed to convert leasehold rights in respect of the above property into freehold rights subject to the Executant giving such indemnity, as is hereinafter contained and keeping the lessor harmless from any claim which anyone may, at any time, institute against the lessor in respect of the above referred property.

Now this deed witnesses that in consideration of the lessor agreeing to convert the leasehold rights in respect of the above referred property into freehold rights, the executant hereby covenants with the lessor that he will at all times indemnify and keep harmless the said lessor from all claims and demands made and **all actions and proceedings** taken against the said lessor by anyone in respect of the aforesaid property or any part thereof, on any ground whatsoever.

On this day of 200

Executant

Witness

1.

(ANNEXURE-“FF”)

(To be executed by the person in whose favour conversion is required on non-judicial stamp paper of Rs.100/- and to be attested by Notary Public/First Class Magistrate).

INDEMNITY BOND

By Sh./Smt./Km. S/o,W/o,D/o Sh. R/o (hereinafter called the ‘Executant’) which term shall include his/her heirs, successors, executors, administrators and legal assigns in favour of President of India/Lt.Governor, Delhi (hereinafter called the ‘lessor’) which term shall include its heirs, successors, executors, administrators and legal assigns.

WHEREAS the Executant is in physical possession of the plot/shed No. Measuring sq.mtrs. a valid agreement to sell dated Executed in his/her favour.

AND WHEREAS the lessor, on the faith and representation made to it, has agreed to convert leasehold rights in respect of the above referred property into freehold rights subject to the Executant giving such indemnity, as is hereinafter contained, and keep the lessor harmless from any claim which anyone may, at any time, institute against the lessor in respect of the above referred property.

NOW THIS DEED WITNESSES that in consideration of the lessor agreeing to convert the leasehold rights in respect of the above referred property into freehold rights the executant hereby covenants with the lessor that he will at all times indemnify and keep harmless the said lessor from all claims and demands made and all actions and proceedings taken against the said lessor by anyone in respect of the aforesaid property of any part thereof, on any ground whatsoever.

Bond on this day of 200.....

Executant

Witness :

1.

2.

SPECIMEN SIGNATURES AND PASSPORT SIZE PHOTOGRAPHS OF THE PERSON IN WHOSE FAVOUR CONVERSION SOUGHT DULY ATTESTED BY NOTARY/FIRST CLASS MAGISTRATE

Name S/o, W/o Application No.
...../ Property No.
..... Colony.....

1. -----

(Specimen signature)

Attestation

Affix
Photograph

2. -----

(Specimen signature)

Attestation

Affix
Photograph

3. -----

(Specimen signature)

Attestation

Affix
Photograph

4. -----

(Specimen signature)

Attestation

Affix
Photograph

NOTE : If the applicant is allottee/lessee, then his/her photograph and in case of applicant being an attorney the photograph of person named in Column 3 of the application form are required to be submitted as above.

DETAILS OF PAYMENT OF GROUND RENT

| Sl.No. | Challan No. | Date of Deposit | Amount | Period |
|--------|-------------|-----------------|--------|---------|
| | | | | From To |

IN CASE OF DSIDC BUILT UP PLOTGS/SHEDS

PART – I – (To be filed by the Lessee /Allottee / Applicant or Attorney

Name of the Industrial Area:

1.
 - (i) Name of the present applicant Unit:
 - (ii) Present constitute of the Unit
(Proprietary/Partnership/Private Limited Company/
Limited Company / Co-operative Society/Regd. Society/Others
 - (iii) Name(s) of the proprietor/Partners/Directors/
Managing Committee Members
2. Details of the property
 - (i) Plot No.
 - (ii) Plot Area (in sq. metre)
 - (iii) Sector/Phase No.
 - (iv) Block No.
 - (v) Pocket No.

Signature of Lessee/
Allottee/Applicant or Attorney

PART – II (To be filled by an Authorised Officer of DSIDC)

1.
 - (i) Name of the original allottee Unit
 - (ii) Constitution of the allottee unit
(Proprietary/Partnership/Private Limited Company/
Limited Company / Co-operative Society/Regd. Society/Others
 - (iii) Name(s) of the proprietor/Partners/Directors/
Managing Committee Members
2.
 - (i) Name of the Unit
(last recognized by the DSIDC)
 - (ii) Constitution of the unit (last recognized by the DSIDC)
(Proprietary/Partnership/Private Limited Company/
Limited Company / Co-operative Society/Regd. Society/Others
 - (iii) Name(s) of the proprietor/Partners/Directors/
Managing Committee Members
3. Date of physical possession
4. Whether the lease deed executed and registered
If yes, indicate

| | | |
|-------|-----------|----|
| (i) | Regn.No. | |
| (ii) | Book No. | |
| (iii) | Vol. No. | |
| (iv) | Page From | To |
| (v) | Date | |

5.
(i) Whether factory building has been constructed on the plot
(ii) If yes, give details of documentary evidence showing completion of the building
6.
(i) Whether use of the property is as per lease deed/allotment letter master plan
(ii) If not, the area of the portion being used for the purpose other than the prescribed use.
(iii) Type of activities being carried out in the portion referred at 8(ii) above.
7.
(i) Whether property stands mortgaged
(ii) If yes, name(s) and address(s) of the financial institutions/banks with whom mortgaged.
- 8
(i) Whether lease allotment was cancelled/property re-entered
(ii) If yes, whether restored
9. Whether there is any dispute pending in a Court of Law regarding the title of the property
10. Whether any application for Substitution /Mutation is pending
11. Whether there is any violations done by the allottee/occupant.
(i) Unauthorised construction
(ii) Unauthorised on Government Land
(iii) Unauthorised subletting
(iv) Misuse of premises
(v) Sub-division /Amalgamation of plot
(vi) Any other violation
12.
(i) Amount of yearly ground rent of plot as per allotment/demand letter
(ii) Whether upto date of ground rent alongwith interest for belated payment
(iii) Outstanding dues, if any.

Authorised Signatory of DSIDC
Name
Designation

Place
Date

Form Serial No.

ACKNOWLEDGEMENT

**Office of the Commissioner of Industries
Udyog Sadan, Patparganj Industrial Area,
Delhi**

Received application from
Sh./Smt./Km./-----

For conversion of Lease hold rights into
Free hold in respect of Industrial
Property ----- alongwith
documents as under:-

1. Undertaking duly attested
2. Affidavit duly attested
3. Indemnity Bond duly attested
4. Copy of POA(S) alongwith Sale Agreement(Where application is made by attorney), duly attested
5. Copy of Completion Certificate/"D" form (in respect of plot) duly attested
6. Proof of Physical Possession of the person in whose name the conversion is sought viz., copy of possession letter or slip/House Tax receipt/Property Tax Receipt/Ration Card/Passport/Driving licence/I.Card etc. duly attested
7. 4 attested passport size photographs and 4 attested specimen signature of the person in whose favour the Conversion is sought.
8. Details of Payment of ground rent in Annexure 'H'.
9. Copy of lease deed/conveyance deed/ allotment letter duly attested
10. Copy of N.O.C. from the mortgagee(s) duly attested

11. Bank draft No. _____ Dated _____
Drawn on _____ for Rs. _____

12. For DSIDC Areas only
Certificate as per Annexure-I dated _____

13. _____

(Any other documents annexed
to be mentioned here)

Date _____ Signature of the
Receipt Clerk with seal
of the office

Form Serial No.

ACKNOWLEDGEMENT

**Office of the Commissioner of Industries
Udyog Sadan, Patparganj Industrial Area
Delhi**

Received application from
Sh./Smt./Km./-----

For conversion of Lease hold rights into
Free hold in respect of Industrial
Property ----- alongwith
documents as under:-

1. Undertaking duly attested
2. Affidavit duly attested
3. Indemnity Bond duly attested
4. Copy of POA(S) alongwith Sale Agreement(Where application is made by attorney), duly attested
5. Copy of Completion Certificate/"D" form (in respect of plot) duly attested
6. Proof of Physical Possession of the person in whose name the conversion is sought viz., copy of possession letter or slip/House Tax receipt/Property Tax Receipt/Ration Card/Passport/Driving licence/I.Card etc. duly attested
7. 4 attested passport size photographs and 4 attested specimen signature of the person in whose favour the Conversion is sought.
8. Details of Payment of ground rent in Annexure 'H'.
9. Copy of lease deed/conveyance deed/ allotment letter duly attested
10. Copy of N.O.C. from the mortgagee(s) duly attested

11. Bank draft No. _____ Dated _____
Drawn on _____ for Rs. _____

12. For DSIDC Areas only
Certificate as per Annexure-I dated _____

13. _____

(Any other document annexed
to be mentioned here)

Date _____ Signature of the
Receipt Clerk with seal
of the office

SERIAL NO.....

**OFFICE OF THE COMMISSIONER OF INDUSTRIES,
GOVT. OF N C T OF DELHI
UDYOG SADAN, PATPARGANJ INDUSTRIAL AREA
DELHI**

APPLICATION FORM FOR CONVERSION OF LEASE HOLD PROPERTY INTO FREE HOLD IN RESPECT OF BUILT UP INDUSTRIAL PLOTS/SHEDS

A

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <p>I Name of the Industrial Area</p> <p>II Details of the property :</p> <p>(a) Plot No.</p> <p>(b) Sector/Phase No.</p> <p>(c) Block No.</p> <p>(d) Pocket No.</p> | <p>Attested Passport size photograph of the applicant</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|

1 Name of the Applicant
(if attorney)

[illegible]

Father/Husband's Name
Address

[illegible]

2.
(a) Name of the first Firm/Company allottee

[illegible]

Father/Husband's Name

Address

[illegible]

(b) Name of the second/joint allottee

| | | | | | | | | | | | | | | | | |
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Father/Husband's Name
Address

[illegible]

3. If the applicant is attorney, detail of the person in whose favour the conversion is sought

(i) Name
Father/Husband's Name
Address

[illegible]

(ii) Name

Father/Husband's Name

Address

| | | | | | | | | | | | | | | | | | | | |
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4. If the applicant is attorney

Pin

Yes

No

(i) Whether the attested copy of power of attorney is attached?

(ii) Whether the document showing possession of the premises
With the person named in column 3 is enclosed?

Yes

No

(iii) Whether Agreement to sell or any other document as proof of
transaction in favour of the person named in column 3 is enclosed?

Yes

No

5. File no. (if known)

| | | | | | | | | | | | | | | | | | | | |
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6. Details of property
Plots allotted

Name of agency

| | | | | | | | | | | | | | | | | | | | |
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Name of colony

| | | | | | | | | | | | | | | | | | | | |
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Plot no.

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
|--|--|--|--|--|--|

plot area

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
|--|--|--|--|--|--|--|--|

sq. mt

Covered area on ground and other floors, if any

Sector

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
|--|--|--|--|--|--|

Block

| | | | | | |
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Pocket

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7. Date of Physical Possession (if available)

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8. Whether the lease deed is executed and registered?

YES

NO

9. Details of Registration of lease deed, if any in respect of plot

Reg. No.

| | | | | | | |
|--|--|--|--|--|--|--|
| | | | | | | |
|--|--|--|--|--|--|--|

Book no.

| | | | | | | | | | |
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Vol. No.

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Date

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Yes

No

10. Whether use of the property is as per lease deed/allotment letter?

11.

(i) If not the area of the portion being used for the purpose other than the prescribed use

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
|--|--|--|--|--|--|

(ii) Type of activities being carried out in portion referred at 11(i) above

12. For the building constructed by the lessee/allottee,
copy of completion certificate/"D" form is enclosed?

Yes

No

(i) Whether property stands Mortgaged?

| | |
|-----|----|
| Yes | No |
|-----|----|

(ii) If Yes, whether no objection certificate from the mortgagee(s) enclosed?

| | |
|-----|----|
| Yes | No |
|-----|----|

13. i) Whether the lease/allotment was cancelled/property reentered?

| | |
|-----|----|
| Yes | No |
|-----|----|

ii) If Yes, whether restored?

| | |
|-----|----|
| Yes | No |
|-----|----|

14. Whether there is any dispute pending in a court of law regarding the title of the property?

| | |
|-----|----|
| Yes | No |
|-----|----|

15. Whether any application for substitution/Mutation is pending?

| | |
|-----|----|
| Yes | No |
|-----|----|

16. Whether there is unauthorised construction in the premises?

| | |
|-----|----|
| Yes | No |
|-----|----|

17. (i) Amount of yearly Ground Rent of individual plot as per allotment/demand letter

Rs.

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
|--|--|--|--|--|--|--|--|

(ii) Whether upto date ground rent alongwith interest for belated payment, if any, has been paid?

| | |
|-----|----|
| Yes | No |
|-----|----|

18. Self Assessment of Conversion charge payable

Applicant is requested to calculate conversion charges etc. on self assessment basis in the Appendix to the application form before filling in the columns given below:

Conversion charges

(in words _____ only)

Rs.

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
|--|--|--|--|--|--|--|--|

19. Surcharges wherever prescribed if the applicant is attorney (in words _____ only)

Rs.

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
|--|--|--|--|--|--|--|--|

20. Sum total of 19 and 20

Rs.

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
|--|--|--|--|--|--|--|--|

I/We certify that the information given above is true and correct. I/We understand that if any fact has been suppressed or misrepresented, it shall render this application invalid, and conversion null and void.

Place _____

Date _____

**Signature of Lessee/
Allottee/Attorney**

Strike out whatever is not applicable and fill in columns wherever necessary.

SELF ASSESSMENT SHEET FOR CONVERSION

1. Application No.

2. DETAILS OF THE PROPERTY
(Score off paras not applicable)

A. For Plots

(i) Plot area in sq.mtrs.

(ii) Locality of the plot

B. For DSIDC BUILT UP PLOTS / SHEDS

(i) Plot / Shed area in sq.mtrs.

(ii) Locality

3. CONVERSION CHARGES :

(i) (As per Annexure A & B)

(to be mentioned in Col.19 of the Application Form)

4. SURCHARGE :

In case the freehold rights are sought in favour of person other than the original lessee(s)/allottee(s)

Amount of surcharge @ 33-1/3% of the conversion charges mentioned in Col.3(i) above =
.....
(to be mentioned in Col.20 of the Application Form)

5. TOTAL OF CONVERSION CHARGES & SURCHARGE

Total of column (3) + (4) above = Rs.

(N.B. – to be mentioned in Col.21 of the Application Form)

Government of West Bengal
Land & Land Reforms and R.R. & R Department
Land Policy Branch
Nabanna(6th Floor)

325, Sarat Chatterjee Road, P.O.-Shibpur, Howrah-711102

NOTIFICATION

No.2701-LP/1A-03/23

Date: 10th July, 2023

In pursuance of provisos to sub-section(2) and sub-section (3) of section 52 of the West Bengal Land Reforms Act, 1955 read with rule 28B of the West Bengal Land Reforms Rules, 1965, and rule 215, 216 and 218 of the West Bengal Land & Land Reforms Manual, 1991, the Governor is pleased hereby to specify the manner of transfer of following specified classes of land, excluding land comprised in a tea garden, on freehold basis as an option in addition to existing mode of leasehold status:

- (1) **Land retained under section 6(1)(g) read with section 6(3) of the West Bengal Estates Acquisition Act, 1953 and settled on lease / to be settled under section 4B(2) of the West Bengal Land Reforms Act, 1955.** : The lessee/ retainer/ other than retainer of the land shall apply for conversion of leasehold to freehold **OR** directly for freehold transfer of the land for the purpose/purposes specified in rule 6A and 6B of the West Bengal Land Reforms Rules, 1965 before the Lessor/ State Government. The rate of conversion fee to freehold is detailed in the table below.

| Status | Conversion fee | Land revenue for freehold part of land |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| | Retainer /Other than retainer | |
| Lessee (who has already availed lease under section 4B(2) of the West Bengal Land Reforms Act, 1955. | 15% of the current market price of the land as determined by the IGR & CSR, West Bengal | As per section 23 of the West Bengal Land Reforms Act, 1955 |
| Fresh Application For freehold settlement | Applicable salami as per rule 6A or 6B of the West Bengal Land Reforms Rules, 1965 +15% of the current market price of the land as determined by the IGR & CSR | As per section 23 of the West Bengal Land Reforms Act, 1955 |

Any diversion from the activity will result in cancellation of the principal deed made with the State Government and return to the status of the land before the freehold transformation. Such freehold transfer may cross the ceiling limit as prescribed under section 14M of the West Bengal Land Reforms Act, 1955

for which State Government will provide necessary permission under second proviso of section 52(2) of the West Bengal Land Reforms Act, 1955 read with rule 28B of the West Bengal Land Reforms Rules, 1965

(2) Land settled for tea tourism and Allied Business Activities under the Tea Tourism and Allied Business Policy, 2019 after resumption.

The existing lessee/ approved Joint Venture Company shall apply for freehold transfer of the land for the purpose/ purposes approved by the State Government under Tea Tourism and Allied Business Policy, 2019 to the department of L&LR and RR&R. The rate of conversion fee to freehold is detailed in the table below.

| Status | Conversion fee | Land revenue for freehold part of land |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Lessee of the TG / JVC approved for Tea Tourism. (New project) | 110% (95% of salami for 99 years lease +15% conversion fee) of the current market price of the land as determined by the IGR & CSR. | As per section 23 of the West Bengal Land Reforms Act, 1955 |
| Lessee already doing Tea Tourism Project after paying salami | 15% of the current market price of the land as determined by the IGR & CSR | As per section 23 of the West Bengal Land Reforms Act, 1955. |

Any diversion from the activity will result in cancellation of the principal deed made with the State Government and return to the status of the land before the freehold transformation. Such freehold transfer may cross the ceiling limit as prescribed under section 14M of the West Bengal Land Reforms Act, 1955 for which State Government will provide necessary permission under second proviso of section 52(2) of the WBLR Act, 1955 read with rule 28B of the West Bengal Land Reforms Rules, 1965;

(3) Land leased out on 2% of current market price as salami for industrial purpose after vesting their ceiling surplus land purchased for this purpose.

The lessee shall apply for conversion from leasehold to freehold for that portion of land which was vested and settled on salami @ 2% of the current market value of the land to the department of L&LR and RR&R. The rate of conversion fee to freehold is detailed in the table below:-

| Status | Conversion fee | Land revenue for freehold part of land |
|--------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Lessee | 7% of the current market price of the land as determined by the IGR & CSR, West Bengal less salami already paid. | As per section 23 of the West Bengal Land Reforms Act, 1955 |

Any diversion from the activity will result in cancellation of the principal deed made with the State Government and return to the status of the land before the freehold transformation. Such freehold transfer may cross the ceiling limit as prescribed under section 14M of the West Bengal Land Reforms Act, 1955 for which State Government will provide necessary permission under second proviso of section 52(2) of the West Bengal Land Reforms Act, 1955 read with rule 28B of the West Bengal Land Reforms Rules, 1965.

(4) Leasehold land settled for 30 years or 99 years lease period including Kolkata *khasmahal* land and that in various industrial estates & parks including under WBIDC, WBIIDC & WBSIDC:

The lessee shall apply for conversion from leasehold to freehold to the lessor/ department of L&LR and RR&R. The rate of conversion fee to freehold is detailed in the table below.

| Status | Conversion fee | Land revenue for freehold part of land |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Lessee of 99 years lease | 15% of the current market price of the land as determined by the IGR & CSR, West Bengal. | As per section 23 of the West Bengal Land Reforms Act, 1955 |
| Lessee of 30 years lease | 70% (55% for lease conversion from 30 years to 99years+ 15% conversion fee for freehold) of the current market price of the land as determined by the IGR & CSR | As per section 23 of the West Bengal Land Reforms Act, 1955 |
| Lessee of Kolkata Khasmahal land | 15% of the current market price of the land as determined by the IGR & CSR, West Bengal. | As per Kolkata Land Revenue Act, 2003 |
| Transferee/ assignee (other than lessee) | 25% of the current market price of the land as determined by the IGR & CSR. | As per section 23 of the West Bengal Land Reforms Act, 1955 |

Any diversion from the activity will result in cancellation of the principal deed made with the State Government and return to the status of the land before the freehold transformation. Such freehold transfer

may cross the ceiling limit as prescribed under section 14M of the West Bengal Land Reforms Act, 1955 for which State Government will provide necessary permission under second proviso of section 52(2) of the West Bengal Land Reforms Act, 1955 read with rule 28B of the West Bengal Land Reforms Rules, 1965;

(5) Vested land settled with multistoried building for residential purposes.

Individual flat/ apartment owner shall apply to convert their existing leasehold status of the proportionate share of land into freehold status through registered indenture to the department of L&LR and RR&R. The rate of conversion fee to freehold is detailed in the table below.

| Status | Conversion fee | Land revenue for freehold part of land |
|--------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Flat/ apartment owner on govt. leased land | 15% of the present market value of the exiting flat as determined by the IGR & CSR.. | As per section 23 of the West Bengal Land Reforms Act, 1955. |
| Lessee of the unsold/ non – assigned part | As per item 4 of above | As per item 4 above |

(6) Vacant unencumbered vested land to be settled for specific purpose on freehold basis.

- Land to be settled by auction under the Land Allotment Policy, 2012.
- In case of pocket vested lands where currently allotment is made on realization of salami @95% of current market price, the applicant shall have the option of getting the land on freehold basis by paying an additional 15% of current market value.
- In case land comprising industrial parks (including those under SAIP scheme) where allotment is made on an application basis, the applicant shall have the option of getting the land on freehold basis by paying an additional 15% of current market value in addition to 'declared price'
- For already leased out land, stamp duty for registration of the deed of conveyance will be based on the additional amount to be charged for freehold transformation/ conversion.

A fresh deed of conveyance in the prescribed format mentioned in rule 218(iii) of the West Bengal Land & Land Reforms Manual, 1991 will be executed between the Collector of the district on behalf of Governor of the State of West Bengal and the applicant/ lessee after payment of the conversion fee as specified in the table. Necessary rectification of existing lease deed, if any, will be made consequently. Once transferred to freehold, entire land schedule shall be flagged in computerized land records system for regulating any future conversion related to use of land.

Lease which has been given at nominal salami or at concessional rate for charitable/ religious/ educational institute or public purposes would not be brought under this scheme.

This is issued in concurrence of Finance Department's UO NO: Group A-II/2023-2024/0038
UO Date: 17/05/2023.

By order of the Governor,

SMARAKI MAHAPATRA

Secretary to the Govt. of West Bengal



PROCEEDINGS OF GOVERNMENT OF KARNATAKA

Subject: Approval for amendments to the policy on allotment of land by Karnataka Industrial Areas Development Board – reg.

- Read:**
- 1) Government Order No: CI 511 SPQ 2013, dated: 07.08.2014.
 - 2) Government Order No: CI 511 SPQ 2013, dated: 07.07.2015.
 - 3) Government Order No: CI 15 SPQ 2017, dated: 09.03.2017.
 - 4) Government Order No: CI 105 SPI 2017, dated: 11.07.2017.
 - 5) Government Order No: CI 96 SPQ 2018, dated: 15.09.2018.

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PREAMBLE:-

The Government vide Order read at (5) above has issued Corrigendum Order for Government Orders read at (1) to (4) above, to approve the allotment of land by KIADB in their industrial areas on lease for a period of 99 years excluding Micro, Small and Medium Enterprises up to 2 acres of land, Central Government Undertakings/ PSU's, State Government Undertakings/ PSU's, Central-State Joint Venture Companies, Single Unit Complexes, Housing Complexes, Super Mega Enterprises and the projects identified by the Government as critical and prestigious.

As per the above Government Orders, the sale deed shall be executed to Single Unit Complexes only at the end of 15 years and to Micro, Small and Medium Enterprises only at the end of 10 years, even though the project has been implemented and utilized more than 50% of the area allotted.

In the meetings held on 19.08.2021 and 01.09.2021 under the chairmanship of Hon'ble Minister for Large & Medium Industries, the following decisions were taken:

- ಈ ಮೊದಲು ಯೋಜನೆ / ಘಟಕವನ್ನು ಅನುಷ್ಠಾನಗೊಳಿಸಿ, ಕೆ.ಐ.ಎ.ಡಿ.ಬಿ. ನಿಯಮಾವಳಿ ಪ್ರಕಾರ ಕನಿಷ್ಠ ಶೇ.51ರಷ್ಟು ಜಮೀನನ್ನು ಉಪಯೋಗಿಸಿದ ನಂತರ, ಲೀಸ್-ಕಮ್-ಸೇಲ್ ಕರಾರು ಪತ್ರದಲ್ಲಿರುವ abridgement clause ನಂತೆ ಶುದ್ಧ ಕ್ರಯ ಪತ್ರವನ್ನು ಕೆ.ಐ.ಎ.ಡಿ.ಬಿ.ಯು ನೆರವೇರಿಸುತ್ತಿತ್ತು.
- ಯೋಜನೆ / ಘಟಕವನ್ನು ಅನುಷ್ಠಾನಗೊಳಿಸಿ ಕೆ.ಐ.ಎ.ಡಿ.ಬಿ. ನಿಯಮಾವಳಿ ಪ್ರಕಾರ ಕನಿಷ್ಠ ಶೇ. 51ರಷ್ಟು ಜಮೀನನ್ನು ಉಪಯೋಗಿಸಿದ ನಂತರ, ಶುದ್ಧ ಕ್ರಯ ಪತ್ರವನ್ನು ನೆರವೇರಿಸಿದಲ್ಲಿ, ಘಟಕವು ಹಣಕಾಸು ಸಂಸ್ಥೆಗಳಿಂದ ದುಡಿಮೆ ಬಂಡವಾಳ ಪಡೆಯುವುದು ಸುಲಭವಾಗುತ್ತದೆ ಹಾಗೂ ಘಟಕವನ್ನು ನಡೆಸಿಕೊಂಡು ಹೋಗಲು ಅನುಕೂಲವಾಗುವುದರಿಂದ, ದಿನಾಂಕ: 07.08.2014ಕ್ಕಿಂತ ಮುಂಚಿತವಾಗಿದ್ದ ಲೀಸ್-ಕಮ್-ಸೇಲ್ ಕರಾರು ಪತ್ರದಲ್ಲಿ abridgement clause ಅನ್ನು ಅಳವಡಿಸುವುದು ಸೂಕ್ತವಾಗಿರುತ್ತದೆ.
- ಅಲ್ಲದೇ, ಹಾಲಿ ಕೆ.ಐ.ಎ.ಡಿ.ಬಿ.ಯು ಖಾಸಗಿ ಕೈಗಾರಿಕೆಗಳಿಗೆ 2 ಎಕರೆಗಿಂತ ಮೇಲ್ಪಟ್ಟು ಜಮೀನು ಹಂಚಿಕೆಯನ್ನು 99 ವರ್ಷಗಳ ಕಾಲ ಲೀಸ್ ಆಧಾರದ ಮೇಲೆ ಹಂಚಿಕೆ ಮಾಡುತ್ತಿರುವುದರಿಂದ, ಬ್ಯಾಂಕ್/ ಹಣಕಾಸು ಸಂಸ್ಥೆಗಳಿಂದ ಸಾಲ ಪಡೆಯಲು ಕಷ್ಟಕರವಾಗಿರುವುದರಿಂದ ಹಾಗೂ ಲೀಸ್‌ಗೆ ಒಳಪಟ್ಟ ಭೂಮಿಯನ್ನು ಅಡಮಾನ ಪಡೆಯಲು ಒಪ್ಪುತ್ತಿಲ್ಲದಿರುವುದರಿಂದ ಹಾಗೂ ಭೂಮಿಯ ಸಂಪೂರ್ಣ ಹಂಚಿಕೆ ಮೊತ್ತವನ್ನು ಮುಂಚಿತವಾಗಿ ಪಾವತಿಸಿಕೊಳ್ಳುತ್ತಿರುವುದರಿಂದ, ಖಾಸಗಿ ಬೃಹತ್ ಕಂಪನಿಗಳು ಕೆ.ಐ.ಎ.ಡಿ.ಬಿ.ಯಿಂದ ಭೂ ಹಂಚಿಕೆಗೆ ಹಿಂದೇಟು ಹಾಕುತ್ತಿದ್ದು, ಇದರಿಂದ ರಾಜ್ಯಕ್ಕೆ ಬಂಡವಾಳ ಹೂಡಿಕೆಯು ಕುಂಠಿತವಾಗುತ್ತಿದೆ. ಆದ್ದರಿಂದ, ರಾಜ್ಯದಲ್ಲಿ ಹೆಚ್ಚಿನ ಬಂಡವಾಳವನ್ನು ಆಕರ್ಷಿಸುವ ದೃಷ್ಟಿಯಿಂದ 2014ನೇ ಸಾಲಿನ ಮುಂಚಿನಂತಿದ್ದ ಕೆ.ಐ.ಎ.ಡಿ.ಬಿ.ಯಿಂದ ಹಂಚಿಕೆ ಮಾಡುವ ಎಲ್ಲಾ ಜಮೀನುಗಳನ್ನು 10 ವರ್ಷಗಳ ಲೀಸ್-ಕಮ್-ಸೇಲ್ ಆಧಾರದ ಮೇಲೆ ಹಂಚಿಕೆ ಮಾಡುವುದು ಸೂಕ್ತವಾಗಿರುತ್ತದೆ.
- ಈ ಹಿನ್ನೆಲೆಯಲ್ಲಿ, ರಾಜ್ಯದಲ್ಲಿ ಹೆಚ್ಚಿನ ಬಂಡವಾಳವನ್ನು ಆಕರ್ಷಿಸುವ ದೃಷ್ಟಿಯಿಂದ ಕೆ.ಐ.ಎ.ಡಿ.ಬಿ.ಯಿಂದ ಇನ್ನು ಮುಂದೆ ಎಲ್ಲಾ ಖಾಸಗಿ ಕೈಗಾರಿಕೆಗಳಿಗೆ/ ಸಂಸ್ಥೆಗಳಿಗೆ 10 ವರ್ಷಗಳ ಲೀಸ್-ಕಮ್-ಸೇಲ್ ಆಧಾರದ ಮೇಲೆ ಹಂಚಿಕೆ ಮಾಡಲು ಹಾಗೂ ಕೆ.ಐ.ಎ.ಡಿ.ಬಿ.ಯಿಂದ ಈಗಾಗಲೇ ನೆರವೇರಿಸಿರುವ/ ನೆರವೇರಿಸುವ ಲೀಸ್-ಕಮ್-ಸೇಲ್ ಕರಾರು ಪತ್ರಗಳಲ್ಲಿ abridgement clause ಅನ್ನು ಅಳವಡಿಸಲು ಹಾಗೂ ಸದರಿ ಪ್ರಸ್ತಾವನೆಯನ್ನು ಸಚಿವ ಸಂಪುಟದ ಮುಂದೆ ಅನುಮೋದನೆಗಾಗಿ ಮಂಡಿಸಲು ತೀರ್ಮಾನಿಸಲಾಗಿದೆ.

In view of the above, the proposal for amendments to the policy on allotment of land and execution of sale deed for allotted land on lease-cum-sale basis by KIADB was placed before the Cabinet held on 20.12.2021, for approval.

Hence, the following order.

GOVERNMENT ORDER No: CI 132 SPQ(e) 2021,
BENGALURU, DATED: 01.01.2022.

Government has accorded approval for the following amendments to the policy on allotment of land and execution of sale deed for allotted land on lease-cum-sale basis irrespective of extent of land by Karnataka Industrial Areas Development Board (KIADB).

- (i) To approve the allotment of land by KIADB in their Industrial Areas, including Single Unit Complexes etc., on 10 years lease-cum-sale basis and if the lessee has implemented the project and utilized more than 50% of the area allotted and has performed all the conditions of lease-cum-sale deed, the sale deed shall be executed after 2 years of continuous production from the date of commercial production, during the currency of the lease period.
- (ii) To approve the allotment of land by KIADB to Central Government Undertaking/ PSU's, State Government Undertakings/ PSU's, Central-State Joint Venture Companies on 2 years lease-cum-sale basis and the sale deed shall be executed during the currency of the lease period or at the end of 2 years, if the lessee has implemented the project, utilized more than 50% of the area allotted and has performed all the conditions of lease-cum-sale deed.
- (iii) To modify suitably the existing lease-cum-sale agreement of KIADB.
- (iv) The proposed above policy will also be applicable to the existing leases of KIADB.

The Government Orders read at 1 – 5 above are withdrawn with immediate effect.

This order is issued with the concurrence of the Finance Department vide Note No. FD 404 Exp-1/2021, dated 07.10.2021, Law Department vide Note No. LAW 183 OPN 2021, dated 01.10.2021 and approval of Cabinet in its meeting held on 20.12.2021 vide subject no. C. 423/2021.

By Order and in the name of
Governor of Karnataka,

N. Kumar
(N. KUMAR) 01/11/2022.

Under Secretary to Government (I.D),

MR
01/10/2022
Commerce and Industries Department.

To:

The Compiler, Karnataka Gazette, Bengaluru for publication in the next issue of Gazette.

Copy to:

- 1) All Additional Chief Secretaries / Principal Secretaries / Secretaries to Government.
- 2) PS to Chief Secretary to Government, Vidhana Soudha.
- 3) PS to Principal Secretary to Hon'ble Chief Minister, Vidhana Soudha.
- 4) Commissioner for Industrial Development and Director, Department of Industries and Commerce, Khanija Bhavan, Race Course Road, Bengaluru-01.
- 5) Chief Executive Officer and Executive Member, Karnataka Industrial Areas Development Board, Khanija Bhavan, Race Course Road, Bengaluru-01.
- 6) All the Regional Commissioners/ Deputy Commissioners.
- 7) Deputy Secretary, Department of Cabinet Affairs (Cabinet Section), Vidhana Soudha (with reference to Subject No: C. 423/2021).
- 8) PS to Hon'ble Minister for Large & Medium Industries, Vidhana Soudha.
- 9) All Joint Directors, District Industrial Centers.
- 10) All Officers in KIADB.
- 11) PS to Additional Chief Secretary to Government, Commerce and Industries Department, Vikasa Soudha.
- 12) PA to Director (Technical Cell), Commerce and Industries Department, Vikasa Soudha.
- 13) Section Guard File / Spare copies.