



# **KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION**

*(A STATUTORY BODY OF GOVERNMENT OF KERALA)*

**TRIVANDRUM**

**KINFRA HOUSE  
TC No. 31 / 2312  
Sasthamangalam  
Trivandrum – 695 010  
Kerala**

**Phone : 91 – 471 - 2726585  
Fax : 91 – 471 –2724773  
E-mail : mail@Kinфра.org  
website : www.kinфра.org**

## **APPLICATION FOR REGISTRATION- LAND “FORM A”**

**Park Name:**

**A. DETAILS OF THE APPLICANT**

01. a. Name of the Applicant :

b. Designation :

c. Name of Firm :

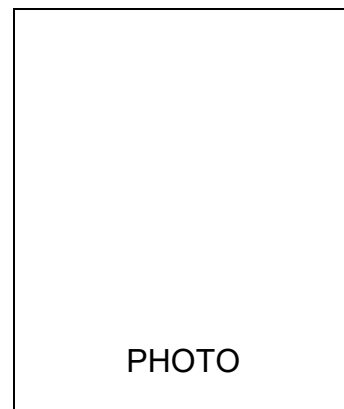
d. Communication Address :

e. Permanent Address :

f. Mobile No. :

g. e-mail :

h. Aadhaar No  
(Copy to be attached) :



**02. a. Details of the Shareholder/ partners (if any) with permanent address and % of share capital**  
*(attach additional copy of this page if required)*

1. Name :

Permanent address :



Mobile no: :

Email id :

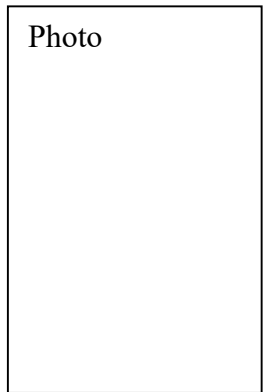
Aadhaar no :

(Copy to be attached)

Percentage of share

2. Name :

Permanent address :



Mobile no :

Email id :

Aadhaar no :

(Copy to be attached)

Percentage of share :

**B. DETAILS OF EXISTING ORGANISATION (if any)**

01. Name of Organization :

02. Address of the Organization :

03. Phone No. :

04. Name of the Product(s) manufactured :

**C. BRIEF DETAILS OF THE PROPOSED PROJECT**

01. Name of the Product(s) :  
(With details)

02. (\*\*\*) Raw material used

1.

2.

3.

4.

5.

03. (\*\*\*) Finished Products

1.

2.

3.

4.

5.

04. Category of Industry as per Pollution Control Board standards (Please Tick) :  Red  Orange  Green  White

\*details of effluent discharge to be shared separately

05. Production flow chart submitted (Please Tick) : Yes  No

06. Area required (Land in cents) :

07. Proposed factory building area in Sq Ft :

08. Proposed Investment in first 3 years (excluding land cost)

a. Built-up space : Rs. (in lakhs)  
(in case opting for land)

b. Plant and Machinery : Rs. (in lakhs)

c. Auxiliary Services : Rs. (in lakhs)

Total : Rs. (in lakhs)

09. Name of the Industrial Park where land to be allotted :

10. Utilities required

a. Amount of Power (in KW) :

b. Quantity of Water in Litre per day :

11. Manpower to be employed :

12. Proposed form of constitution (Please tick)

a. Proprietary

b. Partnership

c. L.L.P

d. Private Limited Company

e. Public Limited Company

f. ....(any other)

13. Proposed date for commencement of commercial production :

14. Preferred scheme (refer annexure 1)  
(Please tick)

a.  100% Down Payment

b.  In Installments with interest

15. Special provision for units with investment above 50 crore, if applicable (*refer Annexure 2*)

16. Bank/Financial institution details

Bank Name :

Branch & IFSC Code :

17. Registration fee payment details : Demand Draft / Online Payment ( Pls Tick)  
(For Online transfer / NEFT, details are given in annexure- 3 )

Signature

Designation

Seal

Place:

Date:

# **TERMS AND CONDITIONS OF APPLICATION FOR REGISTRATION (FORM A)**

1. This is an “Application for Registration” only.
2. The “Application for Registration” duly filled in may be sent to the Managing director, Kerala, Industrial Infrastructure Development Corporation, KINFRA House, TC 31 / 2312, Sasthamangalam, Trivandrum – 10.”
3. The submission of “Application for Registration” shall not be construed as any commitment or obligation on the part of the Corporation that any plot shall be allotted to the applicant.
4. Your application for registration shall be accompanied with a registration fee of **Rs. 10,000/- (Rupees Ten thousand only)**, plus GST @18% by way of Demand Draft drawn in favour of Managing Director, Kerala Industrial Infrastructure Development Corporation, payable at Trivandrum or by online transfer of fund via RTGS /NEFT.
5. **Detailed profile of the proposed project** is to be submitted along with the Application for Registration.
6. **The Registration fee Rs.10,000/- is refundable if firm allotment is not made.**
7. The selection of allottees among the registered applicants will be made by a committee duly constituted for this purpose.

I / We agree to the above terms and conditions of the Application for Registration.

Place:

Date:

Signature

### Check list for submission of Form A

Sl. No	Particulars	Complied /Not Complied
<b>1</b>	<b>DPR</b>	
	Signed copy of Project report (2 copies)	
	Product flow chart	
	Details of Raw materials & Finished Materials	
	Plant layout plan	
	Proposed Land utilization pattern (component wise)	
	Proposed factory building area in Sq Ft	
	Details on Pollution control measures to be taken, if any	
	Details of Effluent Generations, Power & Water Requirement	
	Details of scope & Market availability for product – (Product Feasibility)	
	Financial Evaluation Report – Certified by Chartered Accountant for allotment in Special provision	
	Details of technology used	
	Details of Employment Generation	
<b>2</b>	<b>General</b>	
	<b>i Applicants Credentials</b>	
	<b>a</b> Name & Permanent Address (with Pin code)	
	<b>b</b> Contact No. & mail id	
	<b>c</b> Copy of ID cards- Aadhaar Card/ Driving License/ Voters ID, PAN Card/Company PAN card/ Partnership firm's PAN Card)	
	<b>d</b> Mode of payment (100% payment/ in Installments)	
	<b>e</b> Bank/Financial institution details	
	<b>f</b> Bank/Financial institution details	
	<b>ii Photographs of Applicant / all partners/Directors / Share holders</b>	
	<b>iii Type of Organization - Documents to be submitted in Hard Copy</b>	
	<b>a</b> <b>Partnership Firm:</b> - (a) <i>Partnership deed</i> (b) <i>Firm registration certificate, true extracts of Firm(Form A) issued by Registrar of firm</i>	
	<b>b</b> <b>Private Ltd Co./ Public Ltd Co.</b> (a) <i>MOA&amp;AOA of company</i> (b) <i>Certificate of Incorporation</i> (c) <i>Board resolution</i>	
	<b>c</b> <b>Limited Liability Partnership:-</b> (a) <i>Partnership deed</i> (b) <i>Firm registration certificate</i> (c) <i>Board resolution</i>	

Signature of Applicant

Verified by Park Manager  
(Signature)

#### For Office Use Only

1. Normal payment  100 %  Installment
2. Recommended scheme in Special provisions if applicable
- a.  Investments above 100 crore & with land area above 10 acres
- b.  Investments 50 crore to 100 crores (Non MSME)
- c.  On rental basis for area not less than 50acres with investment above 100crore.

(Signature)



**Mode of payment of Lease Premium**

**(i) Full Down Payment**

10% of the lease premium shall be remitted within 30 days and the balance 90% as down payment within 90 days from the date of the "Letter of Intimation".

**(ii) Instalment scheme**

- a) Allottee is required to pay 20% of the total lease premium within 30 days from the date of "letter of intimation". 10% of the amount will be treated as EMD.
- b) The remaining 80% of the Lease Premium will be paid in 5 equal yearly instalments, with the prevailing interest rate fixed by the agency from time to time.
- c) In case the allottee commits default in paying the instalments along with interest on the respective due date, the Government Agency may impose a penalty of 2% on the defaulted amount in addition to interest for delayed payment, without prejudice to the right of the Government Agency to cancel the allotment and resume possession of the land after forfeiting EMD.

**Other Terms**

- (a) EMD shall be forfeited for any resumption or cancellation of the plot after 90 days from the date of the "Allotment Letter". In the event of forfeiture or cancellation, before 90 days, a proportionate lease premium calculated for the actual period (rounded off to month) plus one month shall be recovered as a penalty from the EMD.
- (b) The payment terms can be varied from Park to Park as decided by the respective Government Agency from time to time.
- (c) In case the allottee commits default in payment of common facility charges/ rental charges, lease premium, utility charges and other charges, the defaulted amount will carry interest as may be fixed by the respective Government Agency from time to time.
- (d) For the delayed payments, amounts paid by allottee shall be adjusted first towards penalty then towards interest and only thereafter towards principal.

## **Special provision for allotment**

### **Annexure-2**

#### **A. Investment between 50 Cr- 100 Cr (Non- MSME)**

The land shall be allotted on a priority basis to Investors considering the economic development and employment generation that the investor offers to the state. The allotment shall be subject to the following conditions:

- (i) Investor shall bring not less than 50- 100 Crore investment within a period of 3 years and the project should generate employment opportunities commensurate with the investment.

#### **Payment Terms**

- Allottee is required to pay 20% of the total Lease Premium out of which 10% will be considered as EMD, within 90 days from the date of Letter of Intimation.
- Allottees who bring in 50-100 Crore investment can opt for a moratorium of 24 months from the date of remittance of 20% payment. Interest will be applicable during this moratorium period. The remaining 80% of the Lease Premium will be paid in 5 equal yearly instalments, at the prevailing interest rate fixed by the agency from time to time.
- In case the allottee commits default in paying the instalments along with interest on the respective due date, the Government Agency may impose a penalty of 2% on the defaulted amount in addition to interest for delayed payment, without prejudice to the right of the Government Agency to cancel the allotment and resume possession of the land after forfeiting EMD.
- EMD shall be forfeited for any resumption or cancellation of the plot after 180 days from the date of the remittance of EMD. In the event of forfeiture or cancellation, before 180 days, a proportionate lease premium calculated for the actual period (rounded off to month) plus one month shall be recovered as a penalty from the EMD.
- The payment terms can be varied from Park to Park as decided by the respective Government Agency from time to time.
- In case the allottee commits default in payment of common facility charges/ rental charges, lease premium, utility charges and other charges, the defaulted amount will carry interest as may be fixed by the respective Government Agency from time to time.
- For the delayed payments, amounts paid by the allottee shall be adjusted first towards penalty then towards interest and only thereafter towards the principal.

#### **B. Investment above 100 Cr**

The land shall be allotted on a priority basis to Large Investors, considering the economic development and employment generation that the investor offers to the State. The allotment shall be subject to the following conditions:

- (i) Allotment is limited to 25% of the total extent of allottable land in the industrial park or a minimum of 10 acres of land.
- (ii) Investor shall bring in not less than 100 Crore investment within a period of 3 years and the project should generate employment opportunities commensurate with the investment. Such allotments shall be subject to the approval of SILAC.

- (iii) In addition to the above Agency/Government shall consider providing a package of incentives for those mega projects with an investment of not less than 300 Cr through a high-power committee headed by the Chief Secretary which will be in line with the industrial policy of the State Government.

#### **Payment Terms**

- Allottee is required to pay 10% of the total Lease Premium as EMD, within 90 days from the date of Letter of Intimation.
- Allottees can opt for a moratorium of 24 months from the date of remittance of 10% EMD. Interest will be applicable during this moratorium period. The remaining 90% of the Lease Premium will be paid in 9 equal yearly instalments, at the prevailing interest rate fixed by the agency from time to time.
- In case the allottee commits default in paying the instalments along with interest on the respective due date, the Government Agency may impose a penalty of 2% on the defaulted amount in addition to interest for delayed payment, without prejudice to the right of the Government Agency to cancel the allotment and resume possession of the land after forfeiting EMD.
- EMD shall be forfeited for any resumption or cancellation of the plot after 180 days from the date of the remittance of EMD. In the event of forfeiture or cancellation, before 180 days, a proportionate lease premium calculated for the actual period (rounded off to month) plus one month shall be recovered as a penalty from the EMD.
- The payment terms can be varied from Park to Park as decided by the respective Government Agency from time to time.
- In case the allottee commits default in payment of common facility charges/ rental charges, lease premium, utility charges and other charges, the defaulted amount will carry interest as may be fixed by the respective Government Agency from time to time.
- For the delayed payments, amounts paid by the allottee shall be adjusted first towards penalty then towards interest and only thereafter towards the principal.

#### **C. On rental basis**

Entrepreneurs willing to bring in huge investments in renewable/ green energy for a short period of time can be allotted on an annual rental basis based on the decision taken by the respective Government Agency on case-to-case basis subject to the following conditions:

- Entrepreneur should bring a minimum investment of 100 Cr.
- The Minimum land allotted will be 50 acres of land.
- There will be a Lock-in period of 20 years for running the unit.

#### **Payment Terms**

- Rent along with GST will be fixed on cost-recovery basis as decided by the respective Government Agency.
- Entrepreneur is required to furnish a security deposit equal to one year rent which shall not carry any interest and shall be refunded back on the expiry of the lease period after adjusting any outstanding dues to KINFRA or KSIDC, as the case may be.
- In addition to the above the entrepreneur is required to furnish a Bank Guarantee equivalent to one year's rent.

Virtual Account No. of respective industrial park (IFSC Code-SBIN0004266) for transferring Registration fee		
Sl no.	Name of Park	Virtual Account No.
1	KINFRA - ADOOR	KINFRA1019999
2	KINFRA - APPAREL PARK	KINFRA1029999
3	KINFRA-DEFENCE PARK	KINFRA1039999
4	KINFRA Electronic Manufacturing Cluster (EMC)	KINFRA1049999
5	KINFRA - EPIP	KINFRA1059999
6	KINFRA - HITECH PARK,KALAMASSERY	KINFRA1069999
7	KINFRA - ITP PALAKKAD	KINFRA1079999
8	KINFRA - KAKKENCHERI	KINFRA1089999
9	KINFRA - KASARAGOD	KINFRA1099999
1	KINFRA - KORATTY	KINFRA1109999
11	KINFRA - KTC (NADUKANI)	KINFRA1119999
12	KINFRA - KUNNAMTHANAM	KINFRA1129999
13	KINFRA - KUTTIPURAM	KINFRA1139999
14	KINFRA - Mega Food Park	KINFRA1149999
15	KINFRA - Mundakkal Park, Kollam	KINFRA1159999
16	KINFRA - NELLAD	KINFRA1169999
17	KINFRA - NONSEZ(KFVP)	KINFRA1179999
18	KINFRA - OTTAPPALAM	KINFRA1189999
19	KINFRA - PETROCHEMICAL PARK	KINFRA1199999
20	KINFRA - PUNALUR	KINFRA1209999
21	KINFRA - RAJAKUMARI	KINFRA1219999
22	KINFRA - SEZ HITECH	KINFRA1229999
23	KINFRA - SEZ(KTIP)	KINFRA1239999
24	KINFRA - THALASSERY	KINFRA1249999
25	KINFRA - WAYANAD	KINFRA1259999
26	KINFRA - RAMANATTUKARA	KINFRA1269999
27	KINFRA - SEZ(KFVP)	KINFRA1279999
28	KINFRA - MATTANNUR	KINFRA1289999