11- Industrial Land- Status, Issues and Way Forward

-Rajesh Rai, Additional Chief Executive Officer, UPSIDA

Uttar Pradesh State Industrial Development Corporation (UPSIDC), now UPSIDA, is the premier industrial promotion and infrastructure development agency of the State Government of UP which is dedicated to Industrial development. UPSIDA has pioneered industrialization by setting up iconic industrial areas, townships on more than 50000 acres of land that houses 27000 units providing direct employment to lacs of people. UPSIDA being the largest Industrial Development Authority in the State among other authorities such as NOIDA Authority, Greater Noida Authority and Yamuna Expressway Industrial Development Authority, it shares maximum contribution in terms of industrial development in the State of Uttar Pradesh.

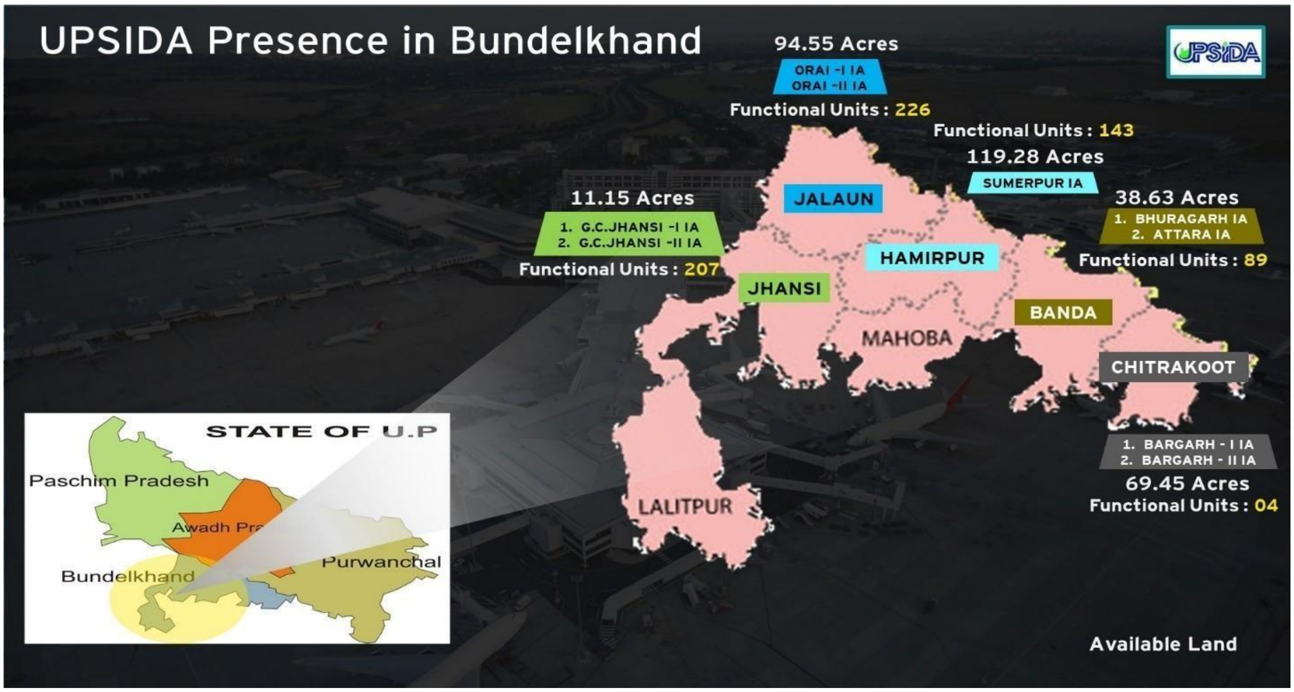
UPSIDA has vision to create state of art Infrastructure facilities to attract business from around the world by offering a sustainable and profitable business environment to investors leading to rapid economic, social and environmental growth of the state.

Availability of Land Bank

UPSIDA land bank is spread over 154 Industrial areas across 51 districts of Uttar Pradesh. Entire land bank has been earmarked through Geographic Information System (GIS) and is publicly available on website and enables to view real time plot status in each industrial area, current occupancy company details, product being manufactured and plot availability, etc.

Investment Opportunities in Bundelkhand

S.N.	Name of Industrial Area	District	Land Availability (In acres)	Size of Plot (in SQM)	Rates per sqm (in INR)
1.	Sumerpur Industrial Area	Hamirpur	119.28	800, 1800,3000,4000+	980
2.	Orai - II	Jalaun	76.38	800, 1800,3200,4000+	980
3.	Bargarh-II Industrial Area	Chitrakoot	69.45	400, 800,1800, 3000,8000,10000	740
4.	Bhuragarh Industrial Area	Banda	38.63	600, 800,2000,4000, 10000,16000	1082
5.	Orai - I	Jalaun	18.17	800, 1800,3200,4000+	980
6.	G.C Jhansi - II	Jhansi	11.15	200, 400,1100,1300, 3600	2975



<u>Transparent Mechanism of providing Services like Land Allotment & Building Plan Approval</u>

UPSIDA allots land based on objective criteria and marking system of applications being received for land allotment. Scrutiny process for building plan approval has been restricted to parameters such as FAR, setback, ground coverage, parking space, NOCs from the fire department and NOCs from pollution board only. The entire evaluation process and proceedings related to land allotment are being uploaded on its website to bring transparency in the system. Apart from this, various services related to land allotment such as lease deed execution, addition of products, change of project, time extension etc. have been made online to eliminate the physical touch with the department by the investor. The said services are being monitored through Janhit Guarantee Act. In line with the Vision of Digital India, Online modules Grievance Handling (GHS) and RTI Management System have been upgraded to the next level to support business processes in real time in phased manner so as to bring in the efficiency in the internal functions.

<u>ICT in UPSIDA</u>

The Authority commitment to excellence across the board ensured that all operations were synchronized with the Digital Age by launching a User-friendly and extremely comprehensive **Single Window Clearance System** at "http://onlineupsidc.com" to facilitate a convenient **24x7x365 Online Application** process. In order to facilitate the investors, UPSIDA has made online platform for various investor centric services which includes online land allotment system, building plan approval system, request for time extension, payment of reservation money, cancellation of plot, transfer of plot etc. Now investor can directly apply for land allotment and building plan approval through Nivesh Mitra portal and also UPSIDA is planning to integrate rest other industrial areas services with Nivesh Mitra portal.The name of the services which has been made online for the investors are mentioned below:-

- Land Allotment
- Building Plan approval
- Land Allotment after subdivision of plot(pre-allotment)
- Land Allotment application after amalgamation of plot(pre-allotment)
- Automatic refund of EMD to unsuccessful applicants of land allotment
- Online payment of reservation money
- Instant allotment of plots for selected industrial areas
- Lease deed execution and registration
- Online generation & issuance of notices related to lease deed and possession of plot
- Time extension for setting up of Project
- Request for change of project
- Request for addition of products
- Request for issuance of NOC for permission to mortgage in favour of financial institution
- Request for permission for creation of second charge in favour of financial institution
- Request for permission for joint mortgage
- Request for transfer of lease deed to financial institution
- Request for issuance of occupancy certificate
- Request for issuance certificate of start of production
- Request for issuance completion certificate
- Cancelation of plot & refund of refundable amount
- Request for restoration of plot
- Request for transfer of plot
- Request for recognition of legal heir after death of Allottee
- Request for reconstitution Allottee firm/companyetc.
- Request for surrender of plot and refund of refundable amount
- Online demand generation
- Alerts and notices related to payment of dues
- Online facility for payment of Dues
- Request for outstanding dues position
- Request for no dues certificate after full payment
- Request for establishment of additional unit
- Request for handover of Lease Dead to the Lessee
- Request for application for subletting of Plot
- Allotment of land for other purposes (Power sub-station, Fire station etc.)
- Request for water connection
- Request for sub division of plots: post allotment
- Request for amalgamation of plots: post allotment

Ease of Doing Business

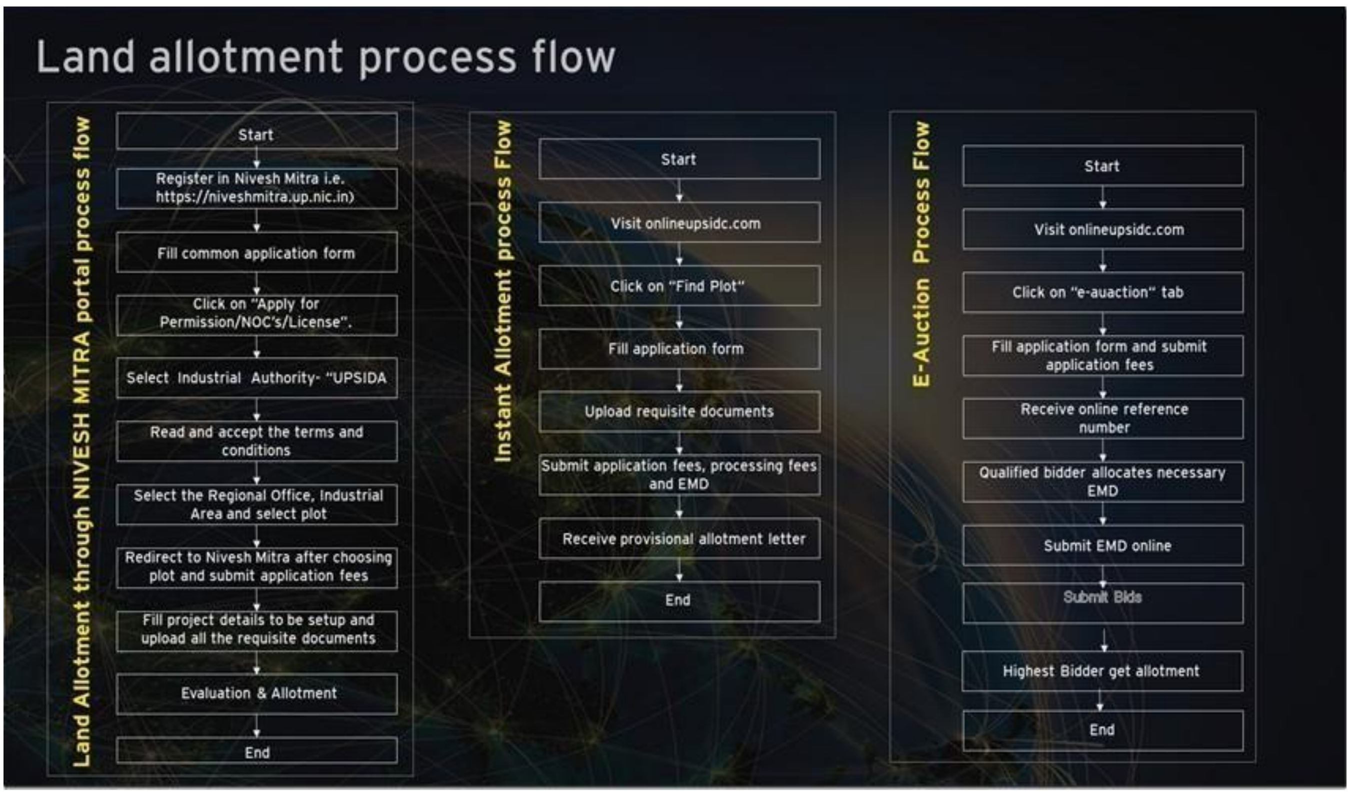
UPSIDA has made a remarkable progress in implementing the Business reform action plan, 2017-18 mandated by DIPP and World Bank by Implementing 100% of Reform action compared to 19% of its implementation for year 2016-17.

Transparent land allotment System

UPSIDA has developed transparent online process for allotment of land to the investor. Allotment of land is being done through Nivesh Mitra portal with the help of predefined objective criteria (refer table-1). Process of e-auction is being followed in those cases where more than 75% of land is allotted to the investors:-

Table 1: Objective criteria for land allotment

Objective Criteria for land allotment through Nivesh Mitra				
S.N.	**Parameters**	**Marking Criteria**	**Marks**	**Maximum Marks (100)**
1	Proposed capital investment on Building construction and machinery components.	Upto to 2 times of the investment on land	5	20
		Upto to 3 times of the investment on land	10	
		Upto to 5 times of the investment on land	15	
		More than 5 times of the investment on land	20	
2	Direct employment generation	1 marks per 05 person	01	20
3	Production Start Timeline	Within 12 Months	20	
		In between12 to18 months	15	20
		In between18 to 24 months	10	
4	Relevant Experience	Per year mark	1	10
5	Demand of additional land in the same Industrial Area or Augmentation of Units		10	10
6	100 % Export oriented units		10	10
7	At least 26% of partnership in the applicant firm/partnership firm consisting of women SC/ST/handicapped entrepreneur		5	5
8	Net worth and turnover in last financial year (more than INR 10 crores)	At the time of registration	5	5



UPSIDC Key Benefits

- Developed World Class Infrastructure
- Clear Land Titles
- Flexible Payment Option
- Regular Up-gradation of Infrastructure
- Proper facility for Waste Disposal Systems
- For details please visit online upsidc.com