



Land Allotment

Government will encourage lease of land for industrial and commercial purpose as equity participation by the landowners for developmental projects. Government will also address the concerns of the landowners through a time-bound implementation of attractive rehabilitation schemes.

- **Fast Track Mechanism for Land Acquisition** – The Government shall evolve a transparent mechanism for land acquisition and its utilization for the development of infrastructure in the State through Public Private Partnerships.
- **Acquisition of adjacent land for future expansion** - In order to avoid the problem of non-availability of land for future expansion / implementation of latter phases, the developer will be allowed a 'call option' on buying adjacent land in future by remitting an annual premium to the Government for a fixed period of years. While acquiring land for industrial purpose, the market value will be given to the landowner. As far as possible, agricultural land will not be utilised for industrial purposes.
- **Land Bank** - A major stumbling block in the industrial development of the State is the availability of adequate land. The Government through a new company shall acquire land at strategic locations in the State for the orderly development of industries. These lands will be kept as 'land bank' for future industrial and infrastructure requirements.
- **Permission to existing industrial land / plots to convert to Industrial / Commercial Parks / Estates** – Conversion will be allowed for industry established on the concerned land / plot and remained in production for at least 5 years. Any industry, which commenced production, but has been closed due to Court Order / Government Order / declared sick by BIFR will also be considered for conversion, in relaxation of the condition of being in production for 5 years.
- **Public Private Partnerships for Creation of Infrastructure** - To attract massive investments into the State as well as the techno-managerial efficiencies associated with it, Government will promote Public Private Partnerships (PPPs) in infrastructure development. In projects involving PPP, the Private Sector Company shall be selected through a transparent and open bidding process.
- **Institutional Mechanisms** - Adequate mechanisms and safeguards will be put in place to

address the various needs of infrastructure creation and investment promotion in the State. Suitable amendments shall be incorporated in the Kerala Infrastructure Development Act to make it adaptable to rapid industrialization of the State.