

CONDITIONS AND CONCESSIONS FOR MEGA MIXED USE INTEGRATED INDUSTRIAL PARK PROJECTS

GRANT OF SPECIAL PACKAGE OF INCENTIVES TO SUPER MEGA MIXED USE INTEGRATED INDUSTRIAL PARK PROJECTS

(i) Classification

The projects may be classified into the following three categories on the basis of area of land:-

- Category A : 750 acres of land and above
- Category B : 500 acres of land and above
- Category C : 250 acres of land and above

Land should be contiguous chunk and project should be set up in 60 months. Projects with less than 250 acres of land will be covered under the normal scheme for mega industrial park projects.

(ii) Project Area Break-up

(a) On land zoning basis (where there is sale of Plots in Industrial Pocket)

Category	%age of total area		
	Industrial Pocket	Commercial Pocket	Residential Pocket
A	Minimum 40%	Maximum 25%	Balance Area
B	Minimum 45%	Maximum 20%	Balance Area
C	Minimum 55%	Maximum 15%	Balance Area

(b) Gross acreage on the basis of permitted FSI (where there is sale of FSI of Industrial Pocket)

Category	%age of total area		
	Industrial Pocket	Commercial I Pocket	Residential Pocket
A	Minimum 30%	Maximum 25%	Balance Area
B	Minimum 35%	Maximum 20%	Balance Area
C	Minimum 40%	Maximum 15%	Balance Area

(c) Mix of plotted sale and sale of FSI within Industrial Pocket

The Industrial, Commercial and Residential components will be allowed to be developed on pro-rata basis keeping in view the mix of plotted sale of FSI.

(d) Additional activities within the Industrial pocket may include Convention Centres, Community Centres, Film & multimedia facilities, High end educational and health care centres, Hotels, Sports facilities (to be identified) and Water bodies (without water games), but not Multiplex or Recreational activities. The extent of additional activities in addition to industry (which may include IT, ITES, BPOs, KPOs, Software development, Data processing and other industrial activities defined as such by the government) will be limited to 30% of the total applicable industrial component of the park.

(iii) FAR

Category-wise FAR area on the gross project shall be as under:-

Category	FAR
A	3.0
B	2.5
C	2.0

- (a) No purchase of higher FAR than permitted on gross project shall be permissible.
- (b) Common area with no concrete roof shall also be considered as a part of FAR.
- (c) Hospital and Schools shall not be free of FSI and ground coverage.
- (d) Parking shall be free of FSI but a separate Parking Block, if constructed, shall be counted in ground coverage.

(iv) Conditions

- (a) Zoning will be as per Town & Country Planning Department norms. However, free zoning will be allowed to all components of the projects.
- (b) Sale of residential, industrial and commercial components will be allowed in equal proportion till the Promoter constructs the

minimum industrial space in a period of 60 months, after which the sale of all components will be freely allowed.

Category	Area
A	25.00 lac sq. feet
B	17.5 lac sq. feet
C	10.00 lac sq. feet

- (c) The provision contained in section 5 (9) of PAPR Act, 1995 regarding reserving upto 10% of the area for economically weaker section of society shall be complied with in case of Residential Component of the project.
 - (d) There will be requirement of 25% project area ownership at the time of signing of Agreement and 50% ownership at the time of making an application for change of land use. Development Agreements as already allowed under the Industrial Park scheme will also be honoured/ covered in the ownership criteria of the land. For rest of the area, the Promoter may have Agreement to sell with the landowner. Maximum 20% of the land will be acquired by Government in all categories of Industrial Park projects on the request of the Promoter, if required, to provide contiguity and connectivity.
 - (e) Golf Course shall not be included in definition of infrastructure.
 - (f) To avail the benefits, the project in a particular category must be submitted as a single project and not in parts.
 - (g) The project shall be subject to parking norms notified by the Chief Town Planner Punjab.
- (v) Incentives
- (a) Exemption from Stamp Duty as leviable in Schedule 1 A of the Indian Stamp Duty Act and Registration charges on first sale/ lease of developed area and build up spaces.
 - (b) No CLU charges will be levied on the Industrial component of the Park. However, the developer will pay CLU charges on the residential and commercial components as applicable to the residential plotted category.

- (c) In case of Category 'A' projects, the project will be approved irrespective of its land use position in the draft Master Plan or in or outside the Local Planning area, till the Master Plan is finalized. The Master Plan will be prepared or amended keeping in view the approved project of this size after following the due procedure.
- (d) The project land, where CLU has already been granted as part or whole of a project will not be included in the future Super Mega Industrial Park projects.
- (e) If a Promoter proposes to implement a lower category of project, for example 250 acres project (Category 'C'), he will be entitled to the benefits being granted to the Promoter of that size of the project. If, however, he adds another 250 acres of land, he will be granted incentives of 'B' category of project. Similarly, for addition of another 250 acres of land, he will be granted the incentives for 'A' category project for the entire area of the project. These benefits will however be extended only if the additional land is contiguous to the already implemented/ sanctioned project. However, on a different location, if the Developer sets up another project, he shall be allowed concession on License / Permission Fee applicable to the project of one category higher than the project proposed but no extra concession on EDC of one category higher will be given e.g. if Developer has set up a project of 'A' category anywhere in Punjab and he also sets up project of 'C' category elsewhere in Punjab, then in case of 'C' category project, he will get the concession of License Fee for Category 'B' but on EDC he will get the concession of Category 'C' only. The excess payment already made on account of CLU, EDC and License fee for the implemented/ sanctioned project will be accordingly adjusted against the future payments. However, the entire project including the extended area should be set up in 60 months from the date of signing of agreement with the State Government for initial project.
- (f) In a large project, the Developer is going to pay for the part of

external development works himself. Thus, the liability of carrying out external development works shifts from the Government/Authority to the Developer partially. The higher the size of the project, the higher is the shifting of liability from the State/Authority to the Developer. Therefore, reduction in rates of EDC and License Fee charges shall be granted to such projects as under:-

Category	%age of concession	
	EDC	License Fee
A	50	75
B	37.5	55
C	25	35

However, 5% of the total amount payable by the developer on account of EDC and License fee shall be levied as Health & Social Security fund and recovered in addition to the EDC & License fees. This amount will be deposited in a separate fund to be established by the State Government for Health & Social Security Schemes.

The terms of payment (installments, rate of interest, penal charges, bank guarantee etc.) for payment of license fee shall be the same as in case of EDC prescribed under PAPRA, 1995.

- (g) The rates of EDC, License Fee and CLU charges will be as per the different components in the Park and depending upon the potential zone in which the Park falls. Where a piece of land falls in more than one potential category, the proportionate rate of fiscal charges for each category shall apply.

In addition, conditions and incentives not specifically mentioned above, but which have been listed in the conditions and incentives for Mega Industrial Park Projects under the Mega Industrial Park Scheme already approved by the Empowered Committee will also be available to Super Mega Mixed Use Integrated Industrial Park Projects.