



Response of GOA-IDC

Business Reform Action Plan 2020 by DPIIT

Area : **Investment Enablers**

Recommendation 46: Define objective criteria, for evaluating land allotment application within industrial estates Government ensures provision of land / shed allotment for industrial units on rental / lease model is provided as an option.

Response: Complied

Description: Goa-IDC allots land on lease basis and not on rental basis. The guidelines for plot allotment and criteria for evaluating land allotment/transfer/sublease application is listed in the following Regulations published by Goa IDC and made available for download on official website <http://goaidc.com/> in the downloads section:

- 1) Goa-IDC Allotment Regulations, 2014 and Goa-IDC Transfer & Sub-Lease Regulations, 2014
- 2) Goa Industrial Development Corporation Allotment (First Amendment) Regulations, 2016
- 3) Goa Industrial Development Corporation Transfer & Sub-Lease Regulations, 2018

Supporting Documents:

- 1) Goa-IDC Allotment Regulations, 2014 and Goa-IDC Transfer & Sub-Lease Regulations, 2014 (<http://www.goaidc.com/pdf/Goa-IDC2014.pdf>)
- 2) Goa Industrial Development Corporation Allotment (First Amendment) Regulations, 2016.
([http://www.goaidc.com/GIDC/downloads/Goa%20Industrial%20Development%20Corporation%20Allotment%20\(First%20Amendment\)%20Regulations,%202016.pdf](http://www.goaidc.com/GIDC/downloads/Goa%20Industrial%20Development%20Corporation%20Allotment%20(First%20Amendment)%20Regulations,%202016.pdf))
- 3) Goa Industrial Development Corporation Transfer & Sub-Lease Regulations, 2018.

(4) *Screening Committee.*— (a) The following Committee shall be constituted for screening the applications and the quorum shall be of four members present with at least one of the members present being among the two specified under (v) and (vi):—

- (i) Any one Director nominated by the Board.
- (ii) Chief General Manager of the Corporation.
- (iii) Chief Accounts Officer of the Corporation.
- (iv) General Manager (Engineering) of the Corporation.
- (v) Nominee of Goa State Industries Association.
- (vi) Nominee of Goa Chambers of Commerce and Industry.

The meetings of the Screening Committee shall be chaired by the Director nominated by the Board and the Chief General Manager of the Corporation shall be the member convener.

(b) The Screening Committee shall screen the completed applications received from the Scrutiny Committee with an objective to establish the genuineness of the applicant, the viability of the project, employment and revenue generation to the State. For this assessment the committee may form a set of guidelines and may take assistance of any expert in the field. The Committee will be free to interview any or all applicants for this purpose. The guidelines will be recorded in writing and will form part of the minutes. The said guidelines shall be subject to modification as and when necessary, in case of difficulties, but within the permissible parameters of these regulations.

(c) As far as possible the Screening Committee shall make attempts to accommodate all the applicants whose credentials and viability is established as above. For this purpose the committee may reduce the area applied for by the applicant by mutual discussion and consent. In case the final number of applicants is higher than the available plots the committee shall proceed as follows:—

(i) *Special priority for existing unit having contiguous boundary to the plot/s available for allotment.*— Special priority will be given to those applicants who have an existing unit whose plot boundary is contiguous to any of the plot advertised. Such applications will score first among all applicants and shall be offered preferential allotment before considering any of the other applications. In case there are two or more applications from the industries having boundary contiguous with the plot advertised, selection shall be done either by dividing areas with mutual consent or by draw of lots in case of disagreement.

(d) *Priority Ranking.*— (i) After those eligible under sub-clause (4) (c) (i) above, the remaining applications will be ranked for priority allotments based on a priority score card as defined and stipulated below:—

PRIORITY	MARKS
A For "local person/s":	
[an applicant can score marks only under one of the below mentioned categories (a), (b) and (c)]	
(a) A local person/s residing in the Village Panchayat in which the Industrial Estate is located.	30
(b) A local person/s residing in the Taluka in which the Industrial Estate is located.	15
(c) Other local person/s.	10
B Expansion/diversification of the existing unit:	
[an applicant can score marks only under one of the below mentioned categories (a) and (b)]	
(a) Within the State.	40
(b) Within the Industrial Estate.	50
C A person/s whose land and/or the land belonging to his/her relative have been acquired by the Government for the Corporation or acquired by the Corporation.	
[an applicant can score marks only under one of the below mentioned categories (a), (b) and (c)]:	

PRIORITY	MARKS
(a) Area of land acquired is less than the area applied for by the applicant.	10
(b) Area of land acquired is more than the area applied but less than or equal to 3 times the area applied for by the applicant.	20
(c) Area of land acquired is more than 3 times the area applied for by the applicant.	30

*If the applicant is a partnership firm or a limited liability partnership or a limited company which is claiming a priority under A or C above, it would be mandatory that the person/s whose is a "local person/s" or a person/s whose land and/or the land belonging to his/her/their relative has been acquired, should have at least 51% cumulative ownership of the such a firm or a company as the case may be.

*Under category C, priority allotment can be availed by an applicant only once on the basis of NOC from the other co-owners and in an event of any dispute the decision of the Board of Directors of the Corporation shall be final and binding.

Each application will be evaluated as per the above score card and ranked for priority with the applicants having higher score being ranked for higher priority for allotment.

(ii) In case of a tie between two or more applicants by way of same priority score wherein the number of such priority applicants exceeds the plots available, the selection will be done by way of draw of lots amongst such tied applicants.

(iii) After completing the priority selection as above, all the balance applicants will be ranked equally and plots allotted to them based on availability. Should this available applicants exceed the plots available selection shall be done by draw of lots.

(iv) The Screening Committee may recommend to the Corporation modification and sub-division/amalgamation of plots for

increase or decrease of their respective areas with the objective of accommodating maximum number of applicants.

(v) The Screening Committee after completing the selection process shall draw minutes and a list of selected applicants in line with the above guidelines with corresponding plot numbers and forward the same to the Managing Director for concluding the process of allotment.

(5) Offer of allotment and allotment order.—

(a) Based on the acceptance of the recommendation of the Screening Committee by the Managing Director of the Corporation, the applicant shall be first issued an offer of allotment giving thirty days time period for effecting payment towards the lease premium, rent and other fees prescribed from time to time. Subject to the applicant making the said payment within the stipulated time the Managing Director of the Corporation shall issue a letter of allotment to such applicants.

(b) The Managing Director shall exercise his authority for issue of offer of allotment and allotment order subject to the following limitation:

(i) For plots of more than 1,200 sq. mts. and galas of more than 100 sq. mts. prior approval of the Board of the Corporation shall be taken.

(c) All allotment orders shall be issued with a draft lease deed and the allottee shall also be notified of the value of non-judicial stamp paper on which the lease deed to be executed.

(6) Physical possession.— A time period of 90 days will be stipulated in the allotment order for the successful allottee to take physical possession of the plot. If the allottee fails to take the possession within the stipulated period, the allotment order issued by the Corporation shall stand terminated/cancelled. In such an instance the security deposit paid by the allottee shall stand forfeited and the balance amount shall be paid to the allottee without any interest.