

"ഭരണഭാഷ- മാതൃഭാഷ"



കേരള സർക്കാർ



സംഗ്രഹം

വ്യവസായ വകുപ്പ് - ക്യാമ്പസ് ഇൻഡസ്ട്രിയൽ പാർക്ക് ആരംഭിക്കുന്നതിനുള്ള മാർഗ്ഗരേഖ, ക്യാമ്പസ് ഇൻഡസ്ട്രിയൽ പാർക്ക് സ്കീം - 2024 - അംഗീകരിച്ച് ഉത്തരവ് പുറപ്പെടുവിക്കുന്നു.

**വ്യവസായ (ജി) വകുപ്പ്**

സ.ഉ.(കൈ) നം.16/2024/ID തീയതി,തിരുവനന്തപുരം, 29-02-2024

പരാമർശം:- വ്യവസായ വാണിജ്യ ഡയറക്ടറുടെ 07-09-2023-ലെ DIC/3645/2023-ID1 നമ്പർ കത്ത്.

ഉത്തരവ്

വ്യവസായ ആവശ്യത്തിനായി സ്ഥലലഭ്യതയുടെ ദുർല്ലഭ്യം പരിഹരിക്കുന്നതിനായി സർക്കാർ ആവിഷ്കരിച്ചിരിക്കുന്ന നവീന പദ്ധതിയാണ് ക്യാമ്പസ് ഇൻഡസ്ട്രിയൽ പാർക്ക് പദ്ധതി. വിദ്യാഭ്യാസ സ്ഥാപനങ്ങളുടെ അധീനതയിലുള്ള ഉപയോഗിക്കാതെ കിടക്കുന്ന ഭൂമി വ്യവസായ വികസനത്തിനായി ഉപയോഗിക്കുന്നതിനാണ് പ്രസ്തുത പദ്ധതി വഴി ലക്ഷ്യമിടുന്നത്. ഉന്നതവിദ്യാഭ്യാസ സ്ഥാപനങ്ങളോടനുബന്ധിച്ച് ക്യാമ്പസ് വ്യവസായ പാർക്കുകൾ ആരംഭിക്കുന്നതു വഴി വിദ്യാർത്ഥി സമൂഹത്തിൽ വ്യവസായ സംരംഭകത്വം വളർത്താനും, വ്യവസായ സ്ഥാപനങ്ങളും വിദ്യാഭ്യാസ സ്ഥാപനങ്ങളും തമ്മിലുള്ള ബന്ധം ശക്തിപ്പെടുത്തുന്നതിനും കഴിയുന്നതാണെന്ന് വിലയിരുത്തിയിട്ടുണ്ട്. കൂടാതെ വിദ്യാഭ്യാസ സ്ഥാപനങ്ങളിൽ നടക്കുന്ന ഗവേഷണപ്രവർത്തനങ്ങളിലൂടെ പുതിയതായി കണ്ടെത്തുന്ന ഉത്പന്നങ്ങളുടെ വ്യാവസായിക ഉൽപാദനം വേഗത്തിൽ ആരംഭിക്കുന്നതിനുള്ള ഒരു സംവിധാനം ഇതിലൂടെ ആവിഷ്കരിക്കുന്നതിനും കഴിയുന്നതാണ്. സംസ്ഥാനത്ത് ഉടനീളമുള്ള ഉന്നത വിദ്യാഭ്യാസ സ്ഥാപനങ്ങളിൽ ഉപയോഗിക്കാതെ കിടക്കുന്ന സ്ഥലം ഉപയോഗപ്പെടുത്തി ക്യാമ്പസ് വ്യവസായ പാർക്കുകൾ ആരംഭിക്കുന്നതിനുള്ള കരട് മാർഗ്ഗരേഖ അംഗീകാരത്തിനായി വ്യവസായ വാണിജ്യ ഡയറക്ടർ പരാമർശ കത്ത് പ്രകാരം സമർപ്പിച്ചിരുന്നു.

(2) സർക്കാർ ഇക്കാര്യം വിശദമായി പരിശോധിച്ചു. ക്യാമ്പസ് ഇൻഡസ്ട്രിയൽ പാർക്ക് ആരംഭിക്കുന്നതിന് അനുബന്ധമായി ചേർത്തിട്ടുള്ള ക്യാമ്പസ് ഇൻഡസ്ട്രിയൽ പാർക്ക് സ്കീം - 2024 അംഗീകരിച്ച് ഉത്തരവ് പുറപ്പെടുവിക്കുന്നു.

(ഗവർണ്ണറുടെ ഉത്തരവിൻ പ്രകാരം)  
സുമൻ ബില്ല  
പ്രിൻസിപ്പൽ സെക്രട്ടറി

വ്യവസായ വാണിജ്യ ഡയറക്ടർ, തിരുവനന്തപുരം.

പ്രിൻസിപ്പൽ അക്കൗണ്ടന്റ് ജനറൽ (എ&ഇ) കേരള, തിരുവനന്തപുരം.

പ്രിൻസിപ്പൽ അക്കൗണ്ടന്റ് ജനറൽ (ഓഡിറ്റ്) കേരള, തിരുവനന്തപുരം.  
പൊതുഭരണ (എസ്. സി.) വകുപ്പ്  
ഉന്നത വിദ്യാഭ്യാസ വകുപ്പ്  
തൊഴിലും നൈപുണ്യവും വകുപ്പ്  
വിവര പൊതുജനസമ്പർക്ക് (വെബ് & ന്യൂ മീഡിയ)  
കരുതൽ ഫയൽ/ഓഫീസ് പകർപ്പ്.

ഉത്തരവിൻ പ്രകാരം

സെക്ഷൻ ഓഫീസർ

പകർപ്പ് :  
മുഖ്യമന്ത്രിയുടെ ചീഫ് പ്രിൻസിപ്പൽ സെക്രട്ടറിയ്ക്ക്  
വ്യവസായ വകുപ്പ് മന്ത്രിയുടെ പ്രൈവറ്റ് സെക്രട്ടറിയ്ക്ക്  
ഉന്നതവിദ്യാഭ്യാസ വകുപ്പ് മന്ത്രിയുടെ പ്രൈവറ്റ് സെക്രട്ടറിയ്ക്ക്  
ധനകാര്യ വകുപ്പ് മന്ത്രിയുടെ പ്രൈവറ്റ് സെക്രട്ടറിയ്ക്ക്  
വ്യവസായ വകുപ്പ് പ്രിൻസിപ്പൽ സെക്രട്ടറിയുടെ പി.എ യ്ക്ക്.

## **CAMPUS INDUSTRIAL PARKS SCHEME - 2024**

### **1. Objectives**

The Government of Kerala is providing infrastructural assistance by developing Development Areas, Development Plots, Private Industrial Estates, Mini Industrial Estates, Functional Industrial Estates, Growth Centres and by utilizing the land under Local Self Government Institutions.

The shortage of land is a major barrier for industrial development in the State. Government has initiated measures to set up multi storied industrial estates to accommodate more units. However, the scarcity of space for industrial accommodation still prevails. Hence, partnership and collaboration from the other stake holders is imperative. In this case, it is proposed to develop Campus Industrial Parks in the State, through which the land under the educational institutions can be made use for developing industrial infrastructure in the State.

Moreover, developing industrial parks in campuses will encourage entrepreneurship among students and will strengthen the industry academia collaboration. Further, campus industrial parks will enable a platform for manufacturing of products developed through own research in academic institutions. This concept is expected to strengthen the industrial ecosystem through multiple ways as it will be helpful in providing resources and opportunities to youth, bringing them to entrepreneurship.

### **2. Eligibility**

i. Educational institutions (Arts & Science Colleges, Professional Colleges, Polytechnics, ITIs, etc.), Universities owning minimum 5 acres of land who are willing to develop an industrial park or owning minimum 2 acres of land who are willing to construct Standard Design Factory (SDF) can apply to obtain the Campus Industrial Park developer permit. Prospective entrepreneurs or entities entrusted by the educational institutions can also become developers of Campus Industrial Park.

ii. The land proposed for Campus Industrial Park shall be fit for Industrial use. It shall not fall in Ecologically Sensitive Areas (ESA) or Coastal Regulation Zone (CRZ) or exempted Plantation area. It shall not fall within the purview of Kerala Conservation of Paddy Land and Wet Land Act 2008. The land should not have any other restrictions regarding land usage.

### **3. Selection Procedure**

i. The educational institution shall apply online along with the 'No Objection Certificate' of Higher Education Department. If the applicant is the entity/entrepreneurs entrusted by the institution along with the NOC, the agreement between the entity and institution should also be submitted.

ii. The identification and selection of campus industrial park shall be done under the provisions of the G.O.(Rt)No.732/2017/ID dated 24.05.2017. The District Industrial Site Selection Committee should ensure that the competent representatives of Revenue Department and Town Planning Department, Environment Department are also included in the process of site selection.

iii. On receipt of the online application, Director of Industries & Commerce shall verify the details for the land, activity proposed etc. and submit the same to Government, for placing before the State Secretary Level Committee.

iv. The State Selection Committee shall include Secretaries/Principal Secretaries/Additional Chief Secretaries of Industries Department, Higher Education Department, Finance Department, Revenue Department, Local Self Government Department, Water Resources Department, Power Department, Environment Department. The Secretary/Principal Secretary/Additional Chief Secretary (Industries Department) shall be the Chairman and Director of Industries & Commerce shall be the Convenor of the State Secretary Level Committee, The committee shall issue the Campus Industrial Park Developer permit to the applicant entity, after satisfying compliance of the relevant Statutory provisions under various acts and sufficiency of the commitments to safeguard interest of allottee units in the Campus Industrial Park. Developer permit will be issued for 30 years.

#### **4. Assistance offered by Government**

i. Government may strive to facilitate the Campus Industrial Park Developer in developing roads, power and Water supply for the Campus Industrial Estate and will extend ₹20 lakh per acre limited subject to a maximum of ₹150 lakh per park (Rupees One Hundred and Fifty lakh only) towards building infrastructure facilities such as Electricity, Water, road, drainage, ETP/CETP, Common facilities like laboratory, testing and certification facilities. Fund will be released by the Director of Industries & Commerce after scrutiny of the expenditure incurred based on bills and found to be eligible. The maximum financial assistance extended to Standard Design Factory will also be ₹150 lakh for development and the construction of factory buildings altogether. The financial assistance will be given as reimbursement and there will not be any advance payments.

ii. Government may introduce schemes for providing special incentives for production units set up in the Campus Industrial Park through commercialization of research initiatives in the campus.

iii. NOC will be issued to Educational Institutions by Higher Education Department to utilize the land under their ownership for developing Campus Industrial Parks, as per the existing rules.

iv. Campus Industrial Parks with a valid Developer Permit will be eligible for

consideration of Notification as an Industrial Area as per the details given below :-

a. Development Permit under the Kerala Municipality Building Rules- 2019/Kerala Panchayat Building Rules-2019 and subsequent orders in this regard in future either by amendment or by promulgating separate Building Rules in Industrial Development Area/Plot.

b. Notification under the Act as an Industrial Area, and a Single Window Clearance Board, under the Kerala industrial Single Window Clearance Boards & Industrial Township Area Development Act — 1999. A separate Single Window Clearance Board for each Campus Industrial Park will be formed. Once the land is notified under the act as Industrial Area and a Single Window Clearance Board under the Kerala Industrial Single Window Clearance Boards & Industrial Township Area Development Act 1999, the competent authority to issue building permit for the allottee in the designated area shall be the Single Window Clearance Board concerned.

#### **5. Obligations of the Developer**

i. The Developer shall provide the infrastructure and utilities such as power, street lighting, roads, water supply, sewage and effluent treatment plants, communication networks etc. within 2 years based on the timelines he has committed to. Default in this regard shall make him liable for action by Director of Industries & Commerce.

ii. In case of delay in providing the services, the Developer shall apply for extension of time to Director of Industries & Commerce where-upon a Committee under the Director of Industries & Commerce shall examine the same and provide such extension if found reasonable, within 15 days of receipt.

iii. The Developer shall be liable to undertake maintenance of utilities and services within the Campus Industrial Parks for allottee units, for which purpose he may charge the allottee units. Default in undertaking maintenance of utilities and services to the allottee units shall make him liable for action by Director of Industries & Commerce.

iv. The Developer shall be liable for ensuring compliance of the Campus Industrial Park with environment norms. Red category industries as notified by the Kerala State Pollution Control Board shall not be permitted in Campus Industrial Parks.

v. The Developer shall ensure that there is no drawal of ground water beyond permitted levels within the Campus Industrial Park, either by the Developer or by the allottee units. The Developer shall implement rainwater harvesting for the Campus Industrial Park. The Developer shall put up solid waste management systems, including garbage collection from allottee units, and Common Effluent Treatment systems wherever prescribed by the Kerala State Pollution Control Board. No effluent shall be let out of the Campus Industrial Park to the surrounding areas. Recycled water shall be used within the premises. The developer shall demarcate a buffer zone ranging 12m width wherein trees are planted.

vi. The land in the Campus Industrial Park shall be allotted only to industrial units. Out of the total area, up to 30% of the land may be earmarked for service sector including logistics warehouses, other logistics services, vehicle servicing and repair depots may also be accommodated but vehicle showrooms, shopping complexes and malls or any outlets selling to or servicing retail customers will not be allotted space in Campus Industrial Park.

vii. The land/Space in Campus Industrial Park can be fully operated by the developer OR fully or partially allotted to single entities or multiple entities.

viii. The allotment of land or built-up space in the Campus Industrial Park and commercial terms thereof may be fixed at the discretion of the Developer. However, the commercial terms shall be declared upfront by the Developer at the letter of allotment to a unit; furthermore, the Developer shall not vary these terms to the disadvantage of the unit after allotment without the express, written consent of the allottee unit.

#### **6. General Conditions**

i. The constitution of the Campus Industrial Park Developer entity may be changed with the prior permission of the Government after satisfying them that the new entity is financially at least as strong as the predecessor entity to implement the Campus Industrial Park.

ii. The Campus Industrial Park Developer Permit shall be liable to cancellation by Government if no substantial development has happened within two years of issue. There shall be annual reviews of the progress of work on the Campus Industrial Park. The Developer shall submit a progress report on the Campus Industrial Park by April 30th of each year to the Director of Industries & Commerce and a Committee under the Director of Industries and Commerce shall complete its review process by June 1st of the year.

iii. Government may, in order to Protect the interest of allottee units in a Campus Industrial Park, or in the public interest, issue such directions as it may consider necessary for operation of the Campus Industrial Park. If at any time the Government is of the opinion that a Developer: -

a. is unable to discharge the functions or perform the duties imposed on him by or under the provisions of this Permit, OR

b. has persistently defaulted in complying with any direction given by Government under this Permit, OR

c. has violated the terms and conditions of the Permit, OR

d. whose financial position is such that he is unable to fully and efficiently discharge the duties and obligations imposed on him by the Permit, and the circumstances exist which render it necessary for it in public interests to do, Government may, on application, or with the consent of the Developer or otherwise, for reasons to be recorded in writing, suspend the Permit granted to the Developer for a whole or part of his area established as Campus Industrial Park, for a period not exceeding one year, and

**appoint a committee comprising of the Developer/Head of the institution, Secretary/Principal Secretary/Additional Chief Secretary, Higher Education Department and the Director of Industries & Commerce, to discharge the functions of the Developer in accordance with the terms and conditions of the Permit and manage the Campus Industrial Park accordingly.**

**iv. Rights shall be reserved to officials of Industries Department to physically examine and monitor whether Campus Industrial Park is working as per Rules and the land is being fully utilized for the purpose for which it is permitted and established.**

**v. Detailed guidelines regarding engaging students/faculties in the activities of the Campus Industrial Park and granting No Objection Certificate shall be issued separately by the Higher Education Department.**

**vi. The basic screening criteria/template for selection of Campus Industrial Parks shall be developed by the Industries Department in consultation with the Higher Education Department before inviting the Expression of Interest.**

**vii. The land offered by the Institutions concerned should be in surplus of Area/Land specifically required for the campus activities as well as for immediate developmental activities.**

**viii. Industrial Park should be Campus friendly/ Eco friendly and a Green initiative without hampering to the peaceful atmosphere of the campuses.**

**ix. Opportunity for apprenticeship to the passing out student may be explored as to enable them to start their own business initiatives.**

**x. The activities envisaged in the Industrial Parks should be related to the trades / branches / core subjects dealt within the Institutions, to the extent feasible.**

**xi. The Higher Education Department is entrusted to formulate the financial arrangements of the Industrial parks with respect to Government Institutions.**