

A FIRST IN U.P.

- **Uttar Pradesh plans for Flatted Factory model for non-polluting industries**
- **Surplus industrial land of units to be sub-divided for new industrial units**
- *UPSIDA board adopts the policy guidelines to apply in its industrial areas*
- *In a flatted factory complex, each building block shall be planned for single type of manufacturing units only*
- *Minimum plot area proposed for conversion to flatted factory shall not be less than 5 acres*
- *All industrial development authorities of the State will allow sub-division on industrial plots with a minimum gross area of 2.5 acres*
- *Minimum size of sub-divided plot will not be less than 1000 sq.m.*
- *In both cases internal development shall be done by the original allottee*

Lucknow | June 12, 2020:

Complying with the directives of Hon'ble Chief Minister, Shri Yogi Adityanath to ensure easy availability of land to industries and investors, Uttar Pradesh government has prepared a policy to allow flatted factory industrial infrastructure for non-polluting industries under a uniform policy for all industrial development authorities of the State.

Moreover, in an endeavour to make available ample industrial land to new investors, a uniform policy has been framed for sub-division of surplus industrial land available with existing units.

In its Board meeting yesterday, **U.P. State Industrial Development Authority (UPSIDA) has decided to adopt these policy guidelines for implementation in its industrial areas** across the State.

A high-level committee, headed by Principal Secretary, Infrastructure & Industrial Development, Shri Alok Kumar, has recommended conversion of non-polluting industrial units to flatted factory in all industrial land use sub-zones other than mixed /polluting/ household unit sub-zones with minimum gross area of 5 acres. **The committee has also recommended** permission of sub-division on industrial plots with minimum gross area of 2.5 acres.

Other members of this committee included Chief Executive Officers of UPSIDA, NOIDA, Greater Noida and Yamuna Expressway Industrial Development Authority (YEIDA).

Hon'ble Minister, Industrial Development, Shri Satish Mahana said that *our nation and states are striving to be self-reliant to minimize imports and sectors like IT, electronics, garment manufacturing can easily adopt flatted factory model, so that land for other space requiring industries like defence and automobiles may be provided easily. He said that subdivision of surplus industrial land will contribute to faster industrial development.*

Principal Secretary, Infrastructure & Industrial Development and Chairman of the recommending committee, Shri Alok Kumar said that *it would be for the first time that 'plug and play' model would be adopted for industries in the State, including for manufacturing of readymade garments, handicrafts or any other non-polluting manufacturing unit permitted by industrial development authority. "However, in a flatted factory complex, minimum four-storied building block shall be planned for single type of manufacturing units only", he added.*

Proposal for conversion of unit into flatted factory will be approved by concerned development authority. The policy also provides for a **declared sick unit** to be able to submit to the concerned authority a joint venture with any interested company with specified criteria. **Minimum plot area proposed for conversion to flatted factory shall not be less than 5 acres.**

The committee has also recommended a **uniform policy for all industrial development authorities of the State, allowing sub-division on industrial plots** with a minimum gross area of 2.5 acres, provided the units have been functional and under production for at least 5 years before the application for sub-division and having minimum constructed area according to the prevailing building by-laws of the authority.

Maximum plot area proposed for sub-division and buy back shall not be more than 50% of originally allotted plot area and minimum size of sub-divided plot will not be less than 1000 sq.m. UPSIDA will buy back this area at rate permissible as per its prevailing policy and other authorities will get their buy back rate approved by their boards.

However, **in case of sick units**, sub-division may be allowed on area beyond 50% of total plot area subject to the condition that it has been decided in revival package by IBBI (Insolvency and Bankruptcy Board of India) or BIFR (Board for Industrial and Financial Reconstruction) or any other competent Authority.