

GOVERNMENT OF GOA

Department of Industries Goa Industrial Development Corporation Notification

GOA-IDC/IE/BR/1568 Goa-IDC Allotment Regulations, 2014

In exercise of the powers conferred by clause (d) of sub-section (1) of section 51 of the Goa Industrial Development Act, 1965, the Goa Industrial Development Corporation, with prior approval of the Government, hereby make the following regulations, namely:—

1. These regulations may be called as the Goa Industrial Development Corporation Allotment Regulations, 2014.

2. These regulations shall apply to all Industrial Estates and Industrial Areas in the State of Goa and/or owned/developed by the Corporation, as well as to the Land, Plots, Sheds, Kiosk, Galas, Office premises, Godowns etc., allotted by the Corporation and shall come into force with immediate effect.

3. In these Regulations unless the context otherwise requires,—

(a) “Corporation” shall mean the Goa Industrial Development Corporation.

(b) “Industrial Estates/Areas” means the industrial areas developed by the Corporation or vested with it where the Land, Plots, Sheds, Kiosk, Galas, Office premises, Godowns etc. are available for allotment including undeveloped land owned or held by it.

(c) “Managing Director” means the Managing Director of the Corporation and also includes the official having additional charge or acting in the said post.

(d) “Allottee” means an individual, a company, a trust, Hindu undivided family, a society, an incorporated body, a group of individuals (Partnership firm) or any other legal entity to whom any Land, Plot, Shed, Kiosk, Gala, Office premise, Godown etc. has been allotted by the Corporation or has been acquired by way of transfer duly approved by the Corporation.

(e) “Government” means the Government of Goa.

(f) “Website” means the official website of the Goa Industrial Development Corporation.

[(g) Local Person” means a person born in the State of Goa or a person residing in the State of Goa for the past 15 years or more or a person having at least one of the parents born in the State of Goa”.

“(h) (i) Manufacturing Industry related to manufacture (manufacturing, processing etc. classified as per the National Industrial Classification which is used to issue Udyog Adhar Memorandum/Udhayam registration by Ministry of MSME and for large scale Industry and Internal Trade Ministry of Commerce & Industry) of all types of goods except tobacco products and any other product/activity barred by the specific orders of the Government or „by the Corporation”.”.

“(h) (v) Automobile/Aircraft/Ships repair & services with showroom area not exceeding 10% of the built up area”.

“(h) (vii) Deleted. Existing scrap yard will however continue on the same terms & conditions”. “(k) “Utilities” for the purpose of these Regulations shall mean & include:-

- (i) Canteens set up and/or promoted by the Corporation;
- (ii) Electricity sub-station;
- (iii) Water treatment and sewage/ water treatment plant and other common infrastructure/facilities requirement of the Industrial Estate;
- (iv) Emergency Services similar to that of Medical Emergency

services and; Any other activity similar in nature with prior approval of the Board.

“(l) “Commercial activity” for the purpose of these Regulations shall mean and include:—

- (i) Hotels;
- (ii) Kiosks;
- (iii) Canteen/Restaurant other than those promoted or set up by the Corporation;
- (iv) Bank;
- (v) Trade Centre (means a common central place which will supply business with access to trade services and facilities in order to simplify and stimulate Trade by bringing together various organizations and Industries that serve and carry on trade);
- (vi) Petrol Pump;
- (vii) Gala Types Services (small built up and readymade sheds for providing essential and ancillary services to industrial units);

All other activities not falling under definitions 3(h), (i), (j), (k) and (i) to (iv) of (l).]

2[(m) Commercial Operations or Date of Commercial Operations” shall mean and include the date as certified by a practicing Company Secretary or a Chartered Accountant or the First Sale Bill along with the first electricity bill of the allottee or, in case a generator is fitted, NOC from the Electricity Department for the generator alongwith a copy of bill of purchase or bill for the rental of the generator.]

(h)“Relative” for the purpose of these regulations shall mean and include—

- (i) spouse of an individual;
- (ii) brother or sister of an individual;
- (iii) brother or sister of the spouse of an individual;
- (iv) brother or sister of either of the parents of an individual; (v) any lineal ascendant or descendant of an individual;
- (vi) any lineal ascendant or descendant of the spouse of an individual; (vii) spouse of the person referred to in sub-clauses (i) to (vi).

4. Creation of Plots and Preparation of Site Plans.— (a) For any new industrial estate/area being developed by the Corporation or for any vacant area in the existing industrial areas, the Corporation shall ensure that a detailed survey and measurement is done and a site plan is prepared in accordance with applicable planning guidelines in force from time to time, with proper provision of land for open spaces, roads, utilities etc. After this

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provisioning the balance available area shall be sub-divided/earmarked as per following guidelines:

(i) 10% of the area will be earmarked for allotments to institutions, service industry and commercial activity. This area will be sub-divided into plots and distribution of these plots among sub-categories (institutions/service industry/commercial activity) will be based on current and anticipated demand from the applicants in these sub-categories as decided by the Board of Directors of the Corporation.

(ii) Balance 90% of the area will be earmarked for Industrial Undertakings as follows:

(A) 50% of the area will be earmarked for allotment to small scale industry/MSME as under:—

(1) Up to 10,000 sq. mts. (depending on anticipated demand) will be reserved for setting up a Gala type plug and play Industrial Estate. The Gala type plug and play Industrial Estates will be

set up either directly by the Corporation or in partnership with private parties. The process and modalities for allotment of this plot/setting up of industrial estates will be decided by the Board of Directors of the Corporation.

3[(1a) “20% of the earmarked area in item (1) above shall be reserved for the first time entrepreneurs.”]

(2)The balance area will be sub divided into small size plots having area less than or equal to 3,000 sq. mts.

(B)40% of the area shall be earmarked for allotment to Special Projects with minimum area requirement of more than 3,000 sq. mts. as per the directions of the Investment Promotion Board (IPB) as and when the same is constituted by the Government. Until the formation of IPB this area will be allotted to Special Projects under the directions of the Government:

Provided any land allotted for development by the Board of Directors of the Corporation in lieu of the cost of development of the facilities /infrastructure/other amenities in the industrial estate shall be carved out from the land earmarked under any of the categories as defined under a (ii) (A) & (B) proportionately; and shall be excluded from the scope of these regulations completely. The same will be allotted by the Board of Directors of the Corporation as per the development scheme approved by the Government:

Provided further that the land allotted by the Board of Directors for Kiosks of size of not exceeding 5 sq. mts. as per the directions of the Government or under any of its welfare schemes or any of the schemes of the Government, Corporations/Undertakings shall be excluded from the scope of these regulations and will be allotted as per the respective scheme of the Government:

Provided further, that the 40% land for allotment to Special Projects as per the directions of the Investment Promotion Board or as per the directions of the Government under Clause 4 (a) (ii) (B) above can be carved out by combining land available in various Industrial Estates of the Corporation. However the total land carved out for the Special Projects shall not exceed 40% of the total land available as on date for allotment in all the industrial estates.

(b)The Board of Directors of the Corporation reserves its right to modify the plans of any Industrial Estate from time to time including amalgamation, sub-division, re-locating of

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plots/open spaces etc. in accordance with the applicable planning Regulations, after taking into account the difficulties relating to topography of the landsite, demand before the Corporations, provided such changes does not result in a variations beyond plus or minus 10% in the earmarking sub-divisions stated in the categories specified above.

(c)If any area earmarked to a particular category remain vacant for a period of 2 years from the date of publication of advertisement, the Board will have the discretion to transfer such vacant areas to another categories where there is a demand.

5.Detailed Procedure for Allotment of Plots.— (1) This procedure shall apply to all categories stipulated under clause 4 above except for plots created and earmarked for Special Projects specified under sub-clause (a) (ii) (B) of the said clause:

(a)In order to make allotment of the plots under Clause 4 sub-clause (a) (i) & (ii) (A), advertisement will be released in at least 3 local news papers (one each in Konkani, Marathi and English language), be put up on the notice boards of Corporation’s head office and all the existing industrial estates, copy be made available to Goa Chambers of Commerce and Industry (GCCCI), Goa branch of Confederation of Indian Industry (CII), Goa State Industries Association (GSIA) and be put on the official website of the Corporation.

(b)The procedure for allotment of land/plots to Special Projects specified under Clause 4 sub-clause

(a)(ii) (B) shall be as per the provisions of the statute enacting the Investment Promotion Board as and when the same comes into force. Pending the formation of the Investment Promotion Board, the Corporation shall issue advertisement as proposed above inviting applications from the

interested parties, short list the same through the Scrutiny Committee constituted by the Government for the purpose and propose the same to the Government.

(2)Application for allotment.— (a) Application for allotment of land in the Industrial Estate/Area shall be made in the prescribed format to the Managing Director within the time specified in the advertisement which shall not be less than 7 (seven) working days. The applicant shall furnish an interest free Security Deposit of Rs. 20/- (Rupees twenty only) per sq. mts. (refundable and non-interest bearing) and a Processing fee of Rs. 5/- (Rupees five only) per sq. mts. or Rs. 15,000/- (Rupees fifteen thousand only) whichever is higher (non-refundable) by means of Demand Draft or Pay Order drawn in favour of the Goa Industrial Development Corporation, payable at Panaji. The applicant should also enclose the following self-attested documents (wherever applicable) along with the application form.

(i) Photocopy of the identity proof such as voters identity card, driving license, passport of the applicant in case of individual proprietorship.

(ii) PAN Card/Income Tax returns filed by the assessee/assesseees for the last three financial years. (I.T. Returns only if applicable).

(iii) Copy of the Certificate of Registration of Firm and Partnership Deed. (As applicable).

(iv) Copy of Certificate of Incorporation and Memorandum and Articles of Association in case of Limited Companies and a copy of resolution authorizing the applicant to apply on behalf of the company (As applicable).

(v) In the case of Co-operative Societies/Societies registered under the Societies Registration Act, 1860, the copy of proof of registration.

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4[(vi) Detailed Project Report for the project with the application.

(vii) Copies of the following Certificates should be enclosed.

*Entrepreneurs Memorandum/SSI Registration Certificate issued by the Directorate of Industries, Trade and Commerce, Government of Goa/Udyog Aadhar Memorandum (UAM) (As applicable).

*Proof of financial strength/support certified by a Chartered Accountant or Bank/financial institution, as the case may be.

*Technical Education/Qualification of the Entrepreneurs/Promoters]

(viii) Approval from the High Powered Co-ordination Committee or the Investment Promotion Board. (As applicable).

(ix) Birth Certificate and/or Residence Certificate in case of applicants who wish to avail the benefits of scores of the priority ranking.

(x) Residence Certificate/Voters ID to support claim under clause 5 (4) (d) (i) A (a) (b) and (c).

(xi) A letter by the applicant or its authorized personnel confirming the non-applicability of any of the documents listed (i) to (x) above in his/her or its case.

(b) Any applications received after the last day as mentioned in the advertisement shall not be considered for the advertised vacancy.

(c) Separate application for each industrial unit and for expansion of the existing industrial unit shall be submitted.

(d) The application duly filled in along with enclosures and the prescribed Security Deposit and Processing Fee must be submitted in the Corporations' Head office at Panaji.

(3)Registration of Application.— (a) The Corporation shall record all the applications received, in the Application Register maintained for the purpose and issue in writing registration number to each application.

(b) All the applications received shall be Scrutinized in accordance with the check list by a Scrutiny Committee constituted for that purpose by the Managing Director. The said Scrutiny

Committee will categorize the applications into complete applications and incomplete applications. Applicants with incomplete applications will be notified and granted a period of 7 working days to submit all the listed documents as applicable. However applications which are not accompanied by the Project Report and/or proof of financial strength and/or the prescribed Security Deposit and/or Processing Fee shall be rejected outright. After the expiry of the specified period of 7 working days granted for the incomplete applications, the Scrutiny Committee shall submit all the completed applications along with check list and the documents to the Screening Committee for further processing.

(c)The Corporation shall publish the details of the applications received and the registration number on the official website of the Corporation and also on the notice board of the Corporation within a period of 3 working days from the last day specified for receipt of the application.

(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):—

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- (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

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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)]:	
(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

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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.

(7)Execution of Lease Deed.— (a) The allottee shall execute the lease deed with the Corporation within a period of 180 (one hundred eighty) days from date of taking over possession of the plot. Should the allottee fail to execute the lease deed within the stipulated time frame, the allotment order shall stand automatically terminated/cancelled. In such an instance the amount equal to the security deposit paid by the allottee shall stand forfeited and the balance amount shall be paid to the allottee without any interest. This condition will not apply in instances of procedural delay caused on the part of the Corporation and in such an instance the period of 180 days will be extended for a period equivalent to the delay so caused, with the approval of the Board of the Corporation.

In the event of any dispute or applicability or otherwise of this clause, the decision of the Board of Directors of the Corporation shall be final and binding.

6.Price of the Industrial Plots.— The land rate per square meter and the lease rent of a plot in the Industrial Estate shall be fixed by the Corporation every year, in the month of March, and the Corporation may alter the land rate from time to time with reference to the prevailing market rates.

For any plot allotted by the Corporation under special priority as stipulated under clause 5 (4) (c) (i) above, an additional premium of 50% shall be applicable over and above the land rate applicable at the time of allotment.

7.Allotment by Auction.— (1) Allotment of plots for purposes other than for Industrial Undertaking, and/or to the Government of India or Government of Goa or organizations managed and/or controlled by them and/or those allotments done as per the directions of the Government under section 16 of the Goa Industrial Development Act, 1965, from time to time, shall be done through auction process wherein plots would be allotted on lease basis to the highest bidder.

(2) The base price for auction of the plot on lease basis shall be twice the rate per sq. mts. fixed by the Corporation in the respective Industrial Estate/Area from time to time.

§[8. The allotment done by the Corporation shall be generally in consonance with the Investment Policy of the State of Goa and norms prescribed under the environmental guidelines issued by the Government from time to time. Accordingly allotment in Industrial Estates will be restricted to Industries in the Green and Orange categories only. Further, no new allotment for tobacco product industry will be allowed in the Industrial Estates of the Corporation.]

9.Incentive for early completion.— (a) an allottee is expected to complete the project and go into commercial operations within a period of 3 years from the date of taking over possession and except those allotments by auction by the Corporation covered under Clause 7 above, shall be given incentive as under:

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(i)The allottee shall be entitled for refund of the 20% of the amount paid by him to the Corporation towards the premium of the land in the event the allottee completes the project and goes into commercial operation within two years.

(ii) The refund of the amounts to be made as per Clause 9 (a) (i) above shall be subject to the verification and report of the Screening Committee of the Corporation constituted as per Clause 5 (4) (a) above.

(b) In case of delay beyond 3 years maximum relaxation of one additional year shall be granted subject to the allottee paying a penalty of 25% of the prevailing land premium rate per sq. mts. calculated on the total plot area leased.

(c) If the allottee fails to start construction after 2 years or fails to implement the project and go into commercial operations even after the period of 4 years after the date of taking over possession, the allotment made shall stand terminated, the plot along with the buildings and appurtenances standing thereon shall stand reverted to the Corporation and the amounts paid by the allottee to the Corporation shall stand forfeited. The Corporation shall resume the land with all development on it and evict the allottee. The Corporation reserves its right to grant any further extension based on merit of each case and on such terms and conditions as may be imposed.

Notwithstanding anything contained above the allottee shall be free to exercise the options available under the Goa Industrial Development Corporation Transfer and Sub-Lease Regulations as in force within a period of 4 years from the date of taking over the possession of the plot. Provided that the transferee shall have to start commercial operations within a period of 3 years from the date of the transfer order issued by the Corporation and shall not be entitled for any incentives.

10. Utilization of Plot.— The allottee within a period of 3 years from the date of these regulations coming in to force or within a period of 5 years from the date of taking over possession whichever is later, shall compulsorily utilize to the extent of at least 30% of the land/plot area allotted], for construction of factory or other building. In case of the failure on part of the allottee to utilize the minimum prescribed area for built-up, the Corporation shall levy 50% additional lease rental on the permissible but unutilized area of the said plot. However, any relaxation, indulgence granted by the Board of Directors of the Corporation in deserving cases should not be treated as waiver on behalf of the Corporation and will not prejudice or effect its rights to initiate action against the defaulting allottees.

In case of the failure of the allottee to comply with the above plot utilization norms, the Corporation will have the right to repossess the unutilized portion of the land without any compensation to the allottee, subject to guidelines approved by Board from time to time.

11. Grievance redressal.— any applicant affected by the decision of the Corporation in the matter of allotment of plot or its refusal, shall approach the Grievance Redressal Authority appointed by the Board of Directors of the Corporation. In an event the Grievance Redressal Authority is satisfied that the grievance is genuine, he may recommend a remedial measure to the Board of the Corporation for a final decision. The decision of the Board of the Corporation shall be final and binding. Pending such appointment, the Managing Director of the Corporation shall be the Grievance Redressal Authority.

12. The Board of Directors of the Corporation reserves its right to revise the Payment, Fees, Charges, Taxes, Deposits etc. as stipulated and the allottee shall be bound to

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pay the Payment, Fees, Charges, Taxes, Deposits etc. on demand by the Corporation.

13. Repeal and savings.— (a) The Goa Industrial Development Corporation Allotment Regulations, 2012, is hereby repealed.

(b) The repeal of the Goa Industrial Development Corporation Allotment Regulations, 2012 under sub- clause (a) shall not—

- (i) Revive anything not in force or existing at the time at which the repeal takes effect, or;
- (ii) Affect the previous operation of the repealed regulations or anything duly done or suffered there under, or;
- (iii) Affect any right, privilege, obligation or liability acquired, accrued or incurred under the repealed regulations, or;
- (iv) Affect any fees, interest, penalty as are due or may become due or any forfeiture or violation committed under the provisions of the repealed regulations.

(c) Notwithstanding anything contained herein, these regulations shall not affect the mutually agreed terms and conditions of the lease deed and other documents executed in between the Corporation and the allottee prior to these regulations coming into force and the same shall be effective and binding.

14. The Corporation reserves the right of utilizing vacant portions of the allotted land at any time for laying pipe lines, cables, underground drainage or drawing overhead electric lines without paying any compensation other than rectifying the damage caused due to such activity to the allottee for such use.

15. Should a decision on any allotment done previously is pending due to lack of clarity in the regulations existing prior to these regulations coming into force, the Board of the Corporation shall decide upon such cases as per the provisions of these regulations provided that the case being decided is not under any litigation or proceeding before any Court of Law.

16. The allotments done by the Corporation shall be made in terms and in consonance with the General Policy of the Government including the Policy on Environmental issues and siting guidelines.

17. Notwithstanding anything contained herein, these regulations shall not affect and/or have bearing over any directions issued to the Corporation by the Government in terms of Section 16 of the Goa Industrial Development Act, 1965.

18. The Board of the Corporation with prior approval of the State Government shall be entitled for taking appropriate measures for removal of difficulties if any that may arise at any stage in the performance of its lawful functions, so as to give full effect to the Regulations.

By order and in the name of the Goa Industrial Development Corporation.

Shri S. V. Naik, Managing Director (Industries).

Panaji, 30th July, 2014.

¹ Clause (g), (h) (i), (h) (v), (h) (vii), (k) and (l) substituted vide Second Amendment Regulations, 2021; published in the Official Gazette Series I No. 49 (Extraordinary No. 2) dated 8th March, 2021. The original clause read as follows:- "(g) 'Local Person' means a person born in the State of Goa or a person residing in the State of Goa for the past 10 years or a person

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having atleast one of the parents born in the State of Goa.

(i) "Industrial Undertaking" for the purpose of these regulations shall mean and include:

(j) Manufacturing Industry related to manufacture of all types of goods except liquor and tobacco products;

(ii) Captive warehousing means warehousing required for storage of its own raw material or finished goods by a manufacturing unit, provided such a manufacturing unit is located within the State of Goa;

(iii) Information Technology, Units including ITES & BPO Services employing a minimum of 50 persons;

(iv) Research & Development Centre's employing a minimum of 25 persons;

(v) Automobile repair & services with showroom area not exceeding 10% of the built up area;

(vi) Solid Waste Management & treatment facilities including hazardous waste management facilities as per the directives of the Government;

(vii) Scrap yards as per the directives of the Government;

(viii) Any other Special Project approved for land allotment as per the directions of the Government of Goa or the Investment Promotion Board other than those defined under clauses 3 (i), (j), (k) & (l).

(i) "Institutions" for the purpose of these regulations shall mean and include:— (i) Hospitals belonging to Government of India or Government of Goa or organizations managed and/or controlled by them;

(ii) Government offices;

(iii) Industries Associations such as Goa Chambers of Commerce and Industry (GCCCI), Goa branch of Confederation of Indian Industry (CII), Goa State Industries Association (GSIA) or any other association of Industries recognized by the Government of Goa;

(iv) Training Schools for Skill Development approved by the State Government;

(v) Associations and/or professional bodies formed under the Central or State Legislation.

(k) "Service Industry" for the purpose of these regulations shall mean and include Logistics and Warehousing other than captive warehousing.

(l) "Utilities" for the purpose of these regulations shall mean and include:—

(i) Canteens set up and/or promoted by the Corporation;

(ii) Electricity sub-station;

(iii) Water treatment plant and sewage/Waste water treatment plant and other common infrastructure/facilities requirement of the Industrial Estate.

(m) "Commercial activity" for the purpose of these regulations shall mean and include:—

(ii) Hotels;

(iii) Kiosks;

(iii) *Canteen/Restaurant other than those promoted or set up by the Corporation;*

(iv) *Bank;*

(v) *All other activities not falling under definitions 3(h), (i), (j), (k) and (i) to (iv) of (l). ”*

2 Substituted vide Amendment Regulation 2016. Original provisions read as follows:-

(n) *“Commercial Operations or Date of Commercial Operations” shall mean and include the date of the first sale bill along with the first electricity bill of the allottee or in case a generator is fitted, NOC from the Electricity department for the generator along with a copy of bill of purchase or bill for the rental of the generator.*

3 Inserted vide Amendment Regulation 2016

4 Substituted vide Amendment Regulation 2016. Original provisions read as follows :-

(ii) *Detailed Project Report for the project with the application in the format, as prescribed by the Corporation.*

(iii) *Copies of the following Certificates should be enclosed:*

**Entrepreneurs Memorandum/SSI Registration Certificate issued by the Director of Industries, Trade and Commerce, Government of Goa.*

**Proof of financial strength/support certified by a Chartered Accountant or Bank/financial institution, as the case may be.*

**Technical Education/Qualification of the Entrepreneurs/Promoters.*

5 Substituted vide Second Amendment Regulations, 2021; published in the Official Gazette Series I No. 49 (Extraordinary No.

2) dated 8th March, 2021. The original clause read as follows:- *“The allotment done by the Corporation shall be generally in consonance with the Investment Policy of the State of Goa and norms prescribed under the environmental guidelines issued by the Government from time to time. Accordingly allotment in Industrial Estates will be restricted to Industries in the Green and Orange categories only. Further, no new allotment for liquor manufacturing industry or tobacco product industry will be allowed in the Industrial Estates of the Corporation. “*

6 Substituted in place of expression *“30% of FAR of the land/plot area allotted”* vide Amendment Regulation 2016.

