



ലാൻഡ് ട്രാൻസ്ഫർ/മോർട്ട്ഗേജ് പെർമിഷൻ എന്നിവയ്ക്ക് അനുവാദം നൽകി കൊണ്ടുള്ള ഉത്തരവ്

GOVERNMENT OF KERALA

Abstract

Industries Department – Granting of mortgage permission and change of ownership of land in industrial areas – Order issued.

INDUSTRIES (F) DEPARTMENT

GO (MS) No.60/2013/ID.

Dated, Thiruvananthapuram, 10.06.2013

- Read: -
1. G.O (MS) No. 420/68/ID, Dated 22/10/1968
 2. G.O. (MS) No. 169/69/ID, Dated 05/04/1969
 3. G.O. (MS) No.297/70/ID, Dated 24/08/1970
 4. G.O (MS) No. 55/2013/ID, Dated 27/05/2013

ORDER

1. The Rules on lease of land for Industrial purpose in Development Areas as per GO (MS) No. 420/68/ID dated 22/10/1968, the Rules on allotment of land for industrial purposes in Development Areas on hire purchase as per G.O(MS) No 169/69/ID, dated 05./04/1969 and the Rules on assignment of land as per G.O.(P) No, 220/Rev. dated 30/03/1964 do not allow alienation and encumbrance of land without the prior permission of Government / Director of industries and Commerce. Most of the Industrial units set up in the Industrial areas established by Government and Government Companies such as KINFA, KSIDC and SIDCC need to obtain finance from banks and Institutions for constructing factory buildings and other facilities requires. Such finance will not be available if the units are not permitted to mortgage their leasehold right on the land. As per the rules, industrial units are not allowed to sublet or alienate the land allotted to them. Sometimes change of ownership of industrial land is also necessitated. Of late, Revenue Department has been taking the stand that mortgage permission can not be granted for industrial land and also that land has to be resumed first and then reallocated for change of ownership

Both the above issues are creating serious difficulties for attracting new industrial units, especially in the MSME sector.

2. In the above circumstances, Government are pleased to order that all types of land allotment for industrial purpose as envisaged in the Government Orders read as first to third paper above will be (i) on lease basis only (ii) tenure of lease will be for a period of 30 years at a time and (iii) Director of Industries & Commerce is authorized to grant permission for mortgaging lease hold right and change of ownership.
3. The government Order read as fourth paper above stands canceled.

By Order of the Governor
V. Somasundaran
Additional Chief Secretary