

**GOVERNMENT OF KERALA****Abstract**

NORKA Private Industrial Estate Scheme (NPIE) 2026 - Sanctioned - Orders issued.

INDUSTRIES (F) DEPARTMENT

G.O.(Ms)No.59/2026/ID

Dated,Thiruvananthapuram, 08-09-2026

Read 1 Read: Letter No. DIC/3655/2026-ID1 dated 01/08/2026 from the Director of Industries & Commerce, Thiruvananthapuram.

ORDER

As per the letter read above, the Director of Industries & Commerce submitted a proposal along with draft guidelines for introducing the 'NORKA Private Industrial Estate Scheme (NPIE) 2026' as part of the 100-Day Action Plan of the Government, aimed at giving priority to Non-Resident Keralites (NRKs)/Expatriates/Returnees and their families to invest in and establish industrial ventures in the State along the lines of the Private Industrial Estate Scheme.

2. Government have examined the matter in detail and are pleased to accord sanction for the implementation of the "NORKA Private Industrial Estate Scheme (NPIE) 2026", as appended to this order.

(By order of the Governor)
A P M MOHAMMED HANISH
ADDITIONAL CHIEF SECRETARY

To:
The Director of Industries & Commerce, Thiruvananthapuram.
The Accountant General (Audit I/Audit II),
Kerala, Thiruvananthapuram.
Finance Department. Revenue Department.
Local Self Government Department.
Water Resources Department.
Power Department.
Environment Department.
NORKA Department.
General Administration (SC) Department.
Web & New Media.
Stock File / Office Copy.

Forwarded /By order

Section Officer

NORKA PRIVATE INDUSTRIAL ESTATE SCHEME
(NPIE) 2026
(Special Private Industrial Estate Scheme for NRKs')

Recognizing the immense potential and contribution of the global Malayali diaspora from the state, Government of Kerala has decided to launch a Special Private Industrial Estate Scheme for Pravasis viz. NORKA PRIVATE INDUSTRIAL ESTATE SCHEME (NPIE) - 2026 along the lines of Private Industrial Estate scheme established as per the G.O. (Ms) No.36/2023/ID Dtd. 02/06/2023. This initiative aims to foster inclusive economic development and to create employment opportunities by encouraging Non-Resident Keralites (NRKs)/Expatriates/returnees and their families to invest in and establish industrial ventures in their homeland.

Objective:

The scheme is designed to:

- ◆ Facilitate investment by Expatriates/returnees/NRKs in the industrial growth of Kerala.
- ◆ Create dedicated industrial zones tailored to the needs and expectations of global investors.
- ◆ Foster knowledge transfer, technology adoption, and job creation through diaspora engagement.
- ◆ Address the scarcity of industrial land by ensuring its availability for entrepreneurs, thereby facilitating their industrial ventures in Kerala.

The scheme Guidelines:

1) The scheme will be called '**NORKA PRIVATE INDUSTRIAL ESTATE SCHEME (NPIE) – 2026**'. It will be applicable from the date of its approval/notification by the Government.

2) *Eligibility:*

- (I) The applicant must be
 - a) NRK/Expatriate OR
 - b) Returned expatriate OR
 - c) family Member (includes spouse, son or daughter) of (a), (b) above OR

d) Entities viz. companies, cooperative societies, charitable societies, legally registered partnership firms, or MSME consortia, formed by NRKs, expatriates, returned expatriates, or their family members (Spouse/Son/ Daughter) as major shareholders.

Note: To prove the applicants eligibility following supporting document(s) are required:

- e) Passport, NORKA Pravasi ID Card*
- f) Photo page, visa page and address page of passport*
- g) Family membership certificate of NRK*

II) Individuals (for proprietaryship) /Entities (for companies, cooperative societies, charitable societies, legally registered partnership firms, or MSME consortia) who own and possess or hold lease right for period of 30 years or more (in Kerala) , of,

(a) 3 acres to 7 acres of land can apply for Development of Standard Design Factory (SDF)

(OR)

(b) More than 7 acres up to 15 acres of land can apply for Development of industrial Estate.

Definition of Standard design factory (SDF) is as follows:

- ◆ Standard Design Factory (SDF) is multistoried, ready-to-use industrial buildings designed for immediate operations with pre-installed infrastructure like power, water, and waste management.
- ◆ It should have common facilities like passenger and goods lifts, conference rooms, security, Heavy vehicle parking, Fire and safety systems, and CCTV
- ◆ These buildings are subdivided into smaller, specialized units suitable for light manufacturing, assembly, and IT services
- ◆ Core Design Features: Each Multi storied complex must have minimum buildup area of at least 10,000 square feet and must contain minimum 5 compact units, each measuring at least 1,000 square feet, with spaces arranged in modules to suit MSMEs with varying area requirements.

III) The land should not have any land ceiling cases

IV) The land proposed for NPIE shall be fit for Industrial use. It shall not fall in ESA or CRZ. The land should not have any other restrictions regarding land issue.

It shall not fall within the purview of Kerala Conservation of Paddy Land and wet Land act 2008. It should not be a plantation area

3) Entities/Individuals eligible as per clause 2 above, desirous of developing a NPIE may apply in Form 1 to Director of industries & Commerce to obtain the 'NORKA Private Industrial Estate' Developer permit

4) Upon Receipt of the Proposal in Form 1, General Manager, District Industries Centre concerned, shall verify the details and submit the application to the District Site Selection Committee Comprising the following Members:

- a) General Manager, District Industries Centre(Chairman)
- b) Representative of Revenue Department
- c) Representative of Town Planning Department
- d) Representative of KINFRA
- e) Representative of NORKA Department
- f) Representative of KSIDC and
- g) Representative of SIDCO

KINFRA shall be the convener of the Committee.

The District Site Selection Committee shall inspect the proposed site and render a report, in **Form 2**, on the feasibility of developing the land for Industrial Estate and forward the same to Director, Industries and Commerce, with due recommendation.

5) On receipt of the application, duly recommended by the District Site Selection Committee, Director of Industries & Commerce shall verify the details for the land, activity proposed etc., and submit the same to a committee comprising Secretaries to Government of the following Departments :-

- a) Industries Department (Chairperson)
- b) Finance Department,
- c) Revenue Department,
- d) Local Self Government Department,
- e) Water Resources Department,
- f) Power Department
- g) Environment Department and
- h) NORKA Department.

The Committee shall give due consideration to the suitability of the land, accessibility, power and water availability in the area, and to

the financial and technical capability of the applicant to implement the proposed development within two years of approval. The Committee shall dispose of the applications within thirty days of receipt from the Directorate of Industries and Commerce

6) On approval by the Committee, the Government in the Industries Department shall issue the 'NORKA Private Industrial Estate Developer permit' to the applicant, in Form 3, after satisfying compliance of the relevant statutory provisions under various acts and sufficiency of the commitments to safeguard interest of allottee units in the 'NORKA Private Industrial Estate'.

7) The 'NORKA Private Industrial Estate' Developer Permit shall confer on the NORKA Private Industrial Estate Developer :-

I) 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, and

II) 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 'NORKA Private Industrial Estate' will be formed. Once the land is identified and 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.

8) Assistance offered by Government: Government may strive to facilitate the 'NORKA Private Industrial Estate' Developer in developing basic infrastructure like, roads, power and Water supply for the 'NORKA Private Industrial Estate'

(i) Government will provide an assistance of ₹3 Crores (Three Crores Only) as reimbursement towards building infrastructure facilities such as Electricity, Water, internal road, drainage, ETP/CETP, Common facilities such as with in the 'NORKA Private Industrial Estate'.

The maximum financial assistance eligible for each components is as follows :

SN.	Components	Maximum Eligible amount in Lakhs
1	Internal Road(Minimum width 7 meters)	₹15000 /meter Length (Maximum 75 Lakhs)
2	Electricity (including KSEB Connection charges, transformer, installation charges, Street lights)	40
3	Water Distribution System(including overhead/underground Tank, Rainwater harvesting system, Plumbing charges)	40
4	ETP/CETP	30
5	Common Facilities	
	a)Laboratory, testing and certification facilities	20
	b)Labour Quarters, Canteen, Store, Office building	20
	c)weighing bridge	10
	d)security cabin and compound wall	20
	e) Firefighting/Fire Pump system	10
6	Standard Design Factory building (Only if applied for SDF, having land area of 3 to 7 acres)	150

* The Maximum eligible assistance for all the component together shall not exceed ₹3 Crores

* All the rates should be as per prevailing DSoR

Notes:

A) *Common facilities* includes laboratory, testing and certification facilities, Labour Quarters, Canteen, Store, Office building with conference hall and help desk facilities ATM Counter, weighing bridge, security cabin and compound wall

B) Financial Assistance for Common Facilities listed above shall be allowed only after the completion of basic facilities like electricity, water, Road, and drainage

C) The cost of installing solar or alternative energy systems shall be considered for financial assistance as part of the "Electricity" component. This will be allowed if this facility is intended common for all the units in the estate.

D) All the claim should be supported by valuation certificate certified by Engineer not below the rank of an Assistant Executive Engineer of the LSGD/ PWD/Irrigation/any other Government Department having

jurisdiction in that area or a Chartered Engineer concerned

E) The valuation should be based on the prevailing DSoR

(ii) The financial assistance offered to the Standard Design Factory (SDF) will also be maximum of ₹3 crore as reimbursement for Development of infrastructure and Construction of SDF Building altogether.

The fund will be released by Director of Industries & Commerce after scrutiny of the expenditure incurred and found to be eligible.

9) The 'NORKA Private Industrial Estate Developer Permit' shall specify with timelines, the infrastructure and utilities the Developer will put in. The Developer shall submit application for building permit within 2 months of obtaining approval to start the NORKA Private Industrial Estate and start construction within 3 months of receiving all statutory approvals.

10) 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 the timelines he has committed to in Form1. Default in this regard shall make him liable for action by Director of Industries & Commerce under clause-17

11) 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.

12) The Developer shall be liable to undertake maintenance of utilities and services within the 'NORKA Private Industrial Estate' 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 under Clause 17.

13) The Developer shall be liable for ensuring compliance of the 'NORKA Private Industrial Estate' with environment norms. Red category industries as notified by the Kerala State Pollution Control Board shall not be permitted in NORKA Private Industrial Estates.

13.1. The Developer shall ensure that there is no drawl of ground water beyond permitted levels within the ' NORKA Private Industrial Estate ', whether by the Developer or by the allottee

The sketch and estimate should be prepared by chartered Engineer

units. The Developer shall implement rain water harvesting for the NORKA Private Industrial Estate.

13.2. The Developer shall put up solid waste management systems, including for 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 NORKA Private Industrial Estate to the surrounding areas. Recycled water shall be used within the premises.

13.3. The developer may demarcate a buffer zone ranging 1-2 m width wherein trees are planted

13.4 The Developer after receiving the Developer permit , should prepare detailed sketch and estimate of the work proposed to carry out as per the item no. 10 of the application form (Form 1) and submit it to General Manager, District Industries center who will verify and forward the same to Director, Industries and Commerce for approval, before commencement of the Development works.
(The sketch and estimate should be prepared by chartered Engineer)

Components ,which are not listed in clause 8 and not in the approved estimate shall not be eligible for financial assistance

14) Conditions for land allotment

a) The land in the NORKA Private Industrial Estate shall be allotted only to industrial units.

b) The land or built-up spaces within the Industrial Park shall preferably be allotted to NRKs/Expatriates, Returned Expatriates, or their family members as defined in Clause 2.I of the 'NORKA Private Industrial Estate Scheme (NPIS) 2026 '. In the absence of applications from these categories, or if there is insufficient demand from them for the available space, may other industrial entrepreneurs may be considered.

c) The developer himself can run industrial unit(s) fully owned by him/her or his/her partners in the NORKA industrial estates..

d) Preference should be given to manufacturing units. Maximum of 30% of the land can be allotted 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 shall not be allotted space in a NORKA Private Industrial Estate.

15) The allotment of land or built up space in the ' NORKA Private

Industrial Estate '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.

16) The constitution of the ' NORKA Private Industrial Estate ' 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 ' NORKA Private Industrial Estate.

It should be ensured that, even if the constitution is changed, existing or new NRK, expatriates, returned expatriates, or their family members as defined in clause 2, should hold a major share of the NPIE.

17) The ' NORKA Private Industrial Estate ' 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 NORKA Private Industrial Estate. The Developer shall submit a progress report on the NORKA Private Industrial Estate by April 30th of each year to 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.

18) Government may, in order to protect the interest of allottee units in a ' NORKA Private Industrial Estate ', or in the public interest, issue such directions as it may consider necessary for operation of the NORKA Private Industrial Estate. If at any time the Government is of the opinion that the 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 willfully 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 interest so 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 NORKA Private Industrial Estate, for a period not exceeding one year, and appoint Director of Industries & Commerce to discharge the functions of the Developer in accordance with the terms

and conditions of the Permit and manage the NORKA Private Industrial Estate accordingly.

19) In such cases the developer shall be liable to refund to Government any sum received as financial Assistance with interest as might be prescribed by the Government or in the absence of any such fixation with interest at 18%, if

a) NORKA Industrial Estate goes out of operation within 30 years from the date of disbursement of financial assistance , OR

b) it is found that the assistance has been obtained by misrepresentation or/by furnishing of false information in the application supporting documents submitted by the applicant

20) Rights shall be reserved to officials of Industries Department to physically examine and monitor whether NORKA Private Industrial Estate is working as per Rules and the land is being fully utilized for the purpose for which it is permitted and established.

Form 1

Application for NORKA Private Industrial Estate Developer Permit
(as per Clause 3 of the NORKA Private Industrial Estate Scheme)

1	Name and Address of applicant	
2	Name and Address of applicant entity (with details of Board resolution Authorizing the applicant to apply)	
3	Details of Registration of Applicant Entity (Registration No, Registering authority, copy of Registration certificate, Memorandum of Association and Association of Article)	
4	Whether the applicant or at least one of the applicants (in case the type of applicant is other than individual) is NRKs/ Expatriates/returnees or their family member? (Yes/No) (If Yes, attach the supporting documents as per clause 2)	
5	Details of Permanent Account Number (PAN) and Goods & Service Tax (GST) Registration	
6	Extent of land for which the application for Development Permit is submitted	
7	Survey Number and Details	
8	i. Whether the land is in the ownership and possession of the applicant entity ii. if leasehold, its tenure	
9	Whether the land applied for falls under the purview ESA or CRZ	
10	Details of development that will be carried out with timelines.*	
Nature of Development activity		Development shall be started by
		Development shall be completed by

*Add as many rows as necessary

a) All items of development, such as land development, built up space, common facilities, power, street lighting, water supply, sewage and effluent treatment, garbage removal and disposal, etc. shall be listed out.

b) Phase wise development is permitted, and should be described as such in this format.

c) Failure in achieving the above-mentioned site development may make the Developer liable to action under Clause 17 of the NORKA Private Industrial Estate Scheme.

I am the Developer/ I am authorized by the Board Resolution No _____ of the _____[Applicant Entity] to apply for a NORKA Private Industrial Estate Development Permit. I have read and understood the terms and conditions of the NORKA Private Industrial Estate Scheme Undertaking to abide by these terms. I apply here by for a NORKA Private Industrial Estate (NPIE) Development Permit. I understand that in terms of clause 17 of the NORKA Private Industrial Estate Scheme, the management of the NORKA Private Industrial Estate may be taken over from me by the Director of Industries & Commerce or any competent officer or organization authorized by the Government in case of any lapses on my part to abide by the commitments given above.

All the statements, details and data given above are correct and true to the best of my knowledge and belief.

Place:

Sign of Authorized signatory:

Date:

Name:

Form 2

**Feasibility Report of District Industrial Site Selection Committee of the Proposal
for the Development of NORKA Private Industrial Estate At_____, _____
(District)**

1	Name of applicant	
2	Name of the Applicant entity (Company/Cooperative/charitable society/Partnership Firm/Consortium of MSMEs)	
3	Name of District	
4	Total Extent of land in Acres and Survey/resurvey Number	
5	Whether the land is owned or on lease	
6	Name of Village	
7	Name of Taluk	
8	Name of Panchayat/ Municipality/Corporation	
9	Whether there is sufficient Road connectivity to the proposed site. Specify type of Road with width	
10	Whether there is sufficient source of water	
11	Whether there is accessibility and possibility for Power up gradation	
12	Potential Category (Orange/Green/White) of units that can be set up in the proposed site	
13	Remarks regarding the suitability of the proposed site for industrial purpose	
14	Remarks regarding the feasibility and viability of the project with respect to investment and employment generation.	
15	Whether The overall sketch and photo of the site is attached or not	Yes/No

It is hereby certified that the above land does not come under the purview of
ESA or CRZ and that the land is feasible for developing as Private Industrial
Estate as per the conditions stipulated in NORKA Private Industrial Estate
Scheme.

Signature of Committee Members

Form 3

NORKA Private Industrial Estate Developer Permit
(As per Clause 6 of the NPIE Scheme 2026)

WHEREAS M/S has applied for a Developer Permit under the NORKA Private Industrial Estate Scheme-2026, to develop the land herein below described, duly affirming that they undertake to abide by the terms and conditions of the scheme.

AND WHEREAS the Committee of Secretaries has recommended the case after due scrutiny; NOW THEREFORE Government are pleased to grant NORKA Private Industrial Estate Developer Permit in respect of the area described below subject to the terms and conditions of the scheme and subject to the commitments given by the applicant in Form 1.

1	Extent of land in Acres	
2	Survey Number Details	
3	Built up area in Sq.Mtrs	

Details of development that will be carried out with timelines		
Nature of Development activity	Development shall be started by	Development shall be completed by

The permit shall be valid initially for a period of two years from the date of issue

Director, Industries & Commerce Department
Government of Kerala

**APPLICATION FOR ASSISTANCE
UNDER NORKA PRIVATE INDUSTRIAL ESTATE SCHEME**

Part A- General Information

1	Name of Applicant	
2	Address for Communication with Mobile Number& email	
3	Industrial Estate Name, District	
4	constitution of entity	Individual/Family/Partnership/Company
5	Registration Number	
6	PAN Number	
7	Block Number and Survey Number	
8	Total Area of Land in acres	
9	Type of Development	SDF/ Land only
10	If land is leased, whether lease deed is for 30 years or more	Yes/No
11	Developer Permit Number & Date (Attach Copy)	
12	Approved Period for Development as per Developer Permit	
13	Details of Time period extension received , (if applicable)	
14	Actual Date of Completion of Development	

Part B-Claim Details

1. Electrification

a. Value as per the Valuation of Engineer : ₹ _____

b. List of Electrical Items :

Name of Item	Name of Supplier	Invoice No. & Date	Invoice Value	Cash Receipt/DD/RTGS/NEFT No. & Date	Amount (₹)
Total					

2. Water Distribution System

c. Value as per the Valuation of Engineer : ₹ _____

d. List of Items :

Name of Item	Name of Supplier	Invoice No. & Date	Invoice Value	Cash Receipt/DD/RTGS/NEFT No. & Date	Amount (₹)

Total	
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3. Road (Having minimum 7m wide with standard industrial load bearing capacity) & drainage

e. Value as per the Valuation of Engineer: ₹ _____

f. List of Items :

Name of Item	Name of Supplier	Invoice No. & Date	Invoice Value	Cash Receipt/DD/RTGS/NEFT No. & Date	Amount (₹)
Total					

4. ETP/CETP

g. Value as per the Valuation of Engineer : ₹ _____

h. List of Items :

Name of Item	Name of Supplier	Invoice No. & Date	Invoice Value	Cash Receipt/DD/RTGS/NEFT No. & Date	Amount (₹)
Total					

5. Common facilities (Use additional table for each components)

i. Value as per the Valuation of Engineer : ₹ _____

j. List of Items :

Name of Item	Name of Supplier	Invoice No. & Date	Invoice Value	Cash Receipt/DD/RTGS/NEFT No. & Date	Amount (₹)
Total					

6. Building (For SDF Only)

k. Total built-up area : _____ sq. ft.

1. Valuation as per Engineer : ₹ _____

(Only the basic structure including Foundation and Plinth, Walls, Columns and Beams, Floors and Slabs, Roof, Doors and Windows, Staircases, Lifts, the primary finishes like general plastering or basic cement flooring that are integral to the structure , tile works, painting should only be considered for valuation, and the valuation should be based on DSoR-2021)

I/We _____ as per resolution No. _____ dated _____ have been authorised to and hereby do apply for financial support for M/s. _____ for an amount of ₹ _____ (Rupees _____ only) as per Norka Private Industrial Estate Scheme

Declarations

1. I hereby certify that that all the information, documents, and calculations provided by me in support of the aforementioned claim are true, correct, and complete to the best of my knowledge and belief. And I hereby undertake and agree that in the event it is detected at a later stage that the amount claimed by me is wrong, excess, or that I was not eligible for the said amount due to any discrepancy, oversight, or misrepresentation, I shall be liable to refund the excess amount in full with applicable interest from the date of receipt of such amount and in case of failure to refund the amount as mentioned above, I hereby authorize the Government/Authority to recover the said sums, along with interest and costs, from my movable and immovable properties through Revenue Recovery Proceedings as per the provisions of the Revenue Recovery Act, at the time in force.
2. It is also certified that there is no dispute or court case on the project land.
3. It is also certified that there is no arrears/liabilities of any kind with the government or other public sector institutions in relation to the project land.
4. It is also declared that, financial assistance has not been received/will not be received from any other government scheme for the same project

Place:
Date:

Authorized Signature:
Name:

Check List

- a. Application duly signed by the applicant /Authorized person in case of constitution other than proprietary
- b. Copy of Developer Permit
- c. Proof of Time period extension received , if any
- d. Copy of Voters ID/Passport/Ration Card/Driving license of the promoter/promoters (attested by Gazetted officer)
- e. Self-attested copy of resolution towards applying for this assistance in case of units other than proprietary
- f. Copy of the Project Report (Self attested)
- g. Copy of title deed/lease deed of land
- h. Copy of Book of Accounts/Financial Statement with Unique Identification Number (UDIN) Certified by Chartered Accountant.
- i. Electrification costs
 1. Copy of invoices/bills (including power connection charges, transformer costs etc) with proof of payment (cash receipt/certificate from the financial institution)
 2. Valuation Certificate of an Electrical Engineer not below the rank of an Assistant Executive Engineer, Electrical Inspectorate/Kerala State Electricity Board or Chartered Engineer, Institution of Engineers India / Approved Valuer of Institution of Valuers, India
- j. Water Distribution system
 - In case of bore well : feasibility report from ground water department , Self-attested copies of bills, invoices, receipts, verified & certified by an engineer not below the rank of an Assistant Executive Engineer from Ground Water Department or a Chartered Engineer.
 - In case of KWA based water distribution system bills, invoices, receipts etc. shall be certified by an engineer not below the rank of an Assistant Executive Engineer from Kerala Water Authority or a Chartered Engineer.
 - For other type of water distribution system, the bills, invoices, receipts etc. shall be certified by an Engineer not below the rank of an Assistant Executive Engineer from GWD/KWA/Irrigation or a Chartered Engineer.
- k. Road (Having minimum 7m wide with standard industrial load bearing capacity) & drainage

1. Original M Book, specification of work,
2. Bills in the format as followed by LSGD/PWD certified and verified by a Civil Engineer not below the rank of an Assistant Executive Engineer of the LSGD/ PWD/Irrigation/any other Government Department having jurisdiction in that area or a Chartered Engineer

1. ETP/CETP

1. Copy of invoices/bills with proof of payment
2. Valuation certificate of a Mechanical Engineer not below the rank of an Assistant Executive Engineer of Government Department (PWD, LSGD, Irrigation, etc) or a Chartered Engineer, Institution of Engineers India/Approved Valuer of Institution of Valuers, India.
3. Self-attested copy of consent letter from the Kerala State Pollution Control Board.

m. Laboratory. testing facility

1. Copy of invoices/bills with proof of payment (cash receipt/certificate from the financial institution)
2. Valuation certificate of a Mechanical Engineer not below the rank of an Assistant Executive Engineer of Government Department (PWD, LSGD, Irrigation, etc) or a Chartered Engineer, Institution of Engineers India/Approved Valuer of Institution of Valuers, India.

n. Building (SDF)

1. Approved plan & estimate
2. Valuation certificate from the Civil Engineer not below the rank of an Assistant Executive Engineer of Government Department (PWD, LSGD, Irrigation, etc) or a Chartered Engineer, Institution of Engineers India/ Approved Valuer of Institution of Valuers, India.
3. Consent/NOC/permit/ final certificate from allied departments like
 - a. Fire & Rescue Services
 - b. Factories and Boilers
 - c. Electrical Inspectorate,
 - d. KSPCB
 - e. KSEB etc.
4. Certificate of the registered structural , certified that the building is fit for industrial purpose

5. Certificate of Quality of Lift certified by registered Electrical Engineer/Electrical Inspectorate

Notes:

*All Development works should be done after the date of issue of Development Permit. Constructions/Development works prior to the date of issue of Developer permit is not eligible for assistance.

* Items other than mentioned above are not eligible for assistance

Annexure 1

[Letterhead of the Registered Valuer/Engineer]

VALUATION CERTIFICATE FOR ROAD CONSTRUCTION

Ref. No.

Date:

3. General Information	
a	Name of Applicant/Owner/Entity
b	Address of Applicant
c	Purpose of Valuation
d	Location of Road Site: (Survey No/Village/Taluk/District)
e	Project Details: (Length of Road, Width, Type - BT, CC, WBM)
f	Road Starts at _____ Chainage
	Road ends at _____ Chainage
g	Work Commencement Date:
	Work Completion Date:
h	Date of Inspection:
2. Technical Description of Road Work	
i	Total Project Length
j	Formation Width
k	Road Layer Details: • Sub-grade: (Soil type, thickness) • Sub-base: (WMM/GSB, thickness) • Base Course: (WBM/BM, thickness) • Surfacing: (Surface dressing/Premixcarpet/CC) : • Drain details : Length: Width : • Type of drain(RCC/Irish/Earthern)
l	Construction Stage (Progress % / Completed)
m	Quality of Construction: (Satisfactory/Good)

3. Valuation Detail (BOQ-Based Approach) [Rate should be based on Prevailing DSoR]*This section breaks down the total value based on items completed.*

Sl. No.	Description of Item	Qty	Unit	Rate	Amount
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1	Earthwork in excavation		CuM		
2	Providing/Laying GSB		CuM		
3	Providing/Laying WMM		CuM		
4	Providing/Laying BM/BC		CuM		
5	Drain Construction		Mtr		
	Total Estimated Value				₹. ____

4. Valuation Summary

- **Total Cost of Construction (As per Bill of Quantities):** ₹. ____
- **Value of Work Done till Date:** ₹. ____
- **Value of Work Outstanding:** ₹.. ____
- **Depreciation (if applicable):** ₹. ____
- **Net Present Value (In Words):** Rupees ____

5. Certified Declaration

I/We hereby certify that I/we have personally inspected the site on ____ [Date] ____ . The construction is in accordance with the provided plans and technical specifications. The valuation above is a true and fair estimate of the work done, and is based on current DSoR .

Signature of Registered Valuer

[Seal/Stamp]

date

Name: _____

Registration No: _____

Address: _____

Annexure 2
CERTIFICATE BY ELECTRICAL INSPECTOR

Certified that I have inspected and valued the electrification work of M/s.....

.....and that the value of electrification work required for industrial purpose isThe material cost comes to ₹.....and the labour cost comes to ₹.....

I also hereby certify that M/s have acquired the following assets:

Fixed	Assets Value (Rs)
1. Cost of Generator sets and accessories :	
2. Cost of other energy generating equipments :	
3. Others (Pl specify) :	

Total

Place:

Date: (seal)

Assistant Executive Engineer
Chartered Engineer/Approved Valuer's
signature

Annexure 3

[Letterhead of the Registered Valuer/Engineer]
VALUATION CERTIFICATE FOR BUILDING
CONSTRUCTION

Ref. No.

Date:

1. General Information	
a	Name of Applicant/Owner/Entity
b	Address of Applicant
c	Purpose of Valuation
d	Purpose of Building
e	Location of Building: (Survey No/Village/Taluk/District)
f	Commencement Date Completion Date
g	Date of Inspection:
2. Technical Description of Building Work	
a	Type of Structure (RCC, Load Bearing), Number of Floors
b	Specifications: Age of Building, Type of Foundation, Flooring, Roofing, Amenities
C	Plinth area G/F Plinth Area F/F Plinth area S/F (if applicable) Total Built-up area in Sq Feet
d	Construction Stage (Progress % / Completed)
e	Quality of Construction: (Satisfactory/Good)

4. Engineers Certificate

Certified that I have inspected the building No..... belonging to M/s with reference to the plan thereof approved and sanctioned by the local body.

Estimate PAC (based on CPWD rates): _____

Depreciation : _____

Net Value of Building : _____

The plinth area of the unit's building as per the approved plan is..... and the structure is seen to be Pucca/Semi pucca building. The value of this structure is..... Certified further that this is an existing/entirely new structure and the valuation above is a true and fair estimate of the work done, and is based on current DSoR

Signature of Registered Valuer

Date: -----

[Seal/Stamp]

Name: _____

Registration No: _____

Address: _____