

Rubber Park India (P) Ltd.

Applications are invited for allotment of developed industrial plots for rubber and rubber wood based industries on long term lease basis at Rubber Park, Irapuram, Ernakulam Dist., Kerala. Interested applicants may submit their application for allotment of land in the prescribed form along with an application fee of **Rs.5,950/-** (including GST and KFC) on or before **29.01.2021**. The details of allotment process are as follows.

ALLOTMENT PROCESS

The application for allotment of land in the Rubber Park, shall be submitted in the prescribed form (**Form No. A**, may be downloaded from company website) along with an application fee of **Rs.5,950/-** (including GST and KFC) , by way of demand draft drawn in favour of Managing Director, Rubber Park India (P) Ltd payable at Ernakulam or by cash along with project profile indicating raw material, process flow diagram, end product, pollution control measures etc. The applicant should submit copy of the **detailed project report** in duplicate within 30 days from the date of application. If detailed project report is not submitted in time, the application will not be considered. The application fee is not refundable in case of firm allotment.

The application will be considered depends upon the merit of the project.

Lease period is up to 31.12.2097.

Proposal will be placed before the Allotment Committee, and the Board of Directors of the company for allotment of land. The decision of the Board will be final.

Once the proposal is cleared by the Board of Directors, intimation letter (Form B) will be issued to the allottee and allottee shall remit 10% of the total amount of lease premium as Earnest Money Deposit (EMD) within 15 days. Along with application for allotment of land in Form C.

On receipt of application for allotment in Form C and EMD, letter of allotment will be issued. Balance 90% of development cost/lease premium and additional compensation towards land acquisition along with applicable GST shall be remitted within 60 days of allotment. On receipt of 100 % of development cost/lease premium and additional compensation towards land acquisition along with applicable GST, land will be handed over to allottee and Lease Deed will be executed. Please note that the lease deeds are exempted from Stamp duty and Registration fee.

In case of cancellation of the allotment due to non remittance of amounts in time or withdraws/backing out from the proposal or fail to execute the MoU by the allottee 10% of the EMD remitted will be forfeited.

The company reserves the right to reject any application altogether without assigning any reason.

Conditions :

1. The proposed unit should not cause air/water pollution, noise and if any, necessary control measures as prescribed by the State Pollution Control Board are to be put in place by the allottee, for which an “**Undertaking**” is to be submitted along with the “Application for Allotment (Form C).
2. Allotment will be subjected to all the statutory clearances including the “consent to establish” from the Kerala State Pollution Control Board.
3. Allottee has to pay development cost/lease premium of **Rs.1,24,926/- per cent.**
4. The land for Rubber Park, Irapuram, was acquired under the Land Acquisition Proceedings. The lease premium is calculated based on the present day cost of acquisition of the land hereby licensed and if additional compensation becomes payable as a result of enhancement of compensation of any court in proceedings pursuant to the provisions of the Land Acquisition Act, the premium payable will get enhanced to that extent worked out proportionately based on the total additional compensation payable in respect of the land covered by Rubber Park, Irapuram and the allottee will be liable to pay the same as and when called upon to do so. Allottee has to pay **Rs. 26,828/- per cent** as partial share of additional compensation already paid to land owners.
5. The Allottee is liable to pay taxes/duties and levies as fixed by Govt: of India from time to time, as applicable on any payment made towards EMD (Earnest Money Deposit), development cost/lease premium, monthly lease rent, monthly common facility/maintenance charges, annual license fee / lease rent etc.
6. The Allottee is liable to pay Annual lease rent as fixed by the Rubber Park from time to time. At present it is **Rs.19.70/cent/annum**. This aforementioned rate of rent is subject to periodic revision.
7. The Allottee is liable to pay monthly maintenance charge, towards the maintenance of the common facilities in the park fixed by the Rubber Park from time to time. At present it is **Rs.19.70/cent/month** and subject to a minimum of **Rs.985/unit**.
8. The Allottee is liable to pay one time Utility Development Charges Fixed by the Rubber Park from time to time. Though it is a function of the area of the plot, water consumed, power required, load connected, effluent produced, manpower employed etc, presently it is now fixed as Rs. 1750/- (Rupees One thousand seven hundred and fifty) per KVA of connected load as a thumb rule. In the case of LT consumers the actual load connected and for the HT, capacity of the transformer(s) installed will be taken for this purpose

9. Other Charges

Water charges have to be paid as per the tariff fixed by the Rubber Park authorities from time to time. Presently **Rs. 19.60/KL**, subject to periodic revision.

- (a) Electricity charges have to be paid as per the tariff fixed by the Kerala State Electricity Regulatory Commission from time to time.
- (b) Waste management fee fixed by the Rubber Park from time to time.

- (c) Effluent treatment charges fixed by the Rubber Park from time to time. Presently **Rs 121.88/KL**, subject to periodic revision
- (d) Any other levies that would be charged by the Rubber Park in consultation with the lessees in the Park.

Note : All the above rates are valid only up to 31.03.2021, and the rates will likely to be revised from 01.04.2021

Details of Available plots (After considering the applications are under process)

1. An area of 3.27 Acres with a building of 1200 Sq. m (The allottee shall remit Rs. 73,97,000/- plus GST towards the value of the building in addition to the development cost/lease premium)
2. One plot with an area of 2.08 Acres
3. Two plots with an area of 1.20 Acres each.
4. One plot with an area of 1.90 Acres
5. One plot with an area of 0.88 Acres
6. One plot with an area of 0.72 Acres
7. One plot with an area of 0.3 Acres
8. One plot with an area of 0.13 Acres