

GOVERNMENT OF MANIPUR  
SECRETARIATE: TEXTILES, COMMERCE & INDUSTRY DEPARTMENT

ORDRES BY THE GOVERNOR OF MANIPUR  
Imphal, the 25<sup>th</sup> April, 2019

No. 12/3/2011-C&I: The Governor of Manipur is pleased to notify the **Manipur Industrial Estate Rules, 2019** under Department of Textiles, Commerce & Industry alongwith the terms and conditions prescribed for allotment of factory building/ shed/ land (on lease) at the Industrial Estate(s) in the State of Manipur.

The **Manipur Industrial Estate Rules, 2019** prescribing the term and conditions for allotment of factory building / shed /land (on lease) at the Industrial Estate(s) and other norms governing the managements thereof, etc., shall come into force with immediate effect as notified by the Government of Manipur, Department of Textiles, Commerce & Industry vide this Orders No. 12/3/2011- Com & Ind dated 25<sup>th</sup> April, 2019.

By orders & in the name of the Governor,

Sd/-  
( P. Vaiphei.)  
Principal Secretary (Textiles, Commerce & Industry)  
Govt. of Manipur

Memo No. 12/3/2011-C&I:

Imphal, the 25<sup>th</sup> April, 2019

Copy to:-

1. PPS to Hon'ble Minister, Textiles, Commerce & Industry, Manipur.
2. The SO to Chief Secretary, Govt. of Manipur.
3. All Administrative Secretaries, Govt. of Manipur.
4. The Secretary (Law), Government of Manipur.
5. The Director of Trade, Commerce & Industries, Manipur.
6. All DCs of all Districts, Manipur.
7. All HoDs, Govt. of Manipur.
8. All GMs of DICs / Industrial Estate Managers, Manipur.
9. Guard file.

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25/4/19  
( Peter Salam )  
Deputy Secretary (Textiles, Commerce & Industry)  
Govt. of Manipur

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**GOVERNMENT OF MANIPUR  
DEPARTMENT OF TEXTILES, COMMERCE & INDUSTRY**



**MANIPUR INDUSTRIAL ESTATE RULES  
2019**

**April, 2019**

## **MANIPUR INDUSTRIAL ESTATE RULES, 2019**

The Government of Manipur, in consideration of the need to put in place proper rules, regulations and guidelines for allotment, maintenance and monitoring of the Industrial Estates under the Department of Textiles, Commerce & Industry, hereby prescribes the terms and conditions for allotment of factory building / shed / land (on lease) at the Industrial Estate(s) in the State of Manipur. The Manipur Industrial Estate Rules, 2019 determining the Terms and Conditions for allotment of factory building / shed / land (on lease) at the Industrial Estate(s) shall come into force with immediate effect as notified by the Government of Manipur, Department of Textiles, Commerce & Industry vide Orders No.12/3/2011-Com&Ind dated 25<sup>th</sup> April, 2019.

### **1. Site of factory building:**

The factory buildings in the Industrial Estate shall be built for industries at such places/sites as the Government may decide from time to time.

### **2. Undertakings for allotment of factory buildings:**

The factory constructed by the Government of Manipur may be allotted to the Micro Small and Medium Enterprises (MSME) entrepreneurs or similar undertaking related to the Department Textiles, Commerce & Industry which is of public importance, as may be determined by the Director of Trade, Commerce & Industries, Manipur keeping in view of the requirements of the place where an Industrial is set up and the overall development of the State of Manipur. The MSME entrepreneurs of the state who are allotted land (on lease) shall also be permitted to construct factory building/shed as per their requirement provided it is compliant to the statutory and regulatory rules of the state after having obtained due approval of the Director of Trade, Commerce & Industries, Manipur.

### **3. Eligibility for allotment of factory building:**

- (a) The entrepreneurs must be a bonafide citizen of India, who in the opinion of the Director of Trade, Commerce & Industries, Manipur may be able to establish and successfully operate any MSME and to comply with the requirement of these conditions of allotment.
- (b) The entrepreneur must not be a defaulter of any Government dues or of any Financial Institutions.
- (c) Not more than one shed of "A" type (60x40Sq.ft) or not more than 2(two) sheds of any other type shall be allotted to any single party and shed/sheds allotted should be equipped within two months of the allotment. Land on lease shall be allotted in category "L1" (less than 5,000 sq.ft) and "L 2" (above 5,000 sq.ft) subject to maximum 10,000 sq.ft provided enough vacant land is available for planned development of Industrial Estate. The entrepreneur allotted land on lease should construct the factory sheds and equipped the sheds within 12(twelve) months of the allotment. However, in exceptional cases the allotment committee for allotment of factory building may consider for allotment of factory building in addition to buildings already allotted to the existing MSME entrepreneur in the Industrial Estate, where the committee observes that without such provision the

Industrial unit will be hampered in its function, and in the opinion of the committee the past performance of the unit has been outstanding.

- (d) No person who has already been allotted the work shed / land (on lease) in any Industrial Estate in Manipur shall be eligible for re-allotment of any building/land (on lease) except as per procedure defined in rule 5 below.

#### **4. Disposal of factory buildings:**

The application received for allotment of factory buildings/land (on lease) shall be examined by the Committee consisting of the following:

- (i) Administrative Secretary (Textiles, Commerce & Industries), Govt. of Manipur as Chairman.
- (ii) Secretary (Law), Govt. of Manipur or Officer authorized on his/her behalf as Member.
- (iii) Director / Dy. Director, MSME-DI, Imphal as Member.
- (iv) Director of Trade, Commerce & Industries, Manipur as Member Secretary.

The Committee shall meet as often as required.

#### **5. Application for allotment of factory building:**

- (a) (i) The application for allotment of building /land on lease in any Industrial Estate shall be addressed to the Director of Trade, Commerce & Industries or any other officer as may be specified by the Director of Trade, Commerce & Industries in the prescribed form/obtainable from the office of the Director of Trade, Commerce & Industries, Manipur.
- (ii) The application must be accompanied with earnest money of Rs.5000 in form of Demand Draft in favor of Director, Trade Commerce & Industries, Manipur failing which the application is liable to be rejected with no further correspondence in the matter.
- (iii) In the event of allotment of factory building/land on lease the allottee shall deposit in addition to the application fee of Rs.5000/- a further sum as prescribed by the State Government as security and produce two guarantors for due performance of the terms of allotment and payment of monthly rent regularly.
- (v) Further, applicants rejected by the Screening Committee shall be refunded the fee amount of Rs.5000.
- (vi) Applications submitted during any financial year shall be valid only for that particular financial year. In case of applications not considered or considered but not allotted any shed/plot during the financial year, the applicant(s) shall apply afresh in the next financial year if the applicant(s) want to be considered in the subsequent financial year.

The Committee shall take into consideration the following priorities while recommending the allotment.

- 5 (b)(i) At least 50% of the factory buildings shall be earmarked for local entrepreneurs who start new industries and first preference will be given to entrepreneurs who have received technical training from the institutions run or recognized by the Government or University.
- (ii) Existing industries in Manipur which require clear and immediate support of the Department of Textiles, Commerce & Industries to scale up their business which must be appraised by the bank concerned
- (iii) Women Entrepreneurs and entrepreneurs from the Weaker Sections who belong to SC/ST category.
- (iv) Entrepreneurs who have received National Award/ State Awards
- (v) Entrepreneurs who propose to start industry for production of items of national importance
- (vi) Entrepreneurs who will provide employment to maximum no. of employees. The employment proposed to be generated should not merely be quantitative but should also be qualitative and verifiable.
- 5(c) Allotment shall be block-wise and in such single block as far as possible only one type of industry be located.
- 5(d) After the application has been received, scrutinized and sorted according to the priorities and rules, the Committee should take specific decisions on individual applications on merit considering priority of the sector and scale of employment to be generated.
- 5(e) While considering for allotment of Land (on lease) the committee shall determine that the requirements of the entrepreneurs are such that the existing factory sheds cannot meet their specific needs and requirement.

**6. Order for Allotment of factory building:**

- 6 (i) The recommendation made by the committee for allotment of factory buildings /land on lease in the Industrial Estates/ Area shall be placed before the Government and on receipt of the approval of the Government, The Director of Trade, Commerce & Industries, Manipur Shall issue order for allotment of factory building /land on lease to the selected applicants indicating place, number, size of factory building, area and conditions on which the allotment is made. A lease agreement shall be signed between the entrepreneur and the Director of Trade, Commerce & Industries, Manipur. It shall also be specified that the entrepreneurs shall not under any condition seek to borrow loan or finances based on the allotment. The entrepreneurs shall return the factory shed/land at the end of the allotment period without any encumbrances.
- 6 (ii) The committee shall not permit transfer of factory shed /land (on lease) between entrepreneurs on mutual basis

**7. Rent for factory buildings:**

- (i) The rents will be charged at the rates prescribed by the State Government from time to time.

- (ii) In case of failure to pay the rents regularly the allotment is liable to be cancelled and on such cancellation the allottee shall vacate the allotted premises within a time specified in the order of cancellation. In case of failure to vacate such allotted sheds/land (on lease) the allottee is liable to be evicted under the provision of the Manipur Public Premises (Eviction of Unauthorized Occupants) Act, 1978 and the arrear rents is liable to be recovered as arrears of land revenue.
- (iii) Units set up in the Industrial Estates shall be eligible to claim benefits under any Central or State Industrial Policy.
- (iv) If the allottee fails to pay monthly rent of the allotted factory building/land (on lease) on or before the 15<sup>th</sup> working day of every month, the allotment is liable to be cancelled/terminated and liable to be evicted under the provisions of Manipur Public Premises.
- (v) The Director of Trade, Commerce & Industries, Manipur shall have the right and authority to attach and seize any machinery installed inside the allotted premises for recovery of the arrears of rents and such seized machinery and property may be sold by public auction for recovery of rent, the balance if any shall be recovered from other property of the allottee as arrears of land revenue.

(Eviction of Unauthorized Occupants) Act, 1978 and arrears of rent may be recovered as arrears of land revenue.

#### **8. Maintenance of factory buildings/land on lease basis:**

The Director of Trade, Commerce & Industries, Manipur may make annual repair of the factory building/premises if considered necessary to protect the allotted premises. The allottee shall have the right to repair the allotted factory building/ premises subject to the conditions that he should apply to the Director of Trade, Commerce & Industries, Manipur for such repair/renovation along with the estimated cost likely to be incurred in repairing the premises. However, the cost incurred for such repair and renovation shall not be reimbursed by the Director of Trade, Commerce & Industries, Manipur.

#### **9. Duration of allotment of factory building/premises:**

- (i) Minimum period of allotment at the first instance shall be for a period of **10(ten)** years which may be extended if the Director of Trade, Commerce & Industries, Manipur is satisfied that the unit/allottee is running the enterprise satisfactorily and there has been no breach of the terms of allotment. The period of allotment of land on lease shall be for **20(twenty)** years which may be extended if the Director of Trade, Commerce & Industries, Manipur is satisfied that the unit/ allottee is running the enterprise satisfactorily and there has been no breach of the terms of allotment.
- (ii) The period of the allotment shall be terminated on the expiry of the period, if the period is not extended by the Director of Trade, Commerce & Industries, Manipur. However, the Director of Trade, Commerce & Industries, Manipur reserves the right to cancel any allotment if in his opinion the allottee has violated the terms and conditions of these Rules after giving the opportunity to the allottee of being heard. Further the allottee shall be entitled to terminate the allotment by giving three months' notice to the Director of Trade, Commerce & Industries.

- (iii) On the expiry of the period of allotment or on the termination of the allotment by the Director of Trade, Commerce & Industries, Manipur in the same manner indicated in Rule 15 above, the allottee shall deliver vacant possession of the allotted factory building/land (on lease) and in case of failure to vacate the same, the allottee is liable to be evicted under the provisions of the Manipur Public Premises (Eviction of Unauthorized Occupants) Act, 1978.
- (iv) The allottee is not entitled to sublet the allotted factory building/land (on lease) premises to any person. If any person other than the allottee is found occupying any building/land on lease premises of the Industrial Estate without the written permission of the Director of Trade, Commerce & Industries, Manipur the occupant shall be treated as trespasser and shall be liable to be evicted under the provision of the Manipur Public Premises (Eviction of Unauthorized Occupants) Act, 1978 and the cost of eviction shall be recovered from such person.

#### **10. Installation of public utility requirements:**

The allottee shall take appropriate steps for induction/setting up of water, electrical supply and other such public utility requirements within the factory shed/land (on lease) duly allotted. It shall be the duty of the allottee to pay necessary rents to the utility provider as per rule. The allottee shall obtain permission of Director of Trade, Commerce & Industries, Manipur prior to setting up of utility services within the allotted premises.

#### **11. Maximum utility of Assets:**

The allottee shall ensure that the factory shed(s) or unit(s) constructed in the land (on lease) are utilized effectively during the period of allotment. It should be ensured that the assets are utilized to the extent of 75% or more of its capacity (on 6 monthly basis). In case of any situation beyond the control of the allottee due to which the factory shed(s) or unit(s) constructed in the land (allotted on lease) are not utilized for more than 7 days in each month, the same shall be informed in writing to the Director of Trade, Commerce & Industries, Manipur. Further, if it is found that the factory shed(s) or unit(s) constructed in the land (allotted on lease) are not being utilized without due justification the Director of Trade, Commerce & Industries, Manipur shall take appropriate action against the defaulting entrepreneur including cancellation of allotment.

#### **12. Entrepreneurs Association in the Industrial Estates:**

The entrepreneurs allotted work shed(s)/land on lease basis in the Industrial Estates shall be organized to form associations for respective Industrial Estates to undertake collective duties and responsibilities in better management of the Industrial Estates in coordination with the Estate Managers.

#### **13. Waste Management in the Industrial Estates:**

The Industrial Estates shall have facilities of proper waste disposal as per rules and norms prescribed by the competent authority. Necessary earmarking of sufficient land shall be made in each Industrial Estate by the Estate Managers in coordination with the Directorate of Environment and State Pollution Control Board.

**14. Estate Manager:**

The General Manager of DIC of the concerned District shall be designated as the Estate Managers of the Industrial Estate. Further, they shall supervise payment of rents on monthly basis and be responsible for overall supervision of the Industrial Estate under these Rules.

**15. Supersession of the earlier Rules :**

- (i) "The Manipur Industrial Estate Rules 1998" is hereby superseded.
- (ii) Notwithstanding such supersession anything done or any action taken under the said Rules shall be deemed to have been done or taken under the corresponding provisions of these Rules.

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