



GOVERNMENT OF KERALA

Abstract

Industries Department - Kerala Logistics Policy 2025 - Detailed Guidelines for the Establishment and Regulation of Logistics Parks and Mini Logistics Parks in the State - Approved - Orders issued.

INDUSTRIES(J)DEPARTMENT

G.O.(Rt)No.1137/2026/ID Dated,Thiruvananthapuram, 25-09-2026

Read 1 G.O.(Rt) No.1120/2023/ID dated 02.11.2023.

2 G.O.(Ms) No.74/2025/ID dated 08.10.2025

3 Letter No:-KSIDC/TVM/IF-204/2026/929 dated:-20.06.2026
from the Managing Director, KSIDC

ORDER

The Government, as per the Government Order read as second paper above, have approved the Kerala Logistics Policy 2025 for the implementation in the State as a sub sectoral policy under the Kerala Industrial Policy-2023, for the development of sustainable logistics system in Kerala.

2) Accordingly, the Managing Director, Kerala State Industrial Development Corporation Limited (KSIDC), as per letter read as third paper above, has submitted a detailed Guidelines for the Establishment and Regulation of Logistics Parks and Mini Logistics Parks in Kerala under the Kerala Logistics Policy 2025, incorporating provisions relating to eligibility criteria , land requirements, approval processes, development obligations,

incentive linkage, monitoring, operationalisation, and enforcement mechanisms, and also requested to constitute a State Level Committee for Logistics Parks and Mini Logistics Parks for considering and approving proposals for development of Logistics Parks and Mini Logistics Parks under the Kerala Logistics Policy 2025 and the Detailed Guidelines issued thereunder , with the following composition:

Sl. No.	Designation	Position in Committee
1.	Secretary, Industries Department	Chairperson
2.	Secretary, Finance Department	Member
3.	Secretary, Revenue Department	Member
4.	Secretary, Local Self Government Department	Member
5.	Secretary, Water Resources Department	Member
6.	Secretary, Power Department	Member
7.	Secretary, Environment Department	Member
8.	Secretary, Transport Department	Member
9.	Managing Director, Kerala State Industrial Development Corporation (KSIDC)	Member
10.	Director of Industries and Commerce	Convenor

3) Government have examined the matter in details and are pleased to accord approval of the “Guidelines for the Establishment and Regulation of Logistics Parks and Mini Logistics Parks in Kerala under the Kerala Logistics Policy 2025”, appended as Annexure. Government are also pleased to constitute the State Level Committee for Logistics Parks and Mini Logistics Parks with the composition specified above.

4) The Guidelines shall come into force with immediate effect and shall apply to all proposals for development of Logistics Parks and Mini

Logistics Parks in the State of Kerala, whether under private development mode or Public Private Partnership mode.

5) The Director of Industries and Commerce shall be the nodal authority for the implementation of these Guidelines and shall ensure:

- (i) Processing of applications in accordance with the procedures and timelines prescribed in the Guidelines;
- (ii) Monitoring of development and operationalisation of approved Logistics Parks and Mini Logistics Parks;
- (iii) Coordination with District Industries Centres, District Industrial Site Selection Committees, KSIDC and other Departments;
- (iv) Publication of details of approved projects and their progress on the official website;
- (v) Enforcement of compliance with the provisions of the Guidelines.

6) All Departments, Local Self Government Institutions, and statutory authorities shall extend necessary cooperation to facilitate the establishment and operation of Logistics Parks and Mini Logistics Parks under these Guidelines.

7) The incentives admissible to eligible Developers shall be governed by the provisions of the Kerala Logistics Policy 2025 and the Sustainable Industry Incentive Scheme 2023, as amended from time to time.

8) The Government reserves the right to amend, modify, or withdraw the Guidelines, in whole or in part, at any time in public interest.

(By order of the Governor)

A P M MOHAMMED HANISH
ADDITIONAL CHIEF SECRETARY

To:

- 1) All Additional Chief Secretaries/Principal Secretaries/Secretaries.
- 2) All Departments in Secretariat
- 3) The Member Secretary, Kerala State Planning Board , Pattom.
- 4) The Director, Industries and Commerce, Thiruvananthapuram
- 5) The Managing Director, KSIDC
- 6) The Managing Director, KINFRA
- 7) The General Administration (SC) Department. (vide item No.3063)
- 8) The Finance (PU-D) Department
- 9) The Principal Accountant General (Audit / A&E),
Kerala, Thiruvananthapuram
- 10) Information & Public Relations (Web & New Media) Department
(For publishing in the official website).
- 11) All Officers/Sections in Industries Department

Forwarded / By order
Digitally signed by
Bindhumol. S
Date: 25-09-2026
17:02:51
Section Officer

- 1) Private Secretary to Hon'ble Minister, Industries
- 2) Staff Officer to Chief Secretary
- 3) PA to Additional Chief Secretary, Industries
- 4) CA to Joint Secretary, Industries

KERALA LOGISTICS POLICY 2025

Detailed Guidelines For the Establishment and Regulation of Logistics Parks and Mini Logistics Parks in Kerala under the Kerala Logistics Policy,2025.

SECTION 1 — SHORT TITLE, SCOPE AND DEFINITIONS

1.1 Short Title

- a. These Guidelines shall be called the "Detailed Guidelines for the Establishment and Regulation of Logistics Parks and Mini Logistics Parks in Kerala under the Kerala Logistics Policy 2025."
- b. These Guidelines shall be deemed to have come into force on the date of the Government Order by which they are issued and shall remain operative until amended or superseded by a subsequent order.

1.2 Scope and Applicability

- a. These Guidelines are issued in furtherance of the Kerala Logistics Policy 2025 notified by the Government of Kerala vide G.O. (Ms)No.74/2025/ID dated 08.10.2025 and are intended to operationalise the establishment, registration, development, monitoring, and regulation of Logistics Parks and Mini Logistics Parks in the State of Kerala.
- b. These Guidelines shall apply to all proposals for development of Logistics Parks and Mini Logistics Parks, whether under the private development mode or the Public Private Partnership mode, as envisaged in the Kerala Logistics Policy 2025.
- c. Any entity proposing to develop, operate, or seek incentives for a Logistics Park or Mini Logistics Park in the State shall be governed by these Guidelines in addition to the provisions of the Kerala Logistics Policy 2025 and applicable laws.
- d. These Guidelines shall apply only to entities proposing to establish or develop a Logistics Park or Mini Logistics Park after the date of notification of these Guidelines. Entities that have already established, or operating, or are in the construction phase of developing any Logistics Park shall not be eligible for registration or any other benefits under these Guidelines. However, such entities may apply for registration in respect of any expansion, additional development, or new phase undertaken after the issuance of these Guidelines, provided that such expansion, development, or new phase conforms to the minimum requirements prescribed for Logistics Parks or Mini

Logistics Parks under these Guidelines, and any benefits under these Guidelines shall be limited only to such eligible expansion, additional development, or new phase.

1.3 Definitions

For the purposes of these Guidelines, unless the context otherwise requires, the following expressions shall have the meanings assigned to them herein. Where a term is defined in the Kerala Logistics Policy 2025, the same definition shall apply, unless a more specific meaning is assigned below: -

- a. "Logistics Park" means a Logistics Infrastructure Facility, consisting of Core Components, Infrastructure Components, and Non-Core Components and spread over a minimum land area of ten (10) acres in the State of Kerala, as defined in paragraph 4.2.1 of the Kerala Logistics Policy 2025, and registered under these Guidelines.
- b. "Mini Logistics Park" means a Logistics Infrastructure Facility, consisting of Core Components, Infrastructure Components and Non-Core Components and spread over a minimum land area of five (5) acres in the State of Kerala, as defined in paragraph 4.2.2 of the Kerala Logistics Policy 2025, and registered under these Guidelines.
- c. "Core Components" means facilities such as cargo aggregation/ segregation; sorting, grading, packaging/ repackaging, palletization, bagging, kitting and unitizing facilities, tagging/ labelling, distribution; inter-modal transfer of material and containers; open and closed storage; container terminals; custom bonded warehouse; cold storage; equipment/ facilities for efficient movement and distribution of semi-finished or finished products including but not limited to forklifts, carts, pallets, conveyors, conveyance robots, sorters, picking systems, weigh bridges; equipment for pollution control measures/ waste management; equipment for implementation of energy efficiency measures; logistics and ancillary services; vehicle servicing/ repairing of logistics fleet.
- d. "Infrastructure Components" means facilities such as internal road network; power lines; communication facilities; water distribution network; sewage and drainage network; effluent treatment and disposal facility; parking.
- e. "Non-Core Components" means facilities such as dormitories, canteen, restaurant, medical centre, fuel pump, banking and finance, office space, and administrative office.

- f. "Developer" means any legal entity registered as a Proprietorship, Partnership Firm, Cooperative Society, Company, or Limited Liability Partnership (LLP), developing a Logistics Park or Mini Logistics Park as defined in the Kerala Logistics Policy 2025.
- g. "Operator" means any legal entity to whom any of the Core Components of a Logistics Park or Mini Logistics Park, have been provided on lease or rent for business operations.
- h. "District Industries Centre" or "DIC" means the District Industries Centre of the concerned district, headed by the General Manager, which functions as the principal district-level receiving and coordinating authority under these Guidelines.
- i. "Director of Industries" means the Director of Industries and Commerce, Government of Kerala, Thiruvananthapuram, who functions as the State-level scrutinising and recommending authority under these Guidelines.
- j. "District Industrial Site Selection Committee" or "DISSC" means the committee constituted as per G.O. (Rt) No. 732/2017/ID dated :24.05.2017, which is responsible for inspection and preparation of the feasibility report in respect of sites proposed for development of Logistics Parks and Mini Logistics Parks.
- k. "Certificate of Registration" means the certificate issued by the Director, Directorate of Industries and Commerce to a Developer upon approval of the State Level Committee, conferring registration of a Logistics Park or Mini Logistics Park, as prescribed in Section 4 of these Guidelines.
- l. "Developer Permit" means the formal permit issued by the Director, Directorate of Industries and Commerce, upon approval of the State Level Committee, conferring on the Developer the right to develop the Logistics Park or Mini Logistics Park and associated statutory benefits, as prescribed in Section 4 of these Guidelines.
- m. "Developable Area" means the total extent of land within the Logistics Park or Mini Logistics Park excluding statutory setbacks, buffer zones, mandatory open spaces, and land earmarked exclusively for common infrastructure corridors such as roads, drainage, and utility lines.
- n. "DILAC" means District Industrial Land Allotment Committee,

constituted vide G.O.(Rt) No.732/2017/ID dated: 24/05/2017, for the purpose of considering applications for land and finalising allotments by Entities under the Industries Department.

- o. "Eligible Fixed Capital Investment" means expenditure actually incurred and paid by the Developer on Core Components and Infrastructure Components, excluding cost of land and land development, technical, architectural, or consultancy fees, commissioning charges, goodwill, royalty, preliminary and pre-operative expenses, interest during construction, and working capital, as further described in Section 6 of these Guidelines.
- p. "Feasibility Report" means the report prepared and signed by the Chairman of the District Industrial Site Selection Committee (DISSC), in the format prescribed in Form 2 attached as an Annexure to these Guidelines.
- q. "Operational Status" means the status accorded by the Director of Industries and Commerce, or an officer authorised by Director of Industries and Commerce, to a Logistics Park or Mini Logistics Park upon completion and functional readiness of all Core Components and Infrastructure Components committed in Form 1.

Words and expressions used in these Guidelines and not defined herein shall have the meanings assigned to them in the Kerala Logistics Policy 2025. In case of any inconsistency between these Guidelines and the Kerala Logistics Policy 2025, the provisions of the Kerala Logistics Policy 2025 shall prevail.

SECTION 2 - ELIGIBILITY CRITERIA

2.1 Eligible Entities

- a. Any legal entity registered as a Proprietorship, Partnership Firm, Cooperative Society, Company, or Limited Liability Partnership (LLP) under the applicable laws of the State / Country shall be eligible to apply for registration and development of a Logistics Park or Mini Logistics Park under these Guidelines.
- b. In the case of a Public Private Partnership mode of development, the private promoter shall hold not less than fifty-one percent (51%) of the share capital in the Special Purpose Vehicle incorporated for the purpose.
- c. The applicant entity must be duly registered with the competent

statutory authority under applicable laws and must not be subject to any proceedings for insolvency, winding up, or debarment by any Government authority at the time of application.

2.2 Land Eligibility

- a. A proposal for a Logistics Park shall be eligible for consideration only if the proposed site comprises a minimum contiguous extent of ten (10) acres of land. A proposal for a Mini Logistics Park shall be eligible only if the proposed site comprises a minimum contiguous extent of five (5) acres of land.
- b. The land proposed may be owned outright by the Developer or held on lease, provided that the lease deed confers lease rights for a minimum period of thirty (30) years from the year of application.
- c. In cases where the development is proposed on land owned by the Government or a Government agency, whether in Joint Venture mode or through lease to a private Developer, the ownership of such land shall remain with the Government or the Government agency in all circumstances.
- d. The proposed site shall not be located within an Ecologically Sensitive Area, Coastal Regulation Zone (CRZ), or on land falling under the purview of the Kerala Conservation of Paddy Land and Wetland Act, 2008. The proposed site shall also conform to the land use classification prescribed under the applicable Master Plan, Detailed Town Planning Scheme, or other statutory land use plan in force.
- e. The site shall not be subject to any other legal restrictions on land use that would render it unfit for the development of industrial or logistics infrastructure.

2.3 Financial and Technical Capability

- a. The applicant must demonstrate adequate financial and technical capability to implement the proposed development within the timelines committed in the application.
- b. The application shall be accompanied by a Project Report detailing the profile of the promoters, source of funds, project cost, and physical and financial outputs of the project.
- c. In the case of a PPP or JV mode, the Developer shall additionally demonstrate the eligibility criteria specified in the bidding

documents, which shall include experience in relevant fields, financial capability, turnover, average net worth, and profit during preceding years.

SECTION 3 - APPLICATION, SCRUTINY AND APPROVAL PROCESS

The process for application, scrutiny, and approval of a Logistics Park or Mini Logistics Park under these Guidelines shall proceed in the following sequence of steps: -

- a. The Developer shall submit an application for registration and development of a Logistics Park or Mini Logistics Park to the General Manager of the District Industries Centre of the district in which the proposed site is located.
- b. The application shall be made in Form 1 attached as an Annexure to these Guidelines. The application shall be accompanied by all documents as specified in Form 1, which includes, inter alia, documents establishing the identity and registration of the applicant entity, documents establishing title or leasehold rights over the proposed land, a Project Report containing the profile of the promoters, source of funds, project cost, and physical and financial outputs of the project, a location map clearly showing the route to the proposed site and details of the proposed development activity with timelines. The complete list of required documents is specified in Form 1 attached as an Annexure to these Guidelines.
- c. The application shall be accompanied by the prescribed processing fee as specified in Schedule I as attached as an Annexure to these Guidelines.
- d. On receipt of the application, the General Manager of the District Industries Centre shall verify the completeness of the application, confirm that all required documents have been furnished, and that the application has been made in the prescribed Form 1.
- e. If the application is found to be incomplete, the General Manager shall communicate the deficiencies to the applicant in writing within seven (7) working days of receipt, and the applicant shall be afforded a period of fifteen (15) working days to rectify the same.
- f. Upon satisfaction that the application is complete in all respects, the General Manager shall forward the application to the District Industrial

Site Selection Committee (DISSC) constituted as per G.O. (Rt) No. 732/2017/ID dated: 24.05.2017, for inspection and feasibility assessment of the proposed site, within five (5) working days of such satisfaction. The identification and selection of the proposed site shall be carried out in accordance with the provisions of the said G.O.

- g. The District Industrial Site Selection Committee (DISSC) shall, upon receipt of the reference from the General Manager, District Industries Centre, conduct a physical inspection of the proposed site.
- h. The DISSC shall assess the suitability of the land for development of a Logistics Park or Mini Logistics Park, taking into consideration factors such as accessibility by road, availability of power and water in the area, proximity to multimodal connectivity infrastructure, environmental suitability, and compliance with applicable land use regulations. The DISSC shall ensure that competent representatives of the Revenue Department, Pollution Control Board and the Town Planning Department are included in the site inspection process. The DISSC shall also assess the financial and technical viability of the project with reference to the proposed investment and expected employment generation.
- i. On completion of the site inspection and evaluation, the DISSC shall prepare the Feasibility Report in the format prescribed in Form 2 attached as an Annexure to these Guidelines. The Feasibility Report shall record the findings of the Committee regarding the suitability of the proposed site, the land use status, road connectivity and width, availability of power and water, environmental category of potential operators, and an assessment of the feasibility and viability of the project.
- j. The Feasibility Report shall be signed by the Chairman of the DISSC and shall be forwarded to the Director of Industries and Commerce, Thiruvananthapuram, along with the original application and all supporting documents received from the General Manager, District Industries Centre. The physical inspection of the proposed site and submission of the Feasibility Report shall be completed within thirty (30) working days from the date of receipt of the application to DISSC.
- k. The Director of Industries and Commerce, upon receipt of the application, supporting documents, and Feasibility Report from the DISSC, shall scrutinise the same and, if satisfied that the application is in order and that the proposal merits consideration, shall compile the

complete case and forward it to the State Level Committee of Secretaries for consideration and approval within ten (10) working days.

1. A State Level Committee shall be constituted for the purpose of considering and granting final approval for the issuance of the Certificate of Registration and Developer Permit for the development of Logistics Parks and Mini Logistics Parks in the State. The Committee shall be chaired by the Secretary to Government, Industries Department, and shall comprise the Secretaries to Government of the Departments of Finance, Revenue, Local Self Government, Water Resources, Power, Transport and Environment, the Managing Director, Kerala State Industrial Development Corporation (KSIDC) as Members, and the Director of Industries and Commerce as Convenor.
- m. The State Level Committee shall examine the application, the Feasibility Report, and the findings and recommendations of the Director of Industries and Commerce. The Committee shall give due consideration to the suitability of the land, road and multimodal accessibility, power and water availability, the financial and technical capability of the applicant, and the viability of the proposed project. The Committee shall dispose of the applications placed before it within thirty (30) days of receipt. On approval by the State Level Committee, the Director of Industries and Commerce shall issue the Certificate of Registration in Form 3 and the Developer Permit in Form 4, both attached as Annexures to these Guidelines, within seven (7) working days of receipt of the Committee's decision.
- n. Where an application is rejected after scrutiny by the Director of Industries and Commerce or the State Level Committee, the reasons for rejection shall be communicated in writing to the applicant by the Director of Industries and Commerce within fifteen (15) working days of such decision. The applicant may reapply after a period of ninety (90) days from the date of communication of rejection, subject to having addressed the grounds for rejection.

SECTION 4 — REGISTRATION AND DEVELOPER PERMIT

- a. The Certificate of Registration and the Logistics Park Developer Permit shall be issued together following the approval of the State Level Committee and shall not be issued independently under any circumstance.
- b. The Certificate of Registration shall be valid for an initial period of five (5) years from the date of issuance and shall be renewed

thereafter, subject to the conditions specified in Section 8 of these Guidelines. Possession of a valid Certificate of Registration is a mandatory prerequisite for availing any subsidy or incentive under the Kerala Logistics Policy 2025.

- c. The Developer Permit shall be valid for the period within which the Developer has committed to complete development as specified in Form 1, with a maximum outer limit of two (2) years from the date of issuance. The Developer Permit shall stand discharged on its own on the completion of development and declaration of the Park as operational, as verified by the Director of Industries and Commerce. The Developer Permit shall not require renewal; however, where development remains incomplete at the expiry of the committed timeline, the Developer shall apply for extension of time as prescribed in Section 5 of these Guidelines. Only the Certificate of Registration shall be subject to renewal under Section 8.
- d. In cases where the project is proposed to be implemented in phases as approved in Form 1, the Developer Permit may be extended phase-wise upon review of the progress achieved in the preceding phase and upon satisfaction of the Director of Industries and Commerce that the development is proceeding in accordance with the approved project plan.
- e. The Developer Permit shall confer upon the Developer the following rights and authorisations: -
 - i. A Development Permit for construction of the Logistics Park or Mini Logistics Park as per the Kerala Municipality Building Rules 2019 and the Kerala Panchayat Building Rules 2019, as applicable, and subsequent orders in this regard;
 - ii. Notification of the area as an Industrial Area; and constitution of a Single Window Clearance Board for the Logistics Park or Mini Logistics Park under the Kerala Industrial Single Window Clearance Boards and Industrial Township Area Development Act, 1999.
- f. Upon issuance of the Developer Permit, the Government shall, by notification under the provisions of the Kerala Industrial Single Window Clearance Boards and Industrial Township Area Development Act, 1999, notify the land comprising the Logistics Park or Mini Logistics Park as an Industrial Area and constitute an Industrial Area Single Window Clearance Board for such Logistics Park or Mini Logistics Park. The concerned

Industrial Area Single Window Clearance Board shall be the competent authority for issuing building permits to operators and allottees and for facilitating and monitoring the timely grant of all other statutory approvals within the notified area.

g. Upon receipt of the Developer Permit, the Developer shall submit an application for building permit within two (2) months and shall commence construction within three (3) months from the date of receiving all statutory approvals from the concerned departments. These shall include, but not be limited to, the Consent to Establish from the Kerala State Pollution Control Board; NOC from the Fire and Rescue Services and any other approval or no-objection certificate required under applicable law for the nature of construction proposed. The concerned Industrial Area Single Window Clearance Board shall facilitate and monitor the timely issuance of such approvals within the prescribed timelines.

h. The Developer Permit shall specify, with timelines, the infrastructure and utilities the Developer undertakes to provide. Failure to initiate envisaged development within two (2) years of issuance shall render both instruments liable to cancellation as specified in Section 8 of these Guidelines.

i. The Developer shall, upon receipt of both instruments, always ensure compliance with the conditions and obligations set out in the Developer Permit, these Guidelines, and the Kerala Logistics Policy 2025. The Developer shall not permit within the Park any activity involving Red category industries as notified by the Kerala State Pollution Control Board, shall implement rainwater harvesting, and maintain a Common Effluent Treatment system wherever prescribed.

j. The Developer shall ensure that the infrastructure within the Logistics Park or Mini Logistics Park conforms to standards appropriate for a logistics facility handling heavy goods vehicles, container trucks, trailers, and mechanized material handling equipment's. Internal roads, entry and exit points, turning areas, loading and unloading bays, and common circulation spaces shall be designed and constructed to permit the safe and efficient movement of the largest category of vehicle expected to operate within the Park. Road widths, pavement strength, turning radii, vertical clearances, and floor load-bearing capacities shall be determined with due regard to operational requirements and shall conform to applicable standards and guidelines issued by the relevant statutory and technical authorities.

SECTION 5 — IMPLEMENTATION AND MONITORING

a. The General Manager of the District Industries Centre of the concerned

district shall function as the Nodal Officer for each Logistics Park and Mini Logistics Park within the district. The General Manager shall maintain a register of all registered Logistics Parks and Mini Logistics Parks in the district and shall monitor and send a monthly progress report on the development work to the Director of Industries and Commerce. The Manager in charge of industrial land matters at the DIC shall attend to the needs of the Developer through the commencement of the Logistics Park project.

- b. The Developer shall submit a progress report on the development of the Logistics Park or Mini Logistics Park to the General Manager, District Industries Centre, by the 30th of April of each year, detailing the status of development works against the commitments made in Form 1. A Committee constituted under the Director of Industries and Commerce shall examine these reports and complete the annual review process by the 1st of June of each year.
- c. Officials of the Industries Department shall have the right to physically inspect and examine the Logistics Park or Mini Logistics Park at any time to verify that the development is proceeding in accordance with the terms of the Developer Permit and these Guidelines, and that the land is being developed and utilised for the purpose for which the Permit was granted. The Developer shall cooperate fully with any such inspection and shall furnish the relevant information or document required by the inspecting officials.
- d. In case the Developer requires additional time to complete development works beyond the period committed in Form 1, the Developer shall apply for extension of time to the Director of Industries and Commerce before the expiry of the committed timeline, clearly stating the reasons for delay. A Committee under the Director of Industries and Commerce shall examine the application and, if the reasons are found to be reasonable and genuine, shall grant an appropriate extension of time within fifteen (15) days of receipt of the application.
- e. Details of all registered Logistics Parks and Mini Logistics Parks, along with the Developer's profile and the development progress made, shall be published on the official website of the Directorate of Industries and Commerce, so that prospective operators and logistics service providers can be made aware of available facilities within developed Parks.

SECTION 6 - INCENTIVES AND AGREEMENTS

- a. The Kerala Logistics Policy 2025 provides an investment subsidy to

eligible Developers of Logistics Parks and Mini Logistics Parks to encourage private participation in the development of logistics infrastructure in the State. The subsidy shall be limited to ten percent (10%) of the Eligible Fixed Capital Investment made by the Developer, subject to an absolute ceiling of Rupees Ten Crore (₹10 Crore) in the case of a Logistics Park and Rupees Five Crore (₹5 Crore) in the case of a Mini Logistics Park.

- b. For the purpose of computing the investment subsidy, Eligible Fixed Capital Investment shall mean expenditure actually incurred and paid by the Developer on Core Components and Infrastructure Components as defined in Section 1 of these Guidelines. The following shall be excluded from such computation: cost of land and land development; technical, architectural, or consultancy fees; commissioning charges; goodwill and royalty; preliminary and pre-operative expenses; interest during construction; and working capital.
- c. In the case of a Logistics Park or Mini Logistics Park developed under Public Private Partnership mode, only the Eligible Fixed Capital Investment made by the private Developer entity shall be considered, and any contribution of the Government or Government agency shall be excluded.
- d. As Logistics has been designated as a Priority Sector under the Kerala Industrial Policy 2023, all incentives available under that Policy, in addition to the investment subsidy specified in clause 6(a), shall be extended to eligible Developers, as applicable. The processing and disbursement of such incentives shall be carried out in accordance with the provisions of the Sustainable Industry Incentive Scheme 2023 notified vide G.O.(Rt) No.1120/2023/ID dated 02.11.2023 and the General and Operating Guidelines issued thereunder.
- e. In the case of the Investment Subsidy under clause 6(a), the Recommending Authority shall be the authority specified under the Sustainable Industry Incentive Scheme 2023 and the General Guidelines issued thereunder. However, notwithstanding anything contained in the said Scheme or Guidelines regarding monetary limits or claim ceilings, the Sanctioning Authority for all investment subsidy claims under these Guidelines shall be the State Incentive Implementation Committee (IIC) constituted under the Sustainable Industry Incentive Scheme 2023. The procedure for submission of applications, scrutiny, verification, recommendation, sanction, and release of funds shall also be governed by the provisions of the Sustainable Industry Incentive Scheme 2023 and its General Guidelines, except to the extent expressly provided otherwise in these Guidelines.

- f. No subsidy shall be disbursed to any Developer under these Guidelines unless a Subsidy Agreement has been executed between the Developer and the competent Sanctioning Authority in the format prescribed in Form 5 attached as an Annexure to these Guidelines. The Subsidy Agreement shall govern the terms of disbursement, development obligations, milestone linkage, and recovery of subsidy specific to the Logistics Park or Mini Logistics Park and shall operate in addition to, and not in derogation of, the provisions of the Sustainable Industry Incentive Scheme 2023. No disbursement shall be made prior to execution of the said Agreement.
- g. Upon approval of a claim by the Sanctioning Authority, a Sanction Letter shall be issued to the Developer. The Developer shall execute the Subsidy Agreement within thirty (30) days from the date of receipt of the Sanction Letter. Failure to execute the Agreement within the said period shall render the sanction liable to cancellation without further notice, unless an extension is granted by the competent authority for reasons to be recorded in writing.
- h. A Developer who has been issued a Sanction Letter shall submit claims for subsidy disbursement supported by documentary evidence of expenditure, including bills, invoices, proof of payment, and verification certificates from competent authorities as applicable. All claims shall be subject to scrutiny, verification, and recommendation by the General Manager, District Industries Centre, and approval by the Competent Sanctioning Authority.
- i. The investment subsidy shall be disbursed in installments linked to the achievement of defined development milestones, and the Eligible Fixed Capital Investment actually incurred and verified at each stage. Since the total eligible investment is ascertainable only upon verification of expenditure incurred, disbursement shall not be based on fixed pre-determined percentages of the total sanctioned subsidy.
- j. Accordingly, subsidy shall be released progressively in proportion to the Eligible Fixed Capital Investment incurred and verified, subject to the overall ceiling specified in clause (a), and in accordance with the following milestone-based framework:-
 - i. Stage I - Upon completion of Infrastructure Components, including internal roads, power distribution systems, water supply systems, sewage and drainage networks, and effluent treatment facilities, the Developer may submit a claim. Disbursement shall be based on the Eligible Fixed Capital Investment incurred and verified for such components.
 - ii. Stage II - Upon completion of a substantial portion (50%) of the Core

Components as committed in Form 1 and verified through inspection, the Developer may submit a subsequent claim. Disbursement shall be based on the additional Eligible Fixed Capital Investment incurred and verified.

- iii. Stage III - Upon full completion of all Core Components, Infrastructure Components, and other requisite facilities as committed in Form-1, and obtaining all required approvals, the Developer may submit the final claim. The balance of eligible subsidy shall be released based on the total Eligible Fixed Capital Investment incurred and verified.

(k) A Developer who has been issued a Subsidy Sanction Letter under these Guidelines shall file the claims upon completion of the respective milestones. The final claim for subsidy, corresponding to the final installment, shall be filed within twelve (12) months of the date on which the Logistics Park or Mini Logistics Park is declared operational to the satisfaction of the Director of Industries and Commerce.

(l) Claims filed after the expiry of the prescribed period shall not be entertained, except where the delay is considered reasonable to the satisfaction of the Director of Industries and Commerce. In such cases, the Director may, upon application by the Developer supported by appropriate evidence, condone the delay and permit the claim to be filed within such extended period as deemed reasonable. However, under no circumstances shall any claim be entertained after five (5) years from the date of the Sanction Letter.

(m) Where the Developer proposes to develop the Logistics Park or Mini Logistics Park in phases, the following provisions shall apply:

- i. The Developer shall clearly delineate the phases of development in Form 1 at the time of application, specifying the Infrastructure Components and Core Components to be developed and the estimated Eligible Fixed Capital Investment to be incurred in each phase. This phasing plan shall be binding on the Developer. The milestone-based disbursement framework of Stage I, Stage II, and Stage III shall apply to each phase independently, and subsidy claims may be submitted phase-wise as and when the respective milestones are achieved, without waiting for completion of the entire project.
- ii. The overall subsidy ceiling of Rupees Ten Crore (₹10 Crore) for a Logistics Park and Rupees Five Crore (₹5 Crore) for a Mini Logistics Park shall apply to the cumulative disbursement across

all phases and shall not be applied independently to each phase. Director of Industries and Commerce shall verify the total subsidy disbursed across all phases against the total verified Eligible Fixed Capital Investment to ensure accuracy and adherence to the applicable ceiling.

(n) All claims shall be submitted to the General Manager, District Industries Centre, who shall scrutinize the claims, conduct or arrange physical verification, and forward the verified claim with recommendations to the competent Sanctioning Authority within a reasonable time.

(o) Upon sanction, disbursement of the eligible subsidy shall be made through the designated agency under the Sustainable Industry Incentive Scheme 2023, subject to compliance with all conditions specified in the Scheme Guidelines and the Subsidy Agreement.

(p) Disbursement of subsidy under these Guidelines shall also be subject to availability of Government funds, and the Government shall not be liable for delays due to budgetary constraints or non-availability of funds. The Developer shall not delay, defer, or suspend development of the Logistics Park or Mini Logistics Park, or cite delayed or non-receipt of subsidy as a ground for non-fulfillment of obligations or timelines committed in Form 1. The investment subsidy is only an incentive to encourage private participation in logistics infrastructure development and shall not be treated as project financing or a precondition for commencement or continuation of development works. Any delay in implementation due to non-receipt of subsidy shall not constitute valid grounds for extension of time under Section 5, and the Developer shall remain fully liable for all development obligations irrespective of subsidy disbursement status.

(q) Where any subsidy has been disbursed and the Developer fails to fulfill the corresponding development obligations, or where any claim is found to be false, inflated, or ineligible, the subsidy so disbursed shall be liable for recovery, in whole or in part, together with interest at the rate prescribed under the Sustainable Industry Incentive Scheme 2023. Recovery shall be effected in accordance with the provisions of the Scheme and applicable law.

SECTION 7 - OPERATIONALISATION

(a) After the Developer has completed the development of Core Components and Infrastructure Components to a level sufficient to enable logistics operations, operators may be inducted into the Logistics Park or Mini Logistics Park. The Developer may sub-lease the developed infrastructure, including built-up space and logistics facilities, to one or more

Operators for conducting logistics operations, subject to the conditions of the original lease or the Developer Permit, as applicable, and subject to sub-lease periods not exceeding the tenure of the original lease.

(b) The entire land area of the Logistics Park or Mini Logistics Park shall be allotted only to entities engaged in logistics and ancillary activities. Retail outlets, shopping complexes, vehicle showrooms, or any outlets servicing retail customers shall not be accommodated within the Park.

(c) The allotment of developed land or built-up space within the Logistics Park or Mini Logistics Park to Operators, and the commercial terms thereof, shall be determined at the discretion of the Developer. However, the commercial terms shall be declared upfront by the Developer at the time of issuance of the allotment letter to each Operator, and the Developer shall not vary these terms to the disadvantage of the Operator after allotment without the express written consent of the Operator concerned.

(d) The entire area of a Logistics Park or Mini Logistics Park may be operated by the Developer himself as the operator, or can be subleased to operators. In both cases, the Developer shall ensure that all development obligations under the Developer Permit are fulfilled and that all applicable regulatory norms are complied with.

(e) Before the Logistics Park or Mini Logistics Park is declared operational, the Developer shall obtain all requisite pre-operational approvals and clearances. These shall include Consent to Operate from the Kerala State Pollution Control Board; Final Fire NOC from the Fire and Rescue Services Department and such other licences, registrations, or no-objection certificates as may be required under applicable Central or State law for the commencement of logistics operations. The Developer shall submit copies of all such pre-operational approvals to the Director of Industries and Commerce and to the General Manager, District Industries Centre, before declaring the Park operational. The Director of Industries and Commerce shall cause a verification of the same before recording the Park as operational in the register maintained under these Guidelines. The concerned Industrial Area Single Window Clearance Board shall facilitate the issuance of the final approvals within their specified timelines and shall ensure that there is no delay.

(f) If any individual approvals are required for Operators to whom facilities or built-up space within the Logistics Park or Mini Logistics Park have been sub-leased, the Developer shall ensure that no Operator commences operations within the Park without first obtaining all such requisite

approvals. The Developer shall be jointly liable for any regulatory violation by an Operator that arises from the Developer's failure to verify and ensure compliance with this condition before inducting the Operator.

(g) Where any dispute arises between the Developer and an Operator regarding the terms of sub-lease, allotment conditions or maintenance of services, the aggrieved party may represent the matter to the General Manager, District Industries Centre, who shall examine the complaint and attempt to resolve it within thirty (30) working days. If unresolved, the matter shall be referred to the Director of Industries and Commerce.

(h) The Developer shall be responsible for the maintenance of all common infrastructure and utilities within the Logistics Park or Mini Logistics Park, including internal roads, power distribution network, water supply, drainage, and common effluent treatment facilities. The Developer may recover the cost of such maintenance from Operators by way of a maintenance charge, the quantum of which shall be declared upfront at the time of allotment and shall not be varied to the disadvantage of the Operator without prior notice of at least ninety (90) days.

(i) The Developer shall maintain a register of all Operators and allottees inducted into the Logistics Park or Mini Logistics Park, recording the name of the Operator, nature of logistics activity conducted, area allotted, date of commencement of sub-lease, and pre-operational approvals obtained. This register shall be made available for inspection by the General Manager, District Industries Centre or any authorised officer of the Industries Department at any time.

(j) The Developer shall ensure that the Logistics Park or Mini Logistics Park is planned and operated in a manner that promotes sustainable logistics practices. This shall include, wherever feasible, use of renewable energy sources, reduction of packaging waste, and adherence to applicable green building certifications. Incorporation of IoT sensors and smart devices to enable real-time monitoring of traffic flow, inventory levels, and energy consumption within the Park shall be promoted. The Developer shall also actively promote the adoption of components and initiatives envisaged under the National Logistics Policy, 2022 and the PM Gati Shakti National Master Plan of the Government of India, wherever applicable and feasible. This may include, inter alia, exploring integration of the Park's operational data with platforms such as the Unified Logistics Interface Platform (ULIP) and other relevant Government-led digital logistics initiatives, with a view to enhancing supply chain visibility and enabling data-driven decision-making for Operators within the Park. The Developer shall also include, in the

Annual Compliance Report submitted under these Guidelines, a brief statement outlining the steps taken during the year towards technology adoption, sustainability practices, and alignment with Central Government logistics initiatives.

SECTION 8 - RENEWAL, TRANSFER, SURRENDER AND REVOCATION

8.1 Renewal of Certificate of Registration

- (a) The Certificate of Registration, valid for an initial period of five (5) years, shall be renewable on application by the Developer. The Logistics Park Developer Permit, being a one-time development authorisation, shall not be subject to renewal. Application for renewal of the Certificate of Registration shall be submitted to the General Manager, District Industries Centre of the concerned district in Form 6 attached as an Annexure to these Guidelines, not less than sixty (60) days before the date of expiry.
- (b) The General Manager shall verify the development status, compliance with the terms of the Developer Permit, and the Annual Compliance Reports submitted by the Developer, and shall forward a recommendation to the Director of Industries and Commerce within thirty (30) days of receipt of the renewal application.
- (c) The Director of Industries and Commerce shall cause the renewal to be effected for a further period of five (5) years, subject to the Developer having met material obligations under the Permit and these Guidelines. Renewal shall be communicated in writing to the Developer, and the renewed Certificate of Registration shall be issued accordingly.

8.2 Transfer of Ownership or Control

- (a) The transfer of ownership or control of a Logistics Park or Mini Logistics Park, or of the land on which it is established, shall be governed by the provisions depending on whether the Developer has availed subsidy or incentive under the Kerala Logistics Policy 2025, or the Kerala Industrial Policy 2023.
- (b) Where the Developer has established a Logistics Park or Mini Logistics Park entirely on own resources without availing any subsidy or incentive from the Government, the Developer shall be free to transfer ownership of the land and the developed infrastructure to another party without prior permission of the Government.

(c) However, the Developer shall, not less than thirty (30) days before effecting such transfer, intimate the General Manager, District Industries Centre in writing, furnishing the name and details of the proposed transferee in Form 7 attached as an Annexure to these Guidelines.

(d) On receipt of such intimation, the General Manager shall update the register of Logistics Parks maintained at the DIC, record the change of ownership, and forward the matter to Director for issuance a fresh Certificate of Registration in the name of the transferee in Form 3 attached as an Annexure to these Guidelines, subject to the transferee furnishing an undertaking that it accepts and shall fulfill all development and operational obligations outstanding under the original Developer Permit.

(e) If the development period has not been completed, then the Logistics Park Developer Permit shall also be transferred to the transferee upon issuance of the fresh Certificate of Registration, and the transferee shall step into all the rights and obligations of the original Developer under these Guidelines.

(f) Where the Developer has availed any subsidy or incentive under the Kerala Logistics Policy 2025, the Kerala Industrial Policy 2023, or these Guidelines, the following conditions shall govern any transfer: -

- i. The transfer may be effected only in cases where the said property is not recorded as Government land in the Revenue records.
- ii. The developer shall not transfer ownership of the land or the Logistics Park or Mini Logistics Park to any other party until the Park has been developed with all requisite infrastructure facilities and Core components as committed in Form 1, to the satisfaction of the Director of Industries and Commerce.
- iii. After commercial operations have commenced, any proposed transfer of ownership shall require prior written permission of the Director of Industries and Commerce. The Developer shall apply for such permission in Form 7 attached as an Annexure to these Guidelines, setting out the details of the proposed transferee, the subsidy amounts received, the development obligations fulfilled and outstanding, and the proposed terms of transfer. The Director of Industries and Commerce shall also verify the purpose and genuineness of the proposed transferee.
- iv. The General Manager, District Industries Centre concerned shall examine the application and shall place it before DILAC within

fifteen (15) working days of receipt. The Committee shall assess whether the proposed transferee has the financial and technical capability to discharge the outstanding obligations, if any, and whether the transfer is in the interest of the operators and allottees already inducted into the Park. Where the Developer has any outstanding financial liabilities secured against the land or assets of the Logistics Park or Mini Logistics Park, the transferee shall undertake to assume the liabilities arising from the transfer, with the consent of the concerned bank or financial institution through a formal agreement.

- v. If the transfer is found to be acceptable, the Director of Industries and Commerce shall recommend the execution of a tripartite agreement between the Government, the existing Developer, and the proposed transferee, in the format prescribed in Form 8 attached as an Annexure to these Guidelines. The tripartite agreement shall record all subsidy amounts received by the Developer, confirm that the transferee unconditionally undertakes all obligations under the original subsidy sanction letter and the Subsidy Agreement.
- vi. The fresh Certificate of Registration and the transferred Developer Permit shall be issued in favour of the transferee only after the tripartite agreement has been duly executed and registered.
- vii. If, at the time of transfer, any development obligation remains outstanding or any subsidy amount has been disbursed in excess of what was actually earned based on completed investment, the excess amount shall be recovered from the existing Developer before the transfer is given effect, or the tripartite agreement shall provide for recovery from the transferee, as agreed between the parties.

(g) The following cases shall be deemed as transfer:

- i. In the case of change from Proprietorship to Partnership firm resulting in change in the share of the original Developer falling below 51%
- ii. To a person other than the legal heirs of the deceased Developer, in the case of sole proprietorship.
- iii. In the case of Partnership Firms and LLP, if the shares of the original partner / Partners fall below 51%
- iv. In the case of Company – the majority share (51% or above) gets transferred through exit of the shareholders or by induction of new

shareholders, the shareholding of the original shareholders is diluted to below 51%.

8.3 Lease of Developed Infrastructure to Operators

(a) Notwithstanding anything contained in paragraphs 8.1 and 8.2 above, the Developer shall, at all times, retain full freedom to lease or sub-lease the developed buildings, facilities, and infrastructure within the Logistics Park or Mini Logistics Park to Operators for the conduct of logistics operations, subject to the condition that no sub-lease period shall exceed the tenure of the original lease and that the terms of allotment are declared upfront in accordance with Section 7 of these Guidelines. Such leasing or sub-leasing of developed infrastructure to Operators shall not be treated as a transfer of ownership for the purposes of this Section and shall not require any prior permission of the Government.

8.4 Change in Constitution of the Developer Entity

(a) Where the Developer proposes to change the constitution of its entity, including by way of merger, demerger, amalgamation, change in partnership, or any other structural change, the Developer shall intimate the General Manager, District Industries Centre of the concerned district before effecting such change. Where subsidy has been availed, the reconstituted entity shall execute a fresh undertaking confirming its acceptance of all obligations under the original Subsidy Agreement.

(b) Where subsidy or incentive has been availed and the proposed change in constitution involves a change in majority ownership or effective control of the Developer entity, prior approval of the Director of Industries and Commerce shall be obtained by filing an application in Form 7 as attached as an Annexure to these Guidelines, before the change is effected, in addition to the undertaking referred to above.

8.5 Surrender

- a. A Developer who wishes to surrender the Certificate of Registration before the expiry of their validity period shall apply to the Director of Industries and Commerce in writing, stating the reasons for surrender.
- b. The Director of Industries and Commerce shall, before accepting the surrender, assess the extent of development completed, the interests of Operators and allottees already inducted into the Park, and the subsidy or incentive amounts received and liable to recovery.

- c. Where subsidy has been availed, the Developer shall refund all subsidy amounts disbursed, together with interest at the rate prescribed in the Subsidy Agreement, to the extent that the development obligations corresponding to such disbursements have not been fulfilled. The terms of surrender, including the amount to be refunded and the timeline for refund, shall be finalised by the Director of Industries and Commerce and communicated to the Developer in writing before the surrender is accepted and given formal effect.
- d. Upon acceptance of the surrender, the Director of Industries and Commerce shall cancel the Certificate of Registration and the Developer Permit, if still valid, and the General Manager, District Industries Centre shall record such cancellation in the relevant register maintained for the purpose.

8.6 Cancellation and Revocation

- a. The Developer Permit shall be liable to cancellation by the Government if: (i) no substantial development has taken place within two (2) years of the date of issue of the Permit; (ii) the Developer has persistently defaulted in complying with any direction issued by the Government under the Permit or these Guidelines; (iii) the Developer has violated the terms and conditions of the Permit; or (iv) the financial position of the Developer is such that he is unable to discharge the obligations imposed by the Permit and circumstances exist which render cancellation necessary in public interest.
- b. Before cancellation, a show-cause notice shall be issued to the Developer affording a reasonable opportunity to be heard. Upon cancellation, subsidy amounts disbursed shall be recovered along with applicable interest as provided in the Subsidy Agreement.
- c. In the event of surrender, revocation, or cancellation of the Logistics Park Developer Permit, the Government may, in public interest and to the extent considered necessary, issue directions to the Developer for ensuring continuity of essential services to Operators and allottees lawfully inducted into the Park for a transition period not exceeding six (6) months from the date of such surrender, revocation, or cancellation. Provided that nothing contained in these Guidelines shall be construed as creating any contractual, statutory, or financial obligation on the part of the Government towards any Operator and allottee. Under no circumstances shall the Government be liable for any loss, damage, compensation, or any other financial obligation arising out of or

connected with the surrender or cancellation or default of the Developer, and all such liabilities shall continue to vest solely with the Developer in accordance with the applicable agreements and laws.

8.7 Special Provisions for Land Owned by the Government

Notwithstanding anything contained in Sections 8.2, 8.5, and 8.6 of these Guidelines, where a Logistics Park or Mini Logistics Park is established on land governed by land development agencies under Industries Department, the transfer, surrender, revocation, and all other matters relating to such land shall continue to be governed by the provisions of G.O.(Rt) No. 732/2017/ID dated 24.05.2017 and any subsequent orders issued there under. The Land Allotment Committee, as constituted in the aforesaid G.O., will have the power to consider the applications related to transfer, surrender, revocations and all other matters in such Logistics Park. The Director of Industries and Commerce shall coordinate the implementation of these Guidelines with the DILAC framework of land to avoid any conflict or duplication of approvals and shall ensure that all records, Registers, and related documentation required under these Guidelines are duly Maintained and updated, notwithstanding any difference in procedure under the DILAC framework. Nothing in these Guidelines shall affect the terms and conditions of the original allotment of such land.

SECTION 9 — COMPLIANCE, VIOLATIONS AND ENFORCEMENT

(a) Every Developer registered under these Guidelines shall, at all times, comply with the provisions of the Kerala Logistics Policy 2025, the Developer Permit, the Subsidy Agreement, and all applicable laws including those relating to building construction, environmental management, labour, and fire safety. The Developer shall ensure that all Operators and allottees within the Park similarly comply with applicable regulations. The Developer shall be responsible for overall regulatory compliance within the Logistics Park or Mini Logistics Park and shall not permit any activity within the Park that is in violation of applicable law or the conditions of the Developer Permit.

(b) Default by the Developer in providing agreed infrastructure and utilities within the committed timelines shall render the Developer liable to action by the Director of Industries and Commerce under the terms of the Developer Permit. Default in undertaking maintenance of utilities and services for the benefit of Operators and allottees shall similarly render the Developer liable to action. The Director of Industries and Commerce may, on receipt of a

complaint or based on inspection reports, initiate action against the Developer as applicable.

(c) The Director of Industries and Commerce may, at any stage of development, commission a third-party technical audit of the infrastructure developed by the Developer, for the purpose of verifying the quality, extent, and cost of development claimed. The cost of such audit shall be borne by the Developer. The findings of the audit shall be considered while processing any subsidy claim made by the Developer.

(d) In the event of cancellation or revocation of the Developer Permit on account of violation of the terms thereof or of these Guidelines, or in the event of premature surrender without fulfillment of development obligations, the subsidy and incentive amounts disbursed to the Developer shall be liable for recovery, in whole or in part, together with interest at the rate prescribed under the Sustainable Industry Incentive Scheme 2023.

(e) Any dispute arising between the Developer and the Government in connection with these Guidelines or the Developer Permit shall be referred in the first instance to the Director of Industries and Commerce for resolution. If the dispute remains unresolved, it shall be referred to the Secretary, Industries Department, whose decision shall be final and binding on the parties, subject to the right of either party to approach competent courts or tribunals of law.

SECTION 10: GOVERNMENT'S SPECIAL POWERS TO GRANT EXEMPTIONS

Notwithstanding anything contained in these Guidelines, the Government of Kerala shall have the power to grant such exemptions, relaxations, or modifications to the conditions prescribed herein as it may deem necessary in special circumstances, in the interest of promoting logistics infrastructure development in the State or for any other reason of public interest.

The power to grant exemptions under this Clause shall vest exclusively with the Government of Kerala. Any exemption, relaxation, or modification granted under this Clause shall be made by an order of the Government, clearly setting out the specific condition in respect of which such exemption, relaxation, or modification is granted, the special circumstances warranting the same. No exemption, relaxation, or modification shall be granted in a manner that defeats the fundamental objectives of the Kerala Logistics Policy 2025 or confers an undue or unfair advantage on any particular Developer over others similarly situated. The Government may impose such terms and conditions on any exemption, relaxation, or modification as it deems

appropriate to safeguard the interests of the State and ensure the achievement of the objectives of the Policy.

FORM 1

**Application for Registration and Development of a Logistics Park or Mini
Logistics Park in the State, as per Kerala Logistics Policy 2025**

(as per provisions of G.O.(Ms)No.74/2025/ID dated 08.10.2025 and Guidelines issued
vide G.O.(Ms)No.--/---/ID dated --.---. --)

A	DETAILS OF THE APPLICANT	
1.	Name and address of applicant (Full address with Contact No & Email ID)	
2.	Name and address of applicant entity (with details of Board resolution Authorizing the applicant to apply)	
3.	Nature of Legal Entity (Proprietorship / Partnership Firm / Company / LLP / Cooperative Society)	
4.	Details of Registration of Applicant Entity (Registration Number and Registering Authority)	
5.	Permanent Account Number (PAN)	
6.	Goods & Service Tax (GST) Registration Number	
7.	Address for Correspondence (if different)	
B	MODE OF DEVELOPMENT	
1	Mode of Development (Private Development / PPP / JV)	
2	In case of PPP / JV — Name of Government entity as partner and nature of JV arrangement	
3	In case of PPP / JV — Details of Lease agreement or Government Order reference under which land is being	

	provided	
C	DETAILS OF THE PROPOSED PARK	
1.	Category of Park applied for (Logistics Park / Mini Logistics Park)	
2.	Name of the Proposed Park	
3.	District	
4.	Taluk	
5.	Village	
6.	Name of Panchayat / Municipality / Corporation	
7.	Total Extent of Land (in Acres)	
8.	Survey / Re-survey Numbers	
9.	i) Whether the land is in the ownership and possession of the applicant entity ii) if leasehold, its tenure	
10.	Whether the land applied for falls within the purview of the ESA, CRZ and Kerala Conservation of Paddy land and Wet land Act -2008	
11.	Whether any other legal restriction exists on the land use — (Yes / No). If yes, give details.	
12.	Road connectivity to the site (type and width of road)	
13.	Nearest National Highway / State Highway and distance (in km)	
14.	Nearest Railway Station and distance (in km)	
15.	Nearest Port / Inland Waterway Terminal and distance (in km)	

16.	Nearest Airport and distance (in km)	
17.	Availability of Power (source and distance to nearest substation)	
18.	Availability of Water (source)	

C DETAILS OF PROPOSED DEVELOPMENT					
	Nature of Development Activity	Component (Core, Non-Core & Infrastructure as defined in Clause 1.3)	Proposed Area / Capacity	Development to be started by	Development to be completed by
1					
2					
3					

Note: Add rows as necessary. 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 phase wise. Development is permitted phase-wise and should be described as such in this format. Only items listed above shall be advertised by the Developer. Failure in achieving the above-mentioned development may make the Developer liable to action under Clause Section 7 of the Guidelines.

CHECKLIST OF DOCUMENTS TO BE SUBMITTED WITH THIS APPLICATION

The following documents shall be submitted along with this application, duly self-attested. Please tick the documents enclosed:

Sl. No.	Document	Enclosed (Yes / No / NA)
1	Proprietorship - Aadhaar Card and PAN Card of Proprietor; any Government-issued registration certificate	
	Partnership Firm - Registration Certificate; Partnership Deed; List of Partners with Aadhaar and PAN of Managing Partner; GST Registration (if any); PAN of the Firm	

	Company / LLP - Certificate of Incorporation; Memorandum and Articles of Association / LLP Agreement; List of Directors / Designated Partners; Aadhaar and PAN of Managing Director / Designated Partner; GST Registration; PAN of the Entity; Board Resolution authorising the applicant to apply	
	Cooperative Society - Registration Certificate; Bye-laws; List of Members / Share Holders; Resolution; Aadhaar and PAN of Authorised Signatory; GST Registration; PAN of the Society	
	Other Entities - Documents similar to the above, as applicable	
2	Title Deed of the proposed plot	
3	Possession Certificate issued by Revenue Authorities	
4	Encumbrance Certificate for the preceding 30 years	
5	Certificate / Letter from Village Officer reporting land use pattern and suitability for logistics infrastructure	
6	Lease Deed (if land is on lease), with evidence of minimum 30-year tenure	
7	Location map showing clear route to the proposed site	
8	Sketch showing the extent and boundaries of the proposed site	
9	Detailed Project Report (including profile of promoters, source of funds, project cost, physical and financial output projections)	
10	Latest audited balance sheet and profit and loss account of the Applicant Entity (preceding three years)	
11	Net Worth Certificate from Chartered Accountant	
12	Bank sanction letter (if loan is proposed)	
13	Any additional declaration or affidavit as required by the Government from time to time	
14	Proof of payment of prescribed processing fee as per Form 3	

Affirmation

I am authorized by the Applicant Entity to apply for a Logistic Park Development Permit/ Mini – Logistics Park Development Permit. I have read and understood the terms and conditions of the Kerala Logistics Policy 2025 and the guidelines issued therein and undertake to abide by these terms. I apply hereby for a Logistic Park Development Permit/Mini - Logistic Park Development Permit. All the statements made above are true to the best of my knowledge and belief.

Authorized Signatory

FORM 2**Feasibility Report of the District Industrial Site Selection Committee
(DISSC)**

On the Proposal for Development of a Logistics Park / Mini Logistics Park

Name of the Applicant	
District	
Taluk	
Date of Inspection	

Sl. No.	Particulars	Findings of the Committee
1	Name and Nature of the Applicant Entity (Company / LLP / Partnership Firm / Cooperative Society / Proprietorship)	
2	Total extent of land in Acres and Survey /Re-survey Numbers	
3	Whether the land is owned or on lease. If on lease, tenure of lease.	
4	Name of Village	
5	Name of Taluk	
6	Name of Panchayat / Municipality / Corporation	

- 7 Category of Park proposed (Logistics Park — minimum 10 acres /Mini Logistics Park — minimum 5 acres)
- 8 Whether the land meets the minimum area requirement for the category applied (Yes / No)
- 9 Whether the land falls within Ecologically Sensitive Area / CRZ / Paddy Land / Wetland (Kerala Conservation of Paddy Land and Wetland Act, 2008) — (Yes / No)
- 10 Whether there is sufficient road connectivity to the proposed site. Specify type and width of road.
- 11 Distance to nearest National Highway /State Highway (in km)
- 12 Distance to nearest Railway Station (in km)
- 13 Distance to nearest Port / Inland Waterway Terminal (in km)
- 14 Distance to nearest Airport (in km)
- 15 Whether there is sufficient source of water for the proposed development (Yes / No)
- 16 Whether there is accessibility and possibility for power supply / upgradation (Yes / No)
- 17 Potential environmental category (Orange /Green / White) of logistics

	activities likely to be conducted in the proposed Park	
18	Remarks regarding suitability of the proposed site for logistics infrastructure development	
19	Remarks regarding financial and technical capability of the applicant to implement the proposed development within committed timelines	
20	Overall assessment of feasibility and viability of the project with respect to investment and employment generation	

* The overall sketch and photograph of the proposed site are attached herewith.

Certification

It is hereby certified that the above land does not fall under ESA, CRZ, or the purview of the Kerala Conservation of Paddy Land and Wetland Act, 2008, and that the land is feasible for development as a Logistics Park / Mini Logistics Park, subject to conditions stipulated in the relevant Government Orders.

This Feasibility Report is prepared and signed by the Chairman of the District Industrial Site Selection Committee (DISSC) constituted as per G.O. (Rt) No. 732/2017/ID dated 24.05.2017, after physical inspection of the proposed site on _____ (date of inspection).

Chairman, DISSC

(Name and Designation)

Date: _____

FORM 3

Certificate of Registration of a Logistics Park / Mini Logistics Park

Under the Kerala Logistics Policy 2025 and the Detailed Implementation Guidelines thereunder

Registration No.: KLP-IND/XXXX/YYYY/REGN

This is to certify that the Logistics Park / Mini Logistics Park described below has been duly registered under the Kerala Logistics Policy 2025 and the Detailed Implementation Guidelines for Logistics Parks and Mini Logistics Parks thereunder, and that the Logistics Park Developer Permit bearing (Permit Number) has been issued in respect of the same.

Sl. No.	Particulars	Details
1	Name of the Logistics Park / Mini Logistics Park	
2	Category (Logistics Park / Mini Logistics Park)	
3	Name and Registered Address of the Developer	
4	Extent of Land (in Acres)	
5	Survey / Re-survey Numbers	
6	Village	
7	Taluk	
8	District	
9	Date of Issue of this Certificate	
10	Number and Date of Logistics Park Developer Permit	

11	Validity of this Certificate	Five (5) years from the date of issue, i.e., up to _____
----	------------------------------	---

Issued in pursuant to the approval of the State Level Committee.

Possession of this Certificate is mandatory for availing any subsidy or incentive under the Kerala Logistics Policy 2025.

Place: _____

Date: _____

Director of Industries and Commerce

Government of Kerala, Thiruvananthapuram

(Seal)

FORM 4

Logistics Park Developer Permit

Under the Kerala Logistics Policy 2025 and the Detailed Implementation Guidelines
thereunder

Permit No. KLP-IND/XXXX/YYYY/PRMT
Dated:

WHEREAS M/s. _____ (hereinafter referred to as "the Developer"), having its registered office at _____, has applied for a Logistics Park / Mini Logistics Park Developer Permit under the Kerala Logistics Policy 2025 notified vide G.O.(Ms)No.74/2025/ID dated 08.10.2025 and the Detailed Implementation Guidelines thereunder, to develop the land hereinbelow described;
AND WHEREAS the Committee of Secretaries has recommended the case after due scrutiny;

NOW THEREFORE Government is pleased to grant Logistics Park/ Mini-Logistics 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.

Details of the Permitted Development:

Sl. No.	Particulars	Details
1	Name of the Logistics Park / Mini Logistics Park	
2	Category (Logistics Park / Mini Logistics Park)	
3	Name and Address of the Developer	

4	Extent of Land (in Acres)	
5	Survey / Re-survey Numbers	
6	Village, Taluk and District	
7	Built-up Area proposed (in Sq. Metres)	

Development to be carried out with timelines:

Nature of Development Activity	Development shall be started by	Development shall be completed by

This Permit shall confer on the Developer the Development Permit for construction of the Logistics Park / Mini Logistics Park under the Kerala Municipality Building Rules 2019 / Kerala Panchayat Building Rules 2019, as applicable.

The developer shall begin the construction activities in proposed plot only upon the issuance of the notification by the Government classifying the said area as an Industrial Area of the State.

This Permit shall be valid initially for a period of five (5) years from the date of issue.

Place: _____

Date: _____

Director

Directorate of Industries & Commerce

FORM 5

SUBSIDY AGREEMENT

*Under the Kerala Logistics Policy 2025 and the Detailed Implementation Guidelines
for the Establishment and Regulation of Logistics Parks and Mini Logistics Parks*

(To be executed on stamp paper of such value as prescribed by the Government from time to time)

THIS AGREEMENT is executed at _____ on this the _____ day of
_____ Two Thousand _____

BETWEEN

M/s. _____ (hereinafter enter the Full name and registered
address of the Developer entity), a [Proprietorship / Partnership Firm / Company / Limited
Liability Partnership / Cooperative Society] registered under [relevant Act] bearing Registration
No. _____, represented by its _____ Sri / Smt.
_____ aged _____ years, son / daughter
/ wife of _____, residing at
_____, being the authorised signatory duly
authorised by Board Resolution / Authority Letter No. _____ dated _____ to
represent and execute this Agreement on behalf of the Developer;
hereinafter referred to as the "FIRST PARTY"

AND

Sri / Smt. _____ aged _____ years,
_____ (Designation and Department),
representing the Department of Industries and Commerce, Government of Kerala, having its
office at _____;
hereinafter referred to as the "SECOND PARTY"

The First Party and the Second Party are hereinafter collectively referred to as "the Parties."

RECITALS

A. The Kerala Logistics Policy 2025 was notified by the Government of Kerala vide G.O.(Ms) No. 74/2025/ID dated 08.10.2025, providing for investment subsidy and other incentives for eligible Developers of Logistics Parks and Mini Logistics Parks in the State of Kerala.

B. The Detailed Implementation Guidelines for the Establishment and Regulation of Logistics Parks and Mini Logistics Parks under the Kerala Logistics Policy 2025 (hereinafter "the Guidelines") were issued by the Government of Kerala vide G.O.(Ms) No. _____ / _____ / ID

dated _____, prescribing the procedure for registration, development, monitoring, incentive disbursement, and enforcement in respect of Logistics Parks and Mini Logistics Parks.

C. The First Party has been granted a Certificate of Registration bearing No. _____ dated _____ and a Developer Permit bearing G.O.(Rt) No. _____ dated _____, for the development of a [Logistics Park / Mini Logistics Park] known as _____ at _____, District _____ under the Kerala Logistics Policy 2025 and the Guidelines.

D. The First Party has applied for investment subsidy under the Kerala Logistics Policy 2025 in respect of the said [Logistics Park / Mini Logistics Park], and the competent Sanctioning Authority has, upon examination of the application, found the First Party eligible for investment subsidy as per the details set out in Part I of this Agreement and has issued Sanction Letter No. dated

E. The Parties now wish to set out the terms and conditions governing the disbursement, utilisation, and, where applicable, recovery of the said investment subsidy, as well as the obligations of the First Party in connection therewith.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

PART I — DETAILS OF SUBSIDY SANCTIONED

Name of the Scheme	Investment Subsidy under Kerala Logistics Policy 2025
Period of Current Claim	
Total Eligible Fixed Capital Investment verified for current claim (Rs.)	
Rate of Subsidy	10% of Eligible Fixed Capital Investment
Amount of Subsidy for current claim (Rs.)	
Total claims entertained so far (including current claim) (Rs.)	
Subsidy Sanction Letter No. and Date	
Cumulative ceiling applicable	Rs. 10 Crore (Logistics Park) / Rs. 5 Crore (Mini Logistics Park)
Balance ceiling available after this disbursement (Rs.)	
Development Stage for which this claim is	Stage I / Stage II / Stage III

made

PART II — TERMS AND CONDITIONS

Clause 1 - The investment subsidy sanctioned under this Agreement is an incentive extended by the Government of Kerala to encourage private participation in the development of logistics infrastructure in the State. The subsidy is not a grant, loan, or advance, and shall not be treated by the First Party as a source of project financing or as a condition precedent to the commencement or continuation of development works. The First Party acknowledges that the subsidy is disbursed in recognition of actual verified investment made and shall be liable to recover as specified in this Agreement in the event of non-fulfilment of obligations.

Clause 2 - The investment subsidy shall be disbursed in stages linked to the achievement of defined development milestones as detailed in the guidelines.

Clause 3: The Developer shall not transfer ownership of the land or the Logistics Park or Mini Logistics Park to any other party until the Park has been developed with all requisite infrastructure facilities as committed in Form 1, ~~and commercial operations of the Park have commenced~~ to the satisfaction of the Director of Industries and Commerce.

Clause 4: The First Party shall furnish Annual Progress Reports during the development phase and Annual Compliance Reports during the operational phase to the General Manager, District Industries Centre, by the 30th of April of each year. The First Party shall also furnish, upon demand, audited balance sheets, valid licences, electricity bills, and performance particulars as proof of operational status.

Clause 5: The First Party agrees to refund the incentive assistance received from the Govt with interest at the rate of 14% per annum from the date of receipt of the same, on issue of registered demand notice to the unit/company/company by the General Manager, District Industries Centre, in case if it is subsequently found that the First Party had resorted to / indulged mis-representation, forgery, etc., in availing the incentive assistance or violated any of the sanctions conditions and in case of default in repayments of all such amounts due to the Second Party under this provision shall be recoverable as if they are arrears of land revenue under the provisions of the Kerala Revenue Recovery Act, 1968 or in such other manner as Government may deem fit.

Clause 6: The First Party agrees to permit inspection of any asset, property, record, or book of accounts by any officer authorised by the Director of Industries and Commerce or the General Manager, District Industries Centre, at all reasonable times, including through third-party audit where required. The cost of any third-party audit shall be borne by the First Party.

Clause 7: The First Party declares that no subsidy, grant, or capital support has been or shall be claimed from the Government of India or any Central agency for the same components of Eligible Fixed Capital Investment covered under this Agreement. A declaration to this effect shall be submitted along with each claim.

Clause 8: Where the Logistics Park / Mini Logistics Park is being developed in phases as approved in Form 1, the milestone-based disbursement framework shall apply to each phase independently. The overall subsidy ceiling shall apply to the cumulative disbursement across all phases and shall not be applied independently to each phase.

Clause 9: The First Party acknowledges the right of the Government of Kerala to modify, amend, or withdraw the Kerala Logistics Policy 2025 or the Sustainable Industry Incentive Scheme 2023, at any point of time. Subsidy instalments already disbursed and not liable to recovery under this Agreement shall not be affected by such modification or withdrawal.

Clause 10: The First Party hereby agrees and undertakes to comply with all development obligations and compliance conditions stated above, and as per the Kerala Logistics Policy 2025 and the Detailed Implementation Guidelines thereunder

Clause 11: The Courts at Thiruvananthapuram shall have exclusive jurisdiction in relation to disputes arising out of this Agreement, subject to prior exhaustion of the dispute resolution procedure under Section 9 of the Guidelines.

IN WITNESS WHEREOF the Parties have hereunto set their hands on the day, month, and year first above written.

FIRST PARTY (Developer / Authorised Signatory) Signature: _____ Name: _____ Designation: _____ Date: _____ Seal of the Entity: _____	SECOND PARTY (Sanctioning Authority) Signature: _____ Name: _____ Designation: _____ Department: _____ Date: _____ Office Seal: _____
In the presence of Witnesses: 1. Name: _____ Signature: _____ Address: _____ 2. Name: _____ Signature: _____ Address: _____	

FORM 6

Application for Renewal of Certificate of Registration

Under the Kerala Logistics Policy 2025 and the Detailed Implementation Guidelines
thereunder

PART A — IDENTIFICATION DETAILS

Sl. No.	Particulars	Details
1	Name of the Logistics Park / Mini Logistics Park	
2	Category (Logistics Park / Mini Logistics Park)	
3	Name and Address of the Developer	
4	Certificate of Registration Number and Date	
5	Number and Date of Developer Permit	
6	Date of Expiry of Certificate of Registration	
7	Date of Submission of this Renewal Application	

PART B — STATUS OF DEVELOPMENT AGAINST COMMITMENTS IN FORM 1

Nature of Development Activity	Target Completion Date	Actual Status as on Date of	Percentage
--------------------------------	------------------------	-----------------------------	------------

Committed	(as per Form 1)	Application	Completion

PART C — COMPLIANCE STATUS

Sl. No.	Particulars	Status / Details
1	Whether Annual Progress Reports for all years have been submitted to the General Manager, DIC — (Yes / No). If No, give reasons.	
2	Number of Operators / allottees currently inducted into the Park and types of logistics activities conducted.	
3	Total subsidy received to date (Rs.) and development obligations fulfilled corresponding to such disbursement.	
4	Whether any transfer of ownership or change in constitution of the Developer entity has occurred since original registration — (Yes / No). If Yes, give details and reference to permission obtained.	

PART D — PROPOSED PLAN FOR THE NEXT FIVE YEARS

The Developer shall provide a brief description of the development and operational plan for the Logistics Park / Mini Logistics Park for the next five years, including any

expansion, addition of new components, or enhancement of capacities proposed.
(Use additional sheets if required.)

AFFIRMATION

I / We, the undersigned, declare that the information furnished above is true and correct to the best of my / our knowledge and belief, that all development obligations and compliance conditions applicable during the preceding validity period have been as stated above, and that the Developer undertakes to continue to comply with all terms and conditions of the Kerala Logistics Policy 2025 and the Detailed Implementation Guidelines thereunder during the renewed period.

Place: _____

Date: _____

Authorised Signatory

(Name, Designation and Seal of Entity)

FORM 7**Application for Transfer of Ownership of a Logistics Park / Mini Logistics Park
or Change in Constitution of the Developer Entity**

Under the Kerala Logistics Policy 2025 and the Detailed Implementation Guidelines thereunder

PART A — DETAILS OF THE EXISTING DEVELOPER

Sl. No.	Particulars	Details
1	Name of the Logistics Park / Mini Logistics Park	
2	Category (Logistics Park / Mini Logistics Park)	
3	Name and Address of the Existing Developer	
4	Certificate of Registration Number and Date	
5	G.O. (Rt) Number and Date of Logistics Park Developer Permit	
6	Nature of Transaction proposed (Transfer of Ownership / Change in Constitution — specify)	
7	Whether subsidy / incentive has been availed — (Yes / No)	
8	If Yes — Total subsidy sanctioned (Rs.) and total subsidy disbursed to date (Rs.)	
9	Development obligations fulfilled as on date of this application	
10	Development obligations outstanding	

	as on date of this application	
11	Whether commercial operations of the Park have commenced — (Yes / No)	
12	Details of Operators / allottees currently inducted into the Park	

PART B — DETAILS OF THE PROPOSED TRANSFEREE / RECONSTITUTED ENTITY

Sl. No.	Particulars	Details
13	Name of the Proposed Transferee / Reconstituted Entity	
14	Nature of Legal Entity	
15	Registration Number and Registering Authority	
16	Registered Address	
17	PAN and GST Registration Number	
18	Net Worth of Proposed Transferee as per latest audited balance sheet (Rs.)	
19	Average Annual Turnover for preceding three financial years (Rs.)	
20	Experience in logistics infrastructure or similar development	
21	Proposed effective date of transfer / change in constitution	
22	Proposed terms of transfer (brief	

details)

PART C — DECLARATION BY THE PROPOSED TRANSFEREE / RECONSTITUTED ENTITY

I / We, M/s. _____, the proposed transferee / reconstituted entity, hereby declare and undertake that:

1. We have read and understood the terms and conditions of the Kerala Logistics Policy 2025, the Detailed Implementation Guidelines thereunder, the Developer Permit bearing No. _____ dated _____, and the Subsidy Agreement dated _____ (if applicable).
2. We unconditionally accept and undertake to fulfil all development obligations, compliance conditions, and financial obligations outstanding under the said Developer Permit, Subsidy Agreement, and these Guidelines.
3. We understand that where subsidy has been availed, a tripartite agreement in Form 8 shall be executed as a condition precedent to the transfer being given effect, and we agree to execute the same.
4. We undertake not to further transfer the ownership of the land or the Park to any other party for a minimum period of five (5) years from the date of the transfer, except with prior written permission of the Director of Industries and Commerce.
5. All statements made in this application are true to the best of our knowledge and belief.

Authorised Signatory of Proposed Transferee

Countersigned by Existing Developer

(Name, Designation and Seal)

(Name, Designation and Seal)

Place: _____

Place: _____

Date: _____

Date: _____

FORM 8

Tripartite Agreement

Among the Government, the Existing Developer, and the Proposed Transferee (Applicable where Subsidy or Incentive has been availed) Under the Kerala Logistics Policy 2025 and the Detailed Implementation Guidelines thereunder

This Agreement is executed at on this _____ day of _____ 20____

AMONG:

First Party (Government): The Government of Kerala, represented by the Director of Industries and Commerce, Thiruvananthapuram, hereinafter referred to as "the Government";

Second Party (Existing Developer): M/s. _____ a [nature of entity] having its registered office at _____, represented by _____, hereinafter referred to as "the Existing Developer";

Third Party (Transferee): M/s. _____ a [nature of entity] having its registered office at _____, represented by _____, hereinafter referred to as "the Transferee".

The Government, the Existing Developer, and the Transferee are hereinafter collectively referred to as "the Parties."

RECITALS

A. The Existing Developer was granted a Certificate of Registration bearing No. _____ dated _____ and a Logistics Park Developer Permit bearing Permit No. _____ dated _____ for the development of a Logistics Park / Mini Logistics Park known as _____ at _____, District _____.

B. The Existing Developer entered into a Subsidy Agreement with the Government on _____, under which a total subsidy of ₹ _____ was sanctioned, out of which ₹ _____ has been disbursed as on the date of this Agreement.

C. The development obligations fulfilled by the Existing Developer are as described in Schedule I appended hereto, and the obligations remaining to be fulfilled are as described in Schedule II appended hereto.

D. The Existing Developer has applied for permission to transfer the Logistics Park / Mini Logistics Park to the Transferee, and the Government has, after examination and satisfaction as to the financial and technical capability of the Transferee, granted permission for the transfer subject to the execution of this Agreement.

E. The Transferee has agreed to unconditionally accept all outstanding obligations of the Existing Developer under the Logistics Park Developer Permit and the Subsidy Agreement, on the terms set out below.

NOW THEREFORE in consideration of the mutual obligations set out herein, the Parties agree as follows:

Clause 1 — Transfer of Developer Permit and Certificate of Registration

With effect from the date of this Agreement, the Developer Permit and the Certificate of Registration shall stand transferred to and vest in the Transferee. The Director of Industries and Commerce shall cause a fresh Certificate of Registration to be issued in the name of the Transferee upon the execution and registration of this Agreement.

Clause 2 — Assumption of Development Obligations

The Transferee unconditionally accepts and undertakes to fulfil all outstanding development obligations of the Existing Developer as described in Schedule II, within the timelines specified therein or within such revised timelines as may be agreed with the Director of Industries and Commerce. Failure to fulfil such obligations shall render the Transferee liable to action as specified in the Logistics Park Developer Permit and the Detailed Implementation Guidelines.

Clause 3 — Assumption of Subsidy Obligations

The Transferee acknowledges that a total subsidy of ₹ _____ has been sanctioned, out of which ₹ _____ has been disbursed to the Existing Developer as on the date of this Agreement. The Transferee unconditionally undertakes all obligations under the original Subsidy Agreement with respect to the subsidy amounts already disbursed and any further disbursements. In the event of cancellation of the Developer Permit or violation of the terms of this Agreement, the subsidy amounts disbursed shall be recoverable from the Transferee, together with interest as specified in the original Subsidy Agreement.

Clause 4 — Discharge of Existing Developer

Subject to the Transferee's execution of this Agreement and fulfilment of any pre-transfer recovery obligations specified in Clause 5, the Existing Developer shall stand discharged from all obligations under the Logistics Park Developer Permit and the

Subsidy Agreement as on the date of this Agreement, except for obligations and liabilities specifically recorded herein as remaining with the Existing Developer.

Clause 5 — Pre-Transfer Recovery

Where any subsidy amount has been disbursed to the Existing Developer in excess of what was actually earned based on development completed as on the date of this Agreement, such excess amount shall be recovered from the Existing Developer before the transfer is given effect, or shall be discharged by the Existing Developer within _____ days of the date of this Agreement as specifically recorded herein.

Clause 6 — Inspection and Reporting

The Transferee shall submit Annual Progress Reports and comply with all inspection and reporting requirements under the Detailed Implementation Guidelines and the Logistics Park Developer Permit in the same manner as the original Developer was required to do.

Clause 7 — Governing Law and Dispute Resolution

This Agreement shall be governed by the laws of the State of Kerala. Disputes shall be resolved in the manner prescribed in Clause 11 of the Subsidy Agreement.

SCHEDULE I — Development Obligations Fulfilled by the Existing Developer as on the Date of this Agreement

(To be filled in based on Annual Progress Reports and verification by the General Manager, DIC)

SCHEDULE II — Development Obligations Outstanding as on the Date of this Agreement

(To be filled in based on the commitments in Form 1 and the status verified by the General Manager, DIC)

IN WITNESS WHEREOF the Parties have executed this Agreement on the date first mentioned above, and the same shall be presented for registration before the competent Registering Authority.

For the Government:

Signature: _____

Name: _____

Designation: _____

Seal:

For the Existing Developer:

Signature: _____

Name: _____

Designation: _____

Seal:

For the Transferee:

Signature: _____

Name: _____

Designation: _____

Seal:

Witnesses:

- 1. Name and Signature: _____
- 2. Name and Signature: _____

SCHEDULE I

Schedule of Fees

Under the Kerala Logistics Policy 2025 and the Detailed Implementation Guidelines thereunder

Sl. No.	Nature of Fee	Logistics Park (Rs.)	Mini Logistics Park (Rs.)
1	Fee for application for issuance of Certificate of Registration	Rs. 20,000 + GST	Rs. 10,000 + GST
2	Fee for issuance of Logistics Park Developer Permit under Form 4 or any extension of the permit	No Fees	No Fees
3	Fee for application for Renewal of Certificate of Registration	Rs. 5,000 + GST	Rs. 5,000 + GST
4	Fee for application for Transfer / Change in Constitution under Form 7 (where no subsidy availed)	No Fees	No Fees
5	Fee for application for Transfer / Change in Constitution under Form 7 (where subsidy has been availed)	No Fees	No Fees

Note: The fee amounts shall be published on the official website of the Directorate of Industries and Commerce. The schedule of fees shall be reviewed periodically and revised as deemed necessary by the Government.