

18.* Special financial assistance to logistic & warehousing hubs/parks

18.1. Definition: -

The logistic and warehousing hub / park is defined as an under implementation/ proposed unit in which logistic and warehousing infrastructure is being developed in any district of Madhya Pradesh and whose Intention to Invest has been filed in the website of M.P. Industrial Development Corporation and which has started commercial operation on or after the notification date for this special financial assistance in the sequence of Investment Promotion Policy 2014 (as amended 2019)

It is also to be noted that the logistic and warehousing hub / park should be providing mechanized material handling equipment, storage of processed products (secondary produce) and other related trade and commercial facilities. Also the park should have clear provisioning of allied infrastructure such as internal road, electricity and water supply, communication services, sewage and drainage facility etc. It is clarified that the primary agricultural products shall not be included in the aforesaid storage facility

18.2 Specific financial assistance / concession / details of incentives-

18.2.1 Investment Assistance – Excluding land cost, unit shall be provided reimbursement of 15% of the total capital expenditure in plant, machinery and building (which will not include dwelling unit) subject to a ceiling of maximum INR 15 crores. The plant and machinery shall include all handling equipment, measurement equipment, safety equipment, generator set, pollution control devices, R&D equipment, transformers, necessary maintenance equipment etc.

18.2.2 Reimbursement of Stamp Duty and Registration Fee - 100% reimbursement of stamp duty and registration fee on Instrument of Mortgage executed in connection with obtaining loan from banks/financial institutions taken for logistic & warehousing hub/park and on purchase of land.

18.2.3 Exemption from Electricity Duty - Similar to manufacturing unit all eligible warehousing and logistic hub shall be provided electricity duty exemption, under applicable terms and condition, on high tension (HT) electricity connection obtained from State's power distribution company as follows :-

5 years for 33 KV connection

7 years for 132 KV connection

10 years for 220 KV connection

18.2.4 Infrastructure Development Assistance - All eligible Logistic and Warehousing Hubs / Parks will be provided infrastructure development assistance in following manner :-

50% assistance upto the maximum limit of INR 1 crore will be provided against the expenses made for development of the external Road/Rail infrastructure (access to the project site)

18.2.5 Assistance related to land use:

18.2.5.1 Floor Area Ratio (FAR) and Ground Coverage (GC) - Logistic and Warehousing Hubs / Parks will be permitted additional FAR and Ground coverage in planning and non-planning area as follows

(A) Land use parameters for logistic and warehousing in the planning area are as follows-

Permissibility in land use	Development Norms			Minimum width of approach road (in Meter)
	Minimum Area (In Hect.)	Maximum Ground Coverage	Maximum Floor Area Ratio (FAR)	
1. Industrial Area	1.00	60%	1:0.60	12
2. Agricultural Land	2.00	60%	1:0.60	12

In addition to above mentioned norms it is mandatory to maintain a 6.0 meter M.O.S around the plot.

(B) Land-use norms for logistic and warehousing hubs/parks outside the planning area: -

Permissibility in locations	Development Norms			Minimum width of approach road (in Meter)
	Minimum Area (In Hect.)	Maximum Ground Coverage	Maximum Floor Area Ratio (FAR)	
Outside Habitat Areas	2.00	60%	1:0.60	12

In addition to above mentioned norms it is mandatory to maintain a 6.0 meter M.O.S around the plot.

18.2.5.2 Land allotment in Industrial Areas - Logistic & Warehousing hub/ parks will be allotted land in developing / developed industrial areas under Department of Industrial Policy and Investment Promotion on 'first come first serve' basis at the prevailing land rate applicable for industrial purpose

18.3 Terms and Conditions for specific financial assistance / concession

18.3.1 Layout plan approved from the Town & Country Planning office.

18.3.2 Minimum land area requirement for the development of logistic and warehousing parks will be as follows: -

- Within Planning area -
 - Minimum 1 hectare in industrial area
 - Minimum 2 hectare in Agriculture area (within the planning area)
- Outside the planning area - minimum 2 hectares

18.3.3 Logistic Hub/park unit should be operational for a minimum of 7 years after its completion. otherwise the assistances provided will be recovered.

18.3.4 Proposed Logistic Park will be mandated to start operation within 3 years from the date of approval/sanction.

18.3.5 All statutory permissions / approvals have been received.

18.4 Applicability, extension and clarification for special financial assistance / concessions to logistic and warehousing hubs / parks

The benefits of special financial assistance and other incentives approved under this scheme will be available as per the terms & conditions to logistic and warehousing hubs/units which commence operation from the date of issue of the order in this reference to 31 March 2022.

The units availing incentives, under the special financial assistance will not be eligible to avail other incentives under Industrial Promotion Policy, 2014 (as amended 2019) and other investment policies of the state government. But such units can submit applications to the Cabinet committee of Investment Promotion as per the prescribed procedure for the customized packages (customized package of incentives).

18.5 The powers of amendment, relaxation/repeal :- Irrespective of provisions contained in special financial assistance for logistic and warehousing hubs / parks, the Government of Madhya Pradesh, Industrial Policy and Investment Promotion Department at any time -

18.5.1 Can amend or cancel this provision

18.5.2 Can relax the implementation of its provisions

18.5.3 Can issue instructions and guidance on elaborating existing provisions as well as remove discrepancy to facilitate easy implementation of the scheme

18.6 All the incentives available under special financial assistance / concessions towards logistic and warehousing hubs / parks shall be extended based on procedure and terms and conditions as defined in Madhya Pradesh Investment Promotion Scheme, 2014 (as amended January, 2018) issued by M.P. Industrial Development Corporation under Industrial Promotion Policy, 2014 (as amended 2019)

