



PM MITRA Park Dhar

Industrial Land Allotment Policy 2025



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1. INTRODUCTION

Background

The Ministry of Textiles, GoI approved setting up of seven PM MITRA (Mega Integrated Textile Region and Apparel) Parks in Greenfield/Brownfield sites with world class infrastructure including plug and play facility with an outlay of ₹4,445 crores. The scheme has been designed to enable the Indian textile industry to scale up with creation of a modern and integrated textile value chain at one location. It is inspired by the 5F (Farm to Fiber to Factory to Fashion to Foreign) vision of the Hon'ble Prime Minister and is a major step forward in realizing the Government's vision of making India a global hub for textile manufacturing and exports.

PMMITRA will create world class infrastructure with plug and play facilities and help create global champions in the textiles sector. By accommodating the complete value chain of the textile and apparel industry in one location, it will help reduce logistics costs, improve competitiveness and facilitate the development of an international ecosystem required to support industry.

In Madhya Pradesh the PM MITRA Park with an area of 2,158 acres (873Ha) is proposed to be established at Dhar. The site is located about 100 km from Indore Airport and the Delhi-Mumbai Expressway exit is at around 65 Km at Ratlam. There are two inland container Depots (ICDs) at Tihi and Dhannad at 90 and 80 km respectively and an upcoming MMLP in Indore at 85km. The nearest sea port is around 450km at Hazira.

The park will be developed with an investment of ₹2,063 crores with world class facilities and trunk Infrastructure including secured boundary wall, road & storm water drainage, cross drainage, water supply system, effluent & sewage collection and recycling, power/electrical supply with 220 KVA substation, underground cable ducts, street lights, Integrated Control and Command Centre, CCTV surveillance, IoT, SCADA monitored utilities, CETP, Solar Plant, Plug & Play Units and Centralized Steam Boiler, plantation and other amenities. The Park will also have support infrastructure including Common Testing Facilities (CTF), Skill Development Centre, Residential Towers, Workers' accommodation, Hostel facilities for working women, Hospital, Day care centre, school/education centre.

Madhya Pradesh Industrial Development Corporation Limited (MPIDC) has been designated as the agency for implementing the PM MITRA Park in Dhar, Madhya Pradesh.

MPIDC, the implementing agency, has outlined key terms and authorizations necessary for effective implementation of the PM MITRA Park, Dhar, Madhya Pradesh. MPIDC has in existence, a well-defined procedure for allotment of the land, fixing of pricing and charges under Madhya Pradesh State Industrial Land and Building Management Rules, 2019 (as amended 2025). Madhya Pradesh State Industrial Land and Building Management Rules, 2019 (as amended 2025), hence referred to as State Industrial Land Rules. For the purpose of industrial land allotment, the State Industrial Land Rules *except when adapted or modified in the following paragraphs*, will govern the allocation, leasing, transfer, and development of industrial land and buildings in the proposed PM MITRA Park at Dhar, Madhya Pradesh. In the event where the current policy lacks specific provisions on any matter or where this policy's provisions are in conflict with the prevailing State Industrial Land Rules the matter shall be raised to the Board of Directors, PM MITRA Park Ltd., Madhya Pradesh, whose decision shall be final in the matter.

Objective of the Current Policy

- a. To set up a decision-making framework for land allotment in the Park.
- b. To ensure transparency, flexibility, effective ease of doing business, expeditious and transparent allocation of land owned by PM MITRA Park Madhya Pradesh Limited.
- c. To undertake the management and planning of land resource of PM MITRA Park Madhya Pradesh Limited under the overall guidelines of the PM MITRA Parks Scheme.
- d. To enable and encourage investors and entrepreneurs to establish units and commence commercial operations as early as possible.
- e. To ensure appropriate safeguards to discourage practices such as prolonged holding of land, delays in investment and speculative arbitrage in land valuation ensuring that land is optimally utilized for genuine industrial development within the PM MITRA Park, Dhar, Madhya Pradesh.

Scope

- a. The scope of this policy is limited to allotment, management and cancellation of industrial plots located within the PM MITRA Park, Madhya Pradesh only.
- b. Detailed guidelines for allotment of other categories of land in PM MITRA Park- residential, commercial, warehousing, logistics etc. shall be separately issued.

2. PRE-ALLOTMENT

Master Plan and Layout

The allotment of industrial land shall be based on the approved land use as defined and laid out in the approved Master Plan and layout as approved by the Board of Directors of the PM MITRA Park Ltd., Madhya Pradesh. This will ensure a balanced and proportionate mix of land use, inviting investors across industrial, MSME, commercial, residential, logistics, social infrastructure etc. and provide for an integrated development of the Park.

Price Fixation and Plot Pricing

A competitive industrial land price shall be approved by the Board of Directors (BOD) of PM MITRA Park Madhya Pradesh Limited. The Board shall endeavor to fix the prices such as to make the Park an attractive investment destination and thereby render the units in the Park globally competitive. The rates, as determined and approved by the Board of Directors of PM MITRA Park Limited, shall remain the same until revised by the Board.

Land Allotment Terms and Charges for Allottees

- i. The period of lease shall be for a maximum of 99 years for land and 30years for buildings.
- ii. The lease period can be renewed by the Competent Authority before the expiry of the lease period of the land allotted to the industrial units in continuous operation by depositing 2 percent of the premium amount as prevalent.
- iii. For renewal, ten times of the prevailing lease rent shall be payable by the unit.
- iv. If the unit deposits a lump sum advance lease rent of 10 years during the lease period or at the time of lease renewal, it shall be exempted from rent for the next 30years or the validity period of the lease, whichever is earlier.

3. ALLOTMENT

Allotment Method

A transparent allotment method will be adopted for industrial plots based on the land use earmarked in the park layout. An objective criteria-based allotment method for industrial plots will be followed to ensure transparency, affordability and accessibility thereby ensuring the 5F vision of the park. Allotment shall be strictly proportionate to the applicant's requirements as assessed by the relevant Committee and the applicant's demonstrated

operational and investment requirements, thereby ensuring optimal and appropriate utilization of land. The Board of Directors of the SPV may review and update the methods of allotment of land from time to time.

Given the vision of the PM MITRA Park only Textile and Garment Value Chain and associated industries will be allowed to apply for land in the Park. Industrial clusters of inter-connected businesses, ancillaries, suppliers and associated institutions concerning textile and garment value chain industries including *inter alia* fiber processing, spinning, knitting, weaving, non-woven fabrics, wet processing, printing, finishing, cutting/sewing, apparel, madeups, technical textiles and related activities, including manufacturing, processing, design and product development, testing, training, innovation and other allied infrastructure shall be permitted. A non-exhaustive list of permitted activities is at Annexure I.

Application Requirements

Application requirements shall be as per Rule 11 of the prevailing State Industrial Land Rules wherein eligible applicants will apply through the dedicated portal/MPIDC's Single Window System. The following records of the applicant but not limited to, shall be attached along with the application form (Annexure II) -

- i. Complete Land Application with fees
- ii. Product category and type to be clearly mentioned (such as ginning, spinning, weaving, garmenting, composite, stand alone, integrated etc.)
- iii. Total Project Investment
- iv. Employment Generation
- v. Complete project details with DPR, proposed layout etc.
- vi. Project Report for expansion (if adjoining property)
- vii. PAN, Aadhar, GSTN
- viii. Registration documents (LLP, MoA, AoA, Partnership)
- ix. IEM Part-A & Udhyam Registration
- x. Board Resolution & Authorization
- xi. FDI approval documents (if applicable)
- xii. Shareholding pattern (CA/CPA certified)
- xiii. PERT Chart for timeline

Template containing the above heads is to be uploaded as a single file. All documents should be signed by the Authorized Signatory of the applicant.

Application and Allotment Process

The following process shall be undertaken for processing of applications for land allotment. An allotment cycle with defined timelines shall be drawn up as per Annexure III and transparently publicized nationally through various modes.

1. The PM MITRA Park Madhya Pradesh Limited will advertise the park layout or the layout of the area being opened for application in a cycle and receive expression of interest (Eols)/applications online. A non-refundable application fee for all the units shall be applicable @₹5,000/- plus GST.
2. All submitted applications will be scrutinized by a designated Application Scrutiny Committee(ASC).This committee will verify the completeness and authenticity of the applications and assess each proposal based on criterion detailed which shall include interalia the capacity/financial health of the investor, the quantum of investment, employment generation, sustainability initiatives, new technology or innovations proposed, FDI component proposed, exports envisaged and appropriate quantity of land needed for the purpose. A table indicating the objective selection criterion is at Annexure IV.
3. The ASC will prepare a detailed scrutiny report which will include observations and recommendations for each application. This report will be forwarded to the designated Land allotment Committee (LAC) along with an agenda note for further deliberation and decision making.
4. The LAC will take a decision on the allotment of land.
5. The decision of the LAC will then be put up to the Board of Directors of the SPV, for information, if the size of the allotted plot is less than 20 Ha and, for concurrence, if the size of the plot allotted is equal to or greater than 20 Ha.
6. A final allotment letter will be issued after the information/ concurrence of the Board as the case may be.
7. Upon approval for allotment, a unit will be liable to pay, as per State Industrial Land Rules, a booking amount i.e. 25 percent of land premium and development charges within a period of 07 days. After receipt of this booking amount, a Letter of Intent will be issued within a period of 07 days.

8. The balance amount shall be payable within 30 days of the issue of Letter of Intent (LOI) without interest and thereafter for another 30 days along with simple interest at the rate of 10 percent per annum. Further extension, by another 30 days can be considered by the Board of Directors on payment of simple interest at the rate of 20 percent per annum. No extension on any grounds whatsoever can be considered thereafter.
9. Letter of Allotment shall be issued only on deposit of full amount including the following charges –

S. No.	Particular	Charges
1	Land Premium	One time, as prevalent and approved
2	Development Charges	Onetime, as per cost of development
3	Lease Rent	2 percent of land premium for first year
4	Maintenance Charges	₹8 per sq m per annum or as revised time-to-time For first year
5	Security Deposit	One time, 3 times of annual lease rent
6	GST	18 percent on applicable charges only

10. Joint survey for the plot can be initiated post issuance of Lol and shall be conducted in presence of both the parties, i.e. the applicant and the allotment committee representatives for physical assessment.
11. In case of receipt of application for cancellation of land allotment (post issuance of Lol) 10 percent of the amount deposited will be deducted and the remaining amount (90 percent) will be refunded.
12. Execution of Lease Deed: Post the issuance of LoA the lease deed shall be registered within 30 days and possession of the land shall be handed over within 15 working days after execution of lease deed. The lease deed shall be a bipartite agreement between the park SPV and Lessee.

Composition and Roles of ASC and LAC

A two-tier committee system will be constituted for scrutiny and assessment of applications for allotment of land. An Application Scrutiny Committee (ASC) will be constituted to scrutinize the applications based on objective criterion including capacity of the investor, the quantum of investment, employment generation, etc. as per the criteria set in application

process. The Application Scrutiny Committee (ASC) shall scrutinize the land applications as per the objective criteria defined above and will be constituted as follows:

- a. Managing Director, MPIDC(Director SPV, PM MITRA Park)(Chairperson)
- b. Executive Director(ED), Regional Office, Indore, MPIDC
- c. Chief General Manager, Land Management Section, MPIDC
- d. Executive Engineer, MPIDC

The committee may seek the advice of any Subject Matter Expert to assist it in its decision if needed.

The Land allotment Committee (LAC) shall be responsible for the allotment of land. The Land Allotment Committee shall be constituted as follows:

- a. Managing Director, PMMITRA Park Madhya Pradesh Limited (Principal Secretary, Department of Industrial Policy and Investment Promotion) (Chairperson)
- b. Director, PM MITRA Park Madhya Pradesh Limited (Managing Director, MPIDC)
- c. CEO NICDIC (PMA for PM MITRA Parks) or a representative nominated by him not below the level of a General Manager
- d. Executive Director (ED), Regional Office, Indore, MPIDC
- e. Executive Director (ED), Land Management Section, MPIDC
- f. Chief Engineer, MPIDC

The committee may seek the advice of any Subject Matter Expert to assist it in its decision if needed.

The SPV may nominate any additional members to any of the committees above or exercise oversight through any other oversight mechanism it deems appropriate.

4. OPERATIONAL

Changes in Shareholding

Changes in shareholding shall be governed by the respective provisions of the State Industrial Land Rules.

Provided that no changes in shareholding under any category whatsoever shall be permitted without:

- a) the approval of the Board of Directors of the SPV **and**

- b) unless the plot has reached a Minimum Utilization (Minimum Utilization: 40% of land use, construction and investment evaluated on the basis of the original DPR submitted at the time of application for plot allotment)

Transfer of Land and Sub-leasing

Transfer of allotted land shall be restricted. Automatic transfers of fully utilized portions of land shall be permitted after commencement of full commercial production (as evaluated vis-à-vis DPR submitted at the time of plot allotment). No vacant areas or sub plots shall be allowed to be transferred.

In exceptional circumstances, transfer can also be considered after

- a) the approval of the Board of Directors of the SPV **and**
- b) only if the plot has reached a Minimum Utilization (Minimum Utilization: 75% of land use, construction and investment evaluated on the basis of the original DPR submitted at the time of application for plot allotment)

Sub-leasing of land may be permitted as per the respective provisions of the State Industrial Land Rules to a group unit, group company, or ancillary unit, subject to approval. In cases where new vendor units are to be established within the premises of an industry, and where such vendor units are essential to the operations of the mother unit, providing at least 60% of their sales, supplies, or services to the mother unit, the mother unit shall be eligible to sub-lease land or sheds allotted to them.

Provided that not more than 15% of the land allotted to any unit shall be allowed to be subleased to any other entity or unit.

Plot Reservation and Amalgamation

It shall be incumbent on every allottee/ lessee to acquire the possession of the land/building and execute the project within the given time as per the investment, employment and other details provided in the original DPR. For this purpose, it shall be necessary to fully utilize the land, including built-up area, if any and ensure setting up the plant according to the application/project within prescribed timelines.

In the event of any unit not having been able to enter into commercial production even after the period as described in Section 4 of this document (including period of extension, if

any provided), the lease deed shall be cancelled and the remaining land (along with the access road) and/or building resumed back to the MPIDC. A formal cancellation order shall be issued by the Managing Director, MPIDC Ltd. Madhya Pradesh Limited with intimation to the Board of Directors of the SPV.

As per the prevailing State Industrial Land Rules, the plot reservation period before the date of commercial production shall be as based on the scale of the industry. The scale of the industry shall be defined based on the classification of industries as Micro, Small & Medium & Large industrial units as defined by the Ministry of MSME, Government of India from time to time. The reservation period shall be calculated from the lease deed execution date and shall be determined as follows:

- a. 18 months in the case of Micro and Small-Scale Industries, with a maximum possible extension of 6 months.
- b. 24 months in the case of Medium Industry, with a maximum possible extension of 12 months.
- c. 36 months in the case of Large-Scale Industry, with a maximum possible extension of 12 months.

Extensions as above would be allowed subject to an application by the allottee with justifiable reasons and on deposition of 10 percent of the prevailing premium before the expiry of the stipulated period. The Land allotment authority- LAC or BOD as the case may be shall have the right to extend the project implementation period.

The project will be monitored on a quarterly basis by the MD, MPIDC, in accordance with the PERT chart submitted by the unit. Any non-compliance or deviation will be duly recorded, and the unit shall be issued regular reminders to ensure adherence to the same. In case of non-adherence to the committed time-lines as per the PERT chart, extension of plot reservation period may not be granted.

Grievance Redressal

Managing Director of MPIDC shall be the first appellate authority for any grievance pertaining to allotment of plots, cancellation due to violation of terms of lease or non-payment of dues or any other reason. The allottee will also have the right for second appeal before the Managing Director, PM MITRA Park Ltd., MP (Principal Secretary, Department of Industrial Policy and

Investment Promotion, Government of Madhya Pradesh). The third and final appeal can be placed before the Board of Directors of the SPV.

5. EXIT

Allotment Cancellation and Restoration

Refunds and Charges

The refund of premium and development fee in case of surrender of land by the allottee shall be as follows –

S. No.	Premium & Development Fee	Duration
1.	90 percent premium and Development fee	For Small industries within 2 years For Large industries within 3 years
2.	80 percent premium and Development fee	For Small industries over 2years but less than 3 years For Large industries over 3 years but less than 4 years
3.	70 percent premium and Development fee	For Small industries over 3 years but less than 4 years For Large industries over 4 years but less than 5 years
4.	50 percent premium and Development fee	For Small industries over 4 years but less than 6 years For Large industries over 5 years but less than 7 years
5.	40 percent premium and Development fee	For Small industries over 6 years but less than 8 years For Large industries over 7 years but less than 9 years

- i. After the expiry of the above period, the amount will be reduced by 2 percent every year, however, a minimum of 10 percent premium shall be refundable.

- ii. The amount shall be refunded on handing over the possession of the allotted land/building within a period of three months from the date of cancellation. No amount shall be refundable in case of non-handing over of possession.
- iii. In case of appeal, this validity period shall be six months from the date of issued order by the appellate authority.

Annexure I: List of Industries proposed in PM MITRA Park Limited

The following industries can be setup in PM MITRA Park Madhya Pradesh Limited (but not limited to) –

- Ginning
- Baling
- Degumming
- Scouring
- Sorting
- Carding
- Combing
- Drawing
- Roving
- Ring spinning
- Open-end spinning
- Air jet spinning
- Filament extrusion
- Weaving
- Knitting
- Non-woven formation
- Lace-making
- Felting
- De sizing
- Scouring (wet processing)
- Bleaching
- Dyeing
- Printing
- Finishing
- Fabric inspection
- Cutting
- Sewing
- Stitching
- Washing
- Garment dyeing
- Ironing
- Packing
- Bed linen production
- Curtain making
- Table linen production
- Carpet manufacturing
- Towel manufacturing
- Blanket manufacturing
- Coating
- Laminating
- Composite fabrication
- Embroidery
- Laser cutting
- Heat sealing
- Testing
- Certification
- Packaging
- Warehousing
- Others

**Annexure II: Application Form for Land Allotment in PM MITRA Park, Dhar,
Madhya Pradesh**

Fields		Requisites	
General Information			
Name of the Applicant/Unit			
CIN Number			
Type of Legal Entity registered in India (Checkboxes)		<input type="checkbox"/> Private Limited Company <input type="checkbox"/> Public Limited Company <input type="checkbox"/> Partnership Firm <input type="checkbox"/> Limited Liability Partnership	
Contact Details			
Directors/MD/Project Head			
Name	Designation	Mobile number	Email
Name of the Authorized Person(s) [as per the Board Resolution passed for the project]			
Name	Designation	Mobile number	Email
Local Office/Contact Person			
Name	Designation	Mobile number	Email
Project Information			
Project Category (As per Annexure A)			
Project Type (Standalone, composite, Integrated etc.)			
Brief Description of the proposal (200 words)			
Expected date of commercial operations		(Month/Year)	
Estimated working days in a year			
Proposed Layout Plan Details			
Layout Plan			
Built-up Area			
Project DPR			
Time-bound program of project implementation PERT CHART (Program Evaluation Review			

Technique Chart)	
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Provision for Worker's Housing	
Housing Requirement for Executives and Workers	

Investment Details:(All values in INR Cores)	
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Total Proposed Investment (INR Crores)	
Land required in acres(A)	
Investment in factory buildings(B)	
Investment in Plant & Machinery(C)	
Technology in Machinery/Plant Equipment Details	

Investment Infrastructure Development	
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i. Water	
ii. Road	
iii. Power	
iv. Others	
Investment in other fixed assets	
Investment in Green Industrialization Measures (Green Rating/ZLD etc.)	
Investment in Captive Power Plant (Coal/Solar/Any other) (if any, please specify)	
Investment in R&D, Quality Certification, Patents, IPR etc.	
Investment in Investment in any other head(s) (Please specify)	

Proposed Employment Generation (Nos)	
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Employment details (only direct)	
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Category	Proposed employment
Managerial	
Supervisory	
Skilled workers	

Semi-skilled workers	
Unskilled	
Others	

Product Details	
Product Profile and applications	
06 Digit HS Code (in case of export)	
Land Requirement (Acres)	
Project Details:	
Load required in kW	
Power Requirement (Units/annum or KWh)	
Daily water requirement Water Requirement (KLD)	
Daily effluent generation (KLD)	
Effluent Characteristics	
Common Testing Facilities Required for Production	Yes/No
Share capital/Own funds (INR Crores)	
Term Loan amount (INR Crores)	
Unsecured loans (INR Crores)	
Communication details:	
Name of Contact Person:	
Designation:	
Contact address:	
Telephone Number:	
Mobile Number:	
Email ID:	
Aadhaar Card:	
Photograph	
PAN number	
GSTIN	
Details of Promoters/Directors/Key Executives	

Applicant Details

1. Name	
2. Designation in the Company	
3. E-mail id:	
4. Contact Number (Mobile and Telephone Number)	
5. Details of existing manufacturing units in Madhya Pradesh (if applicable)	
6. Number of existing manufacturing units in Madhya Pradesh (if applicable)	
7. Full Address of existing Manufacturing units in Madhya Pradesh (if applicable)	

Date:

Place:

Applicant/Authorized Person Signature

Name:

Post:

Seal:

Annexure A-: Checklist for Application of Land Allotment

1. Detailed Project Report (DPR) covering the proposed industrial activity, which should contain details of machinery, plant equipment and industrial sheds related to these, arrangement of raw materials, financial management, proposed employment generation, business requirement of the project, required built-up area.
 - a. Profile of Company
 - b. Board of Directors
 - c. Global/Indian Presence
 - d. Proposed Product
 - e. Production plan
 - f. Details of manufacturing units of similar product across India.
 - g. Details of the permissions and approvals in place for the project already.
 - h. Projected Financials with the Financing and Debt equity details
 - i. Economic benefits to the estate
2. Chartered Accountant certificate for Net-worth, Revenue, Turnover and PAT of last 3 FY years
3. Details of the proposed entity to be added. Paid up share capital detail of the proposed entity
4. Copy of PAN and GST certificate
5. Details of Board resolution
6. CE certificate for the current investment and employment
7. FDI documents as applicable

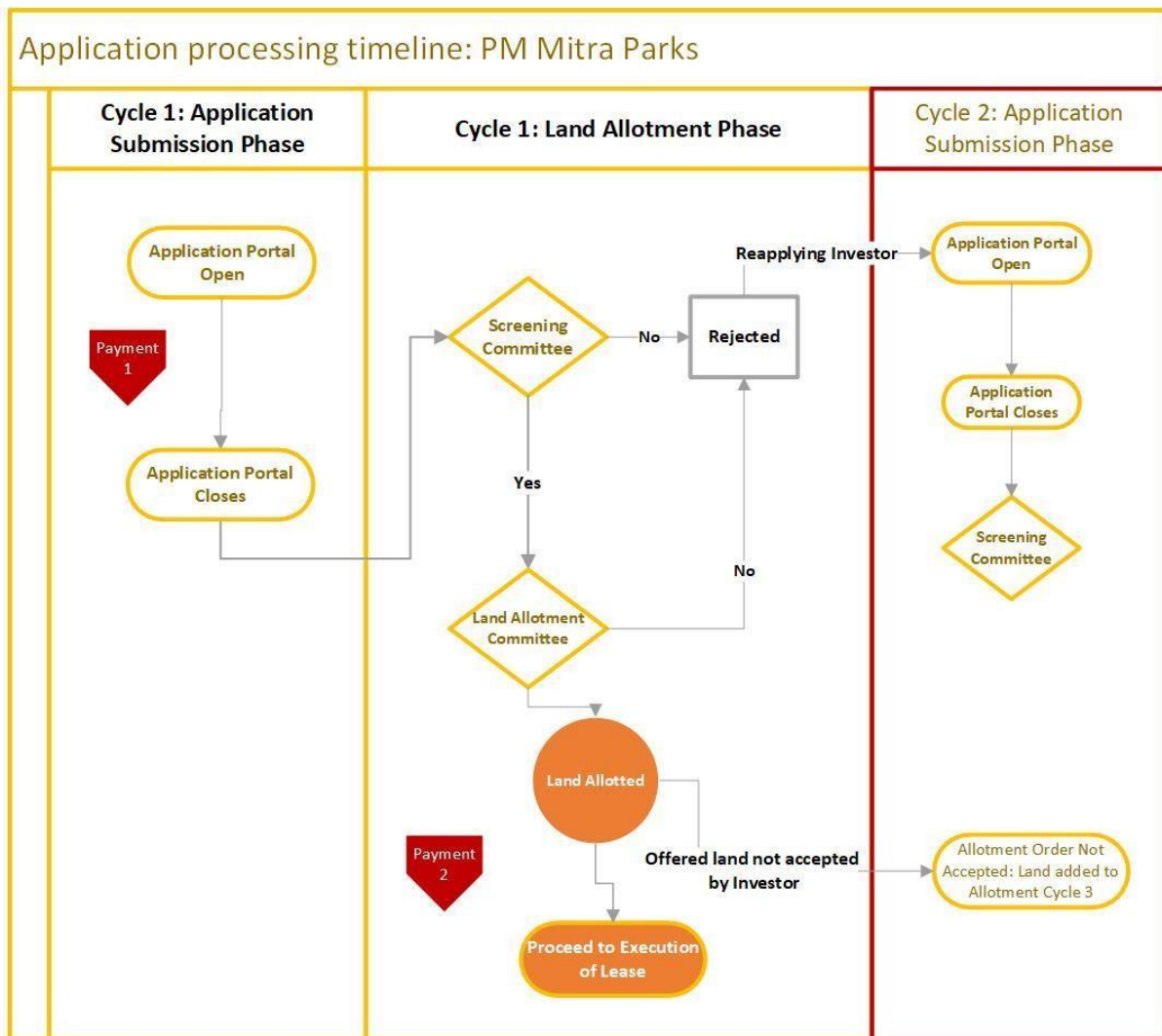
Template containing the following heads is to be uploaded as a single file. All documents to be signed by the Authorized Signatory of the applicant.

Annexure III: Application Cycle and Timelines

Applications shall be processed in a cyclical manner with each Cycle having an Application submission phase (the period when the Application portal shall remain open for accepting applications) and a Land Allotment phase. The timelines for each phase shall be as follows:

- 21 Days for Application Submission phase for each cycle.
- A maximum of 30 Days for Land Allotment phase for each cycle.

Post completion of one cycle, the application process would enter the second cycle with a new application submission phase.



Annexure IV: Selection Criteria

S. No.	Evaluation Category
1	Investment per acre
2	Employment per acre
3	FDI component and exports
4	Capacity/financial health of the investor
5	<p>Sustainability, Innovation and Inclusion</p> <p>Sustainability: Infrastructure, targets and reporting mechanism for carbon footprint reduction, wastewater reduction, waste circularity etc.</p> <p>Innovation: Technology transfer, adoption of smart manufacturing IoT etc.</p> <p>Inclusion: Percentage of women employees, Worker housing, Worker safety measures</p>