**INDUSTRIAL LAND ISSUES IN UTTAR PRADESH**

**As on 30th September 2016**

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| **S.NO** | **AREA / TOPIC** | **STATUS / PROBLEM** | **WHAT IIA WANT** | **STATUS IN OTHER STATES** |
| 1 | Industrial Land | 1. **UPSIDC**

UPSIDC the biggest industrial land provider in U.P has set up more than 120 Industrial Areas in different parts of the state. As per the data available on UPSIDC website about 1220 industrial plots are vacant. Details of the Industrial Areas and vacant plots as shown on the website are placed at **Annexure-1.** The problems however are:1. No land is available in fast moving industrial districts and there is no plan to develop the industrial areas in these districts e.g Meerut, Kanpur Nagar, Lucknow and other parts of Western U.P.
2. Even if any entrepreneur approach for allotment of the vacant industrial plots available, the process is not transparent, this provides scope for undue harassment and corruption.
3. Out of 1220 vacant plots shown on UPSIDC website maximum of 454 plots are lying vacant in Mathura. We enquired the reasons from IIA Mathura Chapter for this and the facts are as under:
* Large number of plots are under unauthorized occupation & local administration is helpless.
* Infrastructure is very poor . Even there is no drinking water.
* No transparency in the allotment of the vacant plots.
* The reserved rates varies from Rs.2500 to 2800/- which are more than two times compared to resale price.

Still entrepreneurs can fill all these vacant plots with industrial activity if concerted efforts are made.1. The next largest number of 161 vacant plots are in UPSIDC Growth Center Shahjahanpur. The reason are:
* No transparency in allotment of the vacant plots.
* Very poor infrastructure
* Low lying area

Still entrepreneurs can fill all these vacant plots with industrial activity if concerted efforts are made.1. While taking feedback from various IIA Chapters, it is reported that in UPSIDC Industrial areas where no vacant plots are shown on records, number of plots are lying unutilized or vacant for years together. Probably these plots belongs to those influential people who purchased these for investment purpose rather than to establish an industry.
2. There are number of industrial plots in UPSIDC areas which are underutilized. Large areas are vacant but can not be sold by the lessee.
3. **Mini & Large Industrial areas set up by Directorate of Industry U.P**
4. Directorate of Industries , Govt. of U.P have developed 170 Mini Industrial Areas all over U.P comprising of 8165 Plots out of which 1651 (20.22%) plots are lying vacant (Status Sep 2015). Strikingly more than 70 % of these are lying vacant in Kanpur, Saharanpur, Bareilly, Moradabad, Lucknow, Agra, Varanasi and Aligarh itself for a very long time. (Details can be seen at **Annexure-2**)
5. DI U.P have also developed 81 Large Industrial Areas all over U.P having 3628 Industrial Plots and 985 Industrial Sheds out of which 43 plots and 6 sheds are lying vacant as on Sep 2015.
6. No new industrial areas are being planned by DI U.P .

Number of plots in Large Industrial areas are under utilized because Lessee can not dispose off the leased plots.1. **Industrial Plots & land being provided by Industrial / development Authorities**

Govt. of Uttar Pradesh have set up number of Development authorities which are providing industrial land / plots to Industrialists at different parts of the Sate.Status / data we could gather on these development authorities is as under:1. Noida Development Authority have allotted 9925 Industrial Plots. Vacant plots are not available as on date.
2. Greater Noida Development Authority however have shown availability of 71 industrial plots.
3. Gorakhpur Industrial Development Authority (GIDA) have shown 405 plots allotted and 15 vacant plots.
4. Bhadohi Industrial Development Authority (BIDA have shown 527 industrial plots allotted in three of its industrial areas. No information is available for Vacant plots.
5. Lucknow Development Authority (LIDA) is completely dysfunctional. Even do not have a website to provide information to the public.

Yamuna Express Way Industrial Development Authority has proposed setting up of Integrated Industrial Township at 5 locations i.e GB Nagar, Bulandshahar, Aligarh, Mathura, Mahamayanagar & Agra . Allotment procedure for > & < 2100 sqm is also given but information on exact location , number of plots allotted / vacant is not available.1. **Private Industrial Areas**

There are number of Private Industrial Areas operative in Uttar Pradesh. But details are not available anywhere.1. **Industrial Land Bank**

In the year 2015 Govt. of India advised state governments to create Land banks for setting up Industries in respective states. This exercise has been completed by many progressive states in India . Govt of U.P have also provided the information through UPTPA website but this information is related to DI Industrial Areas only. Land bank details compiled for few states is placed at Annexure-3. | 1. The data on industrial land available with all Industrial Development Agencies including UPSIDC, DI & other authorities should be consolidated and made available from a single source.
2. Allotment procedures / processes for all the land / plots available should be made transparent so that real entrepreneurs are able to get the required land on first come first serve basis in a time bound manner.
3. Long standing demand of IIA for conversion of lease hold industrial land to free hold should be accepted & implemented without any further delay. Samajvadi Party in its previous election manifesto had committed to convert lease hold industrial land to free hold. This promise should be honoured before declaring next election manifesto to gain the faith & confidence of more than 30 lakhs entrepreneurs in U.P.
4. Requirement of Industrial land of prospective entrepreneurs / existing entrepreneurs for new projects should be compiled online and arrangements for providing them the land should be made in a time bound manner. Accordingly , industrial land banks should be created for future requirements for MSME’s at the nearest place.
5. Private developers / Industry Associations should be encouraged to set up and maintain industrial estates by providing them land at reasonable rates.
 | * In most of the progressive states systems of land allotments are transparent and the land is made available in a time bound manner.
* Land banks for setting up industries are made public online in more systematic manner as can be seen in Annexure -3.
* Government machinery is proactive.
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