



Government of Chhattisgarh



# LOGISTICS PARK POLICY 2018-23

**Bolstering Sustainable Growth  
in Logistics Sector**

Department of Commerce & Industries  
Government of Chhattisgarh

## **Note**

“किसी भी विवाद की स्थिति में राजपत्र में प्रकाशित  
लॉजिस्टिक्स पार्क नीति 2018-23 का हिन्दी संस्करण ही मान्य होगा”

**This English translation is for reference purposes only.  
In the event of any discrepancy  
Between the Hindi original and this English translation,  
the Hindi Original shall prevail.**

## Chhattisgarh State Logistics Park Policy 2018

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## ANNEXURE -1

Sr. No.	Description	Page Number
1.	Definitions	
	Appointed day, Industrially developing areas, industrially backward areas, logistics park, new logistics park, warehouse, plant & machinery (mechanized facilities), fixed capital investment, infrastructural cost, land, land development, access road, power supply, water supply investment, internal roads and drainage system, shed-building, logistics infrastructure, basic infrastructure, commercial certificate, project cost, skilled labour, unskilled labour and administrative/managerial posts, domicile of the State, permanent employment, park premises, implementation performance phases.	9-11

## 1. Preface-

Chhattisgarh since its formation has been effectively implementing various policies for Industrial growth in a time bound and transparent manner with five year Industrial Policies namely 2001-06, 2004-09, 2009-14, 2014-19, Agro & Food Processing Policy 2012-2019, Automotive Industrial Policy 2012-17, Solar Policy & Information Technology/ IT Enabled Services Investment Policy 2014-19, which have established Chhattisgarh in an important place in the industrial map of India. Natural reserves of the State are being processed and value added within the State only, which has resulted not only in increase of capital investment but also enhanced new avenues of employment as well as resources. During the year 2013-17, contribution of manufacturing sector in GVA (Gross Value Addition) has increased from 16.4% to 22.6% which is highest in the country.

Rail line projects namely East Rail corridor, East-West Rail Corridor, Dallirajhara- Rawghat Rail line, Rawghat-Jagdalpur Rail line project are being rapidly implemented in the State to add new railway lines of 1300 km in the next five years. Similarly, State has gained significant growth in transport facilities by developing a network of 33000 km (approx.) roads which is being further augmented by addition of 4000 km. To promote exports from the State, facilities were upgraded in the ICD Raipur and efforts are being made to start Air Cargo facility in the State.

Commercial development of the State is analogous to industrial development. Ideal and better logistics facilities are main components for industrial development and commercial growth. State has unique advantages of land availability at reasonable prices, peaceful labour environment, uninterrupted electricity supply, lower cost of capital, strategic advantage of being centrally located, sensitive administration and lower cost of construction due to rich availability of mineral resources, whose effective utilization demands for better logistics facilities. Economic development ensures for progressive exports from the State. To harness the maximum benefit out of GST (One Nation-One tax) with effect from 1st July 2017 in the country, for planned development of commerce & trade in State, logistics facilities plays an important role.

Keeping in view of the strengths of the State and ongoing planned development of industries and infrastructure, to boost economic development a separate **Chhattisgarh State Logistics Park Policy 2018** has been proposed. This will be a catalyser for development of not only in industrial sector but also to economic development.

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## 2. Policy Period

Chhattisgarh State Logistics Park Policy 2018 will be applicable for five years. This Policy will commence from 01 April 2018 and cease on 31 March 2023.

## 3. Objectives

- 3.1 To promote Logistics Services and improve storage capacity within the State
- 3.2 To use Mechanized and Modern procedures in Logistics infrastructure
- 3.3 To create new avenues of employment
- 3.4 To promote private investments
- 3.5 To attract investment from leading industrial houses of the country
- 3.6 To provide retail goods & services at reduced prices by reducing commerce & trade costs
- 3.7 To promote efficient utilization of skilled labour in the State

## 4. Strategy

- 4.1 Create massive large scale logistic parks at suitable location in the State by private investment
- 4.2 Land parcels will be identified in adjoining areas of National highways, State highways and Neighboring States
- 4.3 Country's leading groups in logistics business will be invited through EOI
- 4.4 Promote newer technologies to reduce economic cost of logistics
- 4.5 Identification and acquisition of suitable land for New Logistics Parks through private investment
- 4.6 Logistics Park to be granted industry status and attractive incentives to be offered. Investment incentives to be given on basis of industrially developing areas and industrially backward areas categories
- 4.7 Clearances required for Logistics Park will be covered under Single Window System.

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## 5. Definitions

- 5.1 Words used in this policy will be read and interpreted as per Annexure-1 of this Policy
- 5.2 Definitions of Industrial Policy 2014-19 will also be used for implementation of this policy. In case of any anomaly, definitions given in Annexure-1 of this policy will prevail.

## 6. Eligibility

Logistics Park in the State can be established by Proprietary, Partnership, Cooperative Societies, Limited liability Companies (LLP), Company Organisation having following essential conditions:

- 6.1 Applicant to have a single stretch of minimum 15 acres of land (usable for the purpose), for development of Logistic Park (with minimum storage capacity of 50,000 MT).
- 6.2 Minimum fixed capital investment of Rs. 15 Crores for development of infrastructure in the park.
- 6.3 Applicant organization should have a minimum net-worth of Rs 7.5 Crores.
- 6.4 New Logistics Park within the State will be eligible for Grant, Subsidies and incentives defined in this policy.
- 6.5 Applicant need to establish a Logistics Park within 30 months from date of acceptance for establishment. A MoU will be compulsorily executed between Dept. of Commerce & Industries, GoCG and applicant after acceptance. Director Industries may extend project execution period for the maximum period of 6 months subject to merits.
- 6.6 Eligibility for grants, subsidies, incentives will be subject to fulfilment of minimum employment conditions as well as minimum work performance envisaged.
- 6.7 For development of Logistic Park in the State, condition of Industrial Policy for minimum employment to domicile of Chhattisgarh will be applicable i.e. unskilled labour - 90%, skilled labour - 50% and managerial/administrative cadre - 33%.
- 6.8 Logistic Park lay out should conform to applicable rules & regulations as applicable viz. environment consent for establishment, Town & Country Planning etc.
- 6.9 The Logistics Park project should be essentially financed by Bank/Financial Institutions.
- 6.10 Applicant to furnish details in Detailed Project Report (DPR) of Logistics Park for different components with proposed capacities along with utilisation schedule timelines which

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should be minimum 20% in third year, 40% in fourth year, minimum 70% in fifth year and minimum 80% in sixth year after acceptance. Interest subsidy disbursement will be linked with physical achievement of aforesaid capacity utilisation.

- 6.11 Applicant availing benefit under the Logistics Park Policy will not be eligible for benefits of similar nature offered under any other policy/scheme by GoCG/ Govt. of India. However, in case of difference of amount in similar nature of benefits, applicant will be eligible for differential subject to maximum ceiling limits on the basis of policy.
- 6.12 Applicant has to furnish an affidavit that built up warehousing capacity in the Logistics Park, will be used for the purpose of storage only for minimum 10 years.
- 6.13 Logistic Park shareholding value of more than 50% of asset cost cannot be transferred till 10 years from the date of acceptance of project. In case of death/other legal issues, decision will be taken on merits.
- 6.14 For warehouse operations on the basis of type of stock, necessary permissions/licenses has to be obtained by applicant.
- 6.15 Designated officials or his nominee may evaluate progress time to time and will monitor implementation and operation of project.
- 6.16 Applicant has to develop warehouse and other related infrastructure and facilities, as per defined standards and norms, in absence of which applicant will be disqualified for benefits of this policy.

### **7. Selection Process of Parks**

- 7.1 For development of new Logistics Parks at suitable places in the State, expression of interest will be invited online by Commissioner/Director of Industries, which will be finalised by State level committee. Constitution of State level committee is as follows:
  - a) Commissioner/ Director Industries - Chairman
  - b) Concerned District Collector or his authorised nominee - Member
  - c) Member Secretary, Chhattisgarh Environment Conservation Board - Member
  - d) Director, Town & Country Planning - Member
  - e) MD, Chhattisgarh State Electricity Distribution company or his authorised nominee - Member
  - f) MD, Chhattisgarh State Industrial Development Corporation or his authorised nominee - Member



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- g) Chief Engineer Water Resource Dept. or his authorised nominee - Member
  - h) Additional Director, Directorate of Industries , Chhattisgarh - Member Secretary
- Quorum will be five members.

Chairman, if required, may invite subject expert or other officials as special invitee in the meeting.

For selection of parks, aforementioned committee is empowered to take necessary action which includes application format, its publication, compilation, finalization of probable zone/location of proposed park, criteria for selection, inspection of proposed location etc.

- 7.2 After recommendation of State Level Committee, registration and project implementation, monitoring of selected parks will be done by Director / Commissioner Industries.
- 7.3 After selection, only one Park in each district will be eligible for grants, relief and subsidies of first come first serve basis.

## 8. Main components of Logistics Park –

Minimum components as below are expected to be main components of Logistics Park. The calculation of investment made under these components will be as defined in Annexure -1.

Sr.no.	Necessary Infrastructure	Sr. no.	Logistics Services
1.	Land	1.	Goods transport
2.	Land development	2.	Loading, unloading
3.	Access road	3.	Warehousing
4.	Power supply	4.	Custom and other clearances
5.	Water supply	5.	Assembling of goods
6.	Internal roads and drainage	6.	Technical testing
7.	Logistics Infrastructure	7.	Quality inspection
8.	Plant and machinery (mechanical facilities)	8.	Supply chain management
9.	Basic Infrastructure	9.	Facility of weighing
10.	Construction of silos	10.	Facility for Packing/Repacking
		11.	Insurance and other related financial assistance facilities
		12.	Air cargo

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## 9. Subsidy, Exemption & Concessions for New Logistics Park

### 9.1 Fixed Capital Investment Subsidy

Type of Area	15-40 Acre Logistic Park (Minimum 50 thousand Metric Ton storage capacity)	Above 40 Acre Logistics Park (Minimum 1 lakh Metric Ton storage capacity)
In Industrially developing areas (As defined under Industrial Policy 2014-19)	35% of the eligible fixed capital investment, maximum limit Rs. 10.00 Crores.	35% of the eligible fixed capital investment, maximum limit Rs. 12.50 Crores.
In Industrially backward areas (As defined under Industrial Policy 2014-19)	40% of the eligible fixed capital investment, Maximum Rs. 12.50 Crores.	40% of the eligible fixed capital investment, maximum limit Rs. 15.00 Crores.

### 9.2 Interest Subsidy (only on Term loan)

Interest subsidy on term loan for Logistics Park developed in an area of 15-40 Acre or Above 40 acre will be as given below:

In Industrially developing areas (As defined under Industrial Policy 2014-19)	50% of the total annual interest paid, up to 6 years, maximum limit Rs. 60 Lakh per annum
In Industrially backward areas (As defined under Industrial Policy 2014-2019)	60% of the total annual interest, paid up to 7 years, maximum limit Rs. 100 Lakh per annum.

**Note:** The proposed utilization of different component along with a time lines mentioned in the Detailed Project Report submitted by Applicant Agency compulsorily, need to be achieved which is minimum 20% in the third year from date of acceptance, minimum 40% in the fourth year, minimum 70% in the fifth year and minimum 80% in the sixth year. This determination will be done on the first date's progress of quarterly progress report. If the said utilization has not been achieved, the interest subsidy will not be payable for concerned quarter. However it will be considered for next quarters subject to fulfilment as envisaged.

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## 9.3 Electricity Duty Exemption –

Electricity duty exemption will be allowed only for New Logistics Parks.

Integrated Logistics Park developed in an area of 15-40 acre or above 40 acre will be granted electricity duty exemption as below:

In Industrially developing areas (As defined under Industrial Policy 2014-19)	Full exemption up to 08 years from the date of commencement of commercial activity in Logistics Park
In Industrially backward areas (As defined under Industrial Policy 2014-19)	Full exemption up to 10 years from the date of commencement of commercial activity in Logistics Park

## 9.4 Stamp Duty Exemption–

Full exemption from Stamp Duty will be allowed for cases as below:

- 9.4.1 (a) Land purchased /leased (minimum 30 years) subject to maximum limits in DPR.  
(b) Debt related deed documents of any Bank /Financial Institution from the date of approval of debt till three years

## 9.5 Exemption/concession in land premium on allotment of land in Industria areas/ Industrial parks

Exemption/concession in land premium for Logistics Park developed in an area of 15-40 acre or above 40 acre will be as given below:

In Industrially developing areas (As defined under Industrial Policy 2014-19)	20% exemption in land premium
In Industrially backward areas (As defined under Industrial Policy 2014-19)	25% exemption in land premium

## 9.6 Quality Certification subsidy

The Logistics Parks established in the State will be reimbursed 60% of the amount spent, maximum Rs. 1.50 Lakh for obtaining WDRA/ISO–9000, ISO-14000, ISO-18000, ISO-22000 categories 9001:2008, ISO 16091:2002, and ZED certification or other national/international certification.

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### 9.7 Technical Patent Subsidy

The Logistics Parks established in the State will be promoted for patent registration. They will be reimbursed 60% of the amount spent, maximum Rs. 6.00 Lakh per patent subject to successful patent registration for their original work/research.

### 9.8 Technology Purchase Subsidy

The Logistics Parks established in the State shall be reimbursed 60% of the amount spent maximum Rs. 6.00 Lakh on purchase of technology from the NRDC or other Govt. Research Centres.

### 9.9 Differently abled Employment Subsidy

The Logistics Parks established in the State will be encouraged to provide permanent employment to differently abled persons under The Persons with Disabilities (Right to equal opportunities, Protection and Full Participation) Act, 1995 of the Government of India, shall be reimbursed 25% of the net salary/remuneration as subsidy amount.

### 9.10 Reimbursement of EPF Contribution

The applicant will receive the reimbursement of the Employment Provident Fund contribution for a period of up to 05 years, maximum Rs. 1.00 Lakh/Year.

Reimbursement will be given as below:

- a. Female employees – 100%
- b. Male employees - 75%

### 9.11 Rebate in Vehicle Registration Fees

Rebate of 50% on the registration fees for registration of maximum 50 new vehicles (having capacity of not less than 9 MT each) will be provided as per DPR.

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### 9.12 Distribution process of Fixed Capital Investment Subsidy

Post establishment of Logistics Park, timelines as mentioned below will be followed for disbursement of Fixed Capital Investment Subsidy:

1. First Instalment -After completion of 40% of total project - 30% Grant
2. Second Instalment - After completion of 75% of total project - 30% Grant
3. Third instalment - After completion of 100% of total project- 40% Grant
4. Assessment of the infrastructure for the payment of grant will be done by agency appointed by the State Government. For this purpose Director, Industries will be authorized entity.
5. For the payment of grants, a NOC (No objection certificate) from Banks/Financial Institutions who sanctioned loans to applicant, will be required.
6. On the basis of circumstantial need, consolidated payment for First, Second and Third Instalment can be made in one go.

## 10. Responsibility of Logistics Park Developer

1. A legal occupation of minimum 15 Acre (usable for the purpose) land.
2. The developer needs to operate/ maintain himself, the Logistics Park for minimum 10 years. Thereafter, the management of operations / maintenance can be transferred to third party after a written permission of Commissioner/Director, Industries.
3. Non-establishment of Logistics Park within prescribed time period, the disbursed grants and subsidy amount will be liable for recovery as per the land revenue arrears.
4. Developer needs to follow the conditions for providing employment in required number to Domicile of Chhattisgarh.
5. Applicant has to commission the Logistics Park within 30 months from the date of acceptance.

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## **11. Budget Provision**

For payment of grants new separate budget head will be created.

## **12. Policy Period and Review**

The period for Logistics Parks Policy 2018 will commence from April 1, 2018 and will remain in force till March 31, 2023. For better execution rules and regulation would be framed by Department of Commerce and Industries. During the period of 5 years, Department of Commerce and Industries, GoCG will have the right to review the policy provisions from time to time and include/amend and delete provisions.

## Annexure - 1

### Definitions:-

1. "Appointed Day" means effective date of Logistics Parks Policy 2018-23 i.e. First Day of April, 2018.
2. "Industrially Developing Area" means area defined in Annexure 7 of Industrial Policy 2014-19 of GoCG.
3. "Industrially Backward Area" means area defined in Annexure 8 of Industrial Policy 2014-19 of GoCG.
4. "Logistics Parks" means facilitation of mechanized, well organized, protected infrastructure and provision of services for safe and secured transit for import /export /State produced goods and products from origin to destination. This includes – transportation (Rail/Air/Road), loading, unloading, shed building, temporary storage, shaded warehouse of capacity of minimum 50 thousand metric tons (with minimum 10 thousand metric tons capacity per shed), cold storage, container freight station, way bridge, grading, sorting, packing/repacking, mechanized arrangement for material handling, lifting, parking area, testing, assembling, air cargo facility, plant and machinery (mechanical facilities), mechanized material handling, bulk and break bulk cargo terminal, intermodal transfer etc. Park should have facility for services like freight aggregation and distribution, freight transportation, storage and warehousing, value added services which support to reduce handling cost and transportation time.

Logistics Parks should also include infrastructure as per requirement - such as land development, internal roads, access road, power line arrangement, water supply arrangement, communication facility, sewerage, drainage lines and disposal facilities.

Note: State Level Committee will decide on enhancement or reduction in required components of Logistics Park DPR.

5. "New Logistics Park" means infrastructure which falls under definition of Logistics Park and made investment after acceptance by competent authority /execution of MOU after April 1, 2018 and starts commercial activities of Logistics Park prior to March 31, 2023.
6. "Warehouse" means a shaded facility having storage capacity of 50 thousand Metric Tons (minimum 10 thousand metric tons per shed) which is used for storage of Agro and Food processing products, Automobiles, Medicine, Chemicals, Textile, Furniture, Gas, Oil, Herbal Products, Forest based Produce, Cement, Steel, Handloom, Plastic Products,

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White Goods, Electronics and Electrical Products, Consumer Products, Coal, Iron and Ore, Bauxite etc.

7. "Plant and Machinery (Mechanized Facility)" – Mechanized facility means facilities which are mechanized, automated, equipped with State of the art Information Technology Network and Robotics used for easy and efficient cargo movement operations, storage, transportation within and outside logistics park such as - pallets, forklifts, trucks, metal racks, conveyor belt systems, mechanized trollies, inventory management software and hardware (Bar Code Scanners, RFID scanners etc.) cranes etc.
8. "Fixed Capital Investment" means investments made for establishment/expansion of Logistics Park and this includes minimum 15 acres land (Cost of land will not be included under fixed capital investment)/ land development, shed building, logistics infrastructure, warehouse, plant & machinery (mechanized facility), power supply, water supply and boundary walls and investment made on transport vehicles (Investment for transport vehicles will not be eligible for subsidy).
9. "Infrastructural Cost" means investment made on land development, access roads, internal Roads, power supply and water supply.
10. "Land" means legal ownership and possession of minimum 15 acre land for establishment of New Logistics Parks. Any kind of investment for purchase of land will not be eligible for Fixed Capital Investment purposes.
11. "Land Development" means and includes levelling, deepening of land, boundary wall /fencing. Maximum 5% of total Infrastructure cost will be allowed under this head.
12. "Access Road" means a road which has been constructed to connect infrastructure with nearest connectivity road after taking permission from concerned Government Department/Local Bodies unless any road is not available to Industrial area/Industrial Park which is developed by any Department/Agency/Undertaking of Government. Maximum limit of investment Rs. 50 Lakhs will be allowed under this head.
13. "Power Supply" means for the amount paid by the developer for power connection arrangement to Chhattisgarh State Power Distribution Company Ltd./ Chhattisgarh State Power Transmission Company Ltd. and expenses incurred on internal & external electrification, street lights & electricity substation /DG sets.

Note: Amount of security deposits and old bills shall not be allowed under this head.

14. "Water Supply Investment" means the investment made in park premises for water



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supply necessary internally and externally, including overhead tank, pump house, pipe line and rain harvesting systems (excluding security deposits and old debts payable to the concerned department) provided the water supply arrangements have been made after obtaining due permission from the concerned Government departments.

15. "Internal Roads and drainage System" means internal roads, drainage system and sewage line within the Logistics Parks boundary.
16. "Shed building" means and includes administrative building, covered parking, stores and workshop developed within the Logistics Park premises.
17. "Logistics Infrastructure" means vehicles used for goods transportation, dozer, temporary storage facility, shaded warehouse (minimum 10 thousand metric tons per shed), cold storage, container freight station, weigh bridge, grading and sorting, packing/repacking, mechanized system for material handling, lift, parking area, testing, assembling, sewage and drainage lines etc.

**Note:** To increase profitability of Logistics Park any kind of increase /decrease to above said items can be made as per necessity.

18. "Basic Infrastructure" means and includes bank, ATM, post office, police chowki, fire brigade, canteen, conference hall, training centre, labour welfare centre /rest house , clinic, pooja house/temple and common facility centre as testing and design centre, tree plantation, efforts to safeguard environment, internal roads and drainage facility including other necessary facilities.
19. "Commercial Certificate" means a certificate issued by Directorate of Industries, Chhattisgarh after the completion of establishment of Park which includes fixed cost of Park, commercial activities started in the Park, employment and local employment, date of commencement of commercial activities of park etc. Application format and Commercial Certificate format will be decided by Directorate of Industries.
20. "Project Cost" means the amount of investment indicated in MOU executed between the eligible Investor and State Government OR project cost as proposed and acknowledged by the Directorate of Industries.
21. "Skilled labour, unskilled labour and Administrative/ Managerial Posts"- Definition thereof shall be considered as issued by the State Government from time to time.
22. "Domicile of the State" means those who have been defined by the State Government from time to time as original domicile of the State and who holds the certificate issued for this purpose by the competent authority.

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23. "Permanent Employment" means direct salary/wages given by industrial unit to officers/employees/labours in category of management/skilled labour/unskilled labour in the registered established industries, it means that the employment provided through contractors is not included.
24. "Park Premises" means quadrant of land allotted for the purpose of establishment of industrial project/purpose from State Government/Industries Department and/or a land purchased legally.
25. "Implementation Performance Phases" means achievement of capacity utilisation of components as proposed in DPR in different phases achieved by Park Developer. These phases are defined as below from date of acceptance:
- |             |   |            |
|-------------|---|------------|
| Third year  | - | 20 percent |
| Fourth year | - | 40 percent |
| Fifth year  | - | 70 percent |
| Sixth year  | - | 80 percent |

**Note:**


In the event of disputes regarding above definitions, decision of Department of Commerce and Industries, Govt. of Chhattisgarh will be final and binding.

**Disclaimer:**

This English version is translation of Chhattisgarh Logistics Park Policy 2018 released originally in Hindi. In case of any doubt/dispute/discrepancy in English translation, Hindi version will prevail.





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