



# **RUBBER PARK INDIA PRIVATE LIMITED**

**(A JV of KINFRA & RUBBER BOARD)**

- A Joint Venture Company of KINFRA & Rubber Board incorporated under the Companies Act 1956 on December 1997 with Registered office at Valayanchirangara, Kunnathunadu Taluk, Ernakulam Dist – 683 556.
- The second phase of Rubber Park is established at Piravanthur, near KINFRA Park, Pathanapuram, Kollam. Rubber Park at Piravanthur spreads over 19.93 acres of land, out of which about 10.58 acres are earmarked for allotment to entrepreneurs.
- Interested Entrepreneurs may submit their application along with details of the proposed project addressing to the Managing Director – Rubber Park India (P) Ltd, 2A, Kautileeyam, Valayanchirangara, Ernakulam - 683556

# STRATEGIC LOCATION

- Located at 87 km from Thiruvananthapuram International Airport and 102 km from Vizhinjam Sea Port and 9 km from Punalur Railway Station and 175 km from Cochin International Airport. The Park is well connected with PWD Roads and National Highways

Village	Piravanthur
Taluk	Pathanapuram
Grama Panchayat	Pathanapuram
Block Panchayat	Pathanapuram
Zilla Panchayat	Kollam
Kara	Mukkadavu
Ward	X-Mukkadavu



# PERMITTED INDUSTRIES

- Only rubber based industries (dry rubber units, carbon black mixing etc ) and rubber wood based industries are permitted in this Rubber Park.
- Industries classified under orange, green or white by the Pollution Control Board shall be permitted.
- 25% each of the allocable land will be allotted to the latex based units, dry rubber based products, rubber mixing/reclamation units and rubber wood based units.



# INFRASTRUCTURE

The Park offers a wide range of modern conveniences under one umbrella.

- Facilities like road, drainage, water supply network to each plot, 11kV & LT network of KSEBL, common security arrangements, street light, canteen office building with conference hall and other infrastructure facilities are made available at the Park
- Distribution of water inside the Park will be done by KINFRA, Piravanthur for which an application has to be submitted to them.
- Electricity connection would be provided by the KSEBL, for which application has to be submitted to the Asst. Engineer, Electrical Section, Piravanthur.
- The land here is offered on long term lease at a very nominal rent and the minimal maintenance charges



# APPLICATION FOR ALLOTMENT

- Request letter with details of requirement shall be submitted to the Managing Director – Rubber Park India (P) Ltd, 2A, Kautileeyam, Valayanchirangara, Ernakulam – 683 556
- Based on the priority of application, the procedure for submitting a formal application in Form A along with the Detailed Project Report (DPR) would be communicated to the applicant.
- The Form A and the DPR shall be reviewed by the Internal Committee for Land Allotment of the Rubber Park.
- If found feasible, the same shall be recommended to DILAC Kollam for final approval.



# ALLOTMENT PROCEDURES

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- Land in Rubber Park is allotted on lease initially for 30 years with option for further extension.
- Lease Premium : This is to be paid in lump sum (within 60 days from the date of letter of allotment) before execution and registration of lease deed. This is one time non refundable payment.
- Lease Rent : To be paid annually
- Monthly common Maintenance Charge : To be paid monthly towards charges for maintaining common area, common facilities etc
- Registration of Lease Deed : Lease deed is to be registered with the concerned Sub Registry Office, in duplicate. The original lease deed shall be retained by the Lessee and the duplicate shall be handed over to Rubber Park.



# ALLOTMENT PROCEDURES

- Exemption from Stamp Duty and Registration charges : As per GO(P) No. 108/2004/TD dt. 08<sup>th</sup> July 2004 and GO(P) No. 109/2004/TD dt. 08<sup>th</sup> July 2004 issued by Govt of Kerala and vide order No. 25689/E2/2015/NiVa dt. 09.12.2015, the lease deed is exempted from payment of Stamp Duty and Registration Charges.
- Execution of Memorandum of Understanding : The Lessee has to be execute an MoU in stamp paper of requisite value agreeing to abide by the rules and regulations of Rubber Park while expressing his/her decision to take land on lease.



# RATES & CHARGES

	(Rs.) Per Cent	
Lease Premium/Development cost	1,45,000.00 (plus GST)	Lump sum payment
Lease Rent	20.70 (plus GST)	Yearly
Maintenance Charge	56.00 (plus GST)	Monthly-subject to a minimum of Rs. 2240/- for 40 cents
Water charges		Rate fixed by KWA /KINFRA
Electricity Charges		Tariff fixed by KSEBL

