

**KIADB Land Allotment  
User Manual V 1.0**

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# 1. Introduction

This user manual provides an overview of the land allotment process, focusing on the interaction between the SWS and the Karnataka Industrial Areas Development Board (KIADB). It outlines the procedures followed from the selection of land to the post-committee meeting and pre-committee meeting proceedings, which are then uploaded on the SWS portal.

# 2. Organization Details

Select "Add new project" to fill out the new Combined Application Form (CAF).

Post Login, the user will be directed to organization dashboard page.

CAF ID	District	Taluk	Project Category
200120251348	Bengaluru Rural		

Pollution Category	Status	KIADB Land Allotment Status
N/A	Draft	N/A

Project Services

Applied	Approved	Rejected	Inprogress
0	0	0	0

View Edit Appeal Documents

The user can apply for the Combined Application Form as a **New Investor or Existing Investor**

**Apply as**

New Investor  Existing Investor

**Instructions & Guidelines for CAF applications**

Prerequisites	Relevant Resources
<ul style="list-style-type: none"><li>Have a valid/active PAN in the name of the entity/proprietor.</li><li>Register as an investor and log in to the Single Window System.</li><li>Use a valid Digital Signature Certificate (DSC) or Aadhaar-based e-sign to affix the signature of the authorized signatory on the CAF.</li><li>Be ready with necessary documents to be submitted along with the CAF.</li></ul>	<ul style="list-style-type: none"><li>In-principle approval process document, fee details, list of documents to be attached, and constitution of various clearance committees (attach).</li><li>Blank CAF (attach).</li><li><a href="#">DPR template for MSMEs.</a></li><li><a href="#">DPR template for Large, Mega, Ultra-Mega &amp; Super-Mega enterprises.</a></li><li><a href="#">User guide for filling the CAF.</a></li></ul>

**I Understand!**

### 3. Combined Application Form (CAF form)

**Start a New Project**

Please fill the below Combined Application Form (CAF) to apply for In-Principle Approvals for your project

[View Guidelines](#)

10%

- Company Details
- Authorised & Promoter Details
- Proposed Project Details
- Project Finance
- Project Requirement
- Supporting Documents
- Payment
- Application Signing
- Summary

The Combined Application Form consists of 9 forms and the investor must complete all 9 forms to submit the application.

## 3.1 Project Requirement

The screenshot displays a web application interface for starting a new project. At the top, there is a header with the Karnataka Udyog Mitra logo and 'INVEST KARNATAKA' branding. A navigation bar includes 'Home' and 'Combined Application Form'. The main content area is titled 'Start a New Project' with a progress indicator at 44%. Below the title, there is a brief instruction and a link to 'View Guidelines'. A vertical list of five steps is shown: 1. Company Details, 2. Authorised Signatory & Promoter Details, 3. Proposed Project Details, 4. Project Finance, and 5. Project Requirement. The 'Project Requirement' section is expanded, showing two input fields: 'Land required for proposed project(in Acres)\*' with a text box labeled 'Land Area in Acres', and 'Land Agency Type\*' with a dropdown menu labeled 'Select'. Below these is a 'Power Details' section with a text box for 'Power required for the proposed project in KVA\*' and a question 'Do you have any plans for captive generation of power?' with radio button options for 'Yes' and 'No'.

**Start a New Project** 44%

Please fill the below Combined Application Form (CAF) to apply for In-Principle Approvals for your project

[View Guidelines](#)

- 1 Company Details
- 2 Authorised Signatory & Promoter Details
- 3 Proposed Project Details
- 4 Project Finance
- 5 **Project Requirement**

Land required for proposed project(in Acres)\* Land Agency Type\*

**Power Details**

Power required for the proposed project in KVA\* Do you have any plans for captive generation of power?\*

Yes  No

### 5 Project Requirement

Land required for proposed project(in Acres)\*

Land Agency Type\*  District\*

Tehsil/Taluk\*

Survey No/Khata No\*

Select

KIADB Industrial Area (Karnataka Industrial Area Development Board)

KSSIDC - Small Plots / Sheds (Karnataka State Small Industries Development Corporation)

KIADB Single Unit Complex (Karnataka Industrial Area Development Board)

Private Industrial Park

Plug and Play

Agricultural Land

Own Land

Leased Land

Leased Building/Office Space

Converted Land

Others

Sl. No	Survey Consent Obtained	Land Information
1	<input type="checkbox"/>	

There are two types of land agencies: 1. KIADB 2. Non-KIADB. If the investor selects the KIADB land type, investor will be redirected to the KGIS portal, where investor choose three priority land parcels, which will then be populated in the form.

### 3.2 KGIS Portal (Priority Plots)

**Connectivity Information**

- National Highway
- Distance from NH (in Km)
- State Highway
- Distance from SH (in Km)
- Railway Station
- Distance from Railway Station (in Km)
- Airport
- Distance from Airport (in Km)
- Seaport
- Distance from Seaport (in Km)
- ICD/Dry port
- Distance from Dry Port/ICD (in Km)
- Zonal Office
- Zonal Office Distance (in Km)
- Police Station
- Police Station Distance (in Km)

Unique Reference No. :1742212493 Identification :SWS

Priority1  Priority2  Priority3

District: Bagalkote Industrial Area: Balkundi Industrial Area

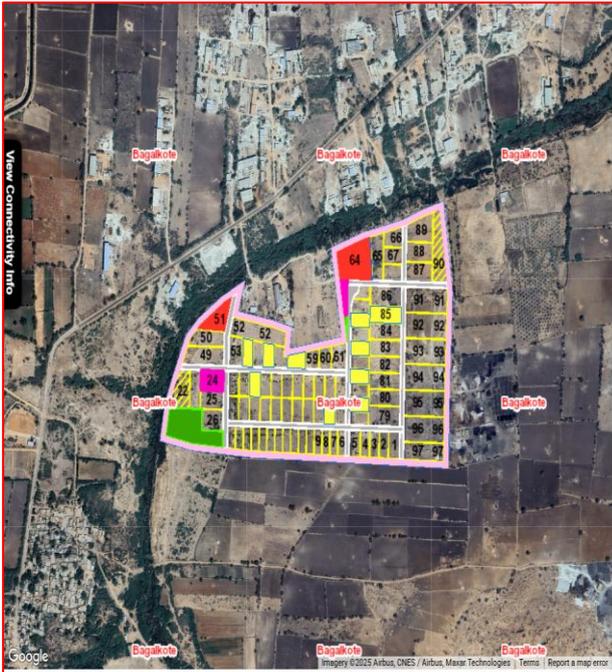
Plot Number	Category	Area in acres
<input type="checkbox"/>	Select Filter	
<input type="checkbox"/>	1	General 0.57
<input type="checkbox"/>	10	SC/ST 0.39
<input type="checkbox"/>	11	General 0.38
<input type="checkbox"/>	12	General 0.38
<input type="checkbox"/>	13	General 0.38
<input type="checkbox"/>	14	General 0.38
<input type="checkbox"/>	15	General 0.37
<input type="checkbox"/>	16	General 0.37
<input type="checkbox"/>	17	General 0.37
<input type="checkbox"/>	18	General 0.36

1-10 of 77 Add

**Selected Priority Plots**

Priority	DistrictName	DistrictCode	IndustrialArea	IndustrialAreaCode	PlotNumber	PlotCode	TotalArea	Tentative Cost
Priority1	Bagalkote	02	Balkundi Industrial Area	0220	1	2025602200034	0.57	70

The investor must select the plot, based on the priority levels: Priority 1, Priority 2, and Priority 3



Unique Reference No. : 1742212493 Identification : SWS

Priority1  Priority2  Priority3

District : Bagalkote Industrial Area : Balkundi Industrial Area

<input type="checkbox"/>	Plot Number	Category	Area in acres
<input type="checkbox"/>	1	General	0.57
<input type="checkbox"/>	10	SC/ST	0.39
<input type="checkbox"/>	11	General	0.38
<input type="checkbox"/>	12	General	0.38
<input type="checkbox"/>	13	General	0.38
<input type="checkbox"/>	14	General	0.38
<input type="checkbox"/>	15	General	0.37
<input type="checkbox"/>	16	General	0.37
<input type="checkbox"/>	17	General	0.37
<input type="checkbox"/>	18	General	0.36

1-10 of 77 Add

To choose a plot from the KGIS portal, the investor must enter the District, Industrial Area, and as per the availability, select the plot number.

**Selected Priority Plots**

Priority	DistrictName	DistrictCode	IndustrialArea	IndustrialAreaCode	PlotNumber	PlotCode	TotalArea	Tentative Cost
Priority1	Bagalkote	02	Balkundi Industrial Area	0220	1	Z0255602200034	0.57	70



Unique Reference No. : 1742212493 Identification : SWS

Priority1  Priority2  Priority3

District : Bagalkote Industrial Area : Navanagar Agrotech Park

<input type="checkbox"/>	Plot Number	Category	Area in acres
<input type="checkbox"/>	109	---	6.66

1-10 of 1 Add

**Selected Priority Plots**

Priority	DistrictName	DistrictCode	IndustrialArea	IndustrialAreaCode	PlotNumber	PlotCode	TotalArea	Tentative Cost
Priority1	Bagalkote	02	Balkundi Industrial Area	0220	1	Z0255602200034	0.57	70
Priority2	Bagalkote	02	Balkundi Industrial Area	0220	10;11	Z0255602200025Z0255602200024	0.77	7070
Priority3	Bagalkote	02	Navanagar Agrotech Park	0043	109	Z0255600430140	6.66	null

Submit

Unique Reference No. :1742212493 Identification :SWS

Priority1  Priority2  Priority3

District : Bagalakote Industrial Area : Navanagar Agrotech Park

Plot Number	Category	Area in acres
109	---	6.66

1-10 of 1 Add

**Selected Priority Plots**

DistrictCode	IndustrialArea	Industrial	TotalArea	Tenths Cost
02	Industrial Area	0220	0.57	70
Priority2: Bagalakote	Balkundi Industrial Area	0220	24.077	7070
Priority3: Bagalakote	Navanagar Agrotech Park	0043	109	20255600430140
			6.66	null

Submit

Connectivity Information

\*Select Industrial Area

National Highway :  
Distance from NH (in Km) :  
State Highway :  
Distance from SH (in Km) :  
Railway Station :  
Distance from Railway Station (in Km) :  
Airport :  
Distance from Airport (in Km) :  
Seaport :  
Distance from Seaport (in Km) :  
ICD/Dry port :  
Distance from Dry Port/ICD (in Km) :  
Zonal Office :  
Zonal Office Distance (in Km) :  
Police Station :  
Police Station Distance(in Km) : 0

Your Priority Plots submitted successfully

OK

Once the details are submitted, the investor will receive a success message.

Designed and Developed By KSRISAC ©

Unique Reference No. :1742212493 Identification :SWS

Priority1  Priority2  Priority3

District : Bagalakote Industrial Area : Asangi

WASTE LAND

46 43  
48 42

Bagalakote

No vacant plots available

OK

If the District/ Industrial Area selected by the investor, in which the vacant plot is not available, Pop up message will receive as "No vacant plots available"

Connectivity Information

\*Select Industrial Area

National Highway :  
Distance from NH (in Km) :  
State Highway :  
Distance from SH (in Km) :  
Railway Station :  
Distance from Railway Station (in Km) :  
Airport :  
Distance from Airport (in Km) :  
Seaport :  
Distance from Seaport (in Km) :  
ICD/Dry port :  
Distance from Dry Port/ICD (in Km) :  
Zonal Office :  
Zonal Office Distance (in Km) :  
Police Station :  
Police Station Distance(in Km) : 0

Designed and Developed By KSRISAC ©

### 3.3 Project Requirement

**5 Project Requirement**

Land required for proposed project(in Acres)\*  Land Agency Type\* KIADB Industrial Area (Karnataka Industrial Are ▾

**Land Selected**

#	Priority	District	Industrial Area	Plot No	Extent of land	Tentative Rate
1	Priority1	Bagalkote	Balkundi Industrial Area	1	0.57	
2	Priority2	Bagalkote	Balkundi Industrial Area	10	0.39	
3	Priority3	Bagalkote	Balkundi Industrial Area	12	0.38	

**Power Details**

Power required for the proposed project in KVA\*  Do you have any plans for captive generation of power?\*  Yes  No

Type of generation\* DGset ▾ Capacity Generation in KVA

Once the investor submits the details of the Priority plots, they will be redirected to the CAF form, where the selected land details will be displayed.

**Power Details**

Power required for the proposed project in KVA\*  Do you have any plans for captive generation of power?\*  Yes  No

Type of generation\* DGset ▾ Capacity Generation in KVA

**Water Requirement**

Source of Water\* KIADB(Karnataka Industrial Areas Developm ▾ Quantity (in KLPD)\*

**Add Water Details**

Source of Water	Quantity (in KLPD)	Action
KIADB(Karnataka Industrial Areas Development Board)	2	

To save Water Details click on **“Add water Details”** and the details will be displayed in the tabular form

### 3.4 Supporting Documents

**6 Supporting Documents**

All the uploaded documents must be signed using the digital signature of the authorized signatory.

Documents can be re-uploaded

S.No	Document Name	Upload	Date Uploaded	View
1	Detailed Project Report	Choose File No file chosen	Not uploaded	👁
2	Memorandum and Article of Association Company/Form 32	Choose File No file chosen	Not uploaded	👁
3	Pan card of Promoter/Company	Choose File No file chosen	Not uploaded	👁
4	CA Certified Net worth Statement of Each Individual Promoter/Director	Choose File No file chosen	Not uploaded	👁
5	Others	Choose File No file chosen	Not uploaded	👁
6	Project implementation schedule	Choose File No file chosen	Not uploaded	👁
7	Project layout map	Choose File No file chosen	Not uploaded	👁
8	Copy of MoU	Choose File No file chosen	Not uploaded	👁

All Documents Should be Digitally Signed by the DSC of Authorized Person Accepted file types - PDF & should be less than 10 MB

Back To save the form & for step, click – “Save & Next” Save & Next

### 3.5 Payment

**7 Payment**

Application No: 1703202515858 Company Name: CONFEDERATION OF INDIAN ALCOHOLIC BEVERAGE COMPANIES Application Category: General Project Cost: 27790000000

Department	Total Paid Till Date	Payable Amount	Tax	Total
Karnataka Udyog Mitra	0	885000		885000
Karnataka Industrial Area Development Board	0	2,000	0	2,000
				887000

Pay Using PayGov

Since the source of Land is KIADB, a fee of Rs 2000/- will be charged from the investor in addition to the CAF application fees. The investor will have the option to pay the fees using Online payment gateway.

Previous Payment Details

S.No	Payment Mode	UTR Number/ Bank Transaction Number	Amount	Date of Payment	Payment Status
------	--------------	-------------------------------------	--------	-----------------	----------------

Back Save & Next

This displays the processing fees, which is based on the Application Category and Project Cost, while the KIADB fees will be charged (Rs. 2000/-).

Payment Gateway for investors (whose land source is KIADB): PayGov

**Payment Successful..**

Applicant Name	CAF Id	Transaction Id	Payment For	Amount	Payment From	Transaction Status	Gateway Transaction Id	Transaction Date
ROSHINI SANAH JAISWAL	1803202515863	Order20250318145450	Karnataka Industrial Area Development Board	2000	Credit-Card	A	pay_Q8Cfn0dOPt0Y	18-03-2025 14:55:31
ROSHINI SANAH JAISWAL	1803202515863	Order20250318145450	Karnataka Udyog Mitra	47200	Credit-Card	A	pay_Q8Cfn0dOPt0Y	18-03-2025 14:55:31

Please wait while we redirect...

Once the payment is successful, the investor will be redirected back to SWS page.

**7 Payment**

Application No: 1803202515863      Company Name: CONFEDERATION OF INDIAN ALCOHOLIC BEVERAGE COMPANIES      Application Category: General      Project Cost: 360000000

Department	Total Paid Till Date	Payable Amount	Tax	Total
Karnataka Udyog Mitra		47200		47200
Karnataka Industrial Area Development Board	0	2,000	0	2,000
				49200

The payment section of the CAF form will reflect the transaction details.

→ Previous Payment Details

S.No	Payment Mode	UTR Number / Bank Transaction Number	Amount	Date of Payment	Payment Status
1	Credit-Card	pay_Q8Cfn0dOPIt0iY	2000	18-03-2025 14:55:31	Success
2	Credit-Card	pay_Q8Cfn0dOPIt0iY	47200	18-03-2025 14:55:31	Success

### 3.6 Application Signing

**8 Application Signing**

Sign Application Using\*      ← The investor can sign the application in two ways: either using DSC or through Aadhaar

DSC     Aadhaar

→ Tokens      Certificates      Password

Select Device      Select Certificate      Password

eSign Using DSC

Back      Preview      Next

If the investor signs the application using DSC, they are required to enter the Token device, Certificates and Password

### 3.7 Summary

9 Summary ← The full summary of all the Combined Application Forms completed by the investor.

S.No	Form	Status
1	Company Details	✓
2	Authorized and Promoter Details	✓
3	Proposed Project Details	✓
4	Project Finance	✓
5	Project Requirement	✓
6	Supporting Documents	✓
7	Payment	✓
8	Application Signing	✓
9	Summary	✓

After completion of the above CAF forms, the investor can submit the application. → Submit Application

## 4. Allotment of Land

The screenshot displays the details for Project 28 - 1303202515853. The project is in the 'Approved' state. Key details include: CAFID 1303202515853, District Bagalkote, Taluk Bagalkote, and Project Category Small Enterprise. The Pollution Category is Orange, and the Status is 'Approved and GO Uploaded'. The KIADB Land Allotment Status is '₹2000 Payment Pushed to KIADB'. Below the details are buttons for View, Appeal, Amend, and Documents. A 'Project Services' section shows four categories: Applied, Approved, Rejected, and Inprogress, each with a red '0' indicating zero counts.

Project 28 - 1303202515853

Revert to Queries Activity Log Approved

CAFID 1303202515853 District Bagalkote Taluk Bagalkote Project Category Small Enterprise

Pollution Category Orange Status Approved and GO Uploaded KIADB Land Allotment Status ₹2000 Payment Pushed to KIADB

View Appeal Amend Documents

Project Services

Applied Approved Rejected Inprogress

Upon submission of the CAF form, the KIADB Land Allotment status will be displayed on the investor dashboard, as the payment has been made in the form.

The user can click on the status to access the Land Allotment details once the CAF is approved.

### 4.1 Demand Letter Generated

The screenshot displays the details for Project 9 - 1203202515826. The project is in the 'Approved' state. Key details include: CAFID 1203202515826, District Bagalkote, Taluk Bagalkote, and Project Category Medium Enterprise. The Pollution Category is Red, and the Status is 'Approved and GO Uploaded'. The KIADB Land Allotment Status is 'Demand Generated'. Below the details are buttons for View, Appeal, Amend, and Documents. A 'Project Services' section shows four categories: Applied, Approved, Rejected, and Inprogress, each with a red '0' indicating zero counts. A 'Department Services' button is also visible.

Project 9 - 1203202515826

Revert to Queries Activity Log Approved

CAFID 1203202515826 District Bagalkote Taluk Bagalkote Project Category Medium Enterprise

Pollution Category Red Status Approved and GO Uploaded KIADB Land Allotment Status Demand Generated

View Appeal Amend Documents

Project Services

Applied Approved Rejected Inprogress

Department Services

After CAF approval and GO availability, a **Demand Letter** will be generated.

Once CAF is approved, the following demand generated status will be displayed.

Karnataka Udyog Mitra INVEST IN KARNATAKA

Home > KIADB Land Allotment >

### KIADB Land Allotment

[View Guidelines](#)

- HLSWCC/SLSWCC/DLSWCC Approved Land Details
- Demand Note (30%)
- Allotment Letter
- Payment
- Confirmatory Letter
- Possession Certificate
- Lease Cum Sale Deed

Clicking on the generated "Demand Letter" status will redirect to the land allotment page, where the HLSWCC/SLSWCC/DLSWCC approval of land details and demand letter information will be displayed.

Home > KIADB Land Allotment >

### KIADB Land Allotment

[View Guidelines](#)

- HLSWCC/SLSWCC/DLSWCC Approved Land Details

KIADB Approved Land Details

District	Industrial Area	Extent of Land	Tentative Value
Belagavi	Gokak Industrial Area	2	2

On clicking Land approval details tab, investor will be able to see the industrial area where the land is allocated along with extent of land and value of the land in Lakhs

**10% / 30% payment is due within 30 days of Demand letter generation.**

Once the Investor clicks on the demand letter tab, investor can download the demand letter.

The investor can proceed with the Demand Payment (10% / 30%) by clicking here to pay.

#	Particular	Amount (₹)
1	Value of Land	200000
2	Tentative Demand ( 30%)	60000
3	EMD Amount	0.10
4	Payment Amount	12000
5	Pay Using	<a href="#">Click here to Pay</a>
6	Payment Status	

## 4.2 Allotment Letter Generated

- The Allotment letter is generated within 5 working days after the initial deposit of receiving the 10% / 30% payment, along with land details.
- The allotted Land will be blocked in the GIS accordingly.
- The remaining 70% payment must be completed within 70 days / 180 days.

The investor can download the allotment letter from here

Particular	Value
District	Bagalkote
Industrial Area	Balkundi Industrial Area
Plot Number	2
Extent of Land	0.57
Payable Amount	45000

**Payment**

**KIADB Demand Details**

Payment done till now for the land allotment will be displayed.

Particular	Amount
Estimated Land Value	140
Demand Payment(30%)	4200000
KIADB Demand(70%)	45000
Previous Payment	45000
Balance	0

\*Full payment must be made on or before 13/04/2025

**Previous Payment Details**

If a payment has already been made by the investor, the details of the previous payment will be displayed, and the investor can also download the receipt.

Payment Amount (₹)	Payment Date	Payment Mode	Payment Status	Transaction ID	Receipt
45000	12-03-2025 18:37:06	netbanking	Paid	USBIPO1000IHCY	<a href="#">Download</a>
Total Payment					₹ 45000

\*Full payment must be made on or before 13/04/2025

### 4.3 Confirmatory Letter Generated

- The Confirmatory letter is generated within 5 working days after receipt of 100% tentative cost of land.

**Confirmatory Letter**

The **Confirmatory Letter** is generated within **5 days** after complete payment of 100% tentative cost of land.

**Confirmatory Letter Details**

[Download Confirmatory Letter](#)

Click here to download the Confirmatory Letter

Particular	Value
Issue Date	13-03-2025 02:05:21
Issued By	.co.in
Certificate Number	et

#### 4.4 Possession Certificate Generated

- The Possession certificate is generated within 5 working days after issuance of confirmatory letter.

The **Possession Certificate** is generated within **5 days after** the issuing of Confirmatory Letter.

The investor can download the Possession Certificate from here

Description	Details
Issue Date	
Issued By	
Certificate Number	KIADB/F .....

#### 4.5 Lease-Cum-Sale agreement Generated

- Lease-cum-sale agreement will be available on 30 working days after the issue of possession certificate.

The executed lease-cum-sale agreement will be available on the portal once the registration is completed.

The investor can download the executed lease-cum-sale agreement.

Particular	Value
Issue Date	13-03-2025 02:05:21
Issued By	.co.in
Certificate Number	Ne id

The screenshot shows the KIADB Land Allotment portal. At the top, there are logos for Karnataka Udyog Mitra and KIADB KARNATAKA. A navigation bar includes 'Home >' and 'KIADB Land Allotment >'. A progress bar indicates 30% completion. Below the progress bar, there is a 'View Guidelines' link. A list of stages is shown, each with a green arrow icon indicating completion:

- HLSWCC/SLSWCC/DLSWCC Approved Land Details
- Demand Note (30%)
- Allotment Letter
- Payment
- Confirmatory Letter
- Possession Certificate
- Lease Cum Sale Deed

The completed stages will be displayed in green arrows details of each event will be communicated to the investor in the form of email and SMS.