

GOVERNMENT OF JAMMU & KASHMIR  
DIRECTORATE OF INDUSTRIES & COMMERCE, JAMMU  
1<sup>st</sup> FLOOR, J.L.N. UDYOG BHAWAN, RAILHEAD COMPLEX, JAMMU-180012  
(Tele/Fax: 0191-2474085 email ID:directorindcomjammu@gmail.com)

1. The Managing Director, J&K SIDCO.
2. The Chief Engineer, JPDCL.
3. The District Officer, J&K PCB, Jammu.
4. The Chairman, Federation of Industries Jammu.

No:DI&C/J/ *MHP/1279/1405-19*

Dated: *04* 09-2021

Subject: Minutes of meeting of 2<sup>nd</sup> Divisional Level Land Allotment Committee held on 26-08-2021 at Udyog Bhawan Jammu.

Sir/Madam,

I am directed to enclose the Minutes of 2nd meeting of Divisional Level Land Allotment Committee, J&K constituted under Clause (9), sub-clause (9.1) of Jammu and Kashmir Land Allotment Policy 2021-30 held on 26-08-2021 for your kind information and necessary action if any.

Encl: As above

Yours faithfully,

*P. Goswami*  
*04/09/21*

PK Goswami

Functional Manager  
D'te of Industries and Commerce  
Jammu

Copy to:

1. General Manager District Industries Centre Kishtwar/Doda/Rajouri/Jammu/Kathua/Udhampur/Poonch/Samba/Ramban/Reasi (Member Secretaries, respective Divisional Land Allotment Committee) for information and necessary action.
2. Private Secretary to Principal Secretary to Government, Industries and Commerce Department for favour of information of worth Principal Secretary.

**Minutes of meeting of 2nd Divisional Level Land Allotment Committee held on 26-08-2021 at Udyog Bhawan Jammu under the Chairpersonship of Ms. Anoo Malhotra, Director, Industries & Commerce, Jammu.**

The 2nd meeting of Divisional Level Land Allotment Committee, J&K constituted under Clause (9), sub-clause (9.1) of Jammu and Kashmir, Industrial Land Allotment Policy, 2021-30 was held at Udyog Bhawan Jammu under the Chairpersonship of Ms. Anoo Malhotra, Director, Industries & Commerce, Jammu to deliberate upon and evolve a criteria for allotment of land in respect of applicants desirous of establishing Projects having project cost of upto Rs. 50 Crores.

The list of participants is annexed with the minutes (Annexure-I).

The Chairperson welcomed all members and other participants to the meeting. She informed the Committee that in pursuance to decision of the committee in its meeting held on August 4, 2021, the matter was taken up with the Administrative Department for seeking advice/guidance in respect of criteria to be adopted by the Divisional Level Committee for allotment of land based on a transparent system vide No: DI&C/M&P/J/1279/1019 Dated: 12/08/2021. In reference to above letter a communication has been received from the Administrative Department vide letter dated: 20-08-2021 stating therein that a fair, transparent and judicious procedure as per the guiding principles provided under the J&K Industrial Land Allotment Policy is required to be followed. The Letter further states that the J&K Industrial Land Allotment Policy 2021-30 shall have to be followed in Letter and spirit.

Thereafter the Chairperson requested the members to deliberate on the issue and evolve a criteria which shall be adopted to form the basis for allotment of land in Industrial Estates.

After threadbare discussions on the proposal sent to the Administrative Department, the Committee unanimously decided to adopt the criteria which will encapsulate the policy vision and give special emphasis on objectives of J&K Industrial Land Allotment Policy 2021-30 (**clause 4**) i.e.

- Encouraging, promoting and facilitating more investment in enterprises and build a strong, responsive and vibrant business environment in the region.
- Creating employment opportunities for the unemployed youth.

The committee further decided to include Aims of J&K Industrial Policy 2021-30 in the formulation of such criteria viz.

- To promote regionally balanced, environmentally sustainable and inclusive Industrial growth (**J&K Industrial Policy 2021-30 sub clause 3.6.2**)

The committee then decided to assign a rating based on marks awarded to each application for land allotment based on the following five parameters:

1. Employment generation per Kanal of land applied (30 Marks).
2. Investment (in Crores) per Kanal of land applied (30 Marks).
3. Category as per UCM guidelines (25 Marks).
4. Classification of Industry (as per revised MSME definition) (10 Marks).
5. Socio-economic Transformation Potential (Assessment by Committee).(5 Marks).

Managing Director J&K SIDCO/SICOP, Ms. Smita Sethi opined to fix the parameters under Socio Economic Transformation Potential, which has to be assessed by the Committee, as per priority accorded to each parameter. The same has been

incorporated in the criteria of evaluation adopted unanimously by the Committee as given below:

S.no	Parameter	Value	Assigned Marks	Weightage
1	Employment Generation per Kanal allotted	> 10	30	30%
		>9 <= 10	27	
		>8 <= 9	24	
		>7 <= 8	21	
		>6 <= 7	18	
		> 5 <= 6	15	
		>4 <= 5	12	
		>3 <= 4	9	
		>2 <= 3	6	
		<=2	3	
2	Investment (in Crores ) per Kanal	> 2	30	30%
		> 1.75 <= 2	27	
		> 1.5 <= 1.75	24	
		> 1.25 <= 1.5	21	
		> 1 <= 1.25	18	
		> 0.5 <= 1	15	
		> 0.25 <= 0.5	12	
		<0.25	9	
3	Category as per UCM guidelines	White/Green	25	25%
		Orange	20	
		Red	15	
4	Classification (MSME )	Micro	10	10%
		Small	07	
		Medium	04	

5	<b>Socio-Economic Transformation potential (Assessment by Committee)</b>	Based upon,inter-alia,extent of i) Experience of Promoter. ii) Weaker Section iii) Usage of local product as raw material iv) Start up v) Tied up Funds and Resource Position vi) Shifting from Non Conforming Areas /Rented Premises vii) Technology Advantage. viii) Land requirement justification.	05	5%
<b>Grand Total</b>			<b>100%</b>	

The committee also deliberated further to resolve a situation of tie in points rating to which it was decided that the same shall be decided by the committee during the meeting itself resorting to draw of lots/date of application on the portal/gestation period of the project or any other criteria which the committee may deem appropriate at that time.

The Chief Engineer, JPDCL iterated that however: no power connection shall be provided to Industrial units engaged in Iron & Steel Manufacturing through the use of Electric induction and Arc furnaces as per Government Order No 72-PDD of 2010 dated 03-03-2010.

The committee also discussed in length the scenario of land availability vis-a-vis its feasibility due to lesser response received in some estates. In order to get a clear picture of the same and have tentative development cost of the Industrial Estates, it was decided that a joint team of officers comprising of GM DIC concerned, Estates Manager, Executive Engineer concerned shall visit such estates and submit a detailed report with regard to the:

- Feasibility of the land as Industrial Estate
- Development cost
- Legal issues involved ,or
- Any other issue to be brought before the committee

The committee also took into consideration the dynamic and rapidly evolving Industrial scenario in Jammu and Kashmir and decided to reserve the rights to make any changes in the criteria for land allotment as and when deemed necessary.

The meeting ended with vote of thanks to the chair.



Annexure-I

List of Participants

2<sup>nd</sup> Meeting of Divisional Level Land Allotment Committee held on 26.08.2021

In the Chair

1. Ms. Anoo Malhotra, KAS, Director, Industries and Commerce Jammu

Members:

2. Ms. Smita Sethi, KAS, Managing Director, J&K SIDCO/ Managing Director, J&K SICOP.
3. Sh. Ashwini Kumar Sachdeva, Chief Engineer, JPDCL.
4. Ms. Subha Mehta, KAS, General Manager, District Industries Centre, Jammu (Member Secretary)
5. Sh. Surendra Paul Sharma, KAS, General Manager, District Industries Centre, Samba (Member Secretary)
6. Sh. Prem Singh, KAS, General Manager, District Industries Centre, Kathua (Member Secretary).
7. Sh. Arshad Malik, Divisional Officer, JK PCC Jammu.
8. Sh. Rattan Dogra, Chairman Federation of Industries-Jammu.

