

GOVERNMENT OF JAMMU & KASHMIR
DIRECTORATE OF INDUSTRIES AND COMMERCE,
1ST FLOOR, UDYOG BHAWAN, RAILHEAD COMPLEX, JAMMU
[TELE/FAX NO: 0191-2474085]

1. Managing Director,
J&K SIDCO/SICOP.
2. Member Secretary,
J&K Pollution Control Committee.
3. Special Secretary,
Housing and Urban Development Department.
4. Special Secretary,
Home Department.
5. Special Secretary,
Health and Medical Education Department.
6. Chief Engineer,
JPTCL.
7. Special Secretary (Technical),
Forest, Environmet and Ecology Department.
8. Additional Secretary,
Finance Department.
9. Additional Secretary,
Revenue Department.
10. Sh. Viraj Malhotra,

Representative of Industries – Jammu.

No. MSE-J/Dev/Misc/559/941-962

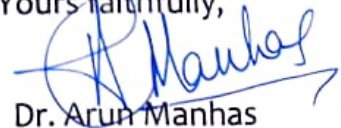
Dated - 03.08.2024

Subject: Minutes of 10th meeting of High Level Land Allotment Committee held on 22-07-2024 under the chairmanship of Sh. Vikramjit Singh, Commissioner/Secretary to the Government, Industries & Commerce Department.

Sir/Madam,

Kindly find enclosed the Minutes of 10th of High Level Land Allotment Committee, J&K constituted under clause (9), sub-cause (9.2) of Jammu and Kashmir Land Allotment Policy 2021-30 for further necessary action.

Yours faithfully,



Dr. Arun Manhas

Director, Industries & Commerce
Jammu.

(Member Secretary, HLLAC Jammu)

Copy to the:

1. Commissioner/Secretary to the Government, Industries and Commerce Department (Chairman, High Level Land Allotment Committee).
2. Regional Director, J&K PCC for information.
3. General Managers (All), District Industries Centre, Jammu Division for information and necessary action.

Minutes of 10th Meeting of the High Level Land Allotment Committee-Jammu held under the Chairmanship of Sh. Vikramjit Singh IPS, Commissioner/ Secretary, Industries and Commerce Department, J&K Government on 22nd of July 2024.

The 10th meeting of the High-Level Land Allotment Committee, J&K, constituted under clause 9, sub-clause 9.1, as amended, of Jammu and Kashmir Industrial Land Allotment Policy, 2021-30, was held on 22.07.2024 at Civil Secretariat, Srinagar, under the chairmanship of Sh. Vikramjit Singh, IPS, Commissioner/Secretary, I&C, Jammu and Kashmir. The Agenda of the meeting is attached as Annexure-I. The list of participants is placed as Annexure-II.

Agenda Item 1

Proposals for establishment of Hospitals/Allied Facilities

Decision:

The Committee acknowledged that hospital services are highly specialized and serve as a public good. When promoters fail to provide the promised services, it not only ties up scarce land resources but also deprives the general public of access to quality healthcare. Consequently, the Committee approved the proposal for adoption of following criteria for applicants seeking land allotment for establishing hospitals:

- a) The applicant should have following necessary technical/operational expertise of running the project along with having a net worth of at least 30 % of the Project Cost during the last 3 years, ending 31st March of the previous financial year. This net worth must be certified by a Chartered Accountant.
- b) Experience of having successfully completed works with respect to running a Hospital meeting the minimum benchmark standards defined by National Health Authority during last 7 years as below:

Running three (03) Hospitals not less than 40% of proposed bed capacity.

Or

Running two (02) Hospitals not less than 50% of proposed bed capacity.

Or

Running one (01) Hospitals not less than 80% of proposed bed capacity.

In case the applicant does not possess the requisite qualifications, the applicant may:

- a. Form a consortium with another entity that possesses the necessary technical and operational expertise as above. The experienced entity must undertake to a minimum 26% stake in the SPV and maintain this



stake for at least five years from the start of the project's operations.

Or

- b. Enter into a technical collaboration with an entity with above mentioned experience. The entity with the necessary technical/operational expertise shall be responsible for firming up the technical/ operational aspects of the Project, overseeing the construction and development of the Project, procuring applicable permits, undertaking the procurement, equipping, operation and maintenance of the Project and ensuring quality standards, compliance with applicable Laws for running of the Project, including support required to operate and manage the Project.

The committee also mandated that at the time of application, the applicant must submit a Letter of Comfort on official letterhead, signed by an authorized signatory, from the entity possessing the requisite technical and operational qualifications stating that the entity will establish a consortium or enter into Technical collaboration as specified above with the applicant. Before the issuance of the letter of Allotment, the applicant must submit a binding agreement with the entity possessing the necessary experience and expertise.

The Chairman emphasized that these conditions are intended to supplement the criteria already adopted by the High Level Land Allotment Committee – Jammu in its 3rd meeting. They should be viewed as additional requirements and are not meant to replace or supersede the established criteria.

The Committee unanimously decided that the Divisional Level Appraisal Committee must ensure that the aforementioned conditions are met before recommending any application for land allotment.

Agenda Item 2:

Units proposing Manufacturing of Steel through use of Electric Induction/Arc Furnaces

Decision:

It was decided that since there is no restriction on allotment of land to projects that propose using Electric or Induction Arc Furnace in the J&K Industrial Land Allotment Policy, all units shall be assessed for land allotment on the criteria adopted by the

High-Level Land Allotment Committee without any preconditions.

However, once approval for allotment of land is accorded to these units, and Letter of Intent is issued, such units shall have to submit Power Availability Certificate / No Objection Certificate from PDD as the case may be, before issuance of Letter of allotment.

It was also noted that since that the time period between issuance of Letter of Intent and Letter of Allotment is limited, as such Power Availability Certificate/ No Objection Certificate needs to be issued by the Power Development Department in an expeditious and time bound manner.

Agenda Item 3:

Disposal of applications regarding surrender of allotted land.

Approval was accorded to the proposal to refund 80% land premium to **M/s GSA Industries Pvt. Ltd** and **M/s Macleods Pharmaceuticals Pvt. Ltd** as per J&K Industrial Land Allotment Policy provisions.

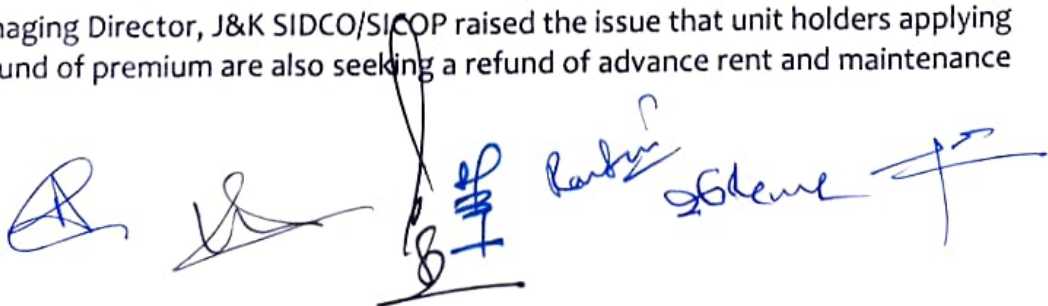
Tabulated details of the allottees are given as below:

S.No	Name of the Unit	Land Allotted (Kanals)	Allotment issued	Land Deed executed on	Applied for Surrender on
1	M/S GSA Industries Pvt. Ltd, Sahar Logate	120	SICOP/MD/2022/1983-90 dated 28-02-2022	01-08-2022	15-06-2023
2	M/s Macleods Pharmaceuticals Pvt. Ltd, Sahar Logate	120	SICOP/MD/2022/1639-46 dated 15-02-2022	27-07-2022	30-05-2024

The J&K Small Scale Industries Development Corporation Limited(SICOP) will undertake the requisite procedures for refunding the premium and reclaiming possession of the said land.

Further, following the issuance of cancellation order and subsequent retrieval of the cancelled land, the process of allotment of such land will be initiated afresh as per clause 7 of J&K Land Allotment Policy 2021-30.

The Managing Director, J&K SIDCO/SICOP raised the issue that unit holders applying for a refund of premium are also seeking a refund of advance rent and maintenance



charges from the date they filed their application for surrender. However, due to the absence of policy provisions addressing this issue, the IDC is unable to proceed.

The Committee noted that this is an operational matter of the Department and clarified that the department should charge rent and maintenance from the date of possession until the date of surrender. It is not justifiable for the department to claim rent or maintenance charges for the period, the land is not in possession of allottee. Therefore, a uniform decision to refund the difference should be applied across all types of allotments.

Agenda Item 4:

Grouping of Districts as per the demand of land and allotment for optimum utilization of the available Industrial Land

Decision:

The Committee noted that based on available data, the demand for industrial land within the Jammu Division is uneven. There is a surge in land requirement for Industrial Projects in the districts of Jammu, Samba, and Kathua, whereas applications are limited in the districts of Udhampur and Reasi. The response is even more subdued in the districts of Rajouri, Poonch, Doda, and Kishtwar.

Additionally, among the applications already received, there is significant variation in land availability, average investment per kanal, and average employment per kanal across different regions.

Consequently, a graded approach for different regions is needed to ensure the optimal use of the land available with the Department.

Based upon above, it is was decided that the districts in the Jammu Division be divided into the following three categories:

S.No	Category	Districts	Investment per Kanal
1	High Demand	Kathua, Samba, Jammu	=> 1.5
2	Moderate Demand	Udhampur	= > 1 and < 1.5
3	Low Demand	Poonch, Rajouri, Doda, Ramban, Kishtwar, Reasi	< 1

The Committee noted that the allotment needs for each category of district should be clearly defined to ensure that industrial land, which is a scarce resource, is utilized efficiently. Accordingly, the Committee approved the following proposal:



i. High Demand Category Districts:

It was decided that competitive benchmarking where applicants are ranked against each other based on predefined criteria currently being followed for applications be maintained. Applicants shall continue to compete for the allocation of land based on their performance or suitability in meeting specified standards or criteria. The highest-ranking applicants, based on the evaluation criteria, are awarded the land before others are considered. Under this process, it is likely that some applicants will not get the land requested for and this competitive pressure is expected to make the applicants submit the most efficient / optimum proposals based on the evaluation criteria established.

ii. Moderate Demand Category Districts:

It was decided the quantum of land available for allotment be reduced with respect to the actual demand in these districts.

The Committee decided that 70 % of the available land be allocated for allotment. The land remaining after allotment shall be reserved for future expansion.

iii. Low Demand Category Districts:

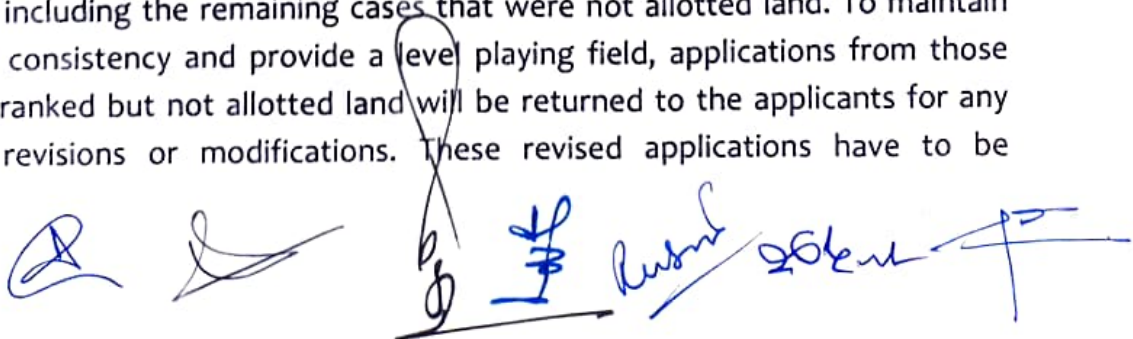
It is proposed that the land applied for be matched against the land available and allotment be done to ensure a self-sustaining industrial ecosystem could be developed in these districts.

The Committee shall have the authority to reassess and reclassify any district based on changing land demand within that district.

Agenda Item 5:

Reverting of applications that formed part of the merit list as per the HLLAC meeting on 30-12-2021 but have not been allotted land.

Decision: The Committee decided that, in line with the decisions of the Apex Level Land Allotment Committee, the allotment process must be restarted for all applicants, including the remaining cases that were not allotted land. To maintain procedural consistency and provide a level playing field, applications from those who were ranked but not allotted land will be returned to the applicants for any necessary revisions or modifications. These revised applications have to be

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resubmitted to the concerned General Manager for fresh appraisal, ensuring that these cases can also be considered for allotment by the High Level Land Allotment Committee.

Sd/-
(Sh. Viraaaj Malhotra)
Representative from Federation
Of Industries, Jammu
(Member)

Sd/-
(Sh. Surjeet Singh)
Under Secretary ,Revenue
Department

Sd/-
Ms. Sonia Arora
Deputy Secretary, Finance
Department

Sd/-
Sh. Vivek Modi
Special Secretary (Technical), Forest,
Environment and Ecology
Department
(Member)


Sd/-
Er. Rajan Gupta
Chief Engineer, JPTCL
(Member)

Sd/-
Sh. Amarjeet Singh
Special Secretary, Health and Medical
Education Department
(Member)

Sd/-
Sh. Ram Savak
Special Secretary, Home Department
(Member)

Sd/-
Sh. Gulzar Ahmad
Special Secretary, Housing
and Urban Development
Department
(Member)

Sd/-
Sh. Ghan Shyam
Member Secretary, J&K PCC
(Member)


Dr. Arun Manhas
Director, Industries and Commerce
Jammu
(Member Secretary)

Sd/-
Sh. Inder Jeet,
Managing Director
J&K SIDCO/SICOP
(Member)

Sd/-
Sh. Vikramjit Singh
Commissioner/Secretary to
the Government,
Industries and Commerce
Department
(Chairman)