

**Government of Jammu & Kashmir
Industries & Commerce Department
Civil Secretariat, J&K**

Subject: - Procedural Guidelines to the Jammu & Kashmir Private Industrial Estate Development Policy, 2021-30.

Reference: Administrative Council Decision No. 80/13/2021 dated 14.08.2021.

**Government Order No : 194 -IND of 2021
D a t e d : 27.09.2021**

Sanction is accorded to the adoption of Procedural Guidelines to the Jammu & Kashmir Private Industrial Estate Development Policy, 2021-30, as per annexure appended to this order for its implementation with immediate effect.

By order of the Government of Jammu and Kashmir.

Sd/-

(Ranjan Prakash Thakur)

Principal Secretary to the Government

No. IN-DIC/59/2021-02

Dated: 27.09.2021

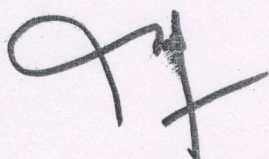
Copy to the :-

1. All Financial Commissioners.
2. Director General of Police, J&K.
3. Principal Secretary to the Lieutenant Governor.
4. All Principal Secretaries to Government.
5. Principal Resident Commissioner, J&K Government, New Delhi.
6. Chief Electoral Officer, J&K.
7. All Commissioner/ Secretaries to the Government.
8. Joint Secretary (J&K), Ministry of Home Affairs, Government of India.
9. Divisional Commissioner, Jammu/Kashmir.
10. Director General, J&K Institute of Management, Public Administration and Rural Development, Jammu.
11. Chairman, J&K Special Tribunal.
12. All HoD's of Industries and Commerce Department.
13. All Deputy Commissioners.
14. Director, Information.
15. Director, Archives, Archaeology and Museums.
16. General Manager, Government Press, Jammu/Srinagar.
17. Private Secretary to the Hon'ble Lieutenant Governor.
18. Private Secretary to the Chief Secretary.
19. Private Secretaries to Advisor (F)/(B)/(BK) to Lieutenant Governor.
20. Private Secretary to Principal Secretary to the Government, Industries and Commerce Department.
21. In-charge website, GAD/ I&C Department.
22. Notification file.

(Sartaj Hussain Madni)

Deputy Secretary to the Government

**Procedural Guidelines to the Jammu
and Kashmir Private Industrial Estate
Development Policy, 2021-30**

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1. Application

- 1.1. Any applicant, as defined under the Policy, which includes applicants intending to setup a Private Industrial Estate/Park (including IT/ITeS Park) shall get registered on the Single Window Portal (**www.investjk.in**) of Department of Industries & Commerce with following details:
- PAN Card of the Applicant.
 - Valid email ID
 - Working Phone number.
- 1.2. Once registered, the applicant shall submit the application along with a detailed project report (DPR), Forest Clearance and/or any other document as notified by Government of Jammu and Kashmir.
- 1.3. A non-refundable processing fee as shown below shall be payable by the applicant along with the application:

Normal Industrial Estate		IT Sector Industrial Estate	
5- 7 acre	Rs 50,000	2- 4 acre	Rs 50,000
7- 10 acre	Rs 1,00,000	4 – 8 acre	Rs 1,00,000
Above 10 acre	Rs 1,50,000	Above 8 acre	Rs 1,50,000

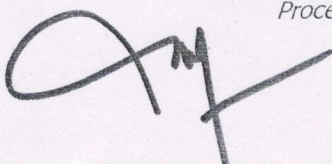
2. Evaluation and Approval:

- 2.1 Divisional Level Evaluation Committee shall meet as per requirement and shall complete preliminary scrutiny within seven days of receipt of the application.
- 2.2 In case of a query/ shortcoming raised by Divisional Level Evaluation Committee, the applicant shall be intimated about the same and shall be given 15 days to address the query/ short coming.

- 2.3 Once an application is received by the Divisional Commissioner concerned, the requisite documents as defined under clause 5 of the Jammu and Kashmir Private Industrial Estate Development Policy, 2021-30 shall be issued within the defined timelines.
- 2.4 Divisional Commissioner concerned, shall certify, in case, change of land use or any other relaxation is required. Such certificate shall specifically contain recommendations for/or against the relaxation/change sought along with reasons.
- 2.5 As a general rule, Project Clearance Committee shall, on the basis of evaluation report and report of the Divisional Commissioner, either reject or recommend a case for approval of the Competent Authority. In terms of clause 6.4 of the J&K Private Industrial Estate Development Policy, 2021-30, Chief Secretary shall be the Competent Authority for approval of the cases. The decision of the Competent Authority shall be final.
- 2.6 The timeline for Project Clearance Committee to decide a case is 30 days. Once a decision is taken, the Committee shall cause to place the recommendation before the Competent Authority within 15 days, so that the cumulative time for the Project Clearance Committee to decide the case shall not exceed 45 days in terms of clause 6.3 of the J&K Private Industrial Estate Development Policy, 2021-30.

3. Provisional Registration:

- 3.1 Once Provisional Registration is issued, the Director Industries and Commerce, concerned, shall submit a detailed report to the Administrative Department of Industries and Commerce for seeking road, water and power connectivity upto the proposed Industrial Estate in terms of clause 8 of the Jammu and Kashmir Private Industrial Estate Development Policy, 2021-30. The report shall also include a certificate that the case fits in the conditions as laid down by Finance Department vide its UO dated 13.08.2021 (**Annexure-I**).



3.2 The applicant shall be responsible for the operation and maintenance of the facilities created within the estate following the bench-mark standards laid down by the Government besides following general standards:

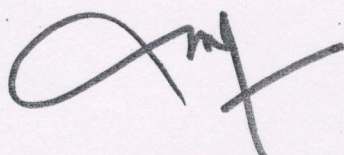
3.2.1 The land use pattern for Common Industrial Infrastructure & Utilities within an Industrial Estate shall be in accordance with the rules as notified by the Government.

3.2.2 "Common Industrial Infrastructure & Utilities" shall include, but is not limited to, the following infrastructure facilities within the Industrial Park, which shall be shared by the Industrial Units:

- (a) Internal Roads within the Industrial Park;
- (b) Drainage Facilities;
- (c) Street Lights in the Industrial Park;
- (d) Water Distribution Network and Related Facilities;
- (e) Electricity/ Energy/ Gas Distribution Network and related Facilities;
- (f) Communication Network and related facilities;
- (g) Effluent Treatment Plant and related Infrastructure;
- (h) Warehousing and related Facilities;
- (i) Facilities Centre, Primary Health Centre, Product Development Centre, Training Centre, Testing Centre, R&D Centre and or any Common Facilities Centre;
- (j) Any other infrastructure facilities.

3.2.3 For the purpose of this Policy, there shall be no restriction/ or minimum number of business enterprises to come up in an industrial estate. Likewise, there shall be no restriction on the type of business activities which may be taken up in an industrial estate.

3.3 General Manager, DIC concerned, shall make periodic visits to ensure proper development and use of the estate as per the approved DPR and submit monthly report to the Director Industries and Commerce concerned. While reporting, specific

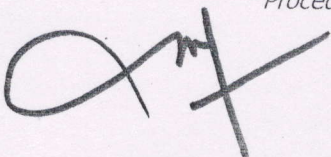


mention shall be made whether infrastructure is being established for holistic development of the estate.

4. Operational guidelines for sanction/ grant of incentives

4.1 Applicant shall apply online to General Manager DIC concerned, for sanction of subsidy/incentives, once common industrial infrastructure & utilities as defined under clause 8 of the Jammu and Kashmir Private Industrial Estate Development Policy, 2021-30 have been established. The General Manager, DIC concerned shall forward the application for sanction of subsidy/incentives to Director Industries and Commerce concerned along with following documents duly authenticated by General Manager, DIC concerned:

- i. Provisional Registration;
- ii. Approved Detailed Project Report;
- iii. Land Title Documents;
- iv. Physical Inspection Certificate with active recommendation for grant of subsidy;
- v. Common Industrial Infrastructure & Utilities Completion Certificate;
- vi. Partnership Deed/ Certificate of Incorporation and resolution of Board of Directors in case of Companies/ Form-A in case of Firms registered with Registrar of Firms;
- vii. GSTIN Registration;
- viii. Copy of Income Tax Returns from the date of issuance of Provisional Registration;
- ix. Declaration of the Promoter of bona-fide use of the Estate as per the provisions of the Policy;
- x. Bills/Invoices;
- xi. C.A. Certificate regarding investment made on the project;
- xii. Bank Loan Certificate/ Means of Finance/ Source of investment;
- xiii. Power/ Water connection certificate;
- xiv. NoC from Pollution Control Committee;
- xv. NoC from Forest, Ecology and Environment;



xvi. Any other document as sought by the Director Industries and Commerce, concerned/ or notified by the Government.

4.2 One an application is received for grant of subsidy, the Director, Industries and Commerce, concerned shall seek a certificate of completion from Managing Director, SIDCO or any other Industrial Development Corporation, on the basis of infrastructure developed in the industrial estate.

4.3 Director Industries and Commerce, concerned shall place the case before UT Level Committee headed by Administrative Secretary, Industries & Commerce for sanction of the subsidy/incentive in terms of clause 8 of the Jammu and Kashmir Private Industrial Estate Development Policy, 2021-30. The UT Level Committee shall consist of the following members:

UT Level Committee	
Administrative Secretary	Chairman
Director, Industries and Commerce, of the concerned Division	Member Secretary
Director Finance, Industries and Commerce Department	Member
Director Planning, Industries and Commerce Department	Member
Managing Director (SIDCO or any other Industrial Development Corporation in terms of clause 3.2)	Member
Any other person can be co-opted by the Committee	

5. Inspection:

5.1 General Manager, DIC concerned shall make regular visits of the Industrial Estate and report any deviation from the approved plan.

5.2 Director Industries and Commerce, concerned shall, on the basis of preliminary report submitted by General Manager, DIC concerned, conduct a spot visit along with Managing Director,

Industrial Development Corporation, concerned and seek an explanation from the promoter.

5.3 Director Industries and Commerce, concerned shall issue a speaking order in case of satisfactory reply is received from the promoter in case no deviation is found.

5.4 Where a deviation/or failure to run the estate as per clause 9 of the principal Policy is found, the Director Industries and Commerce, concerned shall report the deviation to the UT Level Committee for initiating action as per the provisions of Jammu and Kashmir Private Industrial Estate Development Policy, 2021-30.

6. Miscellaneous

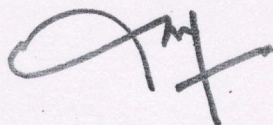
6.1 Applicant as defined under Clause 10.1 of the principal Policy includes applicants who apply for development of a private industrial estate both in manufacturing and service sector.

6.2 The Industrial Units set up in the Private Industrial Estates shall be entitled to the benefits and incentives as provided under Jammu and Kashmir Industrial Policy 2021-30. Likewise, for the purpose of issuance of approvals/clearances the land so identified for development of Private Industrial Estate shall, for all practical purposes, come within the definition of Industrial Estate.

6.3 The J&K Private Industrial Estate Development Policy, 2021-30 shall prevail over these guidelines in case of any conflict or contradiction.

7. Removal of Difficulties

If any difficulty arises during implementation of these guidelines, the same shall be clarified by the Administrative Department of Industries and Commerce Department.



Reference No.: U.O. IND/DIC-07/2021 dated 15.03.2021

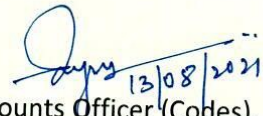
Returned:-Finance Department conveys its concurrence to the Draft J&K Private Estates Industrial Development Policy 2021-30, subject to the following conditions:-

1. Amount needed in any year shall be properly budgeted for.
2. Amount shall not be more than Rs. 100.00 Crore per year preferably within Rs. 50.00 Crore.
3. Relevant provisions of the GFR shall be adhered in letter and spirit.

Besides above, the following further conditions shall also be taken into account by the Industries and Commerce Department:-

- i) The industrial units shall focus upon clean and energy efficient industrial units.
- ii) The Industrial estates shall have modern and sufficient parking facilities.
- iii) Small Scale Industries shall also be given importance towards growth and modernization.
- iv) An Exhibition cum Convention Centre can also be developed in collaboration with Industrial Associations having multifarious support facilities.
- v) The case processing system should be revamped so that the industrial policy is implemented seamlessly by providing required support to the industrial estates and ease of doing business implemented in spirit.
- vi) The incentives should be at par with the incentives provided to the entrepreneur who develops industry in the Government Industrial Estates apart from other incentives envisaged in the Policy.
- vii) Policy should also include proper land use pattern. The Industrial clusters shall be developed away from the residential areas.

The Department shall place the matter before Administrative Council for approval.


13/08/2021
Accounts Officer (Codes),
Finance Department.

Principal Secretary to the Government,
Industries & Commerce Department.
U.O. No. FD-Code/145/2021-334
Dated:-13-08-2021.

55/Pm.Sec/PS/J&C/2021
16.08.2021