

**GOVERNMENT OF JAMMU AND KASHMIR  
INDUSTRIES AND COMMERCE DEPARTMENT  
Civil Secretariat, J&K**

**Subject:** Amendment to Jammu and Kashmir Industrial Land Allotment Policy 2021-30.

**Reference:** Administrative Council Decision No 101/14/2021 dated 07.10.2021.

**Government Order No: 199-IND of 2021  
D a t e d : 13.10.2021**

Pursuant to the Administrative Council decision under reference, sanction is hereby accorded to the amendment of various clauses of Jammu and Kashmir Industrial Land Allotment Policy 2021-30 issued vide Government Order No 65-IND of 2021 dated 24.03.2021, as per annexure appended to this order, with immediate effect.

**By order of the Government of Jammu and Kashmir.**

Sd/-

(Ranjan Prakash Thakur)

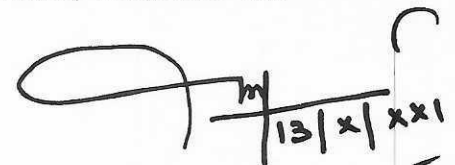
Principal Secretary to the Government

No. IN-GEN/92/2021-02

Dated: 13.10.2021

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) 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.

  
13/10/21

(Sartaj Hussain Madni)  
Deputy Secretary to the Government

## ANNEXURE

(To Government Order No. 199-IND of 2021 dated 13.10.2021)

The Government of Jammu and Kashmir hereby makes the following amendments in the Government Order No 65-IND of 2021 dated 24.03.2021 titled Jammu and Kashmir Industrial Land Allotment Policy, 2021-30.

**1. Clause 9 of the Policy may be substituted as under:**

Clause 9- Land Allotment Committees: There shall be two Committees, viz the High Level Land Allotment Committee and the Apex Level Land Allotment Committee, with the following composition:

**9.1 High Level Land Allotment Committee**

S. No	Designation	Role
1	Administrative Secretary, Industries and Commerce Department	Chairman
2	Director, Industries & Commerce, concerned	Member Secretary
3	Representative from Finance Department not below rank of Additional Secretary	Member
4	Representative from Power Development Department not below rank of Additional Secretary	Member
5	Representative from Department of Forest, Ecology and Environment not below rank of Additional Secretary	Member
6	Representative from Housing and Urban Development Department not below rank of Additional Secretary	Member
7	Member Secretary, Pollution Control Board	Member
8	MD SIDCO	Member
9	MD SICOP	Member
10	Representative of the Industry nominated	Member
*Representative (not below the rank of Additional Secretary) of the Administrative Secretary of Health and Medical Education Department; Skill Development Department and Higher Education Department shall be co-opted for the land allotment pertaining to their departments on case to case basis.		

## 9.2 Apex Level Land Allotment Committee

S No	Designation	Role
1	Chief Secretary	Chairman
2	Administrative Secretary, Industries & Commerce	Member Secretary
3	Administrative Secretary, Finance Department	Member
4	Administrative Secretary, Power Development Department	Member
5	Administrative Secretary, Department of Forest, Ecology and Environment	Member
6	Administrative Secretary, Housing and Urban Development Department	Member
7	Chairman, Pollution Control Board	Member
8	Director Industries and Commerce, concerned	Member
9	MD JKDFC	Member
10	MD SIDCO	Member
11	MD SICOP	Member
12	Representative of the Industry nominated	Member
* Administrative Secretary of Health and Medical Education Department; Skill Development Department and Higher Education Department shall be co-opted for the land allotment pertaining to their departments on case to case basis.		

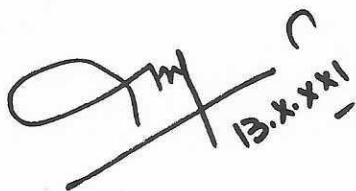
## 2. Clause 10 of the Policy may be substituted as under:

Clause-10 Land Allotment Process: The land shall be allotted on lease to the investors for a period of 99 years (initially for 40 years which may be extendable). The Land Allotment Letter shall define all the terms and conditions of the lease including compliance of the timelines for coming into production.

10.1 Projects with land requirement upto 25 acres shall be decided by the High Level Land Allotment Committee, after proper screening and recommendation, by the Divisional Level Appraisal Committee.

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- 10.2 Projects with land requirement more than 25 acres shall be decided by the Apex Level Land Allotment Committee, after proper screening and recommendation, by the Divisional Level Appraisal Committee.
- 10.3 The High Level Land Allotment Committee and the Apex Level Land Allotment Committee shall decide land allotment application within 45 days' from the date of receiving recommendation from the Divisional Level Industrial Appraisal Committee.
- 10.4 If two or more applicants are competing for the same plot, the relevant Land Allotment Committee may interact with all of them to select the most suitable applicant.
- 10.5 Once approved, the Industrial Development Corporation shall immediately issue a land allotment certificate to the applicant.
- 10.6 Payment of Premium
- 10.6.1 An allottee must pay 100% land premium within 60 days from the date of issuance of allotment letter and before the execution of lease deed.
- 10.6.2 All payments shall be made in online mode through the Single Window Portal as per the Jammu and Kashmir Single Window (Industrial Investments and Business Facilitation) Act 2018.
- 10.7 Execution of Lease Deed and Physical Possession
- 10.7.1 A lease deed in the prescribed format will be executed between the allottee and Industrial Development Corporation concerned, within 60 days from the date of issuance of allotment letter. In case of failure to execute the lease deed, a final notice of 30 days shall be given to the allottee immediately on expiry of the 60 days' time period.
- 10.7.2 Once the execution of lease deed is complete, the concerned Estate Manager will cause actual plot to be measured immediately as per the area approved by the concerned Land Allotment Committee and mark the boundary of the plot as per the site plan. The possession certificate in the prescribed



format duly mentioning the plot number, exact area/khasra number(s)/coordinates etc. shall be signed by the allottee and the concerned Estate Manager within 15 days.

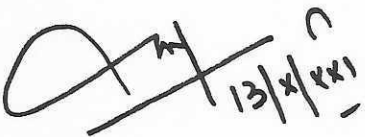
10.7.3 In case of non-execution of lease deed, including non-payment of payable premium, even after the expiry of notice period, the land allotment shall be cancelled by the concerned Industrial Development Corporation immediately.

10.7.4 The refund application, if any filed by the allottee, will be disposed by the concerned Land Allotment Committee.

**3. Clause 17 on De-registration of Units may be amended as under:**

Clause-17(1)-De-Registration of Units: The requirement of furnishing EM-1 from incoming unit is deleted.

4. The other Clauses of the Policy shall remain unchanged. A corresponding change in Clause 1.8 of the Procedural Guidelines to the Jammu and Kashmir Industrial Land Allotment Policy, 2021-30 issued vide Government Order No 122-IND of 2021 dated 22.04.2021, may be made by way of substituting words '*as per Clause 9.1 to 9.3*' by the words '*as per Clause 9.1 and 9.2*'.

 13/11/21