

Minutes of the 2nd meeting of the Apex Level Land Allotment Committee held on 27-06-2022 at Civil Secretariat, Srinagar, under the Chairmanship of Sh. Arun K. Mehta (IAS), Chief Secretary, Government of Jammu and Kashmir.

The 2nd meeting of the Apex Level Land Allotment Committee, J&K, constituted under clause (9), sub-clause (9.2, as amended) of Jammu and Kashmir Industrial Land Allotment Policy, 2021-30, was held on 27-06-2022 in the Committee Room, Third Floor, Civil Secretariat, Srinagar, under the chairmanship of Sh. Arun K. Mehta, Chief Secretary Jammu and Kashmir. The Agenda of the meeting had been circulated earlier.

2. The list of participants is annexed as **Annexure-I**.
3. After detailed discussion on the Agenda Items, clarifications received from the Industry and Commerce Department and the Law, Justice and Parliamentary Affairs Department (as elaborated further in **Annexure-II**), the Committee reconvened on the 26th of July and the following decisions were taken:

Agenda Item 1:

Confirmation of Minutes of previous meeting dated 18.04.2022

Confirmed.

Agenda Item 2:

Deliberation and adoption of criterion for allotment of Land

The Committee was informed that the Divisional Level Appraisal Committee (DLAC) has assessed these applications on the basis of the 15 parameters listed in the Policy and made recommendations accordingly. An objective criterion now needs to be adopted for preparing a priority list between the applicants for allotment of land. The following criterion was proposed:-

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S.No	Parameter	Weightage /Marks
1	Proposed Investment per kanal (excluding investment in land)	50
2	Proposed Direct employment per kanal	40
3	Assessment of environmental impact (classification as per UCM guidelines): White/ Green Category = 10 Marks Orange Category =05 Marks Red Category =0 Marks	10
	Maximum Marks	100

The Committee adopted the criterion as proposed above.

It was decided that, on the basis of the above criteria, a merit list should be prepared and placed in the public domain for inviting objections.

The Committee decided that in order to ensure that land is not left unutilized, Industries and Commerce Department should explore a mechanism for compensating the loss incurred on account of failure of an allottee to put the land into use, within the stipulated time, as per DPR submitted. In case, where the allottee does not utilize the land at all for the purpose it was allotted, penal action needs to be taken for the opportunity cost, as it could have been allotted to another prospective entrepreneur. The proposed mechanisms should be placed before the committee for consideration in the next meeting.

Agenda Item 3:

Applications to be placed before Apex Level Land Allotment Committee for allotment of land at proposed Industrial Estate Bhagthall, Kathua in accordance with Administrative Council Decision No: 49/3/2022 dated 15.03.2022

It was informed that a total of 15 applications have been received since the time applications were invited on the portal for allotment of above 25 acres / 200 kanals of land amounting to an investment of Rs. 8284.64 crores. The

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total land required as per the DPRs submitted 4675 Kanals for these 15 applications.

The DLAC had appraised the applications received as per details provided at Annexure III. The Apex Level Land Allotment Committee (ALLAC) accepted the recommendations of the DLAC. It refrained from getting into the details of the documents examined as the DLAC was an expert body. It also noted that the DLAC was not competent to recommend applications for a particular Industrial Estate. On the basis of remarks furnished by the Divisional Level Appraisal Committee, the following applications were not considered for land allotment:

Case No	Name	Reasons for rejection
01	Chiripal Poly Films Ltd.	Inconsistency between the land applied and recommended.
05	(M/S Universal Poly & Steel Limited)	The promoters have conveyed that the land at Bhagthall being low lying hence not suitable for proposed project. Further timeline for development of the area has been sought.
08	Devyani Food Industry Limited	Inconsistency between the land applied and recommended.
09	Bikanervala Foods Private Limited	Inconsistency between the land applied and recommended.
10	(M/S Shree Cements)	M/S Shree Cements Limited has expressed their inability to set up the plant at Industrial Estate Bhagthall citing absence of provision of Railway siding in the said estate.
11	(M/S Sarveshwar Foods Ltd.)	Applicant intends to setup a Mega Food Park by way of leasing and sub-letting of plots for setting up of food processing units which is not allowed by the policy.
12	(M/S Polycab India Ltd.)	The project proponents have communicated that they have already arranged Private land for the project

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The Committee approved all the remaining applications for allotment of land at I/E Bhagthali based on recommendations made by the DLAC. These are as under:-

S. No	Name of the Unit	Total Investment Excluding Cost of Land (In crore)	Quantum of Land Requested (Kanals)	Location Requested	DLAC Recommendation
1	Aeglos Poly Films Private Limited	642.49	230	Kati, Samba	Recommended
2	Jupiter Aluminum Industries Pvt Limited	772.00	250	SeharLogate	Recommended
3	Green Lam South Ltd.	706.60	240	Bhagthali	Recommended
4	Ethan Bio-Fuels Pvt Ltd.	400.80	240	Bhagthali	Recommended
5	Kandhari Beverages Pvt. Limited	481.87	300	Samba, Karandi	Recommended
6	Bloomtex Industries Pvt. Ltd.	271.44	210	Bhagthali	Recommended
7	Baahu Panels J&K Unit	446.00	280	Ghatti	Recommended
8	Chenab Spinning Mills	822.00	500	Ghatti	Recommended

The Committee was further informed that vide Administrative Council Decision dated 15.03.2022, Industrial Estate Bhagthali, Kathua has been reserved for large investment projects. Out of the total land of 2949 kanals transferred, approximately 2600 kanals is allotable, as the rest would be required for creating infrastructure.

4. Other Decisions:

It was decided that:

- The Divisional Level Appraisal should record the date of appraisal, land requested for and change, if any.
- The committee shall meet on regular intervals, preferably once in three months for deliberations.

Meeting ended with a vote of thanks to the Chair.

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