



Government of Jammu and Kashmir
Industries and Commerce Department
Civil Secretariat, Jammu/Kashmir.

Chairman,
J&K Pollution Control Committee.

Managing Director,
SIDCO/SICOP.

Director,
Industries and Commerce, Jammu

Managing Director,
J&K Development Finance Corporation (JKDFC).

Chairman,
Federation of Industries and Commerce, Jammu.

No:-IC-GEN/92/2023-02

Dated : 26 - 02.2024

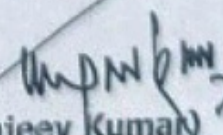
Subject: Minutes of the 5th meeting of Apex Level Land Allotment Committee to be held on under the Chairmanship of SH. Atal Dulloo IAS, Chief Secretary, J&K on 2nd February, 2024.

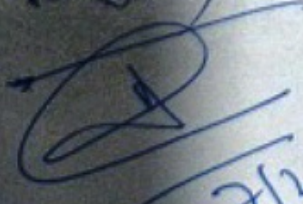
Sir,

I am directed to forward herewith a copy of Minutes of the 5th meeting of Apex Level Land Allotment Committee held on 2nd February, 2024 regarding the subject cited above for further necessary action in the matter.

Yours faithfully,




(Sanjeev Kumar)
Under Secretary to the Government.

TD (Gen)

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Minutes of 5th Meeting of the Apex Level Land Allotment Committee to be held under the Chairmanship of Sh. Atal Dulloo IAS, Chief Secretary, J&K on 02nd Feb 2024.

The 5th 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 02-02-2024 in the Meeting Hall, 2nd Floor, Civil Secretariat, Jammu, under the chairmanship of Sh. Atal Dulloo IAS, Chief Secretary Jammu and Kashmir. The Agenda of the meeting and the Supplementary Note to the Agenda had been circulated earlier.

2. The list of participants is annexed as Annexure-1.

3. The Member Secretary gave an overview of the last meeting and the proposed agenda of the present meeting. Thereafter detailed discussion were held and the following decisions were taken.

Agenda Item 1:

Clarifications on the points raised in 4th ALLAC Meeting held on 26-12-2023.

Member Secretary to ALLAC while elaborating on the discussion held in the last meeting, gave a detailed response to all issues raised in 4th ALLAC meeting held on 26-12-2023, forming part of the Agenda to the 5th ALLAC meeting

a) The Member Secretary confirmed that as clarified in the Agenda, the current proposal maintains the integrity of the process as laid down in the J&K Land Allotment Policy 2021-30. It was clarified that the policy does not envisage the auction method as rates are pre-defined in the Policy itself. The ALLAC has to decide the allotment of land. "after proper screening and recommendation by the Divisional Level Appraisal Committee..." in terms of GO 199-IND of 2021 dated 13.10.2021.

Giving the chronology of events at Bhagthali, it was clarified that the Single Window portal, operational from 3rd May 2021, showcased available land in various industrial estates including Bhagthali and the same is visible on the portal till date. Further the evaluation criteria, approved during the 2nd ALLAC meeting, was also publicly accessible.

Investor outreach programs regularly informed investors to apply on the Single Window portal and all applications under consideration have been received for the Bhagthali land parcel. Further immediately after the cancellation of the 4 earlier allotments on 19th Sept 2023, all applications in the portal with land requirement exceeding 200 kanals were asked on 12th October 2023 to reaffirm their interest in the allotment of land and given an opportunity to submit revised DPRs.

DLAC meetings of the applications under consideration and the recommendations to ALLAC, were done within the specified period in line with policy guidelines. The applications were appraised by the DLAC on the 15 parameters which are specified in the policy.

It was further clarified that as long as no applications are missed out from the allotment process because of lack of appraisal by DLAC, there is no infringement of the allotment process. In line with this principle, 2 applications which were received after the 4th ALLAC have also been appraised by DLAC and submitted for the consideration of the ALLAC making it a total of 22 applications under consideration.

It was also mentioned that the present allotment process is on competitive ranking basis where the applicants are ranked on specified criteria. Competitive process per-se implies that certain number of applications will not be successful in the process. In the present case, only 3 out of 22 applicants are likely to be successful. Basis the above, it was reiterated by the Member Secretary that the due process under the Policy has been followed.

b) Annexure 2 of the minutes of the 2nd ALLAC stand provided along with the Agenda.

c) The Member Secretary stated that as clarified in the Agenda, the ALLAC has to decide the allotment of land. "after proper screening and recommendation by the Divisional Level Appraisal Committee..." in terms of GO 199-IND of 2021 dated 13.10.2021. d) The Member Secretary stated that as clarified in the Agenda, no EC is required for the Industrial Estate.

e) The Member Secretary stated that as clarified in the Agenda, the quantum of land being proposed for allotment stands appraised and justified by DLAC.

f) The Member Secretary further stated that as clarified in the Agenda, there is no restriction on allotment to related or subsidiary firms as per applicable policy.

Agenda Item 2:

Cancellation of Land Allotment of 4 cases allotted land in Industrial Estate Bhagthali:

The status of Cancellations was noted by the Committee.

Agenda Item 3:

Cases recommended to Apex Level Land Allotment Committee for allotment of land:

The Committee noted the merit list of the 22 cases prepared by the I&C Deptt as per the laid down norms and approved the proposal for grant of land allotment to the following 03 cases on the basis of merit as per the details prepared by the Deptt subject to the compliance with the codal formalities and laid down norms by the allottees and subject to the condition that in line with the decision in the 3rd ALLAC, the quantum of land of all 3 cases would be reduced by DLAC proportionately to meet the availability of land without impacting the viability of the project.

S.N o	Name of the Unit	Line Activity	of	Total Investm ent (Exclud ing Land)	Total Employ ment Potential (Direct)	Land Reqd. (Kana l)	Polluti on Catego ry	Total Score	Rank
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1	M/s RSWM Limited (Jammu Unit)	Recycled Rpet High Tenacity Fibre & Rpet Flakes and Yarn Of Recycled Polyester & Its Blends -Pv/Pc	729.6	3000	279	Orange	64.378	1
2	M/s Grew Energy Private Limited Unit I	Manufacturing Of Solar Cells	1518.18	850	225	Red	64.053	2
3	M/s Grew Energy Private Limited - Unit 2	Manufacturing Of Solar Wafer And Ingots	2134.52	1950	430	Red	53.654	3

The Committee also decided that the current allotments at Bhagthali -I stands completed and for the next round of allotments the process will be initiated afresh, as per the Policy.

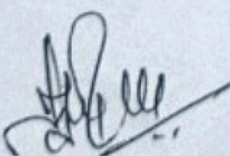
The Committee also noted that the J&K Industrial Land Allotment Policy 2021 needs further elaboration/ clarification so as to remove any possible ambiguities and advised the I&C Deptt to undertake amendments in the Policy towards this end, as may be necessary.

Agenda Item 4:

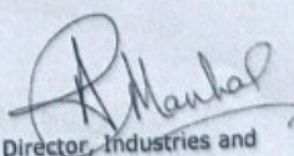
Action taken on decisions taken in 3rd Apex Level Land Allotment Committee Meeting:

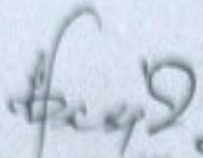
The Committee took note of the action taken in respect of decisions taken in the 3rd ALLAC.

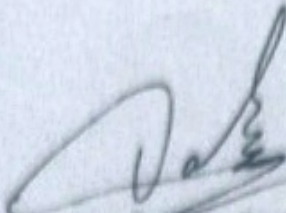
The meeting ended with a vote of thanks to the chair.



Chairman, Federation
Of Industries, Jammu
(Member)

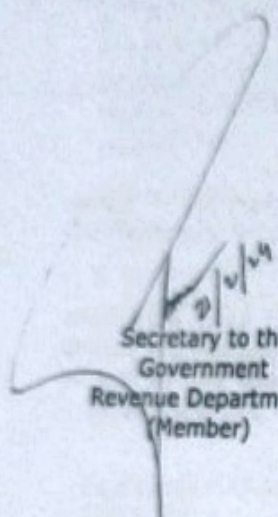
Managing Director
JK DFC
(Member)

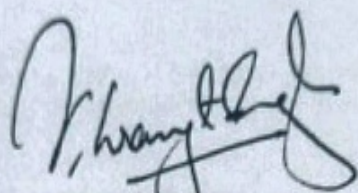

Director, Industries and
Commerce Jammu
(Member)

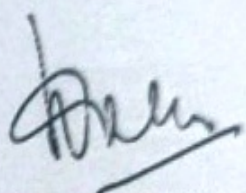

Managing Director,
J&K SIDCO/SICOP
(Member)

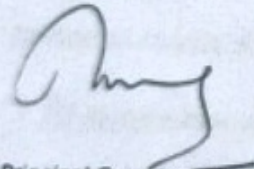

Chairman, Pollution Control
Committee
(Member)

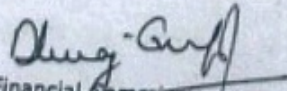

Adv. to Director General, Codes
(Representative of Finance
Department)

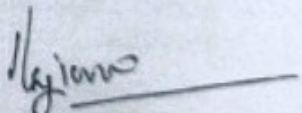

Secretary to the
Government
Revenue Department
(Member)

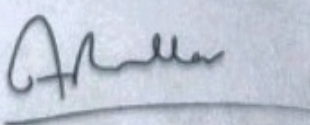

Commissioner/Secretary to
the Government,
Industries and Commerce
Department
(Member Secretary)


Commissioner/Secretary to
the Government,
Housing and Urban
Development Department
(Member)


Principal Secretary to the
Government
Power Development
Department
(Member)


Financial Commissioner
(Additional Chief Secretary)
Department of Forest,
Ecology and Environment
(Member)


Financial Commissioner
(Additional Chief Secretary)
Home Department
(Member)


Chief Secretary, J&K
Chairman