

Government of Jammu & Kashmir
Directorate of Industries & Commerce, Jammu
1st Floor, J.L.N. Udyog Bhawan, Railhead Complex, Jammu-180012
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1. The Member Secretary
J&K Pollution Control Committee
2. The Managing Director
JPDCL
3. The Managing Director
J&K SIDCO/SICOP
4. The Special Secretary (Technical)
Department of Forests, Ecology & Environment
5. The Director Finance (Resources)
Finance Department
6. The Additional Secretary
Housing & Urban Development Department
7. Joint Director (Planning)
Health & Medical Education Department
8. Chairman
CII, J&K Chapter

No: *DAC/Map/J/1249/5467-77*


Date: *03-02-2022*

Subject: Minutes of 3rd meeting of High Level Land Allotment Committee held on 21-02-2022 under the chairmanship of Sh. Ranjan P Thakur, Principal Secretary, Industries & Commerce Department.

Sir,

Kindly find enclosed the Minutes of 3rd meeting of High Level Land Allotment Committee, J&K constituted under clause (9), sub-clause (9.2) of Jammu and Kashmir Land Allotment Policy 2021-30 for further necessary action.

Yours faithfully


Anoo Mehrotra (JKAS)
Member Secretary
High Level Land Allotment Committee
Jammu

Copy to:

1. Principal Secretary to Government, Industries & Commerce Department (Chairman, High Level Land Allotment Committee) for information.
2. Regional Director, J&K PCC Jammu for information.

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Minutes of 3rd Meeting of High Level Land Allotment Committee held under the chairmanship of Sh. Ranjan P Thakur, Principal Secretary to Government, Industries & Commerce Department on February 21st, 2022 at 12: 30 PM at Sanat Ghar, Srinagar and through video conferencing from Conference Hall, Jawahar Lal Nehru Udyog Bhawan, Jammu

The list of participants is enclosed.

The Chairman welcomed all members and attendees to the meeting of High Level Land Allotment Committee constituted vide Government Order No: 199-IND of 2021 Dated: 13-10-2021. He informed the members regarding approval of Administrative Council for declaring two medi-cities in Jammu and Kashmir, one each at Jammu and Srinagar. The chairman stated that there is limited quantum of land available with the department which shall be required to be allotted judiciously to the applicants hence this meeting shall establish principles to be followed so as to ensure transparency for allotment of land in the identified locations for establishing Hospitals, Medical Colleges and other allied facilities. In Jammu division the identified location is at Miransahib.

Thereafter the agenda was taken up for discussion:

A. Agenda

Principles to be followed for allocation of land in the identified locations for establishment of Hospitals and allied facilities.

The committee dwelt upon various parameters which may be of importance for establishment of such units. After a thorough discussion on various proposals the Committee agreed upon following principles to be followed for allocation of land in the for setting up Hospitals and other allied facilities in the identified locations;

- i. Land in the locations identified for establishment of Hospitals and allied facilities shall be allotted only to Hospitals and Hospital cum Medical Colleges.
- ii. Only proposals with a provision of minimum of 200 bedded hospitals shall be considered for allotment of land in such identified locations. The same shall also be applicable in case of Medical College cum Hospitals etc.
- iii. 50% weightage shall be given to Number of Beds per Kanal as reflected in the appraised DPR of the applicant based on applicable norms prescribed by the competent authorities.
- iv. 25% weightage shall be given to Investment per Kanal as reflected in the appraised DPR of the unit.
- v. 25%% weightage shall be given to Direct Employment per Kanal as reflected in the DPR.
- vi. The project proponents shall furnish an undertaking in the shape of affidavit duly attested by a Judicial Magistrate before issuance of allotment letter regarding fulfilment of 85% of the commitment as per the appraised DPR.
- vii. The allotment of land for establishment of Hospitals and allied facilities shall be subject to fulfilment of requirements under law.

- viii. In all appraisal meetings in respect of applications for allotment of land in the identified locations, a representative of Health and Medical Education Department shall be invited as sector expert.
- ix. The appraisal committee shall exclude cost of land from the Project Cost while calculating the Investment in the project.
- x. **While appraising of the DPR`s it must be ascertained that no "in service" /Government Doctor is being hired for the project.***
- xi. **Government Doctors shall be allowed to be part of the project only after completion of five year s after superannuation.***
 (* added by the representative of Health & Medical Education Department)

The Committee authorized Director Industries & Commerce and Managing Director J&K SIDCO/SICOP to approve allotment of land in the identified locations up to 160 Kanals in case of proposals for establishment of Hospital with Medical College and up to 120 Kanals in case of Hospitals.

B. Thereafter the Member Secretary placed supplementary agenda before the committee.

1. Supplementary Agenda item No.1

Additional Land Requirement of Existing units which are already established or are under implementation

In view of availability of additional land and in pursuance of approval of the Committee in its meeting held on 30/12/2021 for allotment of additional land in favour of some existing allottees, the proposal of Managing Director J&K SIDCO for placing the action taken on record was placed before the Committee, which was taken on record.

2. Supplementary Agenda Item No. 2

Change in proposed location in favour of M/s AKJ Metals Pvt. Ltd. and M/s Rakayaa Enterprises Pvt. Ltd.

The Proposal of Managing Director J&K SIDCO/SICOP for taking on record the change in location of allotted land in favour of M/s AKJ Metals Pvt. Ltd. and M/s Rakayaa Enterprises Pvt. Ltd., in light of decision of the Committee in its meeting held on 30-12-2021, from Industrial Estate Kartholi to Industrial Growth Centre, Samba Phase-III was placed before the committee, which was taken on record by the Committee.

3. Supplementary Agenda Item No.3

Land Allotments by Industrial Development Corporation (J&K SIDCO/ J&K SICOP)

A detail of allotment of land in pursuance of merit of applications received on the portal and as per approval of committee in its meeting held on 30-12-2021, J&K SIDCO/SICOP has initiated process of allotment of land to applicants on the basis of their merit and choice. The detailed figures of land allotted were placed before the Committee through a proposal forwarded by Managing Director J&K SIDCO/SICOP for taking the same on record. The committee took the same on record and exhorted SIDCO and SICOP to complete the process of allotment of land well before the scheduled visit of Hon`ble Prime Minister for the Ground Breaking Ceremony.

4. Supplementary Agenda item No. 4

Approval for changes in name of the project along with change in proposed product line post allotment of land without any changes in the parameters of criteria for allotment of land viz. Investment, Employment, Category under Pollution norms, Category as per MSME Act or others

Member Secretary intimated the committee that some requests have been received for incorporating changes in certain parameters of the projects, where land allotment has already been approved or the application figures in the merit list framed, due to some unavoidable circumstances. These changes however do not bear any effect on parameters of criteria of allotment of land like Investment per kanal, Employment per kanal, Categorisation under MSME Act, Categorisation under Pollution norms and others. The changes are necessitated due to reasons like; death of original applicant (M/S United Enterprises), Change in nomenclature of the unit/company (M/S Microbiotic Herbal Research Private Limited) Change in line of proposed activity (M/S Aegios Poly films Private Limited).

The Committee authorized the Director Industries & Commerce concerned to proceed in such cases as per provisions of Industrial Policy 2021 read with Land Allotment Policy.

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

 Sd

Chairman, CII
J&K Chapter
Department

 Sd

Joint Director (Planning)
H&ME Department

 Sd

Additional Secretary
HUDD

 Sd

Regional Director
PCC, Jammu
(Rep. of Member
Secretary PCC)

 Sd

Special Secretary
Forest, Ecology &
Environment Department

 Sd


Director Finance (Resources)
Finance Department

 Sd

Managing Director
J&K SIDCO/ SICOP

 Sd

Managing Director
JPDCI


Director, I&C, Jammu
(Member Secretary)

 Sd

Principal Secretary to the Govt., I&C Department
(Chairman)