

No Ind Dev F (13) Plots-Guard File-09-16670-96
GOVERNMENT OF HIMACHAL PRADESH.
"DIRECTORATE OF INDUSTRIES"
Dated Shimla-171001. the

From:

Director of Industries,
Himachal Pradesh.

To

08 FEB 2019.

1. All the General Managers
District Industries Centre's in H P
2. The Dy. Director of Industries
Single Window Clearance Agency, Baddi
District-Solan(H.P)
3. All the Member Secretaries
Single Window Clearance Agencies in H.P.

Subject:-


Objective Criteria for Land Allotment or Industrial Plot.

Sir,

Please find enclosed herewith a copy of objective criteria for allotment of land/plot for setting up of industrial enterprise in the State for your perusal & necessary action.

You are requested to adhere to the Benchmark / criteria for allotment of land / Plots in Industrial Areas/Estates and timelines fixed for processing of applications for allotment of Plot/Sheds/Shops in Industrial Areas/Estates in Himachal Pradesh

Yours faithfully,


Director of Industries
Himachal Pradesh

08 FEB 2019
dated

Endst. No As above

Copy for information to the Dy. Director of Industries(IPC),
Directorate of Industries, Himachal Pradesh, Shimla


Director of Industries
Himachal Pradesh
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Objective Criteria for Land Allotment or Industrial plot

1. The proposed project should be economically viable.
2. The nature of manufacturing activity should be permissible in that area.
3. In case more than two applications received for the same plot of land, the criteria of investment, employment potential and line of activity while clearing the application will be examined, thereafter finalizing the allotment process will be done giving preference to women entrepreneur, SC-ST, socially and physically backward applicant and ex-army personnel.
4. The application will also be viewed from angle of raw material used for the proposed industry and it would be examined that the raw material used in the industry shall not contribute to the adverse effect on the natural resources and shall not impact the environment.(such as ground water etc).
5. Experience of the entrepreneur in the same or related line of activity is an added advantage.
6. Justification of Land-The size of the plot applied should be in tune with the extent of utilization of land for the production activity, factory building and plant and machinery or any expansion in the near future.
7. The proposed project should have the potential to create direct and indirect employment.
8. For allotment of industrial plots, the land requirement shall be justified and the value of land Shall preferably not exceed 60% of the total fixed capital investment (Land, Building, Plant & Machinery and Misc. Fixed Assets). Further, the investment in plant & machinery shall not be less than 20% of the total fixed capital investment and the project proposed to be setup shall be falling under the permissible activities.
9. All applications shall be scrutinized against above mentioned objective evaluation criteria and verification of uploaded documents.

Allotment of Land at Concessional Rates for Establishment Of Industries in State

1. All MSME's will be allotted land @50% of prevailing rates in B & C category in Industrial area. Large scale Units will also be eligible with conditions to employ 100(no's) or more Himachali's.
2. 50% Concession on Stamp Duty for registration of conveyance deed.
3. Only 30% of Lease Premium is payable at the time allotment, balance 70% in five annual instalment.
4. Special preference in allotment of Plots to EoU's, Thrust Industries & Bio Technology industries.

5. 3% of the industrial plots/ industrial sheds available for allotment for the first time shall be allotted to Industrial Enterprises to be set up/promoted by Person(s) with Disability either individually or collectively.

Timeline for processing of an application for allotment of land sheds and shops in Industrial estates/areas.

S.no	Name of Service/Public service	Designated officer to provide Service	Stipulated time	First Appellate Authority
01.	Processing of application for allotment of Plots, Sheds & Shops in industrial areas/estates.	Joint Director of Industries, SWCA, Baddi /General Managers, District Industries Centre/Member Secretary, Single Window Clearance agency.	15 working days provided that the application is received will all prescribed documents as per Annexure -A	Director of Industries.

Second Appellate Authority

State Information Commissioner has been notified Second Appellate Authority under section 2(h).

For detailed information on timelines follow link below.

http://emerginghimachal.hp.gov.in//themes/backend/uploads/land_notification.pdf