**Jammu & Kashmir**

## Land Allotment

The government shall allot land on long lease of 90 years in the industrial estates and developed areas on first come first serve basis. In case of large area requirements, land may be acquired in specific locations selected by the entrepreneur, and allotted on lease.

a) The allotment of land/industrial plots/sheds and flats shall be on lease basis for a period of 90 years.

b) The rent charged for the period of lease shall be invested in maintenance of facilities in the industrial estate. In case of lands outside the industrial estates, where no maintenance is required to be done by any Government Agency, only a nominal lease rent shall be chargeable if the entire expenditure on the cost of land and its development has been incurred by the promoter.

c) Premium rates shall be notified by the Government from time to time and shall not change after the land has been allotted to the promoter and a lease deed signed by him after paying the amount of premium. The current rates of premium are as follows:

For this purpose the industrial estates/growth centres/export promotion parks etc. have been classified as follows :

**A CLASS**
Bari Brahmana, Kartholi, Gangyal, Birpur, Digiana, Zainakote, Barzulla, and Baghe-Ali-Mardhan Khan.

**Class/Area A-Class B-Class C-Class**
1. For land/plot not exceeding four kanals.
60,000/- 45,000/- 30,000/-
2. For land/plot not exceeding eight kanals.
90,000/- 67,500/- 45,000/-
3. For land/plot not exceeding twenty kanals
1,20,000/- 90,000/- 60,000/-
4. For land / plot exceeding
twenty kanals Cost of Acquisition plus Cost of Development plus 10% Surcharge 11 Rangreth, Khunmoh, Zakura and Kathua.

**C CLASS**

       All other Estates which are not included in A&B class above.

d) Land allotment on lease shall be transferable subject to some stipulations and also subject to the condition that the transferee shall not use the land for any purpose other than setting up or running another industrial unit in the area with due statutory clearances.