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सत्यमेव जयते

THE ADMINISTRATION OF UNION TERRITORY OF LADAKH, INDUSTRIES & COMMERCE DEPARTMENT
दूरभाष /tele: : 01982-259305
/Leh, dated: 11/03/2026

File no. M/612/2025-Office of BI (InC) /1811-17

Subject: Amendments in the Ladakh Industrial Land Allotment Policy 2025-35, notified on 21.02.2025.
Reference: Approval of the Competent Authority on e-office vide file no. M/612/2025-Office of BI (InC), dated: 24.02.2026.

Order No. 55 I&C (UTL) of 2026
Dated: 11 .03.2026

Sanction is hereby accorded to the **amendments to the Ladakh Industrial Land Allotment Policy 2025-35, notified on 21.02.2025,** as detailed in the Annexure appended to this order, for implementation.

This issues with the approval of the Competent Authority.

By order of the Hon'ble Lieutenant Governor.

sd/-
Bhupesh Chaudhary, IAS
Administrative Secretary
Industries & Commerce,
UT of Ladakh

Copy to the:

1. All Administrative Secretaries, UT Ladakh.
2. Additional Director General of Police (ADGP), Ladakh.
3. Joint Secretary (JKL), Ministry of Home Affairs, New Delhi.
4. Technical Director, NIC Ladakh, for uploading on the UT website.
5. Under Secretary to Hon'ble Lieutenant Governor, UT Ladakh, for information.
6. OSD to the Chief Secretary for kind information.
7. Office file.

Imtisaal Rasool,
JKAS Under Secretary
Industries & Commerce

Proposed amendments in the Ladakh Industrial Land Allotment Policy 2025-35, notified on 21.02.2025

1. **Clause 5.7 (Definition of "Agency")**
   Instead of:

   "Agency" means the District Industries Centre (concerned), which shall be responsible for the development, maintenance, allotment, and management of government industrial land.

   It shall be substituted by:
   "Agency" means the Sindhu Infrastructure Development Corporation Limited (SIDCO), which shall be responsible for the development, maintenance, allotment and management of government industrial land and industrial estates.

2. **Clause 5.8, Clause 5.9, Clause 5.10, Clause 5.12**

   All references in Clause 5.8, Clause 5.9, Clause 5.10, Clause 5.12 to the District Industries Centre (concerned), shall be substituted by and read as Sindhu Infrastructure Development Corporation Limited, accordingly.

3. **Clause 8.1**
   Instead of:

   "Land availability advertisements, both in print and online, shall be issued by the District Industries Centre (concerned), inviting prospective entrepreneurs to apply online on the portal."

   It shall be substituted by:

   "Land availability advertisements, both in print and online, shall be issued by the Sindhu Infrastructure Development Corporation Limited, inviting prospective entrepreneurs to apply online."

4. **Clause 10.2**
   Instead of:

   "The General Manager, District Industries Centre (concerned) shall obtain required NOCs…"

   It shall be substituted by:

   "The Senior Manager, Sindhu Infrastructure Development Corporation Limited shall obtain required NOC from departments such as PDD, PHE, and Ladakh Pollution Control Committee, with timeline for providing the NOC by the departments within one month failing which it would be deemed as given. A comparative list of applicants with recommendations for the consideration of the Single Window Clearance Committee shall be submitted to the Committee concerned for decision".

5. **Substitution of Clause 10.3 (Composition of DSWCC)**

The composition of the **District Level Single Window Clearance Committee (DSCWCC)** shall be as under:

S.No	Officer to be part of the Committee	Designation
1	Hon'ble Chief Executive Councillor, LAHDC (concerned)	Chaiman
2	Deputy Commissioner/CEO, LAHDC (concerned)	Convener
3	Director, Industries and Commerce, Ladakh	Member
4	Superintending Engineer PWD, Ladakh	Member
5	Superintending Engineer, PHE, Ladakh	Member
6	Superintending Engineer, PDD, Ladakh	Member
7	General Manager, District Industries Centre (Concerned)	Member
8	Senior Manager, Sindhu Infrastructure Development Corporation Limited	Member
9	Representative of Ladakh Pollution Control Committee	Member
10	Lead District Manager(concerned)	Member
11	Representative of the Industrial Association Concerned	Member

6. **Substitution of Clause 10.4 (Composition of UTSWCC)**

The composition of the UT Level Single Window Clearance Committee shall be as under:

S.No	Officer to be part of the Committee	Designation
1	Chief Secretary, UT Ladakh	Chaiman
2	Secretary, Industries and Commerce	Member
3	Secretary, PWD Ladakh	Member
4	Secretary, PDD Ladakh	Member
5	Hon'ble Executive Councillor, Industries LAHDC (District concerned)	Member
6	Member Secretary, Ladakh Pollution Control Committee	Member
7	Managing Director, Sindhu Infrastructure Development Corporation Limited	Convener
8	Deputy Commissioner / CEO, LAHDC (District concerned)	Member
9	Director, Industries and Commerce, Ladakh	Member
10	Representative of the Industrial Association	Member

7. **Clauses 11.6 to 11.9**

All references to "*District Industries Centre (concerned)*" in Clause **11.6,** Clause **11.7,** Clause **11.8, and** Clause **11.9** shall be substituted with "*Sindhu Infrastructure Development Corporation Limited*", and the clauses shall read as under:

11.6 Once approved, Sindhu Infrastructure Development Corporation Limited shall immediately issue a land allotment letter to the applicant for the land situated within the Industrial Estates.

11.7 Sindhu Infrastructure Development Corporation Limited" will be authorized to evict any defaulter for non-compliance of mandatory norms.

11.8 Payment of Premium

a. The allottee must pay 100% land premium within 60 days from the date of issuance of allotment letter and before the execution of lease deed to Sindhu Infrastructure Development Corporation Limited.

b. All payments shall be made through online mode.

11.9 Execution of Lease Deed and Physical Possession

a. A lease deed in the prescribed format shall be executed between the allottee and "Sindhu Infrastructure Development Corporation Limited", within 60 days from the date of issuance of allotment letter. In case of failure to execute the lease deed, a final notice of 30 days shall be given to the allottee immediately on expiry of the 60 days' time period.

b. Once the execution of lease deed is completed, the Estate Manager of the Sindhu Infrastructure Development Corporation Limited shall cause actual plot to be measured and demarcated immediately as per the area approved by the Single Window Clearance Committee. The possession certificate in the prescribed format duly mentioning the plot number, exact area/khasra number(s)/coordinates etc. shall be signed by the allottee and the Estate Manager within 15 days.

c. In case of non-execution of lease deed, including non-payment of payable premium, even after the expiry of the notice period, the land allotment shall be cancelled by the Sindhu Infrastructure Development Corporation Limited immediately.

d. The refund application, if any filed by the allottee, will be disposed of by the Single Window Clearance Committee concerned.

8. Substitution of Clause 12.2

Instead of:

"The Director Industries may, however, extend the two years period, on the recommendations/decision of the concerned Single Window Clearance Committee by one year at a time if 50% of the work is completed which includes construction of shed, installation

of plant & machinery subject to the maximum of 3 years in totality".

It shall be substituted as:

"Managing Director, Sindhu Infrastructure Development Corporation Limited may, however, extend the two years period, on the recommendations/decision of the concerned Single Window Clearance Committee by one year at a time if 50% of the work is completed which includes construction of shed, installation of plant & machinery subject to the maximum of 3 years in totality."

9. Substitution of Clause 12.3

Instead of:

"Grant of extension of Provisional Allotment shall be considered for only such cases where premium due to the District Industries Centre (concerned) has been paid in full".

It shall be substituted as:

"Grant of extension of Provisional Allotment shall be considered for only such cases where premium due to the Sindhu Infrastructure Development Corporation Limited has been paid in full."

10. Substitution in Clauses 13.2 to 13.6

All references to *"District Industries Centre (concerned)"* shall be substituted with *"Sindhu Infrastructure Development Corporation Limited"*, and the land shall revert to the land bank of SIDCO in all such cases.

11. Substitution in Clauses 14.1 and 14.2

All references to *"District Industries Centre (concerned)"* as the allotting authority shall be substituted with *"Sindhu Infrastructure Development Corporation Limited."*

12. Substitution of Clauses 15.6

Instead of:

The District Industries Centre (concerned) shall immediately take necessary action for cancellation of the lease deed and eviction of the allottee.

It shall be substituted by:

The Sindhu Infrastructure Development Corporation Limited shall immediately take necessary action for cancellation of the lease deed and eviction of the allottee.

13. Substitution of Clause 15.8

Instead of:

> "Director, Industries and Commerce shall approve the plan layout for setting up of Industrial Unit in the Industrial Estates by the investors."

It shall be substituted by:

> "Managing Director, Sindhu Infrastructure Development Corporation Limited shall approve the plan layout for setting up of Industrial Unit in the Industrial Estates by the investors."

14. Substitution in Clauses 16.1 and 16.2

All references to *"District Industries Centre (concerned)"* and *"Director, Industries & Commerce"* shall be substituted by *"Sindhu Infrastructure Development Corporation Limited"* and *"Managing Director, Sindhu Infrastructure Development Corporation Limited"* respectively including payment of transfer fees to SIDCO.

15. Clause 17

Instead of:

> "Functional Industrial Enterprise may rent not exceeding 60% of built-up area for setting up of Industrial Enterprise(s) ancillary to such Industrial Enterprise(s) by charging nominal processing fee and only after executing the tripartite agreement involving the District Industries Centre (concerned)."

It shall be substituted as:

> "Functional Industrial Enterprise may rent not exceeding 60% of built-up area for setting up of Industrial Enterprise(s) ancillary to such Industrial Enterprise(s) by charging nominal processing fee and only after executing the tripartite agreement involving the Sindhu Infrastructure Development Corporation Limited."

16. Substitution in Clause 19.1, 19.3 and 19.4

All references to Director, Industries and Commerce, Ladakh in Clauses 19.1, 19.3 and 19.4 shall be substituted with Managing Director, Sindhu Infrastructure Development Corporation Limited.

Further, the reference to Secretary, Industries and Commerce, Ladakh in Clause 19.4 shall be substituted with Managing Director, Sindhu Infrastructure Development Corporation Limited.

17. Addendum to Clause 20: Change of Constitution

20.5 The Managing Director, Sindhu Infrastructure Development Corporation Limited shall issue change of constitution for existing units in production after completion of all the formalities as per the clause 20.1- clause 20.4 checklist laid down the Ladakh Industrial Land Allotment Policy 2025-35 clause 20.1- clause 20.4 and the process shall be completed within 15 days.

18. Substitution of Clause 22.2(c) (Payment of Charges)

Instead of:

Payment of 5% of prevalent land premium to the District Industries Centre.

It shall be substituted as:

Payment of 5% of prevalent land premium to the Sindhu Infrastructure Development Corporation Limited.

19. Addendum of Clause 23: Date of Commencement of Commercial Production.

For the purpose of the Ladakh Industrial Land Allotment Policy and allied incentive/ policy provisions, the Date of Commencement of Commercial Production (DCCP) shall mean the date on which the industrial unit actually starts production or commercial operations, as certified by the General Manager, District Industries Centre, Leh/Kargil, after due verification.

The certification shall be issued only after the entrepreneur satisfies the following mandatory conditions and documentary requirements, as per the checklist given below:

19.1 Checklist for Certification of Date of Commencement of Commercial Production

I. Copies of bills or vouchers or GRs of machinery installed.
II. Detailed Project Report.
III. Land documents- ownership deed or rent deed or lease deed
IV. Power Connection slip by AEE/ Executive Engineer.
V. Consent to Operate from LPCC.
VI. An undertaking stating that the entrepreneur shall be responsible for any irregularity/ false information.