

DEPARTMENT OF INDUSTRY, MINES AND GEOLOGY

Standard Operating Procedure –AS-IS

Name of Service	:Land Allotment & Related services in JIADAs
Sub services	: Merge / Demerge / Amalgamate Allotted Plot(S)
Sub-service	: Merge / Demerge / Amalgamate Allotted Plot(S)
Previous Approval	: Land Allotment (EMII/PMT/SSI PMT/DOP
Basis for approval	: Jharkhand Industrial Area Development Authority Regulation, 2016

Steps	Verification	Documents/Information needed	Timelines* (Days)	Contact Person
Criteria: Merge / Demerge / Amalgamate for Allotted Plot(S)		✓ The lessee shall not take any action to Merge/demerge/amalgamate or to be acquired by any entity without the prior permission in writing of Chief Executive Officer of the region. On application of the lessee, Jharkhand Industrial Area Development authority after considering the facts of each case and after realizing 15% in case of MSME or 25% in case of others of the premium of the land prevailing an Jharkhand Industrial Area Development Authority at the time of consideration may grant such permission for Merge/demerge/amalgamate or acquisition provided that the lessee has not violated the condition of land allotment order/lease deed/bond. In case of violation of condition of land allotment order/lease deed/bond the full and cost shall be charged at the rate prevailing at the time of consideration. ✓ Irrespective of any condition put by or order passed by any Court or Tribunal, the merger/demerge/amalgamate or acquisition will be allowed subject to the payment of land premium provided in this clause.		CEO of regional office of JIADA
Eligibility of Applicant		✓ The lessee shall not take any action to merge/demerge/amalgamate or to be acquired by any entity without the prior permission in writing of Chief Executive Officer of the region. ✓ Irrespective of any condition put by or order passed by any Court or Tribunal, the merger/demerge/amalgamate or acquisition will be allowed subject to the payment of land premium provided in this clause.		CEO of regional office of JIADA
Registration with Single Window Portal	SMS and Email to Applicant	✓ http://advantage.jharkhand.gov.in/SingleWindow/		
Application for NOC/grant from JIADA	SMS and Email to Applicant	✓ On application of the lessee, Jharkhand Industrial area development authority after considering the facts of each case and after realizing 15% in case of MSME or 25% in case of others of the premium of the land prevailing an Jharkhand Industrial Area Development Authority at the time of consideration may grant such permission for merge/demerge/amalgamate or acquisition provided that the lessee has not violated the condition of land allotment order/lease deed/bond. In		CEO of regional office of JIADA

		case of violation of condition of land allotment order/lease deed/bond the full and cost shall be charged at the rate prevailing at the time of consideration.		
Application is submitted by the applicant	SMS and Email to Applicant	✓ The applicant shall make application online for Merge/demerge/amalgamate for allotted plots, as per Criteria under -Merge/demerge/amalgamate for allotted plot(s): including uploading of following information:- ✓ General Information ✓ Applicant's Information ✓ Details of payment towards land allotment fee ✓ Details of existing unit/s of the applicant in Industrial Area ✓ Declaration: Lessee has not violated the condition of land allotment order/lease deed/bond. In case of violation of condition of land allotment order/lease deed/bond the full and cost shall be charged at the rate prevailing at the time of consideration. ✓ Copy of board resolution for Merge, Demerge, Amalgamate.		CEO of regional office of JIADA
Non-entertainment of application		Any litigation, liability, defaulting of premium of land and missing documents will cause for non-entertainment of application: ✓ In case of violation of condition of land allotment order/lease deed/bond the full and cost shall be charged at the rate prevailing at the time of consideration.		
Scrutiny, inspection and verification of Application, NOC and Liability		IADA regional office will verify the application based on following points: Payment of land premium provided in this clause. ✓ Liability verification towards land premium ✓ Documents verification ✓ Declaration verification ✓ NOC from JIADA	30 days	
Go Ahead Confirmation- Acceptance/Rejection		✓ Acceptance/Rejection of application-intimation (SMS & Mail)-5 days ✓ Details of payment to be provided by the JIADA to the applicant.	5 Days	CEO of regional office of JIADA
Submission of Premium of Land & dues		✓ Submission of premium of land (Transferee must pay 15% in case of MSME or 25% in case of others of the premium of land prevailing in JIADA. The payment at aforesaid rate shall be condition precedent for transfer of lease hold right). ✓ Irrespective of any condition put by or order passed by any Court or Tribunal, the merger/demerge/amalgamate or acquisition will be allowed subject to the payment of land premium provided in this clause.	7 Days	
Approval of Merge / Demerge / Amalgamate for Allotted Plot(S)		Approval of Merge / Demerge / Amalgamate for Allotted Plot(S) issue of certificate-3 days: ✓ Final approval will be provided by the Chief Executive Officer of the reason and intimated through SMS and Email, Merge/demerge/amalgamate for allotted plots certificate to be published online-with download option.	3 Days	CEO of regional office of JIADA

		Total Time line	45 days.	
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Annexure I

JIADA Regulation 2016

JIADA Merge / Demerge / Amalgamate for Allotted Plot (S): Process flow



Total timeline for getting NOC and approval for Transfer of lease hold rights will be provided in 45 days after application.