

No. P-34029/11/2018-Salt-Part-I (E-50048)
Government of India
Ministry of Commerce and Industry
Department for Promotion of Industry and Internal Trade

Vanijya Bhavan, 16-A Akbar Road
New Delhi, the 23rd August 2024

OFFICE MEMORANDUM

Subject : Internal Policy Guidelines - 2024 for transfer of salt lands owned by Government of India through Salt Commissioner's Organization (SCO), an attached office under Department for Promotion of Industry and Internal Trade (DPIIT), Ministry of Commerce & Industry.

In supersession of Internal Policy Guidelines-2012 issued vide this Department's O.M. number 04011/10/2010 –Salt dated 24-1-2012, it has been decided with the approval of the competent authority to issue the enclosed revised **Internal Policy Guidelines–2024** for dealing with requests received in this Department from Central Ministries/Departments, Central Public Sector Enterprises, State Governments and State Public Sector Enterprises for transfer of land owned by the Government of India through the Office of the Salt Commissioner's Organization, for public purposes.


(Rajeev Kumar Jain) 23/8/24

Deputy Secretary to the Govt. of India
Tele : 011-23038874

Encl : as above.

To

1. Cabinet Secretariat, Rashtrapati Bhawan, New Delhi
(Kind attn. Ms. Manmeet K Nanda, JS) – with reference to Minutes of the meeting of the Cabinet held on 16.8.2024 circulated vide communication No.22/CM/2024 dated 19-8-2024.
2. The Secretary, Deptt. of Expenditure, Min. of Finance, North Block, New Delhi
(w.r.t. OM No. 15(03)/2023-E.II(A) dated 14.8.2024)
3. The Secretary, Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi
(w.r.t. OM No. L&DO/LII(A)/DCN/2024-Misc.(E-9172058)/309 dated 14.8.2024)
4. Salt Commissioner, Salt Commissioner's Organization, Jaipur.

Copy to:

Prime Minister Office
(Kind attn Sh. Saurabh Shukla, Director)
South Block, New Delhi

No. P-34029/11/2018-SALT-Part(1) (E-50048)
Government of India
Ministry of Commerce and Industry
Department for Promotion of Industry & Internal Trade

Dated: 23 August, 2024

Internal Policy Guidelines, 2024 for transfer of salt lands owned by the Government of India through the Salt Commissioner's Organization (SCO), an attached office under Department for Promotion of Industry and Internal Trade (DPIIT), Ministry of Commerce and Industry.

The Department for Promotion of Industry and Internal Trade (DPIIT) has been receiving several requests from Central Government Ministries/Departments, Central Public Sector Enterprises (CPSEs), State Governments and State Public Sector Enterprises (SPSEs) for transfer of lands owned by Government of India through the Salt Commissioner's Organization (SCO), an attached office under DPIIT, for public purposes.

2. In supersession of the Internal Policy Guidelines-2012 dated 24.01.2012, it has been decided with the approval of the Cabinet to issue revised Internal Policy Guidelines 2024 as under for transfer of SCO lands:

2.1 Transfer of Lands to Central Ministries/Departments:

- i. A token value of Re. 1/- (Rupee One) will be charged for transferring the lands on free hold basis to Central Ministries/ Departments on 'as is where is' basis;

2.2 Transfer of Lands at Concessional Rates:

- i. Lands falling under Mangrove/Protected Forest/creeks & water bodies/ ecological fragile areas may be transferred **free of cost** to State Governments concerned on 'as is where is' basis;
- ii. Lands under building category along with the respective land may be handed over to CPWD, failing which to State Governments concerned on **free of cost** on 'as is where is' basis;
- iii. For bio-diversity conservation, coastal restoration, coral reef conservation, water management projects, wild life projects and other eco-sensitive projects, lands may be transferred **free of cost** to CPSEs, State Governments and their PSEs on 'as is where is' basis;



- iv. For ports and its related activities and industrial purposes and for purposes such as renewable energy projects, eco-tourism, etc., SCO lands may be transferred to CPSEs, State Governments and their PSEs at **50% of the guideline value/ circle rate** of the concerned State on 'as is where is' basis;
- v. For aqua culture development, salt water fisheries, sea water cultivation, agriculture innovation, etc., such lands may be transferred to CPSEs, State Governments and their PSEs at **25% of the guideline value/ circle rate** of the concerned State on 'as is where is' basis;
- vi. For welfare measures, such as slum re-development, affordable housing, Economically Weaker Section (EWS) Housing, housing for projects affected persons (PAP), PM-Awas Yojana, etc., and for the purpose of school, college, hostels, playground, hospitals, dispensaries, health centres, cremation facility, etc., lands may be transferred to CPSEs, State Governments and their PSEs at **25% of the guideline value/ circle rate** of the concerned State on 'as is where is' basis;
- vii. For public infrastructure and utilities such as roads, highways, bridges, sewage treatment plants, storm water pumping stations, transmission lines, flood embankments, drainage channel, toilet blocks, SCO lands may be transferred to CPSEs, State Governments and their PSEs at **10% of the guideline value/ circle rate** of the concerned State on 'as is where is' basis;
- viii. In those cases where CPSEs, State Governments and their PSEs are willing to pay on the above terms for SCO land parcels that are encumbered due to ongoing litigation, encroachment or other types of disputes, a **further discount of 20% on the applicable concessional rates**, shall be considered, for transfer of such land on 'as is where is' basis'.

2.3 Transfer of Lands at Guideline Value/ Circle Rate:

- i. For residual activities, SCO lands which are not under litigation may be transferred to CPSEs, State Governments and their PSEs at the **guideline value/circle rate of the concerned State** on 'as is where is' basis.

2.4 Other Terms & Conditions:

- i. The **land use** for which the land parcels are sought by CPSEs, State Governments and their PSEs at concessional rates **would be fixed in perpetuity**.



- ii. In those cases where the transfer of such land to CPSEs, State Governments and their PSEs is made on concessional rates, as stated in para 2.2 above, **the land will be on lease for a period of 99 years.** Further, State PSEs shall be only those entities which are either the State Government's statutory bodies or where the State Governments hold majority share. The allottee State Governments or their PSEs shall not transfer ownership of this concessional land to any other entity in future even for the same purpose. However, States/ State PSEs are allowed to sub-lease plots to the beneficiaries in the case of slum redevelopment projects, EWS housing projects and Industrial plots, etc.
- iii. Land under litigation, where there is court stay/prohibition on transfer, shall be transferred only after vacation of such stay/prohibition. For the purpose of availing further concession of 20% as per para 2.2 (viii) above, only those encumbrances due to legal disputes or encroachments etc. will be considered which are existing as on the date of issuing the revised guidelines.

2.5 Transfer of Lands through Online Auction:

- i. Online auction with the participation of private parties may be held in case CPSEs, State Governments or their PSEs are not willing to take such lands at the applicable rates. The reserve price for such land parcel will be fixed through an approved valuer with reference to the guideline value/circle rate after taking into account any physical constraints in developing such land.

3. General Terms and Conditions for Transfer of Lands:

- i. The transfer of land will be on freehold/ leasehold basis, as the case may be.
- ii. While considering requests for transfer of SCO lands, due consideration will be given to the environment related issues and related restrictions.
- iii. The request for transfer of SCO lands shall be made to Secretary, Department for Promotion of Industry and Internal Trade, Ministry of Commerce & Industry, in the prescribed format (Copy enclosed).
- iv. Inter-se priority shall be fixed by DPIIT in case of multiple requests received for the same land parcel, depending on the nature of public purpose. Normally, in such case land shall be offered in order of priority to Central Government Ministries/Departments, CPSEs, State Government and State PSEs.
- v. On the directions of DPIIT, the Salt Commissioner shall examine, as far as possible, within 60 days, all such requests and send comments/recommendations to DPIIT.
- vi. The actual extent of lands to be transferred shall be worked out by the SCO, in consultation with the transferee agency. If required, assistance of the State



Government's revenue officials would be sought for proper survey of land and demarcation by fixing the survey stones, etc.

- vii. For land under active salt production and under consideration for transfer, the transferee agency shall pay compensation to the lessees, if any, for extinguishing the lease hold rights and meeting the cost of rehabilitation of the salt workers,
- viii. Any legal case arising out of the land transfer proposal in regard to compensation to be paid to the lessees, etc., or any other matter, shall be taken care of and defended by the transferee agency, at its own cost,
- ix. Government of India/DPIIT shall retain the right to resume/ reclaim the ownership/lease of the land transferred, as long as the land is vacant or not used for the purposes for which it was transferred, on payment of cost of allotment. If the land is required by Central Public Sector Enterprise and stands allotted, then it will be resumed on payment of the cost of allotment and proportionate development.
- x. In case of land involved in litigation and encroachment, the transfer for public purpose shall be on 'as is where is' basis with ongoing litigation and existing encroachments; the transferee shall defend the cases in the court and also take necessary action as per law to evict the encroachment.

4. **Competent Authority:** As at present, the competent authority for transfer of SCO land will be the Minister in-charge of Commerce & Industry. However, land under Mumbai and its Suburbs will continue to be transferred only with the approval of the Cabinet.

5. The above Internal Policy Guidelines-2024 will be treated as general delegation for transfer of land. Whenever any general policy is framed by the Government, these guidelines shall be suitably reviewed/modified to make them consistent with general policy.



Format

Application for transfer of land

1.	Name of the organization and address	
2.	Status of organization (a) Central Government (b) Central Government Undertaking / Enterprise (c) Autonomous body of Central Government (d) State Government (e) State Government Undertaking / Enterprise (f) Autonomous body of State Government (g) Private institution / body (h) Any other to be indicated	
3.	Extent of land required for transfer (a) Area in acre / hectare (b) Survey number (c) Name of Village/Taluka/District (d) Sketch/site plan with boundaries	
4.	Whether the required land is used for salt manufacture.	
5.	Purpose for which the land is required and its national / regional importance.	
6.	Details of project indicating whether it is a permitted activity under (a) CRZ (b) Master plan of the State Govt./local authority etc.	
7.	In case of CPSEs or State PSE, % of government shareholding	
8.	Whether concessional rate is applicable and if so, under which category	
9.	Undertaking to pay value fixed by DPIIT/payment of compensation to the salt lessee/manufacturer and cost of rehabilitation of salt workers and right of DPIIT to reclaim/resume ownership/lease of the land on payment of cost of allotment	
10.	Undertaking to defend court/legal cases if any, arising out of transfer of land.	
11.	Undertaking for confirmation of the use of transferred land as per the land use sought at the time of application/transfer in perpetuity.	
12.	Recommendations of the competent authority of Ministry/Department of Central/State	

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