



FAQs for Setting up operations in Uttarakhand

Directorate of Industries
Government of Uttarakhand

Q.1 How do I search for land for setting up the project in Uttarakhand?

Answer: You can check the availability of SIIDCUL Industrial land on Single Window Portal “Investuttarakhand.com”. The details of vacant Industrial plots can be accessed on <https://www.siidculsmartcity.com/ViewVacantPlot.aspx>.

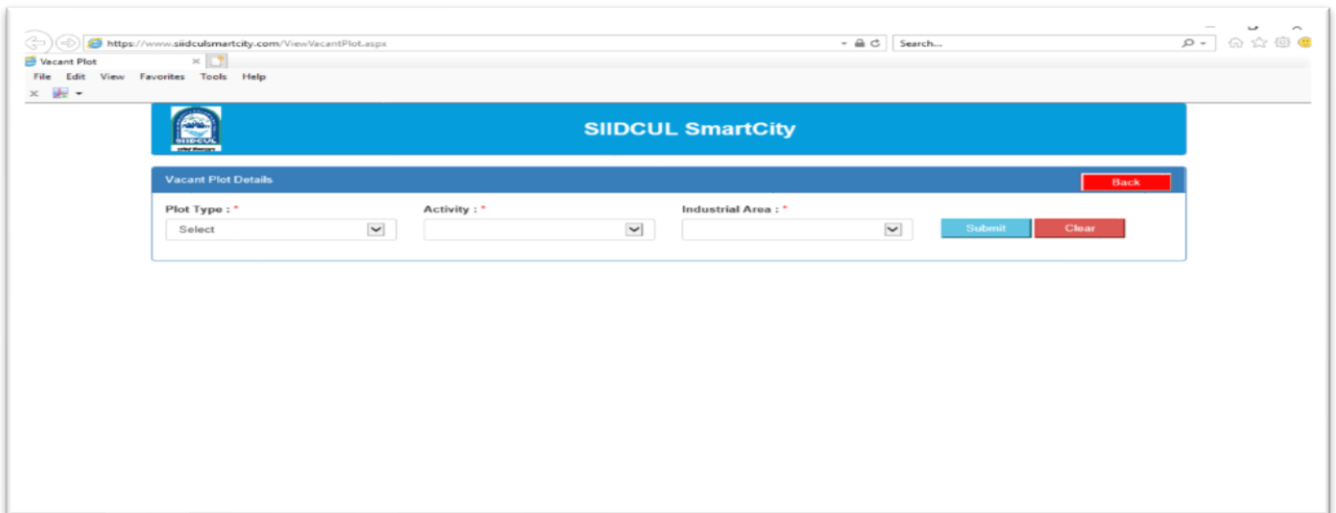


Figure 1: SIIDCUL Industrial Land details on SWCS

The portal also provides information on both area and land prices of SIIDCUL Industrial estates. The investor may firm up his land requirement based on the information provided by the portal. The investor can also check for private land, which is listed by the land owners on SWCS.

Link: <https://investuttarakhand.com/backoffice/iloc/property/listing/landtype/Pvt>

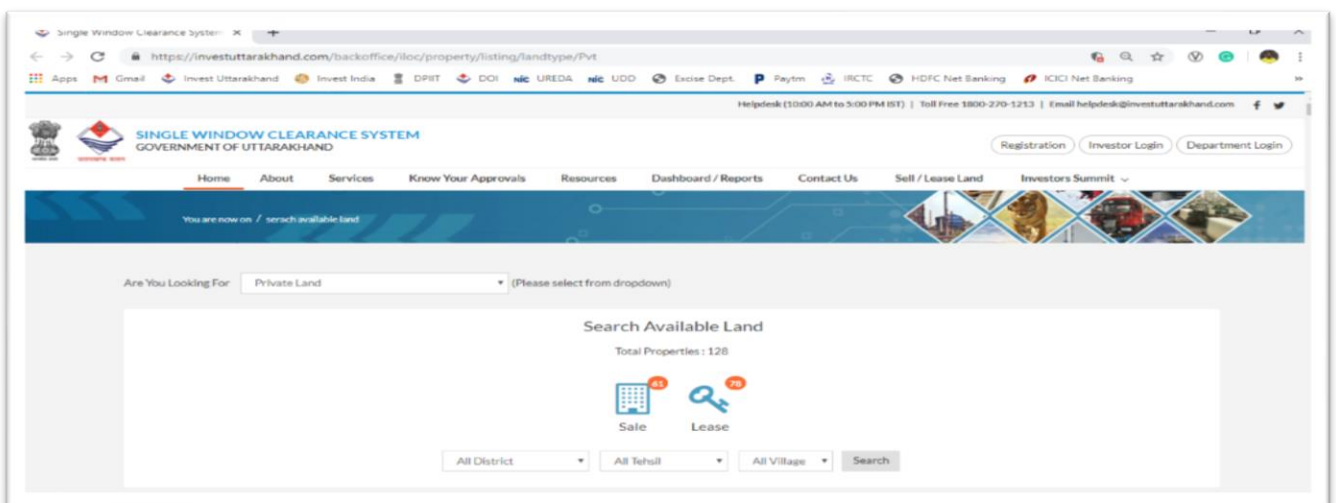
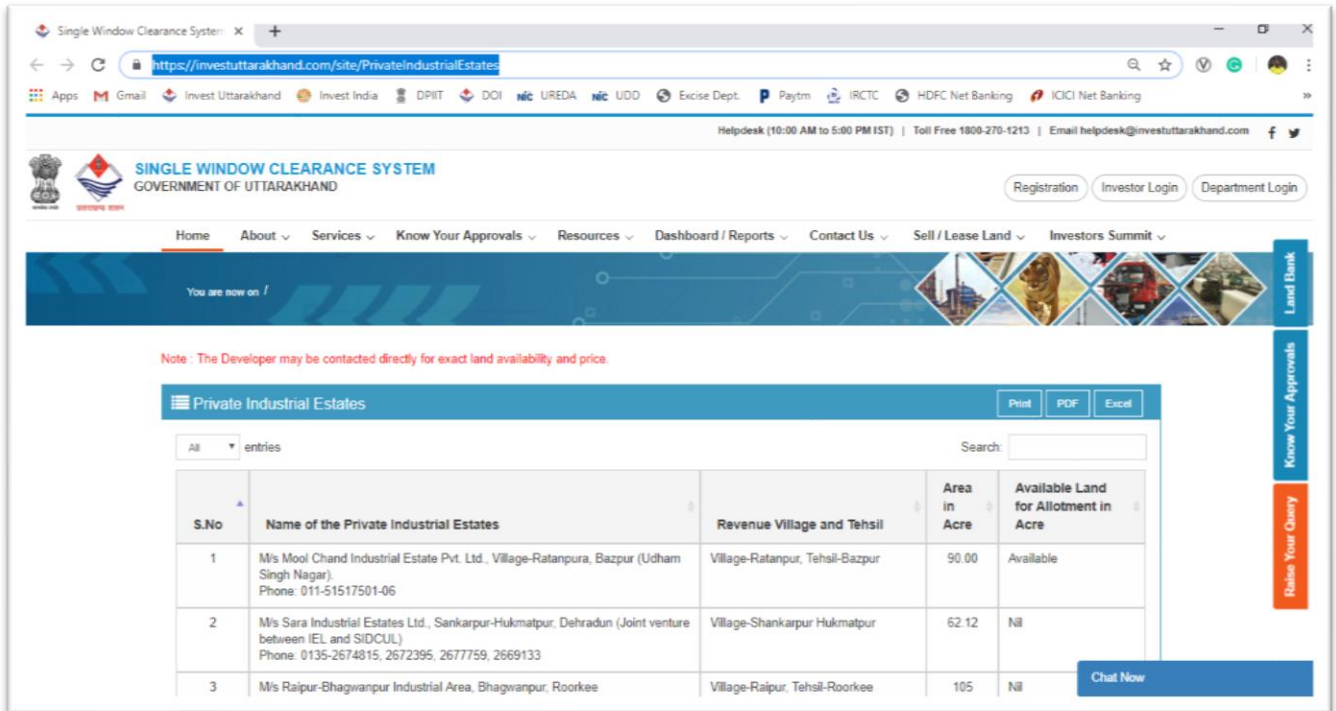


Figure 2: Private Land details on SWCS

The investor can also check for private Industrial Estate land which is listed by the owners on SWCS. Link: <https://investuttarakhand.com/site/PrivateIndustrialEstates>



The screenshot shows the 'Private Industrial Estates' page on the SWCS website. It features a table with the following data:

S.No	Name of the Private Industrial Estates	Revenue Village and Tehsil	Area in Acre	Available Land for Allotment in Acre
1	M/s Mool Chand Industrial Estate Pvt. Ltd., Village-Ratanpura, Bazpur (Udham Singh Nagar) Phone: 011-51517501-06	Village-Ratanpur, Tehsil-Bazpur	90.00	Available
2	M/s Sara Industrial Estates Ltd., Sankarpur-Hukmatpur, Dehradun (Joint venture between IEL and SIDCUL) Phone: 0135-2674815, 2672395, 2677759, 2669133	Village-Shankarpur Hukmatpur	62.12	Nil
3	M/s Raipur-Bhagwanpur Industrial Area, Bhagwanpur, Roorkee	Village-Raipur, Tehsil-Roorkee	105	Nil

Figure 3: Private Industrial Estate Land details on SWCS

Similarly, the investor can enquire regarding:

1. Government land: <https://investuttarakhand.com/backoffice/iloc/property/advanceSearch>
2. Special Industrial Estates for Mega projects: <https://investuttarakhand.com/site/specialIndustrialEstates>
3. Mini Industrial Estates: <https://investuttarakhand.com/site/miniIndustrialEstates>
4. Build-up spaces: <https://investuttarakhand.com/site/builtUpSpace>

Q.2: What is in-principal approval and how can I obtain it?

Answer: In-Principle Approval only means; the concerned authority has agreed to the proposal without getting into the details of other required statutory/legal compliances. This enables the beneficiary to obtain the approvals/sanctions at a comfortable pace and ease. However, by no means In-principle approval can be considered as final approval and so they are subject to proper verification as per the rules of law.

The In-Principal approval can be obtained by New as well as Existing enterprises undergoing substantial expansion, through the State-Level Empowered Committee (Large projects – Investment INR 10 Cr. And above) and the District Level Empowered Committee (MSME Projects -Investment upto INR 10 Cr.).

The Investment Promotion and Facilitation Cell in Directorate of Industries is the nodal agency for State Level Empowered Committee and District Industries Centres are the Nodal Agency for the District level Empowered Committee.

The Pre-Establishment and Pre-Operation Approvals are accorded by the respective department as per the timeline defined under the Act.

The steps for obtaining in-principal approval are as follows:

1. **Investor Registration:** Please refer to the manual on the following link
https://investuttarakhand.com/themes/backend/uploads/User_Manual_Registration.pdf
2. **Filling Common Application form (CAF):** Please refer to the manual for filing CAF on the following link:
https://investuttarakhand.com/themes/backend/uploads/User_Manual_CAF.pdf

Upon successful submission of CAF, the application is processed as per the prescribed rules of Single Window Act.

Link: https://investuttarakhand.com/themes/backend/acts/act_english1552493095.pdf

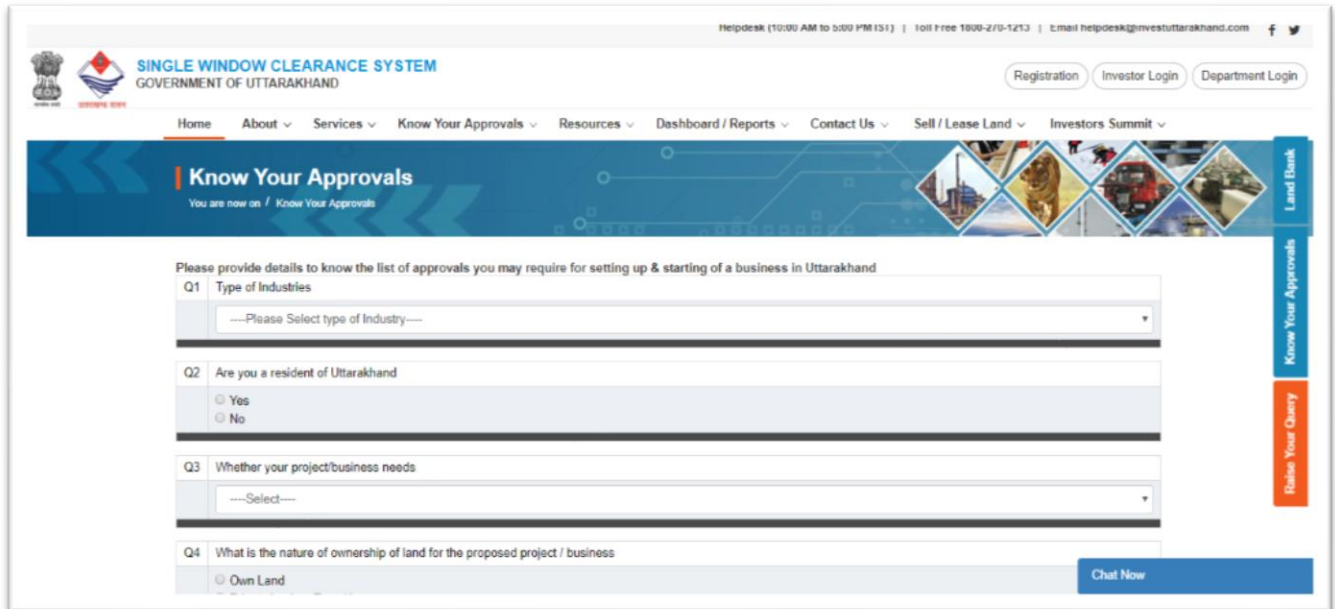
The In-principal approval is granted by the HLEC in consultation with the nodal officers of related departments.

Q.3: What are the approvals required for setting up a business in Uttarakhand?

Answer: You can enquire about the approvals required through “approval wizard” available on investuttarakhand.com.

The approval wizard can be accessed through following link:

<https://investuttarakhand.com/check-services>



SINGLE WINDOW CLEARANCE SYSTEM
GOVERNMENT OF UTTARAKHAND

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Know Your Approvals

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Please provide details to know the list of approvals you may require for setting up & starting of a business in Uttarakhand

Q1 Type of Industries

Q2 Are you a resident of Uttarakhand
 Yes
 No

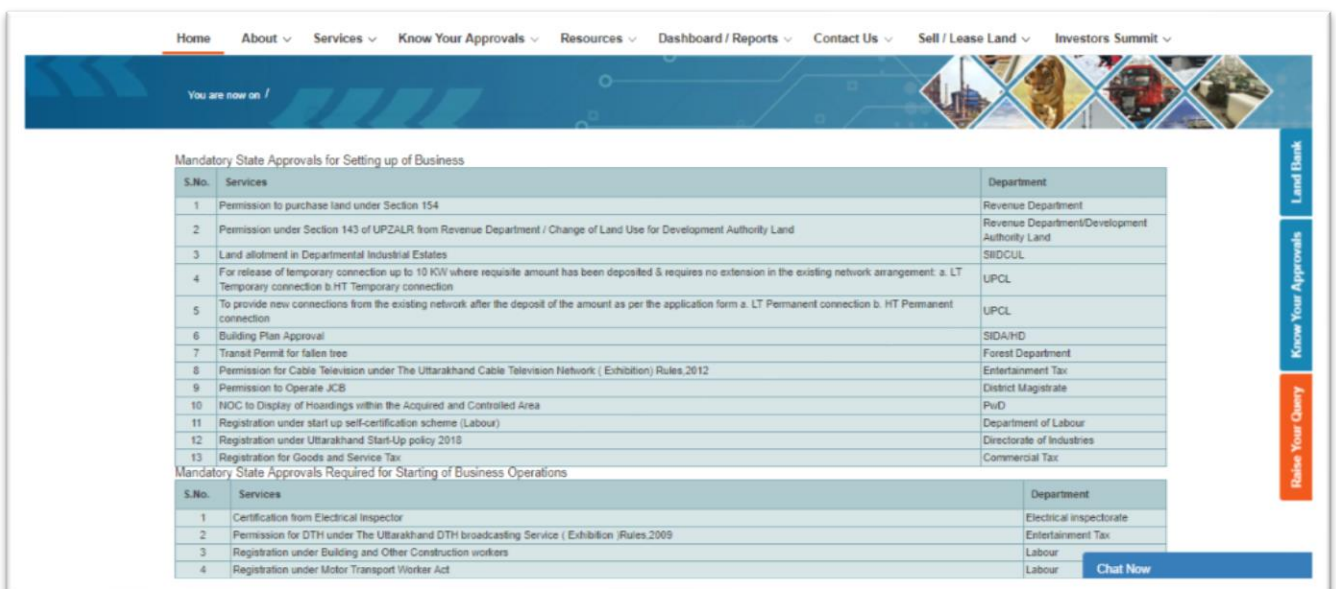
Q3 Whether your project/business needs

Q4 What is the nature of ownership of land for the proposed project / business
 Own Land

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Figure 4: Snapshot of Approval Wizard

The investor will be required to answer a set of questions, e.g. Type of industry, Requirements of projects, Proposed location, etc. Upon answering all the required questions, the system will automatically generate the required list of approvals for setting up of a business.



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Mandatory State Approvals for Setting up of Business

S.No.	Services	Department
1	Permission to purchase land under Section 154	Revenue Department
2	Permission under Section 143 of UPZALR from Revenue Department / Change of Land Use for Development Authority Land	Revenue Department/Development Authority Land
3	Land allotment in Departmental Industrial Estates	SIDCUL
4	For release of temporary connection up to 10 KW where requisite amount has been deposited & requires no extension in the existing network arrangement: a. LT Temporary connection b. HT Temporary connection	UPCL
5	To provide new connections from the existing network after the deposit of the amount as per the application form a. LT Permanent connection b. HT Permanent connection	UPCL
6	Building Plan Approval	SIDAHD
7	Transect Permit for fallen tree	Forest Department
8	Permission for Cable Television under The Uttarakhand Cable Television Network (Exhibition) Rules,2012	Entertainment Tax
9	Permission to Operate ACB	District Magistrate
10	NOC to Display of Hoardings within the Acquired and Controlled Area	PwD
11	Registration under start up self-certification scheme (Labour)	Department of Labour
12	Registration under Uttarakhand Start-Up policy 2015	Directorate of Industries
13	Registration for Goods and Service Tax	Commercial Tax

Mandatory State Approvals Required for Starting of Business Operations

S.No.	Services	Department
1	Certification from Electrical Inspector	Electrical Inspectorate
2	Permission for DTH under The Uttarakhand DTH broadcasting Service (Exhibition) Rules,2009	Entertainment Tax
3	Registration under Building and Other Construction workers	Labour
4	Registration under Motor Transport Worker Act	Labour

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Figure 5: List of approvals (For Demo only)

Q.4: How can I avail incentives offered by the state government?

Answer: The investor can apply for incentives which are available under various state policies and schemes by selecting “Claim Incentives” tab at Investor dashboard. In-principal approval is mandatory for claiming the incentives.

The investor will be required to select the type of incentive (Capital Subsidy, Interest Subsidy etc.) and policy under which he / she will like to claim. Upon submission of required documents, the application will be forwarded to the concerned department’s nodal person. After scrutiny of the application, the incentives will be granted to the investor.

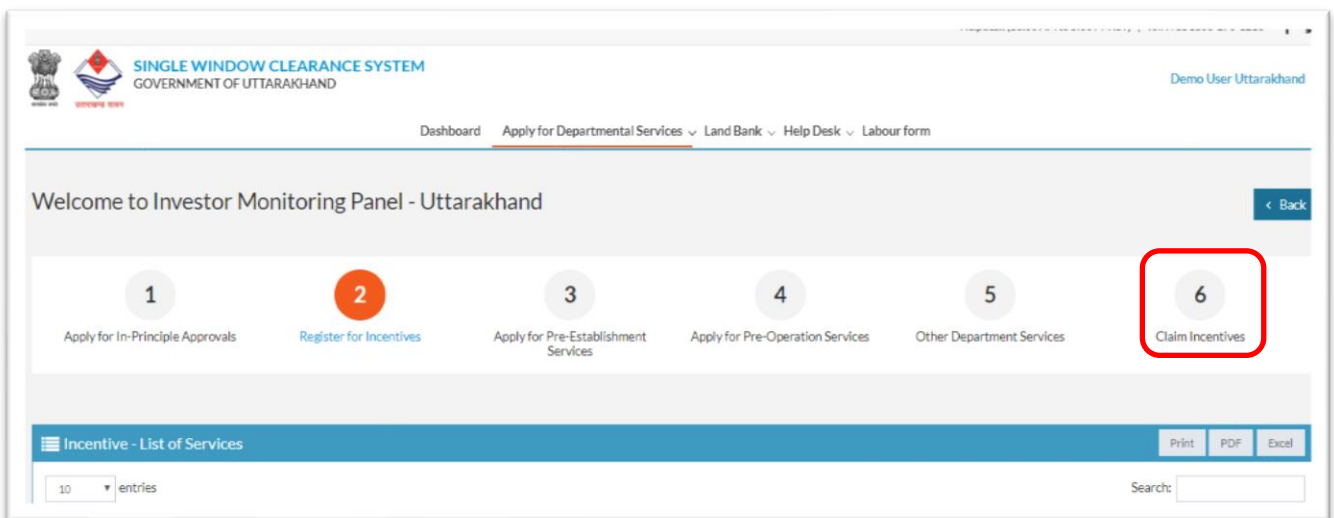


Figure 6: Investor Dashboard