

PROJECTS
DEPARTMENT
CIRCULARS & OFFICE ORDERS

1. ALLOTMENT OF PLOTS

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LTD.
MADRAS-8

CIRCULAR

Cir.No. 25/91

Dt.13.8.1991.

Sub: Collection of dues from the
entrepreneurs/lessees.

At the Meeting taken by the then Chairman & Managing Director in May 1990 a decision had been taken that Project Officers need not go for collection of dues from entrepreneurs towards land cost, ~~rents~~ water charges and maintenance charges but may write to the Tahsildars and keep a watch on the progress. These instructions are withdrawn. The Project Officers will henceforth be directly responsible for collection of land cost/rents, water charges and maintenance charges from the entrepreneurs/lessees. G.M.(P&D) at the Head Office level will closely monitor and review every month the progress in collection of these dues.

ge  13.8.91

CHAIRMAN & MANAGING DIRECTOR

To:

G.M. (P&D)

G.M. (A)

All Project Officers of SIPCOT

Copy to : CMD's Table

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED,
MADRAS-8.

Circular No. 39/91

Dated: 4-10-1991

CIRCULAR

Cases have come to my notice relating to allotment of land in Industrial Complexes where the prescribed dates for the execution of lease deed and/or payment of the instalments have not been adhered to on the ground that the allottee is awaiting term loan from financial institutions/banks. This procedure is not correct. The prescribed dates should be adhered to strictly in all cases and this should not be tied up with the allottee's application for term loans to any agency.

2. At the same time, as already provided under the present terms of allotment, in case the allottee does get a term loan sanctioned even before the prescribed dates for payment of land cost, then the entire dues towards land cost are recoverable in one lumpsum from the term loan.



CHAIRMAN & MANAGING DIRECTOR.

To:

All Officers concerned in Head Office.
All Officers concerned in the Project Offices.

Copy to:

CMD's Table.
PS to CMD.

Compared.
Su
4.10.91

No. 65 | 91

11/30-11-91

CIRCULAR

SUB: SIPCOT Industrial Complexes - Remittance made in the Project Offices - Intimation - Instructions issued.

...

The remittance towards land cost, interest on land cost, water charges, maintenance charges etc are made by the allottees in the Industrial Complexes at the Project Office itself in most of the cases. It is noticed that such remittances made in the Project Offices are not reported to Central Office by the Project Officers then and there. This has resulted in delay in updating the DCB statements furnished by the Project Officers. Besides this, certain variations have been noticed in the figures furnished by the Project Officers ^{and} the Central Office. Hence the following instructions are issued in this regard.

The remittance made at the Project Office by the allottees in the Industrial Complexes ^{should} be reported to the Central Office on the next day itself, duly furnished the receipt No., Date, Amount and the correct ^{new} head under which the amount has been remitted. Similarly the details of remittance made by the allottees in the Central Office will also be furnished to the Project Officers on the next day itself.

The above procedure should be followed strictly in future. Any deviation ~~not~~ noticed in this regard will be viewed seriously.

Comments

* All P.Os,

Copy to D.M/A, Ms in Area Development Dept.

Copy to A.G.M. (AD), G.M. (P&D).

copy to emd's Table
up/27.11/ PS to emd

For CMD
CHAND. (GM (P&D))

27/11/91 AM
27/11/91 AM
2/12/91
3/12/91

DRAFT FOR APPROVAL

CIRCULAR NO. 67/91

DT. 26-12-91

Sub:-SIPCOT Industrial Complexes - plots
allotted to Entrepreneurs -
instructions - issued - Reg.

. . .

An instance has come to notice where an allottee of an industrial plot has extended his boundaries outside the limits actually handed over to him. In order to verify whether there are other such cases, and if so, to rectify the position the following will be done. The Project Officers should personally inspect all the plots allotted to the entrepreneurs in the Complexes and have the exact boundaries measured and compared with the handing over sketch and furnish a certificate ^{on} whether the area occupied by the allottee is in conformity with the handing over documents and lease deed. The certificate should be furnished to the Head Office with plot sketch in respect of each allottee before 31.1.1992.

2. It has also been noticed that some of the allottees have put up unauthorised structures such as petty shops. It will be the responsibility of the Project Officer to see that these are promptly removed wherever they exist. If the allottee does not co-operate in this matter, a report should be sent to Head Office within a month for initiating cancellation proceedings.


3. The allottee should be asked to display their name Boards with ~~the~~ plot numbers in a prominent place in the plots allotted to them.

4. The receipt of this circular should be acknowledged.


CHAIRMAN & MANAGING DIRECTOR

To
All Project Officers.

Copy to G.M.(P&D) & A.G.M.(AD) - 26/31/91
Copy to All officers in A.D.Dept. - 26/31/91
Copy to Chairman & Managing Director's table - 26/31/91
Copy to P.S. to CH. & M.D. - 26/31/91


Copy to CH. & M.D.'s Table

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
MADRAS-8

Circular No. 49/92

Dated 22.9.1992

CIRCULAR

Sub: Charging of interest for allotment of land in the Industrial Complexes - rate of interest to be charged beyond the date of issue of cancellation orders.

The Board at its meeting held on 26.8.92 has decided to charge penal interest at 25% in cases where cancellation orders are issued for defaults in respect of allotments of lands in SIPCOT Complexes. The penal rate of 25% will be charged for the period beyond the date of cancellation orders till the date of resumption of land.

2. Orders issued on cancellation of allotments should incorporate a clause to this effect.

The modified format for issue of cancellation orders as in the annexure will be used

3. Where the Cancellation Orders are revoked on the representation of the parties the penal interest as above will be charged from the date of cancellation till the date of revocation.

4. Regional Managers and Project Officers will communicate copies of this circular to all Associations in the Complexes and also display this prominently on the notice boards of their offices.

5. Regional Managers should acknowledge receipt of this Circular. They should, in turn, obtain the acknowledgement of the Project Officers concerned.

To:

All Project Officers &
All Regional Managers


CHAIRMAN & MANAGING DIRECTOR

p.t.o.

Copy to:

Accounts Section

All General Managers

A.G.M. (IA)

All Officers in A.D. Dept.

CMD's Table

P.S. TO CMD

Qx NO 51/92

DRAFT FOR APPROVAL:

DATED: 30.9.92.

CIRCULAR

SUB: SIPCOT Industrial Complexes - Allotment of land - Revised terms and conditions of allotment order - application format, Instructions to applicants, allotment order format and Lease deed format.

...

The terms and conditions for allotment of land in Industrial Complexes were revised by the Board at its meeting held on 1.7.92.

Copies of the formats of Application Form, Instructions to Applicants, Allotment order and Lease Deed incorporating the revised terms and conditions are annexed.

The formats are specifically devised for industrial plots. However, for allotment ~~for~~^{for} other types of business and all other activities other than housing the same formats should be used with suitable modifications. Formats for ~~having~~ Housing plots will be issued separately.

The Project Officers should instruct applicants ^{inf} ~~to~~ approach ^{to} them to submit their applications for allotment directly to the Managing Director, SIPCOT along with the non-refundable processing fee of Rs.500/- per application and initial deposit of Rs.1,000/- per acre applied for.

..2..

..2..

The receipt of this Circular should be acknowledged by all Regional Managers. They should, in turn, obtain the acknowledgements of all the Project Officers concerned.



CHAIRMAN AND MANAGING DIRECTOR.

To

All Regional Managers & Project Officers.

All Officers of Development Section.

A.G.M.(D-N), A.G.M.(D-S).

Copy to:

P.S. to CH&MD.

CH&MD's table

A.G.M.(IA).



A.G.M.(D-N)



G.M.(PF&D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LTD.,

NO:19-A, RUKMANT LAKSHMIPATHY ROAD, EGMORE, MADRAS-600 008.

CIRCULAR NO:27/93.

DATED: 2.8.93

SUB: STPCCT Industrial Complexes - Terms and conditions of allotment order and Lease deed - Incorporation of additional condition - Reg.

REF: Circular No.51/92, dt.30.9.92.

...

In pursuance of the decision of the Board at its meeting held on 21.7.93, the following additional condition has to be incorporated in the existing terms and conditions of allotment order and the lease deed.

ALLOTMENT ORDER:

NEW CLAUSE 3(xi)

Time Limit

Commencement of commercial production/Trial production.

Within 30 months from the date of this order. Failure will entail cancellation of allotment and forfeiture of initial deposit paid towards the extent allotted.

LEASE DEED:

The following condition shall be added in the lease deed as condition No.23(a):

"The allottee shall commence commercial production/Trial production within 30 months from the date of allotment order. Failure to do so will entail cancellation of allotment and forfeiture of initial deposit paid towards the extent allotted".

The receipt of this circular should be acknowledged by all R.Ms. They should, in turn, obtain the acknowledgement of all the P.Os concern.

Sd/-

S. PARTHASARATHY,
CHAIRMAN AND MANAGING DIRECTOR.

Copy to:

1. All R.Ms & P.Os.
2. All Officers of Development Section
2. A.G.M.(D-II)
4. A.G.M.(D-3)

/Forwarded by Order/

ASST. GENERAL MANAGER(DN)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED,
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, MADRAS-8.

* * * *

CIRCULAR


Cir.No. 9/94

Dt. 27.1.1994.

Sub: Refund of plot deposit and plot
cost to applicants/allottees in
the Industrial Complexes.

- - -

Instances have come to notice that the refunds
towards plot deposit and plot cost in the Industrial
Complexes were made to some other companies/individuals
instead of, to the applicants. This practice is not
correct. It is therefore directed that in future the
refunds shall be made only in the name of the applicant
individual/
i.e. in the name of unit/firm/company to whom SIPCOT
issued receipt and to none else.


27/1/94
SHEELA BALAKRISHNAN
MANAGING DIRECTOR.

To

All GMs/HODs

All POs/RMs

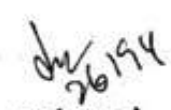
Copy to:

AGM(IA)

PS to MD.


AGM(DN)

AGM(IA)


26/1/94
GM(PF&D).

pg/.

CLEAN COPY OF

DRAFT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008

Cir.No. 17 /97

Dated: 14.3.1997

CIRCULAR

Sub: SIPCOT Industrial Complex, allotment of
Plot - default in payments/non-compliance
of terms and conditions - 90 days notice-
Reg.

. . . .

Hitherto we have been issuing show cause notice
to all allottees with 15 days time for compliance of terms
and conditions of allotment/lease deed, failing which the
plot is liable for resumption after 90 days from the date
of such notice.

In view of a decision taken now, it has been decided
to issue a Show Cause notice giving 90days time to rectify
the defects and in default to cancel the allotment and then
proceed to resume the plot under TNPP (E) Act, to all the
allottees for non-compliance of terms and conditions of
allotment/lease deed. Hence under the revised procedure we
have to issue a letter granting 15days time for compliance
of terms and conditions of allotment/lease deed ~~as per the~~
~~draft letter~~ [✓] ~~is to be given~~ in the first instance. In
default of compliance, the notice granting 90days time
to rectify the defects and in default ^{Use of} cancellation etc.
will be done has to be issued by ^{Use of} ~~marking~~ ^{marking} ~~Gpin~~ ^{Gpin} ~~1/7/1~~ ^{1/7/1} ~~isank~~ ^{isank} ~~as per~~
~~Copy to be~~

This circular has come into effect from 10.12.1996.

*copy
10/3/97
Bm(1)*

*VK
10/3
Bm(1)*

Ann [D. I.]

3/4
Q
GUDSIA GANDHI
MANAGING DIRECTOR.

To
All HODs - for information
Conv to:

*copy
11/3*

Cir.No.20/98

Dated 29.4.98.

CIRCULAR

Sub: S.I.Cs. - Surrender of plots/flats - Refund
proposal - Reg.

In certain cases, it was noticed that the P.Os have taken abnormal time for execution of cancellation/surrender deed and to get documents registered and also to submit the refund proposal to Head Office after receipt of MD's approval for cancellation/surrender. The allottees are facing difficulty in getting refund amount from Head Office due to the above delay.

In this connection, our MD has instructed that hereafter POs should take only minimum duration for correspondences with Head Office, particularly in respect of surrender/cancellation of plots/flats and submission of refund proposal to Head Office. Abnormal delay in any case in future will be viewed seriously.

This should be followed scrupulously.

M. PANDY,
GENERAL MANAGER (P&D)


To:

All Project Officers

Copy to:

1. Chief Engineer, SIPCOT, Chennai-8
2. RM(N), SIPCOT, Chennai-8
3. RM(S), SIPCOT, Phuthukudi
4. AGM(P), SIPCOT, Chennai-8
5. PS to MD
6. PS to Chairman

// FORWARDED BY ORDER //


DEPUTY GENERAL MANAGER (D)

No. 28/98

DEVELOPMENT DEPARTMENT

Dated : 03.06.1998

CIRCULAR

Sub: Application for allotment of
commercial plots in SIPCOT
Industrial Complexes - Format
approved - Communication - Reg.

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In SIPCOT Industrial Complexes, Commercial Plots are earmarked for the purpose of allotment to shops and for other trades of different kinds. Now, a separate format for applying for allotment of Commercial Plots is prescribed. This approved format is enclosed for information. It should be ensured that the applicants for commercial plots and shopping sites should apply only in this prescribed format whenever Commercial Plots are available for allotment.

Encl: As above

sd/-
MANAGING DIRECTOR.

TO

All POs & All Officers of
Development Department

Copy to:

All GMS,
All RMS,
P.S. to Chairman,
P.S. to M.D.

//FORWARDED BY ORDER//


DEPUTY GENERAL MANAGER(D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 600 008.

* APPLICATION FOR ALLOTMENT OF COMMERCIAL PLOTS IN THE
INDUSTRIAL COMPLEX

TO

The Managing Director,
State Industries Promotion
Corporation of Tamilnadu Ltd.,
19-A, Rukmani Lakshmipathy Road,
Egmore,
Chennai-600 008.

Madam/Sir,

1. Name and full postal address
of the applicant ;

a. Telephone No. ;
2. Nature of constitution of the
firm, whether Proprietary,
Partnership, Private Limited,
Public Limited or Co-operative
Has it been registered as such
if so, enclose a copy of
certificate of registration/
Incorporation. ;
3. Give names of Proprietors/
Partners/Board of Directors,
Furnish Memorandum and Articles
of Association of Company/copy
of partnership deed/Bye laws
(If promoted by a Non-Resident,
please specify) ;
4. Are you in possession of
Developed plot in any of the
SIPCOT Industrial Complexes in
Tamil Nadu. If so please give
details. ;

* Note: This application should be sent directly to
----- Managing Director, SIPCOT, 19-A, Rukmani
Lakshmipathy Road, Egmore, Chennai-600 008.

5. a) Indicate Investment proposed :
- b) Whether Means of financing has been tied up and if so from which institution. If not arrangement made for financial tie-up.
6. The purpose for which you require commercial plot (briefly state the activities proposed to be undertaken) :
7. Total extent of plot area applied for:
 - a) For the present :
 - b) For the future expansion :
8. Employment proposed :
9. Power supply required :
10. Water requirement :
11. Type and quantity of effluent if any and whether they will be treated before discharge? :
12. Is demand draft or crossed local cheque payable to SIPCOT, CHENNAI enclosed.
(Rs.1,000/- per plot as initial deposit and Rs.500/- as application process fee)
furnish details.
- NOTE: "This deposit shall stand forfeited if it is not claimed for refund within one year from the date of communication of closure/rejection of application".
13. General Remarks like choice of plots etc. :

I/We have read the terms and conditions of allotment of developed plots in the Industrial Complexes of SIPCOT and I/We agree to abide by the same.

I/We further state the particulars given above are true and correct to my/our knowledge and belief.

Encl; i).

ii).

iii)

Place :

Date :

SIGNATURE OF APPLICANT
(WITH SEAL)

DFA

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-8.

...

C I R C U L A R

Cir.No.29/99

Dated: 25-5.1999.

Sub: SIPCOT Indl.Complexes - Surrender,
Cancellation and Resumption of Plots -
Refund of Dev.Charges - Reg.

Ref: 1. Circular No.16/93,dt.12.4.93.
2. Circular No.56/97,dt.16.7.97.

...

As per the decision of the Board on 26.2.97,
the terms on payment of plot cost on allotment of plots
was modified by dividing the plot cost amount into Plot
Deposit and Dev.Charges and making the Plot ^{alone} Deposit ~~above~~
refundable at the expiry of the lease period of 99 years.
The amount of Dev.Charges collected will not be refunded
at the expiry of 99 years lease period and it will be
adjusted towards the Dev.expenditure incurred and/or to be
incurred towards the development of the Indl.Complexes.
After this change in the policy, requests are received from
allottees now for refund on surrender of plots/cancellation
of allotment of plots made to them on various reasons.

Earlier, the Board of Directors of SIPCOT at its
meeting held on 29.3.93 delegated to ~~the~~ MD, the powers
for order for refunds in such cases where the terms of
allotment prohibit refunds, on the merits ^{of} each case, provided
eviction has not actually been carried out under the Tamilnadu
Public Premises Eviction Act.

Accordingly, on par with the earlier decision of the
Board, whenever refunds are requested by allottees who
were allotted plots on new terms of allotment w.e.f.1.4.97,

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the refunds of development charges can also be made by the MD on merits of each case, on taking possession of the plots by SIPCOT on surrender/cancellation of plots provided eviction has not actually been carried out under the TNPE Act.

✓

(X)

(Signature)

(QUDSIA GANDHI)
MANAGING DIRECTOR

To

All RMs and POs.

All Officers in Dev. I & II Sections.

Accounts Dept.

Copy to
All Gms/SE
All HODs
PS to Chairman
AM/SH
PS to MD

(Signature)
DGR(D) DGR(D), GM(PSD)
DGR(D)
DGR(D)

GM (P.D.)

(Signature)
20/5/99
M(R)

The Present procedure of deducting Rs 1000 (R one thousand) per acre, while refunding, will continue

(Signature)
25/5

(Signature)
GM (P.D.)

M.D.]

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED.
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

CIRCULAR

Cir No. 47/99

Dt. 10.9.99

Sub: SIPCOT Indl. Complex, Hosur - SIPCOT Staff Housing colony - Allotment of housing plots to Mazdoors and similar cadres and also for other employees - Application invited - Reg.

Ref: SIPCOT Board Meeting dt. 25.08.99.

It has been decided to allot housing plots in Staff Housing Colony, SIPCOT Industrial Complex, Hosur to Mazdoors and similar cadres and also other employees working in SIPCOT who are not having any house/housing plot/flat anywhere in his/her name or spouse's name or in the name of any of his/their children in the family (An undertaking in Non-Judicial stamp paper should be submitted by such employee to this effect).

1. The rate for the housing plots is Rs.1.56 lakhs per ground. (216 sq. mtr.))

2. . Plots will be allotted on "Sale Basis".

3. If the number of applications are more than the available number of plots, then the allotments will be made by drawal of lot.

Those who are eligible as per the said creteria desiring to own a housing plot in SIPCOT Staff Housing Colony, Hosur may submit their applications (Annex-I) along with the undertaking as per the format at Annex-II on or before 15.10.99.


for MANAGING DIRECTOR.

To

All employees in Central Office

All P.O.S *

*

R.M.(O&M) *

*

R.M.(N). *

To circulate to their Officers and staff.

ANNEXURE - I

APPLICATION FORM FOR ALLOTMENT OF HOUSING PLOTS IN STAFF HOUSING COLONY, SIPCOT INDUSTRIAL COMPLEX, HOSUR.

1. Name of the Applicant :
2. Address a. Present :
- b. Permanent :
3. Date of Birth & Age :
4. Designation :
5. a. Scale of pay : Rs.
- b. Present basic pay : Rs.
6. Place of working at present :
7. Date of joining SIPCOT :
8. Date of retirement :
9. Name of wife/husband and
number of children with age :
10. Whether your family (you,
your spouse and children)
possess any flat/plot. :
11. Any other details :

PLACE:
DATE :

SIGNATURE OF THE APPLICANT.

ANNEXURE - II

(A declaration in Non-Judicial - stamp paper to the value of Rs.10/- should be given as noted below:)

1. I Thiru/Tmt/Selvi

S/O.W/O. D/O

aged

employed as

hereby do solemnly declare that I do not own any house/housing plot/flat anywhere in my name/spouse's name or in the name of any of my children in the family. The plot will be utilised for construction of a dwelling house for my personal occupation and bonafide use.

2. The plot and the house constructed thereon will not be transferred in any manner to others without obtaining written prior approval of SIPCOT. In the event of SIPCOT not according permission for the proposed transfer, I agree to surrender the plot as per the terms and conditions of SIPCOT for reallocation to eligible SIPCOT's employee.

3. I also abide by the conditions stipulated in this regard that in the event of breach of any of the above conditions and any of my above statement in this declaration found to be false at a later date, I shall be liable for action under the Law and also disciplinary action under the service rules of the Corporation.

WITNESSES:

SIGNATURE OF THE APPLICANT.
(NAME)

1.

2.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LTD.
19-A, Rukmani Lakshmi Pathy Road, Egmore, Chennai 600 008

Cir. No. 94/2005

Dated: 20.11.2005

CIRCULAR

Sub: Allotments of industrial plots in Industrial Complex / Parks
/ Growth Centres – Payment of plot cost – General policy –Reg.

Ref: Minutes of the 390th meeting held on 28.9.2005

Board of SIPCOT at its meeting held on 28.9.2005 ^{while reviewing} ~~evolving~~ the policy on payment of plot cost resolved that Chairman / Managing Director be and is hereby delegated with powers to extend the period of payment of plot cost by 30 days after the initial period of 90 days, subject to payment of interest for the delayed period and fresh processing fee and initial deposit and further, subject to the conditions that there is no increase in plot cost and no other application has been received for the same plot during the interregnum.

CMD, SIPCOT has further ordered in the note file that an interest at the rate of 15.5% p.a. may be charged on the defaulted amount for the delayed period.

This order comes into effect w.e.f 28.9.2005.

[Signature]
CHAIRMAN & MANAGING DIRECTOR

To

All General Managers
All HODs / S.E
Sr Project Manager
All Project Managers
All Project Officers
I A Dept
PS to CMD

[Signature]
17/11/05
M

[Signature]
20.11.05
DGM(DI)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 8.

Cir.No. 7 /2006

Dt.: 20.4.2006

CIRCULAR

Sub: Allotment of Industrial Plots in Industrial Complex / Parks / Growth Centres – Payment of plot cost – General Policy – Reg.

Ref: 1. Circular No.24/2005 dtd.20.11.2005.

2. Minutes of the 394th Board Meeting of SIPCOT held on 31.3.2006.

In supersession of the Circular cited, the Board of SIPCOT at its meeting held on 31.3.2006 resolved that Chairman and Managing Director ~~be~~ and is hereby delegated with powers to extend the payment of plot cost by 30 days time subject to payment of interest for the delayed period of 30 days at the rate of 15.50% per annum provided that the allottee has already paid a minimum of 50% of the total plot cost in the normal period of 90 days.

This order comes into force with effect from 31.3.2006.

2/3

20.4.2006

N. SUNDARADEVAN
CHAIRMAN AND MANAGING DIRECTOR

To

All GMs
All HODs / SE
Sr. Project Managers / Project Managers / Project Officers.
Internal Audit Dept.,
P.S. to CMD.

19/4/06
AEM(DI)

2
4.2.14
DE, M(DI).

**STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD
19-A, Rukmani Lakshminipathy Road, Egmore, Chennai-600 008.**

Cir.No.13/2010

Dt.05.08.2010

CIRCULAR

Sub: SEZs developed by SIPCOT In SIPCOT Industrial Complexes/Parks/Growth Centres - Allocation of Location Codes by Directorate General of Systems, Customs and Central Excise - reg.

Ref: Lr.No.MEPZ, SEZ - Port Code/SEZ-IV/3906, dt.05.07.10

The Directorate General of Systems, Customs and Central Excise, New Delhi has allocated Location Codes for the following SEZs developed by SIPCOT In SIPCOT Industrial Complexes/Parks/Growth Centres as given below:

- | | |
|--------------------------------------|------------|
| 1. SIPCOT HI-Tech SEZ, Sriperumbudur | : IN CJS 6 |
| 2. SIPCOT HI-Tech SEZ, Oragadam | : IN CJO 6 |
| 3. SIPCOT SEZ Gangalkondan | : IN TEN 6 |
| 4. SIPCOT SEZ, Perundurai | : IN PYS 6 |

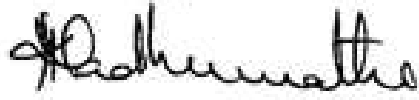
The Location Codes may be mentioned by the units in the respective zones in all the Export/Import documents. Hence, all the SPM/PM/POs pertaining to respective SEZ may communicate the above to the SEZ allottees.

**Dr. Niranjan Mardi
Principal Secretary/
Chairman and Managing Director.**

Copy to

All Senior Project Managers		
All Project Managers		of SEZs
All Project Officers		
PS to CMD		

/ FORWARDED BY ORDER /


Deputy General Manager(P&SP)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LTD.
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008

No. 02 / 2011

Dated: 5.1.2011

CIRCULAR

Sub: New SIPCOT Industrial Complexes / Parks / Growth centres including Pillaipakkam and Thervoy Kandigai- Substituting the clauses regarding sewer lines in the Allotment Order and Lease Deed formats as per TNPCB norms for adopting Zero Level Discharge Programme by industrial units – Revised standard Allotment Order and Lease Deed formats - Communication – reg.

Ref: Minutes of the meeting held on 15.12.2010 of the Board of SIPCOT.

The Board of SIPCOT at its meeting held on 15.12.2010 has decided not to provide sewerage systems in new Industrial Complexes / Parks/Growth Centres / SEZs, and insist the allottees to adopt zero level discharge programme as per TNPCB norms.

Further, the Board directed to stipulate a new condition in the allotment order and standard Lease Deed formats as follows substituting condition No.16 of the allotment order and Clause 18 (xi) of the standard Lease Deed, besides deleting the word 'sewerage / sewerlines' in condition Nos.5 & 12 (d) in the allotment order format and clause Nos.11, 18(vii), 25(iv) in the standard Lease Deed format:

"The allottee / the Party of the Second part shall implement the zero level discharge programme and shall not let out untreated / treated wastages in the form of solid, liquid, gas etc.

The Board further approved creation of domestic sewerage treatment plant for Office and Amenity buildings only in the new Industrial Complexes / Parks / Growth Centres including Thervoy Kandigai and Pillaipakkam.

The Board while revising the Plot cost for SIPCOT Industrial Park, Thervoy Kandigai decided to incorporate a clause in the Allotment Order/Lease Deed to the effect that the enhanced land cost if any towards provision of alternate land in view of High Court Order would be charged from the allottees.

The allotment order and standard lease deed formats with the approved revisions are enclosed. The revised allotment order and Lease Deed formats should be adopted for all new Industrial Complexes / Parks / Growth Centres in future, including Pillaipakkam and Thervoy kandigai except for Government MoU cases.

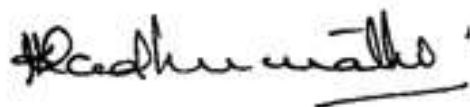
This order will take effect from 15.12.2010.

NIRANJAN MARDI
PRINCIPAL SECRETARY /
CHAIRMAN & MANAGING DIRECTOR

To

All HODs
All SPMs, PMs, POs
PS to CMD
PA to ED

/ FORWARDED BY ORDER /



DEPUTY GENERAL MANAGER (P&SP)



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19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

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Ref.No.

Dt:

ALLOTMENT ORDER FOR PLOTS

M/s.

/ BY RPAD /

Dear Sir(s),

Sub: SIPCOT Industrial Park/ Complex /Growth Centre at
..... Allotment of plot(s) - Orders issued.

Ref : Your application dated
.....

1. The following plot(s) in SIPCOT Industrial Park/Complex/
Growth Centre at is/are allotted on lease for a
period of ninety nine years for setting up an industrial unit for the
manufacture of

- | | |
|---|---|
| i. Plot(s) No.(s). | : |
| ii. Total extent (in acres) | : |
| iii. Amount payable per acre | : |
| a. Towards plot deposit | : |
| b. Towards development charges | : |
| iv. Total amount payable
(for entire extent) | : |
| Less: Initial Deposit | : |
| Balance amount payable | : |

2.a. The extent mentioned above is subject to such modification as may be necessary with reference to the measurements made at the time of handing over the site. The total amount payable will also stand accordingly modified.

b. The plot deposit alone will be refunded on the expiry of the period of lease and SIPCOT shall not pay any interest thereon.

c.. The amount remitted towards development charges and any additional development charges incurred by SIPCOT and collected from you during the lease period will be adjusted towards the expenditure incurred and/or to be incurred for the development of SIPCOT Industrial Park/Complex/Growth Centre including its infrastructural facilities.

d. On surrender of a plot by an allottee, the plot deposit may be refunded in full after forfeiting the initial deposit and processing fee. The development charges may be refunded after forfeiting an amount of 5% per year or part thereof for the number of years the plot was held by the allottee, subject to a minimum deduction of 15%. No compensation for improvement or for the building or for other structures erected in the plot will be made.

3. The allottee shall comply with the conditions stipulated in col. (2) of the table within the period prescribed in col.(3) as under:

S.No. (1)	Conditions (2)	Time Limit (3)
i.	Communicate your acceptance of this allotment order in the duplicate copy of this allotment order.	Within 30 days from the date of this order. In case it is not received by SIPCOT within 30 days from the date of this allotment order, the allotment shall stand automatically cancelled and initial deposit paid for the extent allotted and processing fee shall be forfeited.

ii.	Pay 100% of the amount payable towards the plot deposit and development charges less initial deposit already paid	Within 90 days from the date of this order failing which the allotment shall stand automatically cancelled and the initial deposit paid for the extent allotted and processing fee shall be forfeited.
iii.	Execute the lease deed in the prescribed format with the concerned Project Officer and register the same.	Within 30 days from the date of payment of plot cost.
iv.	Payment of capital cost on water supply system	Within 30 days from the date of execution of lease deed.
v.	Take over the possession of the plot from the Project Officer concerned.	Within 30 days from the date of execution of lease deed.
vi.	Execute water supply agreement.	At the time of taking over possession of the land/on payment of Rs..... towards water supply cost for the quantity of water committed by SIPCOT.
vii.	Payment of annual lease rent of Re.1 for 98 years and Rs.2/- for the 99 th year.	Within 90 days from the date of this order failing which the allotment shall stand automatically cancelled and the initial deposit paid for the extent allotted and processing fee shall stand forfeited.
viii.	Implementation of the project/ commercial production.	Within 30 months from the date of this order. Failure will entail cancellation of allotment and forfeiture of initial deposit and development charges paid towards the extent allotted.

4.a. The plot deposit and the development charges prescribed in Sl. No.1 is only tentative. SIPCOT reserves the right to revise the amount payable for plot as fixed in Sl. No.1 above in the event of SIPCOT having to pay enhanced compensation if awarded by the Court of law for the lands acquired or in case of escalation in development cost or for any other reason and such revised amount shall be paid by the allottee. The allottee shall also pay the cost of trees, wells, structures, existing in the allotted plot as fixed by SIPCOT in addition to the plot deposit and development charges and this amount is not refundable at any time for any reason.

4.b. Since providing of infrastructural facilities by SIPCOT is an ongoing scheme for the overall development of the Industrial Park/Growth Centre/Complex and expenses thereon would be incurred during various periods till its completion, the allottee shall not have any claim over the development charges paid to SIPCOT.

5. Annual maintenance charges for the common amenities and facilities like roads, street lighting, sanitation, drainage, common buildings, gardens, avenue plants, parks etc., will from time to time be apportioned among the allottees in the Industrial Park/Growth Centre/Complex in which the above plot is situated. The allottee shall pay the same without demur within the period prescribed. Non payment on the due date will automatically attract interest at the rate of 15.5% per annum or such other rate as may be prescribed from time to time.

6. If, in the opinion of SIPCOT, it is found that the land allotted to the allottee is not put to use for the purpose for which it was allotted or is in excess of the allottee's actual requirements, SIPCOT shall, at any time, have the right to cancel the allotment in respect of such land or excess land, as the case may be, and resume the same under TNPPS Act. In that event, the plot cost paid by the allottee will be suitably adjusted and refund if any, will be made as per condition No.2(d). *Interest, enhanced interest, if any already paid, will not be refunded.* No compensation will be paid for improvement or for the buildings or other structures etc. erected on the plot.

7.a. Officers and staff of SIPCOT or any other person *authorised by SIPCOT shall have the right to enter the land allotted to the allottee or the buildings constructed therein for the purpose of inspection with prior intimation.*

7.b. The allottee shall not dump debris or any harmful or *harmless waste materials within SIPCOT premises.*

8. The plot is allotted on the specific condition that without implementing the project, the allottee shall not assign, sub-let, transfer or part with their interest in the allotted plot either in whole or in part *except with the prior written consent of SIPCOT.* In the event of the allottee seeking approval for change in constitution, or change in the management or control or amalgamation, with any other company or transfer of interest to any third party either in whole or in part, SIPCOT shall grant approval provided, the allottee or any person authorised by the allottee agrees to pay the cost determined by SIPCOT and the cost determined by SIPCOT shall be final and binding on the allottee or any person authorised by the allottee.

9. The allottee has to obtain No objection letter from SIPCOT to mortgage the lease hold rights of the allotted plot for availing financial assistance after getting sanction letter from Bank/Financial Institution and the same will be considered subject to conditions as applicable.

10.a. The allottee shall not sink any well/bore well/tube well within the plot leased to them. In case of short supply from SIPCOT sources, the allottee can apply for permission which can be considered subject to the conditions as applicable.

10.b. If any such open/bore well exists already in the plot allotted, it shall be under the custody of SIPCOT.

11. SIPCOT will, subject to availability, supply uptolitres of water per day at the rate fixed by SIPCOT from time to time and on payment of Rs. towards 50% capital cost on water supply system before execution of water supply agreement.

12.a. SIPCOT shall have the right to lay pipe lines, sink bore wells or put up any facilities for common use within a strip of 5 meters left open all sides within the periphery of the plot on the plot allotted to the company/firm without payment of any compensation or rental etc., to the company/firm.

b. The building plan and the plans for all structures shall be got approved by the Project Officer concerned for the limited purpose of ensuring that a strip of not less than 5 metres is left open to the sky within the periphery of the plot on all the sides.

c. The provision of any culvert across common drains must be got approved from the Project Officer concerned/SIPCOT.

d. Water line should be designed in such a way that they should be connected to the common lines of SIPCOT which will serve the plot.

e. The allottee shall make necessary arrangements to implement rain water harvesting system and also drain the rain water from their plot into the common road drain provided by SIPCOT. The natural courses in the plot shall be realigned suitably to the satisfaction of SIPCOT at your own cost.

13. All buildings to be constructed shall be in conformity with the bye-laws of the local body and regulations in force from time to time as well as any other laws, rules and regulations in force relating to the construction and use of premises. However, as per the G.O.Ms.No.169, Industries (MIE.2) dated 12.9.96, the allottee can start construction immediately after submitting the necessary application for building plan approval to the appropriate authorities provided a certificate from a Chartered Architect or a Civil Engineer registered with the concerned local body is enclosed confirming that the plan is not violating any rules or regulations, including the zone regulations under the Town and Country Planning Act, 1971. This permission is subject to the undertaking that the portion of the building will be demolished, if it is found that the building violates any rules and regulations. The allottee should obtain clearances from Public Health Authorities, Inspectorate of Factories, Pollution Control Board and such other agencies whose clearances may be required under any law or procedure in force from time to time.

14. The company/firm shall treat all the effluents to relevant norms as prescribed by PCB and as applicable to the area/Inland waterways and commence production only after obtaining clearance from the Tamil Nadu Pollution Control Board.

15. The allottee will have to make proper arrangements to treat the effluents solid/liquid to the required standards of the Tamil Nadu Pollution Control Board and to regulate dust, smoke, gas, noise, vibrations and prevent fire hazards and comply with the statutory regulations in this regard.

16. The allottee shall implement the zero level discharge programme and shall not let out untreated / treated wastages in the form of solid, liquid, gas etc.

17. The allotment order is issued to the company/firm/ Proprietary concern consisting of the following Directors/Partners/ Proprietor:

- i.
- ii.
- iii.

The constitution of the Proprietary concern / Partnership firm /Board of Directors of Private Limited company shall not be changed without prior approval of SIPCOT. For a Public Limited Company, as and when the constitution of the Board of Directors (professionals) gets changed, the same shall be informed to SIPCOT and acknowledgement obtained within 90 days.

However any change of Directors causing change of ownership or management shall be made only with prior approval of SIPCOT.

18. a. Any change in the name of the company/firm shall be informed to SIPCOT and acknowledgement to be obtained.

b. Any change in the address of the Registered Office or Administrative Office of the allottee shall be intimated to SIPCOT immediately and acknowledgement obtained.

19. Failure to comply with any of the conditions of this allotment order shall result in cancellation of allotment, resumption of the plot and disconnection of water supply by SIPCOT. On such cancellation plot deposit, development charges, additional development charges incurred and collected if any, Lease rent or interest thereon already paid by the allottee shall not be refunded nor shall any compensation in whatever form be payable to the allottee.

20. The allottee shall not draw water from their own Borewell/ Tubewell sunk in private lands adjacent to SIPCOT Industrial Complex/Park/Growth Centre through pipeline unauthorisedly trespassing into SIPCOT premises. If at anytime, such trespass is found by SIPCOT, water supply will be disconnected besides severing the trespassed water line.

21. On expiry of the lease period of ninety nine years the lease may be renewed for a further period of ninety nine years on such terms and conditions as may be mutually agreed to.

Yours faithfully,

**PRINCIPAL SECRETARY/
CHAIRMAN AND MANAGING DIRECTOR.**

Copy to:

The Senior Project Manager/ Project Officer,
SIPCOT Industrial Park/Complex/Growth Centre,

LEASE DEED

MEMORANDUM OF LEASE DEED entered into at
on this day of200 BETWEEN State Industries
Promotion Corporation of Tamilnadu Limited (SIPCOT), a company
registered under the Companies Act, 1956 and having its Registered Office
at No.19-A, Rukmani Lakshmipathy Road, Chennai-600 008 represented
by Thiru son of Thiru Senior Project
Manager/Project Manager/Project Officer, SIPCOT Industrial Park/Complex
/Growth Centre..... and hereinafter referred to as the Party
of the First Part, which term shall, unless the context otherwise requires
mean and include its representatives, administrators, successors and
assigns on the one part AND Messers.

having their Registered Office at

represented by their

Thiru

Son/Daughter/wife of hereinafter referred to
as the Party of the Second Part, which term shall, unless the context
otherwise requires, mean and include their representatives, administrators
and assigns on the other part witnesseth.

WHEREAS the Party of the First Part has been
incorporated as a Limited Company with an objective to develop industrial
area with basic infrastructural facilities and maintenance of such industrial
area in Tamilnadu.

WHEREAS the Party of the FIRST PART has acquired the
property more fully described in the Schedule 'A' hereunder and
hereinafter referred to as the said property.

WHEREAS for the due fulfillment of its principal object, Party of the FIRST Part has laid out the said property into various plots, besides setting apart land for the purpose of laying roads, drains and for other common works for the benefit of the occupants of the plots so laid out and WHEREAS it also proposes to effect improvements and betterment schemes for the benefit of all the units of the Industrial Park/Complex/Growth Centre.

WHEREAS the Party of the FIRST Part proposes to allot the land on a long lease of 99 years in as much as it is felt that the characteristics and homogeneity of the Industrial Park should not be destroyed and WHEREAS the Party of the FIRST Part should have control over the amenities such as Water, Road, Street lights, Drainage, so that these facilities should be made available to the Industrialists in a reasonable and equitable manner.

WHEREAS the Party of the First Part has decided to make available to entrepreneurs, developed plots in the said property on terms and conditions mentioned hereunder, for the purpose of their locating any approved industry or other business or activity in the plots in the said property under the terms of the lease deed;

WHEREAS the Party of the Second Part made an application to the Party of the First Part for allotment of a plot in the Industrial Park/Industrial Complex/Growth Centre at for the purpose of putting up the project for the manufacture of

WHEREAS the Party of the First Part allotted the Plot No.(s) in the said Industrial Park more fully described in Schedule 'B' hereunder and shown distinctly in the plan attached hereto and hereunder referred to as the allotted plot by the Order of Allotment dated subject to the terms and conditions contained therein. The Party of the Second Part has accepted the Order of Allotment.

WHEREAS the property described in the Schedule 'A' is intended to be utilised only for the purpose of locating an Industrial unit and the restrictions and conditions stipulated in this deed are intended only to preserve the character of the said property as an Industrial Park and for the benefit of the other plots of land held by the Party of the First Part or allotted or intended to be allotted by it to other parties similarly situated as the Party of the Second Part.

NOW THIS AGREEMENT WITNESSETH:

2. That in consideration of the allotment of plot made by the Party of the First Part, the Party of the Second Part has paid a sum of Rs..... (Rupees..... only) towards plot deposit, Rs..... (Rupees.....) towards development charges and Rs.100/- (Rupees One hundred only) towards Lease rent as advance being 100% payment in full.

i. The plot deposit of Rs..... (Rupees..... only) alone is refundable on the expiry of the lease period.

ii. The receipts towards amenities i.e. development charges amounting to Rs..... (Rupees.....only) in addition to any development charges which will be collected from the party of Second Part during the currency of lease will be adjusted towards the development expenditure incurred and or to be incurred towards the development of the Industrial Park/Complex/Growth Centre. Any additional development charges beyond 10% shall be mutually discussed and accepted.

3. The Party of the First Part shall not pay any interest for the amount remitted by the Party of the Second Part.

4.a. That the Party of the Second Part shall have to pay the annual lease rent of Re.One per year for 98 years and Rs.2/- for the 99th year and the same has been paid in advance in consideration of execution of these presence.

b. The Party of the Second Part shall pay Rs..... towards capital cost of water supply system before the execution of water supply agreement and also pay annual water charges at the rate fixed by the Party of the First Part from time to time fixed by the Party of the First Part abiding by the terms of water supply agreement executed. The charges paid on these account shall not be refunded for any reasons.

5. The Party of the First Part allots the property on lease bearing Plot No. mentioned above and more fully described in Schedule 'B' to the Party of the Second Part and the Party of the Second Part takes the property aforesaid on lease for a period of 99 (ninety nine) years, AND the Party of the Second Part also agrees to strictly abide by the conditions stipulated in the Lease Deed and also the terms and conditions of Allotment Order, a copy of which is enclosed with this deed.

6. The Party of the Second Part enters upon and takes possession as lessee of the said allotted plot as it is, in consideration whereof the Party of the Second Part has paid 100% of plot deposit, development charges and lease rent.

7. The Lessee should take possession of the demised property within 120 days from the date of allotment order. Failure to do so will entitle the Party of the First Part to cancel the allotment and the lease.

8. It shall be open to the Party of the First Part, in the event of additional development facilities being taken up or in case of escalation in cost of development works in future as set out in clause 2(ii) herein to collect the pro-rata expenses and charges as additional plot deposit and additional development charges and the Party of the Second Part shall pay the amount as demanded by the Party of the First Part.

9. The Party of the First Part reserves the right to cancel the allotment, disconnect the water supply and forfeit the amount remitted for the plot allotted for the following reasons.

Non-compliance of the terms and conditions of the allotment order or of this lease deed including non-payment of dues.
On such cancellation the Party of the Second Part shall have no right to claim the amount paid towards the plot or the interest already paid .

10. *The plot deposit and the development charges prescribed in the allotment order is only tentative. The Party of the First Part reserves the right to revise the amount payable for the plot as fixed in the allotment order, in the event of the Party of the First Part having to pay enhanced compensation for the lands acquired or for any other reasons such as escalation in the cost of development works or for additional works undertaken and such revised plot deposit and development charges shall be paid by the Party of the Second Part. The Party of the Second Part shall also pay the cost of trees, wells and structures, if any, as prescribed by the Party of the First Part and this amount is not refundable by the Party of the First Part, at any time for any reason.*

In case of cancellation of allotment the commission, if any, paid to SIPCOT approved marketing agent will be recovered from the amount to be refunded, if any, to the Party of the Second Part.

11. Annual maintenance charges for the common amenities and facilities like roads, street lighting, sanitation, drainage, common buildings, gardens, avenue plants, parks etc., will from time to time be apportioned among the allottees in the Industrial Park in which the above plot is situated. The Party of the Second Part shall pay the same without any demur within the period prescribed. Non payment on due date will automatically entail an interest of 15.5% per annum or such other rate as may be prescribed from time to time.

12.i. It shall be open to the Party of the First Part during the currency of the lease to take possession of the said allotted plot together with the factory and other buildings and fixtures located on the same, for

any violation of any conditions of this deed or the terms and conditions of allotment. In such an event, the Party of the Second Part shall not be entitled for any compensation for any of the structures on the allotted plot or any refund of any amount that might have been paid by the party of the second part to the party of the first part by virtue of this deed.

ii. That the interest of the Party of the Second Part in the land shall not be sold or attached and sold in satisfaction of attachment of any debt(s) and if it so happens or is likely to happen, the Party of the First Part shall be entitled to determine the lease and take possession of the land with all the consequences mentioned above.

iii. It shall be open to the Party of the First Part to initiate proceedings under the provisions of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 or under any Statute for the time being in force for eviction as well as for the recovery of the amount due under this deed from the Party of the Second Part without prejudice to resort to any other mode of recovery that may be available.

13. It shall be open to the Party of the First Part to deal with the Property taken by it under the rights conferred on it as per clauses 12(ii) and 14(a) in any manner it likes either by retaining or by leasing it to any other person, without any let or any hindrance or claim whatsoever to the Party of the Second Part to compensation and the Party of the Second Part has no right to interdict the same.

14.i. If, in the opinion of the Party of the First Part, it is found that the land allotted to the Party of the Second Part is not put to use for the purpose for which it was allotted or is in excess of the actual

requirements of the Party of the Second Part for the purpose for which it was allotted, the Party of the First Part shall at any time have the right to cancel the allotment in respect of such land or excess land, as the case may be, and resume the same under the provision of TNPPE Act. In the event of resuming excess land by the party of the first part, the plot deposit and development charges and additional development charges collected from the Party of the Second Part will be suitably modified and refund of the plot deposit alone if any, due to the Party of the Second Part will be made. Development charges, additional development charges, Lease rent, Interest and enhanced interest, if any already paid or due, will not be subject to any refund or modification in such an event.

14 .ii. The plot deposit alone shall be refunded by the Party of the First Part to the Party of the Second Part on the expiry of the period of lease and on compliance with all the terms of the lease. In the event of surrender by the Party of the Second Part, the plot deposit will be refunded in full after forfeiting the initial deposit and processing fee by the Party of the First Part. The development charges will be refunded after forfeiting an amount of 5% per year or part thereof for the number of years the plot was held by the Party of the Second Part subject to a minimum deduction of 15% and no compensation for improvement of building or other structures erected in the plot shall be made by the Party of the First Part.

14.iii. Providing of infrastructural facilities by the First Part, is an ongoing scheme for the overall development of the Park and the expenditure thereon would be incurred over a period of time till the completion of the Park. The development charges and any additional development charges collected during the period of lease from allottees will

be adjusted towards development expenditure incurred and or to be incurred for the infrastructure development of the Industrial Park. The Party of the Second Part shall not have any right to claim for infrastructural facilities or claim over such development charges paid to the Party of the First Part.

15. The Party of the Second Part will take possession of the plot in 'as is where is' condition and no further demand for any development, such as earth filling, raising the level etc., shall be entertained. Any other improvement or developments inside the allotted plot is purely at the discretion of the Party of the Second Part.

16. The Party of the Second Part shall utilise the allotted plot only for the purpose for which it was allotted.

17. The allottee shall commence commercial production/trial production within 30 months from the date of allotment order. Failure will entail cancellation of allotment and forfeiture of total amount paid towards the extent allotted.

18. The party of the second part shall have to commence construction of buildings within six months from the date of allotment order and be completed within 24 months from the date of allotment order. Before commencing such construction of works on the allotted plot, the allottee should strictly follow the following building regulations prescribed, among others.

I. All buildings to be constructed should be in conformity with the bye-laws of the local body and regulations in force from time to time as well as any other laws, rules and regulations in force relating to the construction and use of premises.

However, requirements as per the G.O.Ms.No.169, Industries (MIE.2) dt.12.9.96, the allottee can start construction immediately after submitting the necessary application for building plan approval to the appropriate authorities, provided a certificate from a Chartered Architect or a Civil Engineer registered with the concerned local body is enclosed conforming that the plan is not violating any rules or regulations, including the zone regulations under the Town and Country Planning Act, 1971. This permission is subject to the undertaking that the portion of the building will be demolished, if it is found that the building violates any rules or regulations. The Party of the First Part reserves the right to suggest such modifications or alterations as may be in common interest.

ii. All survey and other marks demarcating the boundaries of the plots, structures and installations shall be properly preserved and kept in good condition by the Party of the Second Part, at all times. Where more than one allottee is concerned with the same boundary marks and structures the Party of the First Part shall allocate this obligations suitably.

iii. No temporary or semi-permanent structure shall be built on the plot except during the period of construction or reconstruction in future.

iv. No construction with Katcha or inflammable materials will be permitted on the site allotted.

v.a. A strip of not less than five metres shall be left open to the sky, within the periphery of the plot on all sides.

v.b. Before obtaining any plan sanction from concerned authorities consent should be obtained from Project Officer of the party of the first part for the building plan and plans for all structures to be constructed on the plot for the limited purpose of ensuring that a strip of not less than 5 meters is left open to the sky within the periphery of the plot on all the sides.

vi. The provision of any culvert across common drains must be got approved by the Party of the First Part.

vii. Water lines should be designed in such a way that they are connected to the common lines of the Party of the First Part which will serve the plot.

viii. The Party of Second Part should make its own arrangements to drain the rain water from its plot into the common road drain provided by the Party of the First Part.

ix. The Party of the Second Part has to make its own arrangements to treat the effluents solid/liquid to the required standards of the Tamilnadu Pollution Control Board and to regulate dust, smoke, gas, noise, vibrations and prevent fire hazards and comply with the regulations in this regard.

x. The Party of the Second Part shall treat the Industrial effluents to relevant ISI/BIS specifications as applicable to the area/Inland water ways and start construction only after obtaining clearance from the Tamilnadu Pollution Control Board.

xi. The Party of the Second part shall implement the zero level discharge programme and shall not let out untreated / treated wastages in the form of solid, liquid, gas etc.

xii. The Party of the Second Part shall preserve the manholes constructed if any in the 5 metre corridor and raise the same atleast 45 cm above the formation level in case the natural ground level is raised by the formation at their own cost with prior intimation and approval from the Party of the First Part.

19. The Party of the Second Part shall, at its own cost, construct and maintain access roads leading from the Industrial Park to the said plot in strict accordance with the specifications and details prescribed by the Party of the First Part.

20. The Party of the Second Part shall insure all the fixed assets in the plot and renew the insurance periodically.

21. The Party of the Second Part shall keep the Party of the First Part indemnified against any and all claims for damages which may be caused to any adjoining buildings or other premises as a consequence of the erection of the buildings and industrial installations by the Party of the Second Part. The Party of the Second Part shall also keep the Party of the First Part indemnified against all payments whatsoever which, during the progress of work, may become payable or be demanded by the Local Authority in respect of the said works, or of anything done under the authority herein contained.

22. With the consent of the Party of the Second Part, the Party of the First Part shall have the right of access into and utilising any portion of the allotted plot, as required at all times, for the purpose of laying pipe lines, cables, underground drainages, channels, or providing such other common facility. The Party of the First Part shall have further right within the area of the allotted plot including the building standing thereon as and when felt necessary by the Party of the First Part, to lay down, place, maintain, alter, remove or repair any pipes, pipe lines, conduits for service lines, posts, or other appliances or apparatus in, on, under, over, along or across the land in such area for the purposes of providing any common amenities or services for the Industrial Park/Complex/Growth Centre and the same may be done either directly by any person either generally or specially authorised by the Party of the First Part in this behalf and the Part of the Second Part agrees for the same.

23. The Party of the Second Part shall not, at any time during the currency of the lease, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any purpose, which may be obnoxious or injurious or offensive by reason of deposits of solid matter or emission of odour, liquid, dust, smoke, gas, noise vibrations or fire hazards or which may cause permanent damage to the land. The Party of the First Part shall have full right to prohibit or regulate these matters at all times.

24. During the period of lease and thereafter the Party of the Second Part at its expense will keep the buildings, premises and other structures clean, free from defect and in good condition.

25.1. The Party of the Second Part shall pay all existing and future rates and taxes, charges, claims, assessment and out going of every description, chargeable against the owner or occupier in respect of the allotted plot and any building erected thereon or services received.

ii. The Party of the Second Part shall bear all expenses in connection with the drawing of power from the main lines to the plot and for the supply of electricity.

iii. The Party of the Second Part shall execute an agreement for water supply at the time of taking possession of the plot and comply with all terms and conditions of the agreement.

iv. The Party of the Second Part along with the allottees of the other plots shall bear the maintenance charges for the common amenities and facilities like roads, drainage, street lighting etc, at the rates which may be fixed by the Party of the First Part from time to time.

26. The Party of the Second Part shall not assign, sub-let, transfer or part with his interest in the allotted plot either in whole or in part except with the prior written consent of the Party of the First Part. In the event of the Party of Second Part seeking approval for change in constitution, or change in the management or control or amalgamation with any other company or transfer of interest to any third party either in whole or in part, the Party of the First Part shall grant approval provided the Party of Second Part or any person claiming under the Party of Second Part agrees to pay the cost determined by Party of the First Part and the cost determined by Party of First Part shall be final and binding on the Party of Second Part or any person claiming under the Party of Second Part and cannot be questioned in any Court of law.

27. The Party of the First Part or persons authorised by it shall have the right to enter upon and inspect the said premises, during the currency of the lease at all times.

28. The Party of the Second Part shall not dump debris or any waste harmful or harmless materials within SIPCOT premises.

29. The Party of the First Part shall have the powers to direct removal or alteration of any building or structure erected or used contrary to the conditions of the plan or cause the same to be carried out at the cost of the Party of the Second Part.

30.i. The Party of the Second Part shall not sink any well, bore well or tube well within the site allotted except with the prior permission of SIPCOT, subject to the conditions as applicable. If any such well exists already in the plot it shall be closed when the Party of the First Part supplies water from a common source. If any bore well exists already it shall be kept under the control of the Party of the First Part.

ii. Party of the First Part shall have the right to lay pipe lines, sink bore wells or put up any facilities for common use within a strip of 5 meters left open on all sides within the periphery of the plot on the land allotted to the Party of Second Part without payment of any compensation or rental etc, to the Party of Second Part.

iii. The party of the second part shall not draw water from their own Borewell/Openwell/tubewell sunk in private lands adjacent to SIPCOT Industrial Park /Complex/Growth Centre through pipeline unauthorisedly trespassing into SIPCOT premises. If at any time, such trespass is found by SIPCOT, water supply will be disconnected besides severing the trespassed water line.

31. Ten percent of the jobs in the Industrial units coming up in the Industrial Park, shall be reserved to the members of the families of land owners whose lands have been acquired for the Industrial Park, subject to eligibility as per qualifications prescribed for the jobs.

32. The Party of the First Part shall have the power to grant extension of time, subject to such conditions as may be imposed to the Party of Second Part in all matters which are required to be done or completed within the prescribed time, under this deed.

33.i The constitution of the Party of the Second Part in case of Proprietary concern/Partnership firm/Board of Directors of Private Limited Company shall not be changed without prior approval of the Party of the First Part. For a Public Limited Company as and when the constitution of the Board of Directors (professionals) gets changed, the same shall be informed to the party of the first part and acknowledgement obtained within 90 days.

However any change of Directors causing change of ownership or management of the Party of the Second Part shall be made only with prior approval of Party of the First Part.

ii. Any change in the name or the address of the Registered Office or Administrative Office of the Party of the Second Part should be intimated to the Party of the First Part then and there.

34. The death of the Party of the Second Part, where it is an individual, should be communicated to the Party of the First Part within a reasonable time. The heir or legal representative should give notice of his claim to the Party of the First Part within three months of the event.

35. During the currency of the lease, any question of dispute or difference in relation to or in connection with the terms of the lease deed shall not be raised by the Party of the Second Part and, if at all raised, such question of dispute or difference shall be referred to an Arbitrator appointed by Government of Tamilnadu.

36. Only the Courts situated in the City of Chennai shall have jurisdiction to decide upon any dispute or litigation between the parties to this lease deed.

37. The Party of the First Part reserves the right to impose any further conditions and stipulations, or alterations in the regulations which are reasonable, justified and necessary at any time for the establishment of Industrial Park to implement the conditions of this deed and for the benefit of the Industrial Park as a whole.

38. The Party of the First Part reserves to itself the right to sell, lease or otherwise deal with any land unleased or unsold, in any manner it deems suitable. It reserves the right to release, waive, modify either wholly or in part, alter any stipulations, obligations and restrictions contained in this deed regarding any plot or other area in the property. The exercise of this right by the Party of the First Part in relation to any such plot or area shall not release the lessee or /purchaser(s) of any other plot in this property from any of the stipulations, obligations and restrictions, affecting and imposed upon the said allotted plot, nor give rise in favour of any lessee or purchaser to any right of action against the party.

39. The Party of the Second Part shall implement and conform to the various conditions in this deed in relation to the allotted plot at all times.

40.a. It shall be open to the Party of the Second Part to ask for in writing and the Party of the First Part to grant a 'No Objection' certificate, with or without conditions, to enable the Party of the Second Part to mortgage its interest in the said allotted plot, at any time after taking possession for obtaining financial assistance from Financial Institutions and banks for implementing the project in the plot and for the projects implemented under the same legal entity of the Party of the Second Part. The Party of the Second Part shall not offer this property as a collateral security to avail loan for other purposes/sister concern etc.

b. If the Party of the Second Part fails to comply with any of the terms and conditions of lease deed, the party of the first part reserves the right to cancel the allotment and resume the land under TNPPE Act. The Financial Institutions/Banks to whom party of the first part issues NOC for creating mortgage will be notified with a notice of 90 days to take remedial action.

41. During the currency of the lease, the ownership of the leased property which is vested with the Party of the First Part shall not be liable to be questioned in any manner and if at all any such question is raised by the Party of the Second Part, the lease will be terminated forthwith and the Party of the First Part will enter the land including the buildings and other appurtenances situated thereon and resume possession of the plot at any time.

42. The Party of the First Part, at the request and cost of the Party of the Second Part at the end of the said term of 99 years may execute a new lease of the schedule mentioned plot by way of renewal for a similar period of ninety nine years on such covenants and provisions as may be mutually agreed to.

SCHEDULE - A

(Description of the Industrial Park)

All that piece and parcel of land known as the Industrial Park
Comprising of about Acres of land situated in
Revenue Villages..... But in compact
block within the Taluk of Sub-Registration District
of..... of Revenue District. The Industrial Park
is bounded.

On the South By

On the North By

On the East By

On the West By

SCHEDULE - B

(Description of the property concerned in this lease)

(Value of the property Rs.....)

All that piece and parcel of land known as Plot
No(s)..... in the SIPCOT's Industrial Park
at..... within the village limits of
..... Taluk of
..... Sub-registration

District of.....in Revenue District containing by
admeasurement.. acres/square metres or
thereabouts and marked by Coloured
boundary lines on the plan annexed hereto, bearing Survey
Nos..... and bounded.

On the North By

On the South By

On the East By

On the West By

LINEAR MEASUREMENTS:

East to West on the North

East to West on the South

North to South on the East

North to South on the West

IN WITNESS WHEREOF Thiru..... acting for
and on behalf of the Party of the First Part and Thiru.....
acting for an on behalf of the Party of the Second Part have hereunto set
their hands on the day, month year first above written.

Signature of Lessor
(Party of the First Part)

WITNESS:

1.

2.

Signature of Lessee
(Party of the Second Part)

Signed and delivered in the presence of:

WITNESS:

1.

2.

IN WITNESS WHEREOF THE Common Seal of M/s.....
(the Party of the Second Part has hereunto been affixed on this day
of..... Two thousand Pursuant
to the Resolution of the Board dated(*****) in the presence of
Thiru (1).....ManagingDirector / Director (2)
.....(Designation of the person shall be mentioned) of the
company.

IN PRESENCE OF:

1.

2.

3.

(*****) Board resolution can be passed as per the common seal clause of
the Memorandum and Articles of Association of the allottee company.

**STATE INDUSTRIES PROMOTION CORPORATION OF
TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Salai, Egmore, Chennai-600 008.**

Clr.No.22/2012.

Dated:26.06.2012.

CIRCULAR

Sub: SIPCOT Industrial Complexes/Parks/Growth Centres –
Allotments made to the Investors on 99 years lease
basis – Payment of twice the amount of security deposit
[four times] – demanded by TNEB - reg.

The P.S./C.M.D., TANGEDCO and TNEB has informed that as per the Regulation (5) of the Tamil Nadu Electricity Supply code notified by the Tamil Nadu Electricity Regulatory Commission, the consumer who is not the owner of the premises has to furnish the consent letter from the owner in Form 5 in Annexure III to Tamil Nadu Distribution Code and if the consumer is unable to produce the consent letter from the owner of the premises, he has to pay twice the normal security deposit [4 times] of the monthly average of the electricity charges paid for the preceding twelve months. He has also informed that TANGEDCO has to strictly follow the Regulations of Tamil Nadu Electricity supply Code notified by the Tamil Nadu Electricity Regulatory Commission.

He has further informed that he has requested the Tamil Nadu Electricity Regulatory Commission to make necessary amendments to the Tamil Nadu Electricity Supply Code to exempt the allottees of SIPCOT Industrial Complexes/Parks/Growth Centres from furnishing the owners consent letter in Form 5, which is expected to take about three months time. Pending Issue of Amendment, he requested that the consumers who have been allotted plots in the SIPCOT Industrial Complexes/Parks/Growth Centres may be advised to make the Security

Deposit as demanded by the TANGEDCO within the due date. Further he has assured that based on the amendment, the excess Security Deposit amount available will be adjusted in the future monthly Current Consumption Bills.

In order to comply with the Regulation of TNERC, you are instructed to advise all the allottees in the respective complexes/Parks/Growth Centres to remit the Security deposit as demanded by TNEB within the due date, which will be adjusted in future monthly Current Consumption Bills, based on the amendment to be issued by TNERC.

A report shall be furnished to H.O. after compliance.

Sd/-
(SWARAN SINGH)
Principal Secretary/
Chairman and Managing Director.


To

All the SPMs/PMs/POs,
SIPCOT Industrial Complexes/
Parks/Growth Centre.

Copy to:

All HoDs
The Executive Director I/c.
PS to Prin. Secy./CMD.

// Forwarded by Order //


GENERAL MANAGER (ABLA)
EXECUTIVE DIRECTOR I/c.



STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008.

No.16 /2014

Date:26.04.2014

CIRCULAR

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres – Special Package of Incentives to the new investment in nine Southern Districts – Allotments made at subsidized rate in Southern Districts – Modification of certain conditions in Allotment order / Lease Deed – Segregation of plot cost at subsidized rate - Reg.

Ref : Minutes of the Board meeting held on 26.03.2014
&*&

I. Government of Tamilnadu vide GO (Ms) No.177, Industries (MIB1) Department dt.08.10.2013, sanctioned special package of incentives to the new investments from the existing / prospective entrepreneurs setting up industries in existing as well as new SIPCOT Industrial Parks to be developed in nine Southern districts viz Pudukottai, Theni, Dindigul, Sivagangai, Ramanathapuram, Virudhunagar, Tirunelveli, Thoothukudi and Kanniyakumari as detailed below.

1. Land allotment will be made by SIPCOT at 50% subsidized rate. The subsidy component will be directly remitted to SIPCOT by Government
2. 100% exemption from Stamp duty on registration of lease deed.
3. Capital subsidy will be increased from 1.5 to 2 times
4. Creation of all infrastructure facilities required for industries
5. Reduction in the minimum investment required for getting VAT based incentives from the present level of Rs.50 crores to Rs.10 crores.

Pursuant to the GO (Ms) No.177, Industries (MIB1) Department dt.08.10.2013, the Board of SIPCOT at its meeting held on 26.03.2014 has decided to amend the clause Nos.1 & 2 (d) in the allotment order and Clause Nos.2, 6 & 14(ii) of the Standard Lease deed of SIPCOT as detailed below in respect of allotments made / to be made at the subsidized rate for setting up industries in existing as well as new SIPCOT Industrial Parks in nine Southern Districts viz. Pudukottai, Theni, Dindigul, Sivagangai, Ramanathapuram, Virudhunagar, Tirunelveli, Thoothukudi and Kanniyakumari. Further, it has been decided to indicate the prevailing plot cost in Schedule 'B' of the Lease deed with clear specification that the said amount is inclusive of Government subsidy @ 50% of the prevailing plot cost.

1. Modified Conditions of Allotment order :

1. The following plot in SIPCOT Industrial Growth Centre / Complex is allotted on lease for a period of ninety nine years for setting up an industrial unit for the manufacture of

i. Plot(s) No.	:	
ii. Total extent (in acres)	:	
iii. Amount payable	: Rs.	per acre
iv LESS : State Government subsidy @ 50%		
v. Amount payable		
a. Towards plot deposit	: Rs.	lakhs per acre
b. Towards development charges	: Rs.	lakhs per acre
vi. Total amount payable for the allotted extent	:	
Less: Initial Deposit	: Rs.	
Add : Service Tax	: Rs.	
Balance amount payable	: Rs.	=====

2 (d). On surrender of a plot by an allottee, the plot deposit may be refunded in full after forfeiting the initial deposit and processing fee. The development charges **actually paid by the allottee at the subsidized rate only** may be refunded after forfeiting an amount of 5% per year or part thereof for the number of years the plot was held by the allottee, subject to a minimum deduction of 15%. No compensation for improvement or for the building or for other structures erected in the plot will be made.

2. Modified Conditions of Lease Deed :

2. That in consideration of the allotment of plot made by the Party of the First Part, the Party of the Second Part has paid a sum of Rs..... (Rupees only) towards plot deposit, Rs..... (Rupees.....only) towards development charges **at the subsidized rate** and Rs.100/- (Rupees one hundred only) towards Lease rent as advance being 100% payment in full.

6. The party of the Second Part enters upon and takes possession as lessee of the said allotted plot as it is, in consideration whereof the Party of the Second Part has paid 100% of the plot deposit, development charges **at the subsidized rate** and lease rent.

14 (ii) The plot deposit alone shall be refunded by the Party of the First Part to the Party of Second Part on the expiry of the period of lease and on compliance with all the terms of the lease. In the event of surrender by the Party of the Second Part, the plot deposit will be refunded in full after forfeiting the initial deposit and processing fee by the Party of the First Part. The development charges **actually paid by the allottee at the subsidized rate only** will be refunded after forfeiting an amount of 5% per year or part thereof for the number of years the plot was held by the Party of the Second Part subject to a minimum deduction of 15% and no compensation for improvement of building or other structures erected in the plot shall be made by the Party of the First Part.

SCHEDULE – B

(Value of the property Rs... inclusive of Government subsidy @ 50% of the prevailing plot cost)

Hence, the Allotment Order and Lease Deed should be amended as mentioned above only in respect of allotments made / to be made at the subsidized rate in the existing Industrial Complexes / Growth Centres and new Industrial Parks to be developed in nine Southern Districts.

II. The segregation of plot cost at subsidized rate into plot deposit and development charges in respect of the following existing Industrial Complexes / Growth Centres in nine Southern Districts, is as follows:

(Rs. in Lakhs – Per Acre)

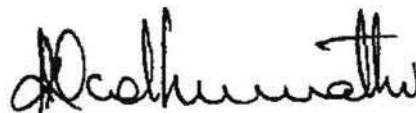
Sl No	Name of the Complex / Growth Centre	Plot cost at subsidized rate	Segregation	
			Plot Deposit	Development charges
1	Gangaikondan	7.50	2 00	5.50
2	Nilakottai	7.25	0.96	6 29
3	Pudukottai	2 50	0 20	2.30
4	Thoothukudi	6.00	0.90	5 10
5	Manamadurai	2.50	0.02	2.48

Sd/-xxx
(Md. NASIMUDDIN)
PRINCIPAL SECRETARY /
CHAIRMAN AND MANAGING DIRECTOR

To

All HODs
All SPMs, PMs, POs
PS to CMD
PS to GM-I

/ Forwarded by Order /


General Manager - II

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.

19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

No. 38 / 2020

Date : 09.06.2020

CIRCULAR

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres – Payment of plot cost by the allottee – Condonation of delay of 48 hours from the due date of payment of plot cost – Board's approval – communicated – Reg.

Ref: Minutes of the Board of SIPCOT held on 29.05.2020 (Item No.5).

* * *

The Board of SIPCOT at its Meeting held on 29.05.2020 (Item No.5) has delegated the powers to the Managing Director to condone the delay for a period of 48 hours from the due date of payment of plot cost, in view of technical glitches during online payment of plot cost.

Sd/-
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To,
All HoDs
All GMs
All POs
PS to MD

// Forwarded by Order //


GENERAL MANAGER (P-III)i/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai, 600 008.

CIRCULAR

Cir. No. 41/2020

DATE: 11.06.2020

Sub: SIPCOT Industrial Complexes/Parks/Growth Centres – Board Approval
for Environmental Policy of SIPCOT – Reg.

Ref: Minutes of 491st Board Meeting of SIPCOT dated 29.05.2020

The Board of SIPCOT at its meeting held on 29.05.2020 has accorded approval for the Environment Policy as per annexure in accordance with the conditions laid down in Environmental Clearance and also authorized MD SIPCOT for implementing the same.

All the officers concerned are requested to adhere to the Environment Policy.


11/6/2020
MANAGING DIRECTOR

Enclosed: As above
To
All GM / HoDs
All POs
PA to ED
PS to MD



STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

ENVIRONMENT POLICY

PREAMBLE

SIPCOT has established 21 Industrial Complexes / Parks / Growth Centres besides 7 SEZs within these Industrial Parks. SIPCOT is also in the process of establishing eight new Industrial Parks besides other ongoing Land Acquisition schemes.

As per the EIA notification, 2006 of MoEF&CC, SIPCOT obtained Environmental Clearance for 8 Industrial Complexes / Parks; also, SIPCOT is in the process of obtaining Environmental Clearance for the upcoming Industrial Complexes/ Parks/ Growth Centers. As per the condition stipulated in the Environmental Clearance, the Company shall have a well laid down Environment Policy approved by the Board of Directors.

1. OBJECTIVE OF ENVIRONMENT POLICY

- 1.1 The key objective of the SIPCOT Environment Policy is to attract Industrial Investment, Employment Generation, and Creation of Industrial Infrastructure across Tamil Nadu by ensuring a balance between development and environment.
- 1.2 The present policy is formulated with the following objectives:
 - 1.2.1 To continuously improve the environmental status of the Industrial Complexes / Parks / Growth Centers / SEZs through the implementation of sustainable environmental practices.
 - 1.2.2 To obtain all statutory clearances and approvals and to follow the conditions stipulated by the regulatory authorities.
 - 1.2.3 To improve social infrastructure and environmental conditions in and around the project site by earmarking separate fund for carrying out the implementation works.

- 1.2.4 To form an exclusive Environmental Management Cell to implement and review the progress of environmental safeguard measures.
- 1.2.5 To encourage allottee units to adopt efficient and effective environmental management and monitoring systems.

2. STRATEGIES AND ACTION PLANS

2.1 Regulatory Approach:

- 2.1.1 In accordance with the EIA Notification, 2006, SIPCOT has obtained prior Environmental Clearance for the Industrial Complexes / Parks established after the year 2006.
- 2.1.2 For the proposed Industrial Complexes / Parks / Growth Centres / SEZ, SIPCOT shall obtain Environmental Clearance / CRZ Clearance as per EIA / CRZ notification. All necessary approvals/clearance shall be obtained from the competent authority as stipulated in Environmental Clearance conditions, and the same shall be complied as per the standards and norms stipulated by MoEF&CC/SEIAA.
- 2.1.3 As per the norms and conditions of EC, SIPCOT shall obtain Consent to Establish (CTE) / Consent to Operate (CTO) for the Industrial Complexes/ Parks/ Growth Centers from Tamil Nadu Pollution Control Board.

2.2 Compliance to Regulatory Conditions:

- 2.2.1 SIPCOT shall comply with the following conditions stipulated in the Environmental Clearance:
 - a) Submission of Half Yearly compliance report including the results of monitoring data to the SEIAA / MoEF / CPCB Zonal office / TNPCB in Hard and Soft copies on 1st June and 1st December of each calendar year in respect of the conditions stipulated in the prior Environmental Clearance.

b) Environmental Statement for each financial year ending 31st March in Form – V as mandated by TNPCB shall be submitted as prescribed under Environment (Protection) Rules, 1986 and amended subsequently. The same shall be made available in the website of SIPCOT along with the status of compliance of EC conditions and shall also be sent to the respective regulatory authority.

c) Monitoring ambient air, water, and noise quality during the operation phase, including criteria pollutant levels or critical sectoral parameters, indicated if any, for the project.

2.3 Corporate Environmental Responsibility (CER):

2.3.1 As per the Office Memorandum dated 1st May 2018 from MoEF&CC, GOI (F.No.22-65/2017-IA.III), the fund allocation for the Corporate Environment Responsibility (CER) shall be in addition to the cost envisaged for the implementation of the EIA/EMP which includes the measures for the pollution control, environmental protection measures including the NPV and Compensatory Afforestation, required, if any, and any other activities, to be derived as part of the EIA process subject to the maximum percentage as prescribed below for different cases:

Table - 1: CER Cost for Implementation of Projects

Sl.No	Capital Investment / Additional Capital Investment (In Rs.)	Greenfield Project - % of Capital Investment	Brownfield Project - % of Additional Capital Investment
I	II	III	IV
1.	<= 100 Crores	2.0%	1.0%
2.	> 100 Crores to <= 500 Crores	1.5%	0.75%
3.	> 500 Crores to <= 1000 Crores	1.0%	0.50%
	> 1000 Crores to <= 10000 Crores	0.5%	0.25%
4.	> 10000 Crores	0.25%	0.125%

- 2.3.2 Greenfield projects are the projects which are not following a prior work i.e., the projects on the unused lands where there is no need to remodel or demolish an existing structure. Brownfield projects are the projects which are modified or upgraded.
- 2.3.3 The activities proposed under CER shall be worked out based on the issues raised during the public hearing, social need assessment, R&R plan, Environmental Management Plan, etc.
- 2.3.4 Some of the activities which can be carried out in CER are Infrastructure creation for drinking water supply, sanitation, health, education, skill development, roads, cross drains, electrification including solar power, solid waste management facilities, scientific support and awareness to local farmers to increase the yield of crop and fodder, rainwater harvesting, soil moisture conservation works, avenue plantation, plantation in community areas, etc.
- 2.3.5 A separate fund may be earmarked for implementing Environmental Protection Measures, in respect of the projects for which EC has been obtained after the CER notification dated 01.05.2018, the cost of the project shall include CER provisions for the specified percentage depending upon the investment amount. The fund shall be utilized for the purpose of allocation of Green initiatives and CER activities.
- 2.3.6 The entire activities proposed under the CER shall be treated as SIPCOT Social & Environmental Initiative and shall be monitored periodically. The monitoring report shall be submitted to the regional office as a part of the half-yearly compliance report.

2.4 Environmental Management Cell:

- 2.4.1 As per the Condition stipulated in the Environmental Clearance; the Company shall have an Environmental Management Cell consists of 7 team members to implement the Environmental Management Plan.

- 2.4.2 SIPCOT Environmental Management Cell may consist of 7 team members headed by SIPCOT Managing Director, General Manager (Projects), Manager and two Environmental Consultants assisted by two Office Staffs, which will enforce and implement the Environmental Plan.

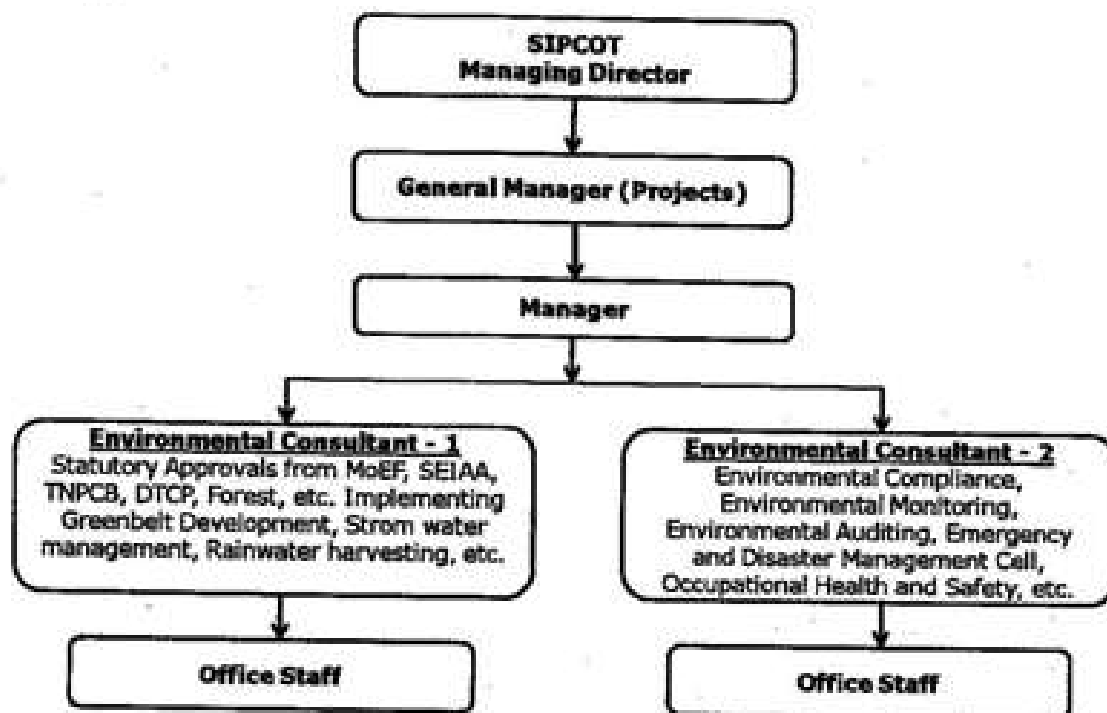


Figure – 1: Environmental Management Cell

- 2.4.3 The Environmental Management Cell shall obtain all applicable statutory clearances and approvals as mandated by the regulatory authorities and maintain the Industrial Complexes/ Parks/ Growth Centers in compliance with all applicable rules and regulations. The team shall address various queries received from statutory authorities on the environmental front related to SIPCOT projects.

2.5 Other Environmental Safeguard Action Plans:

- 2.5.1 SIPCOT land-use policy would accord priority to the protection and preservation of vulnerable ecosystems, including protected forests, bio-reserves, wetlands, coastal ecosystems.

- 2.5.2 Appropriate locating of industries (depending on the category of industry) and environmental safeguards will be built into the planning and management of these industrial corridors and nodes.
- 2.5.3 Encouraging the industrial units to install Continuous and Emission Monitoring Systems in collaboration with TNPCB.
- 2.5.4 SIPCOT shall develop greenery around its boundary wall of the acquired land, maintain and recommend the individual units to allocate 33% of green area as per EIA notification.
- 2.5.5 SIPCOT shall stipulate specific conditions in the Allotment Order / Lease Deed to comply with the Environmental Clearance conditions by a suitable undertaking from the allottees.

3. ENVIRONMENTAL INITIATIVES BY SIPCOT

- 3.1 SIPCOT insists the industrial units to adopt Zero Liquid Discharge (ZLD) concept.
- 3.2 Rainwater harvesting systems be implemented in SIPCOT Industrial parks to further increase groundwater table.
- 3.3 SIPCOT initiate a mission-mode program to clean and rejuvenate the existing water bodies, within and around (1 km radius) SIPCOT Industrial Areas.
- 3.4 Revamping of damaged roads, drainages, and storage structures in SIPCOT Industrial Complexes/ Parks/ Growth Centers.
- 3.5 SIPCOT initiate the process of closing the unauthorized bore wells located within the industrial area in view of limiting the groundwater extraction and mandating the industrial units to use treated water.

4. ENVIRONMENTAL AWARENESS, AWARDS AND TRAINING PROGRAMS

- 4.1 SIPCOT plans to conduct environmental awareness and training programmes for the allottee units along with TNPCB, Integrated Waste Management Association, and other government bodies.
- 4.2 SIPCOT may conduct training program for SIPCOT employees in:
 - a) Understanding of Environmental Laws.
 - b) Updating knowledge on environmental rules and its subsequent amendments.
 - c) Protocol for conducting environmental monitoring within the industrial units.
 - d) Environmental Health and Safety management system.
- 4.3 SIPCOT also has plans to issue Green Awards to the Industries, to encourage green initiatives and to maintain sustainability in their industrial premises.

5. ENCOURAGING INDUSTRIES TOWARDS GREEN INITIATIVES

- 5.1 In order to promote Green Initiatives, SIPCOT encourages allottee units to implement, adopt and use of green and sustainable technologies such as Solar, Wind, Thermal, Biomass, Electric & Hybrid vehicles, etc. to achieve more resource-efficient, clean and resilient growth towards reducing pollution during their process, manufacturing and transportation of goods and encourages energy recovery for self-sustainability from their Industrial process.
- 5.2 SIPCOT also encourages industries to reduce the use of one time use plastics, Styrofoam, and other plastic material during the packing and delivery of goods. SIPCOT encourages allottees to maintain the biodiversity nature of their nativity.
- 5.3 SIPCOT plans to gradually implement Energy Conservation measures such as the installation of LED for lighting the roads, common areas and to utilize solar energy wherever possible.

6. ENVIRONMENTAL REGULATORY UPDATING AND DOCUMENTATION

The Environmental Management Cell will review, implement, update, and comply with the Environment Policy to ensure the effective implementation of environmental safeguard measures. The team shall review the progress of regulatory compliance of SIPCOT and initiate necessary action for the compliance of the same. The team shall document the activities implemented under Corporate Environmental Responsibility through the line department of SIPCOT for periodical review and submission of the same to the regulatory authority.

7. POLICY REVIEW AND IMPLEMENTATION

- 7.1 The Environment Policy shall be implemented by improving the institutional arrangements and resources for the environmental improvement measures identified in the policy.
- 7.2 This policy has been drafted with current developments, information, and knowledge. The progress with respect to priorities, strategies, and actions addressing emerging environmental issues if any shall be submitted to the Board of SIPCOT for review periodically.

8. SUMMARY

- 8.1 SIPCOT shall obtain Consent to Establish (CTE) / Consent to Operate (CTO) for the Industrial Complexes/ Parks/ Growth Centers from Tamil Nadu Pollution Control Board, as per Sl. No. 2.1.3 supra.
- 8.2 SIPCOT shall submit Half Yearly Compliance Report along with the results of monitoring data and to submit Environmental Statement (Form-V) for each financial year ending 31st March to the respective regulatory authority and to upload the same in SIPCOT website, as per Sl. No. 2.2.1 (a) & (b) supra.

- 8.3 SIPCOT shall take necessary initiatives to monitor ambient air, water, and noise quality during the operation phase in respect of the Projects for which EC was obtained and the projects to be implemented in the future, as per Sl. No. 2.2.1 (c) supra.
- 8.4 SIPCOT shall allocate a separate fund for implementing Environmental Protection Measures, in respect of the projects for which EC has been obtained after the CER notification dated 01.05.2018, the cost of the project shall include CER provisions for the specified percentage depending upon the investment amount. The fund shall be utilized for the purpose of allocation of Green initiatives and CER activities, as per Sl. No. 2.3 supra.
- 8.5 SIPCOT shall approve the Environmental Management Cell consisting of 7 team members headed by SIPCOT Managing Director to enforce and implement the plan designed by the team, as per Sl. No. 2.4 supra.
- 8.6 SIPCOT shall develop greenery around its boundary wall of the acquired land, maintained, and recommends the individual units to allocate 33% of green area as per EIA notification, as per Sl. No. 2.5.4 supra.
- 8.7 SIPCOT shall conduct environmental awareness training programs for the industries and SIPCOT employees on an annual basis, as per Sl. No. 4.1 & 4.2 supra.
- 8.8 SIPCOT shall gradually implement Energy Conservation measures such as the installation of CFL/TFL for lighting the common area, to utilize solar energy wherever possible, as per Sl. No. 5.3 supra.

LATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

Circular No.59/2020

Date:18.08.2020

CIRCULAR

Sub : Processing of application for Allotment of plot / Refund of eligible amount on Surrender of Plot – Time line stipulated – Reg.

SIPCOT used to obtain application for allotment of plots in the prescribed format through online portal and the applications are placed before the allotment committee for a decision periodically. Based on the decision of the allotment committee, allotment of plots are made and closure / rejection are informed accordingly.

The decision on the allotment of plots or closure / rejection of application shall be communicated within 60 days from the date of application.

Further, the refund on eligible amount on surrender of the plots shall be made within 30 days from the date of execution / registration of Surrender Deed.

Sd/--

**(J.KUMARAGURUBARAN)
MANAGING DIRECTOR**

To

All General Managers

All HODs

All Project Officers

PS to MD

PA to ED

//Forwarded by Order//


GENERAL MANAGER(P-I)/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008

CIRCULAR

Cir. No 65/2020

Date: 02-09-2020

**Sub: SIPCOT – Online Portal – Instruction to Allottees
regarding direct payments – Forfeiture – Reg**

SIPCOT has already introduced an Online Portal and all payments related to water charges, maintenance, Sub-Lease, etc have to be paid only through the portal.

The following disclaimer has been issued & displayed in the portal.

"All payments are ONLY to be made through SIPCOT Portal. Payments made directly into SIPCOT - Project Office / Head Office's Bank Account will not be considered as payment and will not be matched with the outstanding receivable from the Allottee".

It is found that still some allottees are making direct payments into Project Office, SIPCOT a/c and Head office SIPCOT bank account.

It is decided that if any such direct payments are made into SIPCOT bank a/c other than "Portal" the amount will be "FORFEITED"

No "REFUND" will be given.

Sd/-
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

//Forwarded by Order//


GENERAL MANAGER (FINANCE)

To:
All Project Offices
M/s: Muthusoft Labs – For placing in the Allottee page of the online portal
Project I
Project II
Project III
Allotment Cell

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI- 600008.
O.O.No.84 /2020 **Date:12.10.2020**

CIRCULAR

Sub: SIPCOT Industrial Complexes/Parks/Growth Centres – Exemption of land after taken over by SIPCOT – Proposal to be routed through Projects Department- Reg.

SIPCOT develop Industrial Complexes / Parks / Growth Centres on acquisition / alienation of the lands, based on the Administrative Sanction accorded by the Government and handing over of the same to SIPCOT. It has been noticed that in certain cases subsequent to handing over of the land, exemption of lands acquired are recommended to the Government by Land Acquisition Department without the knowledge of Projects Department, which affects the operations of SIPCOT.

It has been directed that wherever exemption of land, after possession of the same are taken over by SIPCOT are considered, the proposal should be routed through Projects Department.

Sd/--
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

All General Managers
All HODs
All Project Officers

Copy to:
PS to MD
PA to ED

//Forwarded by Order //


GENERAL MANAGER(P-III)i/c.

CIRCULAR

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres -
Allotment of Plots - Revenue Augmentation - Business
plan - Approved by the Board - Circular Issued - Reg.

The Board of SIPCOT at its Meeting held on 02.12.2020 has approved the following plan of action for augmentation of the revenue of the corporation:-

1. Allotment Committee Meetings:

To conduct the Allotment Committee Meetings on a weekly basis.

2. Payment of Plot Cost:

The acceptance of the allotment order should be submitted by the allottees within 7 days and the plot cost should be remitted in full within 30 days from the date of allotment order, respectively.

3. Denotification of SEZ Land:

To denotify the SEZ Land by maintaining the minimum requirement (i.e 125 acres) for SEZ status, wherever possible and to allot those land under Domestic Tariff Area (DTA) format.

4. Plot allotment rate for commercial plots:

The plot allotment rate for commercial plots is fixed at two times of the prevailing plot allotment rate.

5. Revision of Sub lease charges:

The rate of subleasing charges is fixed at twice the approved rate, beyond the period of five years (for the renewal period).

6. To permit Advertisement hoardings in SIPCOT Industrial Parks in prominent locations on tender cum auction basis to the advertisement agencies (on monthly rent).

7. Plot cost is to be revised suitably to meet out the probable expenditure and the plot cost revision/ review exercise is to be undertaken once in two years.

8. The practices of Re-allotment on automatic cancellation of allotment of plot and granting of additional time of 30 days to pay the plot allotment rate along with interest are hereby dispensed with.

The above comes into force with effect from 02.12.2020.

Sd/--

(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To,

- | | | |
|-------------------------|---|----------------------|
| 1. All HODs | } | for necessary action |
| 2. All Project Officers | | |

Copy to:

1. PA to MD
2. PA to ED

//Forwarded by Order//


General Manager (P-III)i/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LTD.,
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008

CIRCULAR

No. 109 / 2020

Dated: 24.12.2020

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres – Allotment
of land on 99 years lease basis – Reg.

Ref: Circular No.59 / 2020, dated 18.08.2020

SIPCOT used to obtain application for allotment of plots in the prescribed format through online portal and the applications are placed before the Allotment Committee for a decision periodically. Based on the decision of the allotment committee, allotment of plots are made to the entrepreneurs for setting up of industrial / commercial units on 99 years lease basis.

Sd/-
MANAGING DIRECTOR

To

All General Managers
All HODs
All Project Officers
PS to MD
PA to ED

/ Forwarded by Order /

H. Prathapathy
General Manager (P-II) i/c.

Am

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, Rukmani Lakshmi pathy Road, Madras – 8.

O.O. No.72/92

Issued Dated:03.08.1992

Re-issued Date:11.2.2021

OFFICE ORDER

**Sub: SIPCOT Industrial Complexes – Opening
of Plot Register – Reg.**

It has been decided to open a plot Register in the format enclosed to be maintained in the Head Office. All the Project Officers are directed to send details of Plots in their Industrial Complexes in serial order with Plot sketches.

2. This should be produced before CMD for scrutiny of the monthly review of Area Development.

(This Office Order copy is re-issued).

Sd/-

CHAIRMAN & MANAGING DIRECTOR

To

All Project Officers
All Regional Managers
All Officers of Area development
Dept. in Head Office.

Copy to:

AGM(D-S)
AGM(D-N)
CMD's Table
P.S. to CMD
P.A. to GM(D)
AGM(IA)


MANAGING DIRECTOR

4/13

O.O.No. 97/92

Date: 22.11.'92

OFFICE ORDER

Sub- SIPCOT INDUSTRIAL COMPLEXES - COLLECTION
OF DUES AFTER CANCELLATION OF ALLOTMENTS
FROM THE INDUSTRIES.

In case of non-payment of dues in respect of land
cost, maintenance charges, water charges etc., cancellation
of allotments of land made to industries in our Industrial
Complexes is being made as provided in the lease deed.
Subsequent to this, a few companies pay the dues and set
right other defaults if any. ~~To regulate this,~~ The following
guidelines are issued *in 15 marks*.

Free Dues
1. The Department will proceed with collection of
without prejudice to our action on cancellation
dues ~~as done so long~~ till the land is resumed ~~or~~ revocation
are
orders/issued in the concerned case.

2. In case of any request from the company for
reschedulement or postponement of collections the *file* ~~following~~
should be submitted to CMD for his orders.

3. In respect of collections after resumption of
without prejudice to our rights as per lease deed
land, the file should be submitted to CMD for his approval.

..2..

The above instructions ^{shall} ~~may~~ be followed
in respect of the collection after cancellation with
immediate effect.

[Signature] 26/11.

B. VIJAYARAGHAVAN,

CHAIRMAN AND MANAGING DIRECTOR.

To

All the Offices of Area Dist. Dep.
All the RMS, PDS

Cop L P.S. L.C.M.D.
C.M.D., IR
Asm(IA)

/Forwarded/By Order/

[Signature]
20/11
AM(DN)

[Signature]
21/11
AGM(DN)

[Signature]
25/11/2
GM(PF&D.)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LTD.,
19-A, Rukmani Lakshmipathy Road, Egmore, Madras-8.

-- ::: --

O.O.No. 106 /92

Dated: 17-12-1992

OFFICE ORDER

Sub: Indemnity Bond for refund of money -
Instructions issued.

-- ::: --

When refunds are ordered to be paid to any party of amount previously paid by ^{the} ~~them~~, the refund should ordinarily be given only on production of the original of the receipt issued for payment which should be collected back and kept in record after duly making ^a cancellation entry on its face. Where, however, the party is not able to produce the receipt, the refund may be made, as a special case, subject to the party furnishing an Indemnity Bond in the form annexed.

2. The Indemnity Bond should be executed on non-judicial stamp paper to the value of Rs.40/- ~~50/-~~ ^{Issued} either in the name of the party or SIPCOT.

The date of execution should be subsequent to the date of purchase of the stamp paper.

The Indemnity Bond should be typed on one side only, all corrections attested by the executant, ~~and~~ each page signed by the executant, and the place and date of execution ~~should be~~ mentioned.

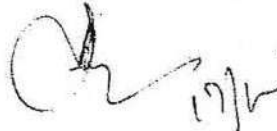
The person executing the Bond in respect of a Company should be its Managing Director or any other ~~authorised~~ ^{authorised} Director or employee ^{by a Board Resolution} which should be furnished.

a

In the case of Partnership Firm, the
executant should be either ^{Managing} ~~of~~ the Partners or ~~one~~ any other
^{authorised} ~~of the authorised~~ Partners ^{of the Firm} or an
^{authorised} employee and the authorisation should be ^{furnished} supported
by a letter signed by all the Partners.

a

In the case of Proprietary concern the
Indemnity Bond should be executed by the Proprietor.



(B. VIJAYARAGHAVAN)
CHAIRMAN & MANAGING DIRECTOR.

To:

All General Managers.
All Dy. Gen. Managers.
All AGMs.
All RMs/POs.

Copy to:

CMD's table.
PS to CMD.

ANNEXURE

(ON NON-JUDICIAL STAMP PAPER
OF THE VALUE OF RS.40/-)

INDEMNITY BOND

THIS DEED OF INDEMNITY made at
on this . . . day of (One Thousand Nine
Hundred and Ninety by M/s.
. a Private/Public Limited Company
registered under the Companies Act, 1956/a Partnership
Firm registered under the Partnership Act 1932/a
Proprietary concern represented by Thiru
having its Registered/Principal Office at.
.
. (hereinafter called the "Company"/
Firm/Concern)* which expression shall, unless excluded by
or its repugnant to the context, be deemed to mean and
include the legal representatives/executors/administrators
its successors and assigns* TO AND in favour of
M/s. State Industries Promotion Corporation of Tamil Nadu
Limited (hereinafter referred to as "SIPCOT"), a Public
Limited Company registered under the Companies Act, 1956
and having its Registered Office at No.19-A, Rukmani
Lakshmipathy Road, Egmore, Madras-600 008, which expression
shall, unless excluded by or is repugnant to the context,
be deemed to mean and include its successors and assigns.

WHEREAS the Company/Firm/Concern has been sanctioned
by SIPCOT ~~refund~~ of Rs. (Rupees
.)
against the amount of Rs. . . (Rupees
.) paid by the said Company/Firm/Concern
(vide receipt No. dated)

*Strike out whichever is not applicable.

WHEREAS the Company/Firm/Concern is not able to produce the original receipt issued by SIPCOT for the said payments made by the Company/Firm/Concern

WHEREAS, notwithstanding the non-production of the receipt, SIPCOT has agreed to make the refund subject to the Company/Firm/Concern's execution of this Indemnity Bond.

NOW THIS DEED WITNESSETH that in pursuance of the Indemnity Bond the said Company/Firm/Concern hereby agrees to indemnify SIPCOT and keep it indemnified at all times from all claims and demands that may be made and all actions and proceedings that may be taken by the said Company/Firm/Concern or any other from any claim in respect of the said amount refunded.

IN WITNESS WHEREOF, I/We
.
. acting for myself/ourselves
and also on behalf of M/s.
. have hereunto
set the/our hands on the day, month and year first above
written.

For M/s.

DIRECTORS/PARTNERS/PROPRIETOR

WITNESSES:

1.

2.



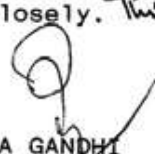
OFFICE ORDER

SUB: SIPCOT - Issue of application forms to the entrepreneurs for land allotment - certain instructions - reg.

.....

~~Hitherto SIPCOT is issuing Application forms for entrepreneurs towards allotment of land in various Complexes~~ ^{to entrepreneurs} ~~are being~~ ^{now} issued free of cost. Now, It has ^{now} been decided to collect a ^{nominal fee} ~~price~~ of Rs.250/- (Rupees Two hundred and fifty only) per application form. All HODs of Development Department, Marketing Department/P.Os are requested to issue the application form after obtaining cash or Demand Draft/Banker's cheque/Pay Order drawn in favour of 'SIPCOT' payable at Chennai/at the jurisdiction of the respective Project Officers.

Printed application forms will be sent to issuing Officers shortly. They are requested to issue the application form on request from the entrepreneurs and maintain proper account. The list of entrepreneurs who have purchased the application forms with their mailing address shall be furnished to Marketing Department once in fortnight to enable the Marketing Department to follow up the cases closely. *This order comes into immediate effect.*

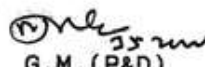

QUDSIA GANDHI
MANAGING DIRECTOR.

COPY TO:

PS to Chairman
PS to MD
G.M.(P&D)
G.M.(PF)
DGM(D)
DGM(D-I)
All HODs
Regional Manager
All the Project Officers
I.A. Department
Public Relations Officer
Receptionist


D.G.M(D)


D.G.M.(D-I)


G.M.(P&D)

DRAFT FOR APPROVAL

O.O.No. ^{24/2000} /SIPCOT/MKTG/2000

Dt: 08.2000

OFFICE ORDER

SUB : SIPCOT – Issue of application forms and allotment of Plots to applicants – regarding.

In order to strengthen the marketing operations, it is directed that Marketing Department will carry out the functions of

- a) issuing applications at the Head Office,
- b) receipt of duly filled in applications and
- c) making allotment of plots after scrutinizing the applications

with due approval of Managing Director.

All the HODs of Development Departments' are directed to transfer the applications pending with them for allotment of plots to Marketing Department immediately.

The Marketing Department will transfer the files of allottees after receiving the full payment towards plot deposit and ^{the} development charges to the concerned development department ~~for them~~ to carry out the necessary follow up on documentation etc.


18/8

AGM (M)


18/8
2/2 GM (P & D)


18/8
2/2
MANAGING DIRECTOR.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED

19-A, RUKMANI LAKSHMIPATHY ROAD, CHENNAI-600 008

O.O.NO. 14 /2001

14.12.2001

OFFICE ORDER

Sub: Modification of Allotment Order – Enhancement of Initial Deposit of Rs.1,000/- to Rs.5,000/- and remittance of entire plot cost within 90 days from the date of allotment – reg.

Ref : Circular No.51/92 dt.30.9.92

As per the existing terms of allotment order, the allottee has to remit the entire plot cost within 60 days from the date of allotment order failing which the allotment will stand automatically cancelled and initial deposit will also be forfeited. SIPCOT is charging interest for belated payment of plot cost after 60 days from the date of allotment.

The Board in its meeting held on 28.11.2001 after discussions, decided that the allotment order should be modified to convey that the company has to remit the entire plot cost within 90 days from the date of allotment, failing which, the allotment stands automatically cancelled and no extension of time will be granted.

The Board also decided to enhance the initial deposit to be made by the allottee for all Industrial complexes/parks except Manamadurai & Pudukkottai, from Rs.1000/- to Rs.5000/- Moreover it is also clarified that since the allotment order stands cancelled on expiry of 90 days the question of charging interest will not arise.

On expiry of the period of 90 days from the date of allotment order if full payment is not made it should be cancelled by forfeiting the initial deposit and processing fees and the allottee informed accordingly.

This order comes into force with effect from 1.12.2001

**Sd/- xxx
14.12.2001,**

CHAIRMAN & MANAGING DIRECTOR.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai - 600 008

O.O No. 4/2004

Dt. 26.3.2004

OFFICE ORDER

Sub : SIPCOT INDUSTRIAL COMPLEXES/PARKS/GROWTH CENTRES - Allotment of plots on 99 years lease basis under the terms of segregation of Plot cost into Plot deposit and Development charges - Surrender/ cancellation of allotment of Plots during the currency of lease period - Refund of Development Charges - Policy of the Board on 10.3.2004 - Communication - Reg.

- Ref : 1. Circular No.16/93, dt.12.4.1993.
2. Circular No.56/97, dt.16.7.1997.
3. Circular No.29/99 dated 25.5.1999.

As per the decision of the Board on 26.2.1997, the terms on payment of plot cost on allotment of plots was modified by segregating the plot cost amount into Plot Deposit and Development Charges with effect from 1.4.1997 and making the Plot deposit alone refundable at the expiry of the lease period of 99 years. The amount of Development Charges collected was non-refundable at the expiry of 99 years and it was to be adjusted towards the Development expenditure incurred and/or to be incurred towards the development of the Industrial Complexes. However, during the currency of lease period, whenever refunds were requested by the allottees on surrender of plots/cancellation of allotment of plots, the earlier practice of refund of plot deposit and entire development charges (after forfeiting initial deposit and processing fee and after deducting dues, if any, payable) was continued on the merits of each case, provided eviction had not actually been carried out under the TNPPE Act, as per the circular 29/99 dated 25.5.1999.

As the refunds of development charges made were not in accordance with the newly introduced clause 6(b) of allotment order and clause 15 (b) of lease deed, the matter was taken to the Board of SIPCOT for a policy decision.

The Board at its meeting held on 10.3.2001 decided that forfeiture of the entire development charges on surrender of a plot as per the clauses in allotment order and lease deed was not keeping in line with the existing policy of the Corporation. The Board viewed that the forfeiture clause introduced in the allotment order was mainly to prevent the allottees from resorting to frequent and unnecessary surrenders and to entertain only genuine entrepreneurs putting up industries in SIPCOT Complexes. The Board, therefore, viewed that refund of the development charges, imposing usage charges for the duration for which the plot was retained by the allottee would be the right policy. The Board directed that the policy enumerated below may be followed in the case of surrender/cancellation of allotment in SIPCOT Industrial Parks/Complexes/Growth Centres:

- (a) On surrender of a plot by an allottee, the plot deposit may be refunded in full after forfeiting the initial deposit and processing fee. The development charges may be refunded after forfeiting an amount of 5% per year or part thereof for the number of years the plot was held by the allottee, subject to a minimum of 15%. All the pending cases of surrender and similar requests may be disposed off on the basis of this policy.
- (b) In respect of completed transactions, development charges has been made in full up to June 2001, no review need be made as these are completed transactions.

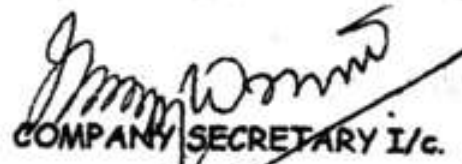
- (c) The above policy will apply only to voluntary surrenders by the allottees and will not apply to the cases where action has been taken against the allottee for violation of the terms and conditions of the lease. In such cases if the allottee surrenders the land prior to eviction being carried out under the TNPPE Act, an amount of 50% of the development charges should be forfeited. If eviction is actually carried out under the TNPPE Act, then the entire land lease premium will be forfeited, as per the existing policy.

T.R.SRINIVASAN,
CHAIRMAN & MANAGING DIRECTOR.

To

All GMs
All HODs.
Senior Project Manager,
All Project Managers,
All Project Officers
P.S to C.M.D

/ FORWARDED BY ORDER /


COMPANY SECRETARY I/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008

O.O. No. 06 / 2009

Date : 05.03.2009

OFFICE ORDER

Sub : SIPCOT Industrial Complex, Ranipet – Regularisation of purchase of Flats from the Original Allottees without prior approval of SIPCOT – levying of ~~Processing~~ Fee as regularization charge – Reg.

Ref : Office Order No.41/97 dt.02.12.1997

—

The Board at its meeting held on 05.02.2009 decided to levy a fee of Rs.5,000/- (Rupees Five Thousand only) per flat for regularizing the sale transaction, which has been made at SIPCOT Industrial Complex, Ranipet without obtaining prior approval from SIPCOT, subject to the condition that the new purchaser should enter into an agreement with SIPCOT for payment of water charges / maintenance charges, as and when demanded by SIPCOT, etc. and also to abide by the terms and conditions of original sale deed issued by SIPCOT (i.e. inclusion of pre-emption clause, obtaining prior approval of SIPCOT before making any sale, etc.). The above levy of fee comes into force with effect from 05.02.2009.

Dr. N. GOVINDAN
Principal Secretary /
CHAIRMAN & MANAGING DIRECTOR

TO
All SPMs / PMs / POs / PO i/c.

3/3

Copy to :

All GMs
All HoDs
PS to CMD

// FORWARDED BY ORDER //


GENERAL MANAGER (D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
19-A, RUKMANI LAKSHMIPATHY ROAD EGMORE, CHENNAI – 600008

O.O.No.12/2010

Dt. 30.8.2010

OFFICE ORDER

A complaint was received by the CMD, SIPCOT about the inordinate delay in processing the application made by a Company. Perusal of the file reveals the application was given by the company on 29.6.2010 for allotment of 0.5 acre land, for their proposed extension activity. The applicant was orally asked to provide photographic evidence of the construction activity and this was apparently given by them on 16.7.2010. Subsequently, the file was put up to Officers on 19.8.2010. This delay of more than a month should have been avoided.

In future the following procedure should be adopted for all cases of allotment of land.

1. No application for allotment shall be pending for more than a week with the allotment section.
2. If additional particulars are required from the applicant, it shall be sought for in writing from the applicant immediately.
3. If the claims of the applicant has to be verified, then the PO/Officer from the Head Office should be requested to inspect the site and report to CMD, SIPCOT.
4. Any deviation from the well laid procedure of SIPCOT or delay in processing the application will be viewed seriously and suitable action taken against the individual responsible for the delay.

All the applications which are pending as of now has to be listed out and suitable action taken. This work should be completed and a compliance report given by the Development-I Department before **10.9.2010**.

Sd/-
Dr. NIRANJAN MARDI
PRINCIPAL SECRETARY/
CHAIRMAN AND MANAGING DIRECTOR.

To
Development – I Dept.,
copy to: All HoDs.

/forwarded by order/


GENERAL MANAGER (A&LA)

DRAFT:

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008

No.: 02 / 2014.

DATED: 11.02.2014

OFFICE ORDER

SUB : SIPCOT Industrial Complexes, Ranipet & Hosur – Allotments made under LCS basis and subsequently sale deed issued – Violations of terms and conditions of sale deed – Regularisation of purchase of Industrial plots from the original allottees – Reg.

Placed below:-

REF : Minutes of the 451st Board Meeting of SIPCOT held on 28.01.2014 (Item No.7).

<><><>

SIPCOT developed Industrial Complexes at Ranipet and Hosur in the years 1971 and 1973 respectively ~~in an area of 736 acres and 1236 acres respectively~~ *in these industrial complexes* and initially allotments were made on Lease-cum-Sale Agreement (5 years) basis and later on switched over to 99 years Lease period. In respect of the allotments made earlier under Lease-cum-Sale Agreement at Ranipet and Hosur, sale deeds have been issued to the allottees subsequently after fulfilment of terms and conditions by them with certain conditions including PRE-EMPTION clause. *Recently, it is noted that* ~~One of such allottees~~ at SIPCOT Industrial Complex, Ranipet, to whom allotment was made on LCS basis and subsequently sale deed issued, violating the conditions of sale deed, ~~had~~ sold a part of land allotted to him to third party without obtaining prior approval from SIPCOT.

(P.T.O)

..2..

This order is effective from the date of Board Meeting i.e. 28.01.2014.

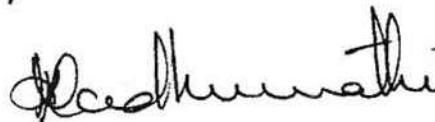
Sd/xxx
(C.V. SANKAR)
PRINCIPAL SECRETARY /
CHAIRMAN & MANAGING DIRECTOR.

To

All General Managers,
All HoDs, Head Office.
Finance Dept., H.O.
Internal Audit Dept., H.O.
All SPM / PM / PO / PO i/c.

Copy to:
PS to Prl.Secy/CMD.

/ Forwarded / By Order /



General Manager - II

2
13/1/14



STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

(A Government of Tamilnadu Undertaking)

Regd. Office : 19- A, Rukmani Lakshmipathy Road, Egmore, Chennai - 600 008.

Phone : 044 - 28554787

Fax : 044-28513978 044 - 42177333

CIN U74999TN1971SGC005967

O.O.No. 17 /2014

Dated: 28.11.2014

OFFICE ORDER

Sub: Sending of allotment orders, letters etc to the allottees – Certain guidelines
- Reg.

Ref: O.O.No.12/93, dt.3.3.1993

Presently, the allotment orders, letters, meant to allottees, etc are being sent by postal mode to have proper acknowledgment. As this mode of dispatch is causing certain delay sometimes, all the Departments are instructed to deliver the letters, etc in person to the addressee or to his authorized representative / known representative of the addressee concerned in future, if the allottee desires so, after getting proper acknowledgment to avoid delay in receiving it. In any case, these should not be handed over to a person, even if he has been authorized by the addressee, if such person is likely to have an interest in tampering with the papers or is likely to fail to deliver them to the addressee with consequences detrimental to SIPCOT and also should not be given to the mediators irrespective of origin.

The letters meant for dispatch be handed over to the staff concerned, after recording in the register kept in the dispatch section by the staff of the Department concerned and the office copy, duly affixing the dispatch seal and signed be collected back after the dispatch is completed. Further, as the tapals are to be handed over at Post Office before 4.30 p.m. all the Departments are requested to ensure to send the tapals meant for dispatch to dispatch section at least 45 minutes before the above schedule time so that the entries, can be made in the relevant registers, etc and sent to Post Office in time to avoid payment of late fee.

Sd/-
MANAGING DIRECTOR


To

All HOD
All SPM/PM/PO/PO i/c

Copy to

PS to MD

//Forwarded by Order//


GENERAL MANAGER - I


11/2/14

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai-600 008.

O.O. No.39 /2019

Date: 9.11.2019

OFFICE ORDER

Sub:- SIPCOT Industrial Complexes / Parks / Growth Centres - According
approval for routing the transmission lines in SIPCOT land - Collection
of one time track rent / usage charges - Reg.

The Board of SIPCOT at its meeting held on 31.10.2019 approved to adopt
G.O.(Ms) No.63, Energy (A1) Department, dated 22.11.2017 subject to the condition
that the land value will be determined at 1.5 time of the prevailing plot cost for
according approval for routing the transmission lines in SIPCOT land.

Accordingly, the one time track rent / usage charges for routing the
transmission lines in SIPCOT land has to collected in the following manner:

- a) 85% of 1.5 time of prevailing plot cost for tower base area (between
four legs) and
- b) 15% of 1.5 time of prevailing plot cost for the width of Right of Way
(RoW) Corridor due to laying of transmission line.

J.KUMARAGURUBARAN,
MANAGING DIRECTOR

To

All HODs


All Project Officers,
SIPCOT Industrial Complexes /
Parks / Growth Centres

PS to MD

PA to ED

PA to GM(A&LA)

/Forwarded by order/


General Manager(P-II)i/c

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008

O.O. No. 04 / 2020

Dated: 23.01.2020

OFFICE ORDER

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres –
Permission to use SIPCOT Road / Land as access to the Industries /
Residents located outside SIPCOT Industrial Complexes / Parks /
Growth centres – Reg.

The Board of SIPCOT at its meeting held on 26.12.2019 has approved the following:

To accord permission to the Industries / Builders / Residents located outside SIPCOT Information Technology Park, Siruseri for utilizing SIPCOT's road / land as an access to their plots through the shortest route from SIPCOT's main entrance on collection of (a) annual service charges of Rs.18.00 lakhs per acre per annum wherever SIPCOT's land area is utilized. (b) one time service charges of Rs.27.80 lakhs per acre wherever only SIPCOT's road is utilized besides (c) annual maintenance charges on par with the allottees of SIPCOT, subject to the terms and conditions as below:

- i) Permission shall be cancelled immediately, if damages are noticed on the road and it will be reconsidered, if the damaged portion of the road is set right by the beneficiaries at their cost to the satisfaction of SIPCOT.
- ii) SIPCOT's road shall be used only for the purpose for which it was permitted.
- iii) If the unit sells / transfers its land to others, permission given is not valid and the new incumbent should obtain permission afresh, which shall be as per the policy prevailing at that time.

Further, the Board has also delegated powers to the Managing Director for according permission to the Industries / Builders / Residents located outside SIPCOT Industrial Complexes / Parks / Growth centres, for utilizing SIPCOT's road / land as an access to their plots through the shortest route from SIPCOT's main entrance on collection of **applicable annual service charges and one time service charges as the case may be based on the workings in respect of the respective Industrial Complexes / Parks / Growth Centres**, besides annual maintenance charges on par with the allottees of SIPCOT, subject to the conditions as stated above.

J. KUMARAGURUBARAN
MANAGING DIRECTOR

(p.t.o)

: 2 :

To

All General Managers
All HODs
All Project Officers

Copy to:

PS to MD
PA to ED

/ Forwarded by order /


General Manager (P-II) i/c.



STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600008.

O.O.No. 28 /2020

Date : 31.07.2020

*for circulation
Vm
0708 2020*

OFFICE ORDER

**Sub : SIPCOT Industrial Complexes/Parks/Growth Centres-
Surrender of Plots - Policy - Reg.**

**Ref : 1. O.O. No.4/2004 Dated 26.3.2004
2. O.O. No.13/2004 Dated 18.08.2004
3. Minutes of the Board Meeting held on 21.07.2020**

The Board of SIPCOT at its meeting held on 21.07.2020 approved the new surrender policy for encouraging the Allottees to voluntarily surrender their unutilized plots or parts thereof as per the guidelines given below :

- a. At any point of time during the currency of the Lease period, the Allottee can surrender the plot or part thereof by executing/registering the surrender deed, subject to obtaining No Dues Certificate or No Objection Certificate from banks/financial institutions, in case of any existing mortgage of the plot with the due permission of SIPCOT.
- b. On surrender of the allotted plot or part thereof, the Allottee shall avail a refund equal to the amount remitted with a deduction of 1% of the total amount remitted, proportionate to the extent surrendered.
- c. This new policy shall be applicable to all those Allottees who shall execute the surrender deed after this new policy comes into effect.

This order comes into effect from 21.07.2020, which is supersession of earlier orders referred above.

**Sd/-
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR**

To
All General Managers
All HODs
All Project Officers

Prj

pto

*Am- A 10/08/2020
Am- G7*

Copy to:

PS to MD

PA to ED

/Forwarded by order/

G. Sheij
GENERAL MANAGER (P-I)i/c

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600008.

O.O.No. 29/2020

Date : 31.07.2020

OFFICE ORDER

**Sub : SIPCOT Industrial Complexes/Parks/Growth Centres-
Frontage Charges – Policy – Reg.**

Ref: Minutes of the Board Meeting held on 21.07.2020.

For circulation
Vm
07082020

The Board of SIPCOT at its meeting held on 21.07.2020 approved the frontage charges to be collected for new allotments as given below:

- a) Frontage charges for the plots facing the National Highways (NH) / the Service Road of the Corporation parallel to the NH shall be levied at 15% of the Plot Cost.
- b) Frontage charges for the plots facing the State Highways (SH), or the Service Road of the Corporation parallel to the SH, shall be levied at 10% of the Plot Cost.
- c) Frontage charges for the plots facing Major District Roads (MDRs), or the service road of the Corporation parallel to MDRs, shall be levied at 5% of the Plot Cost.
- d) For main roads formed by the Corporation connecting the National Highways/State Highways, frontage charges shall be levied at 5% of the Plot Cost, up to a length of 500m from National Highways/State Highways.
- e) Frontage charges shall be levied up to a maximum extent of 50,000 Sq. Mtrs of plot facing the above roads.
- f) Frontage charges levied shall form part of the upfront payment to be made by the Allottee.
- g) Frontage charges are applicable for commercial plots also.

This order comes into effect from 21.07.2020.

Sd/-
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All General Managers
All HODs
All Project Officers

AM - A

12/8/2020

AM - G

pto

Copy to:

PS to MD
PA to ED

/Forwarded by order/

G. Sheij
GENERAL MANAGER (P-I)/c

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600008.

O.O.No. 31 /2020

Date : 31.07.2020

OFFICE ORDER

**Sub : SIPCOT Industrial Complexes/Parks/Growth Centres –
Revision of Penal Interest - Enhancement of initial deposit
and non-refundable processing fee - Penalty for un-
authorized drawal of water – Reg.**

Ref : Minutes of the Board Meeting held on 21.07.2020

The Board of SIPCOT at its meeting held on 21.07.2020 approved the revision of penal interest, enhancement of initial deposit and non-refundable processing fee and penalty for un-authorized drawal of water as detailed below:

Particulars	Existing	Revised
Penal Interest to be levied for all the defaulted payments for the defaulted period.	15.5% p.a.	12% p.a.
Initial Deposit per acre	Rs.5,000/-	Rs.10,000/-
Non-Refundable processing fees	Rs.5,000/-	Rs.10,000/-

Penalty of INR 5,00,000 shall be levied on Allottee, who is found to be drawing water from any Borewell/ Open well/ tube well sunk in private lands adjacent to SIPCOT Industrial Park/ Complex/ Growth Centre through pipeline unauthorizedly trespassing into SIPCOT premises. Penalty shall be levied for each such incidence and water supply will be disconnected besides severing the trespassed water line.

This order comes into effect from 21.07.2020.

**Sd/-
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR**

To
All General Managers
All HODs
All Project Officers

pto

Copy to:

PS to MD

PA to ED

/Forwarded by order/

G. Sheu
GENERAL MANAGER (P-I)i/c

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

O.O. No.37/2020

Date:4.09.2020

OFFICE ORDER

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres –
Existing allottees penalty for extension of Duration of
Implementation – Office Order issued – Partial modification - Reg.

Ref : O.O.No.30/2020 dt.31.7.2020

Considering the representation made by the Industries association
existing allottees at SIPCOT Industrial Complexes / Parks / Growth Centres
partial modification to the Office Order cited, is issued as under:.

1. Clause 2.1.2 : Existing allottees

Approval for extension of time for implementation of project will be
considered as per the categorization detailed below:

Sl.No	Category *	Proposal
1.	Upto 5 years from the date of Allotment order	a. Warning letter with 12 months extension of time for implementation of project. b. Surrender option is available to the allottee. c. No penalty will be levied.
2.	From 5 years to 7 years	a. 12 months extension of time for implementation of project by paying the penalty of 5% of the prevailing plot cost. b. Submission of B.G is dispensed with. c. Surrender option is available to the allottee.
3.	More than 7 years	a. 90 days notice to initiate

		<p>the cancellation / resumption proceedings as per lease deed conditions.</p> <p>b. Surrender option is available to the allottee.</p> <p>c. Legal course of action, if initiated already will be proceeded with for cancellation / resumption of the plot.</p>
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* The cut off date for the categorization is 31.8.2020.

2. Clause 2.1.1: New allottees

The Office Order cited, shall also be applicable to those allotments made prior to 21.7.2020 who have not executed / registered lease deed.

This order comes into immediate effect.

Sd/----
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All General Managers
All HODs
All Project Officers

Copy to:
PS to MD
PA to ED

//Forwarded by Order//


General Manager(P-III)i/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI- 600008.

O.O.No.39/2020

Date: 11.09.2020.

OFFICE ORDER

Sub: SIPCOT Industrial Complexes/Parks/Growth Centres -
Procedure on surrender of plots - Reg.

Ref: 1. O.O. No.28 /2020 dated 31.7.2020.
2. Circular No.59/2020 dt.18.8.2020.

In the Office Order 1st cited, guidelines on the voluntary surrender of unutilized plots or parts thereof by the allottees was issued.

The procedure to be followed for the surrender of the plot are given as below:

The allottee has to send a request letter addressed to the Managing Director, SIPCOT communicating their willingness to surrender their unutilized plots or part thereof, with details of extent to be surrendered.

If the allottee has mortgaged the leasehold rights of their allotted plot in favour of Banks / Financial Institutions, with the due approval of SIPCOT, "No Due Certificate" or "No Objection Certificate" from the respective Banks / Financial Institutions should be submitted along with the request letter.

On receipt of the request from the allottee, the Project Officer (PO) will be instructed to inspect the plot and send a detailed report on the extent of land utilized / unutilized along with sketch, pending dues position, remarks on legal issues, if any within 10 days.

*PA for certificate 01.
12/11*

Rij

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

O.O.No.43/ 2020

Date: .10.2020

OFFICE ORDER

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres – Existing Allottees - Penalty for extension of duration of Implementation of the project – Office Order issued – Partial modification – Reg.

Ref:1. O.O.No.30 / 2020 dt.31.7.2020.
2. O.O.No.37 / 2020 dt.4.9.2020.
3. Minutes of the Board meeting dt.24.9.2020.

The Board of SIPCOT at its meeting held on 24.9.2020 has made partial modification to the Office Orders issued under references cited as below, as a one time measure:

1. Clause 2.1.2 : Existing allottees

Approval for extension of time for implementation of the project beyond the stipulated period from the date of allotment order will be considered as per the categorization detailed below:

Sl. No	Category	Proposal
1.	Allottees who have completed 30 Months between 01.03.2020 and 31.08.2020	Warning letter with 18 months extension of time with surrender option. No penalty.
2.	Allottees who have completed 36 months as on 01.09.2020 and upto 7 years	12 months extension of time with surrender option. Penalty of 5% of prevailing plot cost. No Bank Guarantee.
3.	Allottees who have completed more than 7 years as on 01.09.2020	90 days notice with surrender option and to proceed for resumption thereafter. To continue with the legal course of action, if already proceeded with.

The existing allottees who would be completing 4 years between 1.9.2021 and 31.8.2022 by availing the above concessions, shall also be granted further one year period by collecting a Bank Guarantee of 5% of the prevailing plot cost.

2.Clause 2.1.1: New allottees

SIPCOT shall collect the frontage charges, caution deposit @5% of the Plot cost along with upfront plot cost payable at the time of allotment only for the allotments made on or after 21.07.2020.

The allottees who have been issued allotment order before 21.07.2020 and remitted the plot cost within the stipulated period shall be allowed to execute the lease deed within 45 days from the Board meeting dt.24.9.2020 (i.e. upto 7.11.2020) without charging penalty.

This order comes into immediate effect.

1A
7/11/2020
MANAGING DIRECTOR

To
All General Managers
All HODs
All Project Officers

Copy to:
PS to MD
PA to ED

AM GM(P-III)i/c.

GM(P-II)i/c.

GM(P-I)i/c.

C(O)

GM(F)

DGM(L)

ED

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI- 600008.

O.O.No.45/2020

Date: 12.10.2020

OFFICE ORDER

Sub: SIPCOT Industrial Complexes/Parks/Growth Centres – Development of Industrial Parks in phased manner - Reg.

Ref: Minutes of the Board meeting dt.24.9.2020.

The Board of SIPCOT at its meeting held on 24.9.2020 approved as a policy to take up the development of infrastructure facility in all the Industrial Parks in phased manner over an area of 250 to 300 acres in each phase, in the following manner:

- a. The infrastructure development of the entire Industrial Park will be created in three-four phases.
- b. The first phase of the development will be over an area of about 25%-30% of the industrial park area (250 – 300 acres).
- c. The second phase of the development will commence only after 50% of the allottable area in Phase-1 is allotted.
- d. The third and subsequent phases of development will be carried out in similar manner.
- e. In case, the additional requirement of developed plots exceeds the planned phase-wise development mentioned above, in such cases, specific approval of the Board will be obtained.

This order comes into immediate effect.

Sd/--

(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All General Managers
All HODs
All Project Officers
Copy to:
PS to MD
PA to ED

//Forwarded by Order //


GENERAL MANAGER(P-III)i/c.

2. EXECUTION OF LEASE DEED / MODIFIED LEASE DEED

C I R C U L A R

Cir. No. 50/98

Dated: 28.12.98

Sub: SIPCOT Industries Complexes - execution
of lease deed - reg.

...

Instances have come to my notice that in the present practice, the Project Officers execute the lease-deed in triplicate and send the original lease deed only to Head Office retaining the third copy of the lease deed with them since the second copy of lease deed is given to the allottee concerned. Recently we have found out that in a few cases, lease deed has been executed and registered in quadruplicate and fourth copy is also kept with the Project Officer. This is not the correct procedure and may create problems when charge is created on the leasehold rights of land on the NOC given by Head Office to the allottees concerned. The Financial Institutions/Banks have started stipulating condition that the third and fourth copies will not be parted away by SIPCOT without their approval.

2. Hence this procedure has to be immediately dispensed with and the Project Officers holding third and fourth copies of lease deed should immediately hand over to Development Department at Head Office of SIPCOT.

3. In future, the Project Officers are advised to execute lease deed only in duplicate and the original lease deed should be handed over to Head Office after taking a xerox copy for Project Office record and the duplicate copy only should be given to the allottees. Any deviation from this procedure will be viewed seriously.

..2..

/2/

4. This procedure comes into force with immediate effect.

Sd/-
MANAGING DIRECTOR.

To

All Project Officers,
SIPCOOT Industrial Complexes.

Copy to:

All G.Ms	X	
All HODs	X	
R.M(N)	X	
R.M(S)	X	
All Officers in P & D Dept.	X	for information.
P.S. to Ch.	X	
P.S. to M.D.	X	


DEPUTY GENERAL MANAGER (D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.,
19-A, Rukmani Lakshmiopathy Road, Egmore, Chennai 600 008

NO. 33/2001

DT. 9.08.2001

CIRCULAR

Sub: Execution of Lease Deed, Sale Deed, Cancellation Deed etc. relating to Development Department and Tender Agreements relating to Civil Wing - Instructions issued.

At present, various Deeds viz. Lease Deed, Surrender Deed, Sale Deed, Cancellation Deed, Water Supply Agreements etc. relating to Area Development activities are drafted by the concerned Development Departments and after it was seen by the Legal Department sent to the concerned Project Offices, who have been delegated with powers to execute the above deeds. The Project Officers will execute the above deeds after observing the usual procedure, ^{and} No further scrutiny of ^{document} will be made on this. *is being made at Head Office level.*

Hereafter, all such documents relating to Development Departments and the Tender Agreements for civil works relating to Civil Wing shall, after execution and registration, immediately be referred to the Legal Department ^{of Head Office} for verification of its correctness. If the Legal Department points out any ^{immediate} material alteration(s), the concerned Department shall take necessary action to execute the Modification Deed in such cases in consultation with the Legal Department.

The above instruction will take immediate effect.

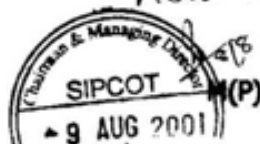
9/8
CHAIRMAN & MANAGING DIRECTOR

To

The Departments concerned

Copy to:

All General Managers
Superintending Engineer
All Regional Managers
All Project Officers
Accounts Dept.
Civil Wing
P.S.G CMO.



982001
DRO

9/8
AGM (L)

9/8 2001
GM(P&D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED.

19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI: 600 008

Cir. No .35/2011

Dated: 8.12.2011

CIRCULAR

Sub: Registration of Rectification Deed – Regarding.

Whenever there is mistake or omission in the Registered documents the rectification deed is required to be executed. Often the doubts are raised whether to register all the Rectification deeds. In this regard, legal opinion was obtained and it is confirmed that it is necessary to register the documents, even if there is minor mistake or omission in the registered document. Mere getting attestation by the Notary Public would not suffice as the same would be against the spirit of the Section 17 (i) (b) of Registration Act, 1903.

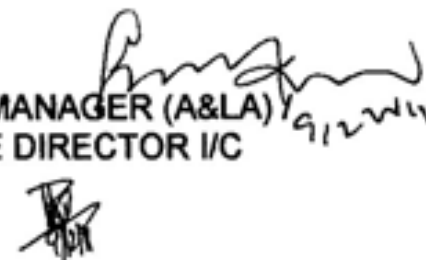
Therefore, Rectification Deed shall be executed and registered even if there is minor mistake or omission in the Registered document.

Sd/–

CHAIRPERSON AND MANAGING DIRECTOR

/ FORWARDED BY ORDER/

GENERAL MANAGER (A&LA)
EXECUTIVE DIRECTOR I/C



To

All Senior Project Managers/Project Managers/
Project Officers,
SIPCOT Industrial Complexes / Parks / Growth Centres

Copy to:

All General Managers,
All Heads of Departments
PS to CMD

No.4/2015

Date: 02.03.2015

CIRCULAR

Sub:- Execution of Lease Deed – Discrepancies found in the registered Lease Deed documents - Proof reading of lease deed – Detailed instruction given – Failure of SPMs/PMs/POs to adhere the instructions – Reg.

Ref:- H.O. Lr. No.D1/Lease deed/2010, dated 13.8.2010 and 2.11.2010.

In the references cited, all the SPMs/PMs/POs were instructed to give more attention in proof reading of the draft lease deed, attestation of Common Seal, allotment conditions to be complied with by the allottee before execution of lease deed and also directed to give a certificate confirming that proof reading was done and Schedule A & B mentioned in the document were verified and found to be in order.

Despite the above, it has been noted that the SPMs/PMs/POs are committing number of mistakes while executing the lease deeds viz., wrong survey numbers, wrong linear measurements, deletion /addition of paras which are in the standard lease deed etc., besides number of spelling mistakes. Further, the SPMs/PMs/POs are not properly scrutinizing/verifying the lease deeds before execution and the mistakes in the Lease deeds leads to unnecessary litigations and financial loss to the Corporation. Hence all SPMs/PMs/POs are strictly instructed to verify the lease deeds properly and ensure that there are no mistakes before execution of lease deed, failing which the same will be viewed seriously and necessary disciplinary action will be initiated.

(Dr.R.SELVARAJ)
MANAGING DIRECTOR

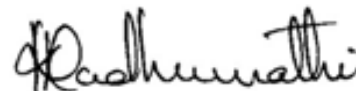
To

All HODs
All SPMs/ PMs / POs,

Copy to:

PS to MD

/ FORWARDED BY ORDER /



GENERAL MANAGER-II

**STATE INDUSTRIES PROMOTION CORPORATION OF
TAMIL NADU LIMITED**
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai-600 008.

Cir.No. 11 /2019

Dated: 30 .05.2019

CIRCULAR

Sub: Lease Deeds & Modified Lease Deeds executed by SIPCOT
– Not to levy of stamp duty on water charges – GST
Payable by the lessee does not forms part of rent for
charging stamp duty under the Indian Stamp Act 1899 –
Instructions issued by I.G. Registration – Reg.

Ref: I.G. Registration (FAC), Chennai-28 Lr.No.3759/J1/2015-2,
dt.24.05.2019.

.....

In the recent past, many of the Lease Deeds executed by SIPCOT for allotment of land to the entrepreneurs are withheld and demand raised and insisted by the respective Sub-Registrar based on the objection raised by the Accountant General to include the water charges payable by the allottee for calculating lease amount on which stamp duty has to be levied.

The Inspector General of Registration, Chennai-600 028 has issued a clarification (copy enclosed) on the above matter and clearly stated that water is not an immovable property and hence the objection raised by the Accountant General in having treated the water as an immovable property and including the cost of supply of water (both capital and running cost) in the lease amount for the purpose of levy of stamp duty is not legally sustainable. Further, the GST amount payable by the allottee as per the lease document cannot be included as part of the rent for the purpose of chargeability of stamp duty.

The I.G., Registration has therefore instructed vide the reference cited to all the Sub-Registrars that in respect of lease deeds and modified lease deeds executed by SIPCOT, the Registering officers should not treat the water charges as an immovable property for the purpose of levy of stamp duty and also GST payable by the lessee cannot be treated as rent for the purpose of chargeability of stamp duty. Further, the already registered lease deeds by SIPCOT should also be accepted without insisting payment of stamp duty on water charges.

.....2

..2..

Therefore, all the Project Officers are advised to clarify the above issue with the respective Sub-Registrars and arrange to register the Lease Deed/Modified Lease Deed without the stamp duty on water charges and GST amount. The lease documents which are already registered and kept pending at the Sub-Registrar Office for the above reason shall also be arranged to be released by them immediately without any further delay.

All the Project Officers are advised to acknowledge the receipt of the circular at once and furnish the compliance report within a week from the date of receipt of this circular without any further delay.

Sd/-----

Managing Director.

Encl: As above.


To

All Project Officers,
SIPCOT Industrial Complexes/
Parks/Growth Centre.

Copy to:

All HoDs
PS to M.D.

/FORWARDED BY ORDER/


ASST. GENERAL MANAGER (P&SP)

30/5/19

O/o The Inspector General of Registration,

Chennai-600 028.

Letter No.3759/JI/2015-2, Dated:24/05/2019

Sir/Madam,

Sub: Stamp Duty-- Levy of stamp duty on lease deeds--
Executed by SIPCOT -- Exclusion of water charges
for the purpose of computing lease amount--
clarification--reg.

Ref: 1. Advocate General of Tamil Nadu, Opinion
No.54/AGVN/2019 dated 04.04.2019.
2. The Principal Secretary to Government,
Commercial Taxes and Registration Dept.,
Letter No.2237/JI/2019-2 dated: 09.04.2019.

It has been brought to the notice that based on the audit objection raised by the Accountant General regarding short levy of stamp duty on the lease deed executed by SIPCOT due to omission to include the water charges for calculating lease amount on which stamp duty has to be levied, the Registering officers insisted to pay the stamp duty for the supply of water in respect of lease deeds.

At this juncture, it is pertinent to refer sub section 16 of section 2 of the Indian Stamp Act, 1899 which provides definition for lease and the same is indicated as under:-

"....Lease" means a lease of immovable property and includes also --

(a) a patta,

(b) a kabuliyat or other undertaking in writing, not being a counter part of lease..."

Section 105 of the Transfer of Property Act, 1882 also provides definition for lease. It says that *"A lease of immovable property is a transfer of a right to enjoy such property, made for a certain time, express or implied, or in perpetuity, in consideration of a price paid or promised, or of money, a share of crops, service or any other thing*

of value, to be rendered periodically or on specified occasions to the transferor by the transferee, who accepts the transfer on such terms."

A bare reading of the above definitions would clearly indicate that the lease only pertains to immovable property.

Therefore, in view of the audit objection raised by the Accountant General, the question that arises for our consideration is whether the water is an immovable property and if so, the cost of supply of water has to be included into the lease amount for the purpose of levy of stamp duty.

With regard to above question, it is stated that in the case of Chief Controlling Revenue Authority Vs Anti Biotic Project Virbadhar reported in AIR 1979 All 355, it was held as under:-

"It could be seen that water is neither land nor a tenement. Accordingly, water could be considered only as movable property, As the instrument does not create any right over any immovable property, the same could not be considered as a lease".

In view of the aforesaid dictum, it is clear that water is not an immovable property. Hence, the objection raised by the Accountant General in having treated the water as an immovable property and hence the cost of supply of water (Both capital and running cost) has to be included in the lease amount for the purpose of levy of stamp duty, is not legally sustainable.

Moreover, after the implementation of Goods and Services Tax (GST) by the Central Government on 01.07.2017 a question has been raised as to whether the GST payable by the lessee should be chargeable for stamp duty or not. The opinion of the Advocate General of Tamil Nadu was sought for on the point whether the GST payable by the lessee should be treated as part of rent as per the explanation provided under Article 35 of Schedule I to the Indian Stamp Act, 1899.

The Advocate General of Tamil Nadu in his opinion has stated that from the reading of the Explanation provided under Article 35 of the Schedule I to the Indian Stamp Act, 1899, it is clear that when the lessee undertakes to pay any recurring

charges such as Government revenue, the landlord's share of cess or municipal tax, such amount shall be deemed to be a part of the rent and that GST on rent amount is obviously not a recurring charge on the property and that the explanation makes it clear that the charges contemplated are in nature of municipal rates or taxes or any other levy on the property itself and not on the lease rent and hence GST cannot be included as part of the rent for the purpose of chargeability of Stamp Duty. He has therefore opined that the GST payable by the lessee cannot be treated as part of the rent for the purpose of chargeability of Stamp Duty under the Indian Stamp Act, 1899.


It is therefore instructed that in respect of lease deeds and modified lease deeds executed by the SIPCOT, the Registering Officers should not treat the water as an immovable property for the purpose of levy of stamp duty and also the GST payable by the lessee cannot be treated as part of the rent for the purpose of chargeability of stamp duty and the deed has to be classified under section 6 and Article 35 of Indian stamp Act, 1899.

Further it is instructed that since the remark is contested by the Department, further documents with respect to the properties of already registered lease deeds by SIPCOT should be accepted without insisting payment of stamp duty pointed out by Accountant General.

(Sd)/-24/05/2019

Inspector General of Registration(FAC).

/By Order/


Addl. Inspector General of Registration

(Stamps & Registration)

To

All Deputy Inspectors General of Registration,

All District Registrars,

All Sub Registrars.

DRAFT FOR APPROVAL

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A.RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

O.O.NO. 4/2002

25.2.2002

OFFICE ORDER

Sub: Extension of Time limit for execution of Lease deed
and taking over ~~the~~ possession of the plot - reg.

Ref: 1) O.O.No.44/2001 dated 14.12.2001

.....

Based on the directions of the Board at its meeting held on 28.11.2001 the Office Order No.44/2001 dated 14.12.2001 was issued for enhancement of initial deposit of plot ~~cost~~ from Rs.1,000/- to Rs.5,000/- per acre for all complexes/parks except Manamaduri and Pudukkottai and also for extension of time limit from 60 days to 90 days for payment of plot ~~cost~~ ^{by the entrepreneurs} ~~by the entrepreneurs~~.
before plot deposit & development charges by the entrepreneurs

Consequent to extension of time limit for payment of plot cost from 60 days to 90 days, the conditions with regard to time limit for execution of lease deed, ^{and} taking possession of the plots also need to be modified. Hence the following modification have been made in the allotment order:

	Condition of Allotment Order	Existing condition	Modified condition
3(iii)	Execute the lease deed in the prescribed format with the concerned Project Officer and register the same.	Within 90 days from the date of this order. Failure shall entail cancellation of the allotment order and forfeiture of initial deposit paid for the extent allotted	Within ¹⁵ 120 days from the date of this order. Failure shall entail cancellation of the allotment order and forfeiture of initial deposit paid for the extent allotted
3(iv)	Take over the possession of the plot from the Project Officer concerned.	Within 105 days from the date of this order.	Within 15 days from the date of execution of Lease Deed.

payment of plot cost

The above modifications have to be incorporated in all the allotment order to be issued henceforth.



q/c

CHAIRMAN & MANAGING DIRECTOR

2/2

To

All GMs.

All HODs

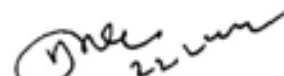
All RMs

All Pos

P.S. to CMD


AM


DGM(D-III)


GM(P&D)

**STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 600 008.**

O.O. No. 9/2004

Dated 12.7.2004

OFFICE ORDER

Sub : SIPCOT Industrial Complexes / Parks / Growth Centres -
Modification in the allotment order / Lease Deed - Reg.

While dealing with the case of M/s. Tata Consultancy Services Limited (TCS), Siruseri, to avoid levying dual stamp duty for Lease Deed by the Sub-Registrar of Registration Department, it was decided to modify the following conditions in allotment order and Lease Deed as given under :

Modified Conditions of Allotment order :

3 ii.	Pay 100% of the amount payable for plot deposit and development charges less initial deposit already paid.	Within 90 days from the date of this order failing which the allotment shall stand automatically cancelled and the initial deposit paid for the allotted extent and processing fee shall stand forfeited.
3 vi.	Payment of annual lease rent of Re.1 for the 98 years and Rs.2/- for the 99 th year.	Within 90 days from the date of this order failing which the allotment shall stand automatically cancelled and the initial deposit paid for the allotted extent and processing fee shall stand forfeited.

The Clause 2, 4.a and 6 of Lease Deed are also modified as under and to incorporate the modified Clauses in the Lease Deed whenever fresh Lease Deeds have to be executed and also which have been executed but not registered so far :

Modified Clauses of Lease Deed :

Clause 2 :

That in consideration of the allotment of plot made by the party of the First Part, the party of the Second Part has paid a sum of Rs. (Rupees) towards plot cost and Rs. (Rupees) towards development charges and Rs.100/- (Rupees One hundred only) towards lease rent as advance being 100% payment in full.

Clause 4.a :

That the Party of the Second Part shall have to pay the annual lease rent of Re.One per year for 98 years and Rs.2/- for the 99th year and the same has been paid in advance in consideration of execution of these presence.

Clause 6 :

The Party of the Second Part enters upon and takes possession as lessee of the said allotted plot as it is. In consideration whereof the Party of the Second Part has paid 100% of plot deposit and development charges and lease rent.

Hence the allotment orders and Lease Deeds should be amended as mentioned above.

This order comes into effect from 3.5.2004.

T.R. SRINIVASAN
CHAIRMAN AND MANAGING DIRECTOR

To :

All GMs

All HODs

SPM/ PMs/POs/Pol/c

P.S. to C.M.D

/ Forwarded by order /

A. Nagaraj
GENERAL MANAGER (P)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
NO.19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI- 600 008.

OFFICE ORDER

O.O.No.09/2015

Date:26.8.2015

Sub: SIPCOT Industrial Complexes/ Parks/ Growth Centres –
Allotment of land – Change in name of company- Execution
of Modified Lease Deed dispensed with for companies– Reg.

SIPCOT accords approval for change in name / shareholding pattern of the allottee, subject to one of the conditions that Modified lease deed to be executed at their cost.

It has now been decided not to insist upon the companies to execute the Modified lease deed, wherever the Directors / shareholders remain the same and there is only mere name change for which fresh Certificate of Incorporation obtained from Registrar of Companies. However, the company should register an Affidavit in Rs.20/- non-judicial stamp paper with the concerned Sub-Registrar office for the change of name of the company and submit the same to SIPCOT for attachment with the original lease deed.

This order shall apply only to the companies registered under the Indian Companies Act, 1956/2013 and not to proprietary concerns and partnership firms.

Sd/-***
MANAGING DIRECTOR

To
All General Managers
All HODs
All SPM/PM/P.Os

Copy to: PS to MD

//Forwarded By Order//


General Manager - II

3. TNPPE ACT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600008.

O.O.No. 30/2020

Date : 31.07.2020

*for circulation
Vh
0708/2020*

OFFICE ORDER

Sub : SIPCOT Industrial Complexes/Parks/Growth Centres–Penalty for delay in execution of Lease Deed/ Extension of Duration of Implementation – Reg.

Ref : Minutes of the Board Meeting held on 21.07.2020

The Board of SIPCOT at its meeting held on 21.07.2020 approved the penalty for delay in execution of Lease Deed and extension of duration of implementation for Allottees as given below:

1. Execution of Lease deed:

a) Time period for execution of the Lease Deed by the Allottee has been increased to 45 days from the date of receipt of entire plot cost and compliance of specific conditions of Allotment Order, against the current policy of 30 days.

b) Extension of time for execution/registration of Lease Deed shall be considered on merits of the case subject to a penalty of 0.5% of the prevailing plot cost for each extension of 30 days.

c) Handing over/taking over possession of plot in the prescribed format duly mentioning the exact area/Survey No. shall be signed by the Allottee and the Project Officer, within 15 days from the date of execution/registration of Lease Deed, against the current policy of 30 days.

2. Implementation of the Project

Duration for completion of construction is revised to 30 months and implementation duration is revised to 36 months from the date of Allotment order as against the existing duration of 24 months and 30 months respectively.

Am - A - *DA*
12/8/2020

Am - G -

Rij

2.1 Non-MoU cases

2.1.1 New Allottees

- a) SIPCOT shall collect a caution deposit of 5% of the plot cost along with the upfront payment at the time of allotment. If the Allottee implements the project with minimum 50% plot utilization in 36 months from the date of allotment or surrenders the plot within 36 months, the caution deposit amount shall be refunded without any interest.
- b) If the Allottee fails to implement the project with minimum 50% plot utilization (non-commencement of production or commencement of production with less than 50% plot utilization) within 36 months from the date of allotment, a first extension of 12 months shall be granted by forfeiting the caution deposit. Further, the Allottee shall submit a Bank Guarantee (B.G.) for an amount of 15% of the prevailing plot cost with validity of one year from the date of submission of B.G. to SIPCOT, within 30 days from the date of approval of first extension. If the Allottee fails to submit the B.G. within the prescribed time limit, the approved extension shall be cancelled and the unutilized extent (entire extent in case of non-commencement of production or remaining extent in case of commencement of production with less than 50% plot utilization) shall be resumed under TNPPE Act, unless the Allottee surrenders the same.
- c) If at the end of the approved first extension period (48 months from the date of allotment), the Allottee fails to achieve 50% plot utilization but,
 - i. There is substantial progress in construction work without commencement of production, the B.G. shall be encashed and another extension for a period of 12 months is granted, unless the Allottee surrenders the same. If the Allottee surrenders, B.G. shall be void. In case the Allottee wants to retain a part of the plot, the B.G. shall be encashed and proportionate amount for the surrendered extent shall be refunded.
 - ii. If the allottee commences production with less than 50% plot utilization, the B.G. shall be encashed and another extension for a

commencement of production with less than 50% plot utilization) shall be resumed under TNPPE Act, unless the Allottee surrenders the same.

c) If at the end of the approved first extension period of 12 months, the Allottee fails to achieve 50% plot utilization but,

i) There is substantial progress in construction work without commencement of production, the B.G. shall be encashed and another extension for another 12 months is granted, unless the Allottee surrenders the same. If the Allottee surrenders, B.G. shall be void. In case the Allottee wants to retain a part of the plot, the B.G. shall be encashed and proportionate amount for the surrendered extent shall be refunded.

ii) If the allottee commences production with less than 50% plot utilization, the B.G. shall be encashed and another extension for a period of 12 months is granted for utilization of the remaining extent, unless the Allottee surrenders the same. If the Allottee surrenders the remaining extent, the B.G. shall be void.

iii) If there is no substantial progress and the allottee fails to implement the project in any extent of the plot, the B.G. shall be void and the entire plot shall be resumed under TNPPE Act, unless the Allottee surrenders the same.

d) If at the end of total approved extension period of 24 months, the Allottee implements the project with less than 50% plot utilization, the unutilized extent shall be resumed under TNPPE Act, unless the Allottee surrenders the same. If the Allottee fails to implement the project in any extent of the plot, the entire plot shall be resumed under TNPPE Act, unless the Allottee surrenders the same

2.2 MoU/GO Cases

a) All allotments to MoU/G.O. cases shall be made as per the terms and conditions of the MoU/G.O.

period of 12 months is granted for utilization of the remaining extent, unless the Allottee surrenders the same. If the Allottee surrenders the remaining extent, the B.G. shall be void.

- iii. If there is no substantial progress and the allottee fails to implement the project in any extent of the plot, the B.G. shall be void and the entire plot shall be resumed under TNPPE Act, unless the Allottee surrenders the same.
- d) If at the end of total approved extension period of 24 months, the Allottee implements the project with less than 50% plot utilization, the unutilized extent shall be resumed under TNPPE Act, unless the Allottee surrenders the same. If the Allottee fails to implement the project in any extent of the plot, the entire plot shall be resumed under TNPPE Act, unless the Allottee surrenders the same.

2.1.2 Existing Allottees :

- a) The above penalty policy shall also be applicable for all the existing Allottees. All the existing Allottees who have completed 30 months from the date of allotment shall be checked for minimum 50% plot utilization. If the Allottees fail to have minimum 50% plot utilization (non-commencement of production or commencement of production with less than 50% plot utilization), demand notices for a penalty of 5% of the prevailing plot cost for the unutilized extent shall be issued on 01.10.2020, which shall be paid within 30 days from the date of penalty invoice. Approval for extension of 12 months shall be granted upon remittance of the above penalty.
- b) Further, the Allottee shall submit a Bank Guarantee for an amount of 15% of the prevailing plot cost for the unutilized extent with validity of one year from the date of submission of B.G. to SIPCOT, within 30 days from the date of approval of first extension. If the Allottee fails to submit the B.G. within the prescribed time limit, the approved extension shall be cancelled and the unutilized extent (entire extent in case of non-commencement of production or remaining extent in case of

- b) The penalty policy in case of MoU/G.O. allotments shall be as per the conditions applicable for Non-MoU cases, unless specified otherwise in the MoU/G.O. However, the implementation period of 36 months in case of Non-MoU cases shall be replaced with the investment period specified in the G.O. and any instance of resumption of plots or part thereof under TNPPE Act shall be enforced with prior approval of GoTN.

3 Definitions

- a. **Plot Utilization:** The extent of the allotted plot covered with built-up space comprising of factory building/sheds and covered utility/storage area, etc.
- b. **Implementation:** Commencement of commercial production / operation within the stipulated time as specified in the allotment order/lease deed and also complying with 50% plot utilization.

4 Other changes

1. Plots of size up to 0.5 acres shall be earmarked to set up First Aid Centers, Skill Development centers and other amenities. Right of use to Industry Associations shall be given at free of cost to such plots.

This order comes into effect from 21.07.2020.

Sd/-
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All General Managers
All HODs
All Project Officers

Copy to:
PS to MD
PA to ED

/Forwarded by order/


GENERAL MANAGER (P+I)i/c

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

O.O.No. 44 / 2020

Date: 7.10.2020

OFFICE ORDER

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres –
Modification in the lease deed clauses – Approved lease deed –
Reg

Ref: Minutes of the Board meeting dt.24.9.2020.

The Board of SIPCOT at its meeting held on 24.9.2020 has approved the revised lease deed as annexed (Annexure – A) for adoption. Also, the Board delegated the powers to the Managing Director to modify the Allotment Order and revise the lease deed clauses suitably (modified lease deed) in respect of change in management / transfer of lease hold rights. Accordingly, the allotment order has been revised and is also annexed (Annexure – B).

This order comes into immediate effect.

Sd/--

(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

Encl: As above

To

All General Managers

All HODs

All Project Officers

Copy to:

PS to MD

PA to ED

//Forwarded by Order//


GENERAL MANAGER(P-III)i/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19- A, Rukmani Lakshmipathy Road, madras- 8.

Cir. No.14/93

Issued Date:02.04.1993.

Re-issued Date: 11.02.2021.

CIRCULAR

Sub: SIPCOT Industrial Complexes – Resumption of land under TNPP Act –
Issue of Notices – Reg.

Ref: Legal Circular No. 3/90 dt.3.5.1990.

In the Circular cited the procedure to be followed by the Project officers under TNPP Act was spelt out. The following further instructions are issued in the matter:-

Notices in form 'A' and Form 'B' for resumption of land under the Tamil Nadu Public Premises (Eviction of Unauthorized Occupants) Act, 1975 the covering letter shall be issued in the formats in the annexures to this order. Name of the allottee is to be mentioned in Forms A, B & C. the covering letter and Form 'A' Notice should be as in Annexure – I. The covering letter and Form 'B' notice should be as in Annexure – II. In respect of the sale of the assets taken over, Notice has to be issued in Form 'C' as given in Annexure –III. The existing formats for issue of Form 'A' & 'B' Notices shall be dispensed with

Rule 3 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Rules, 1978 provides for the following procedure for issue of Notice in Form 'A'. This has to be followed strictly.

"RULE 3 : Service of Notice

- 1) The estate officer shall cause a notice, as in Form 'A', to be served on the persons concerned or the persons, who are in unauthorized occupation of the public premises.
- 2) Such notice shall be published by beat of tom-tom, by affixing in the notice board of the village chavadi or in any other conspicuous place, such as the village temple, mosque or church, village school or in the notice board of the Corporate body or board or Authority or in the notice board of the office of the Collector or Revenue Divisional officer, Taluk Tahsildar or Deputy Tahsildar, Village or Town Panchayat, Union or Panchayat Township, Municipality or Municipal Township or City Municipal Corporation, as the case may be.

3) The copy of the notice under sub-section (4) of Section 4, shall be served on the person concerned --

- a) by delivering or tendering it to that person; or
- b) if it cannot be so delivered or tendered, by delivering or tendering it to any adult male servant or such person, or to any adult male member of the family of such person, or by affixing a copy thereof on the outer door or at some conspicuous part of the premises in which that person is known to have last resided or carried on business or personally worked for gain; or
- c) failing service by any of the means aforesaid, by post or by affixing a copy of the said notice on some conspicuous part of the public premises or superstructure to which it relates."

Form 'B' Notice may be served either in person or by RPAD as Rule 4 does not specifically provide any mode of service.

After taking possession, the proclamation should be made as per Rule 5 for disposal of the property.

A Notice as in Annexure-III has to be issued in terms of Rule 6.

A copy of the TNPP Rules is enclosed for ready reference.

The receipt of this circular should be acknowledged.

(This Circular copy is re-issued).

Sd/---

CHAIRMAN & MANAGING DIRECTOR

Encl: As above.

TO

All Regional Managers
All Project Officers
All Officers of Area Development Depts.

CC TO: CMD'S Table
PS to CMD
GM (PF&D)
GM (A&L)
AGM (D-N)
AGM (D-S)
AGM (IA)

MANAGING DIRECTOR

Verified

Annex I

DRAFT

Ref. No. _____

Date : _____

To

Sir,

Sub: SIPCOT Industrial Complex, -
Plot No..... - Allotment made to
you - Non-fulfilment of terms and conditions
of Lease Deed - Action under TNPP Act - Reg.

Ref: 1) ~~Ref.~~ SIPCOT Allotment Order
No..... dt.....
2)
3)

The Plot allotted to you by SIPCOT has been
cancelled for the reasons stated in reference
cited. A notice to show cause against order of
eviction under Section 4 of TNPP Act, 1975 (Act I of
1976) is sent herewith.

Yours faithfully,

ESTATE OFFICER.

Encl: Notice under Sec.4
of the TNPP Act.

COPY TO:

The General Manager (PF&D) with ref. to Lr.No.....dt.....
Notice Board

Copv for affixing on the conspicuous plot of the
premises of which eviction proposed.

YIP
2/17
G. R. M.

dm
2/27/77

Ch
1 e m d
3
8

F O R M - A

(See Rule 3 of the T.N.P.P. Eviction of unauthorised
Occupants Rules 1978)

Notice to show cause against orders of eviction
under Section 4 of the TNPP (Eviction of Unauthorised
Occupants) Act, 1975 (Tamil Nadu Act I of 1976),

Whereas I,, Estate Officer,
SIPCOT Industrial Complex, Taluk,
..... District, am of the opinion that
the Public Premises Plot No..... in S.F. No.....
in SIPCOT Industrial Complex,
..... District is under your
unauthorised occupation.

I call upon you to show cause on or before 10
days from the date of issue of this notice why an
order of eviction should not be passed under
Sub-section (i) of Section 4 of the Tamil Nadu Public
Premises (Eviction of unauthorised occupants) Act,
1975 (Act I of 1976).

PLACE :

DATED:

ESTATE OFFICER

TO

(Name and address of the
Allottee)

G.M. (A&L) *26/5* G.M. (PF&D) *21/2/83*

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.,
PROJECT OFFICE, SIPCOT INDL. COMPLEX, GUMMIDIPONDY-601 201

Ref.No. _____

Dated: _____

To

THE DISTRICT COLLECTOR,.....
THE REVENUE DIVISIONAL OFFICER,.....
THE TAHSILDAR/TALUK OFFICE,
THE BLOCK DEVELOPMENT OFFICER,.....
THE VILLAGE ADMINISTRATIVE OFFICER,.....

Sir,

Sub: SIPCOT Industrial Complex, -
Allotment of Plot No..... to
M/s..... -
Non-fulfilment of terms & conditions of
Lease-cum-sale agreement- Action under the
TNPP (Eviction of Unauthorised occupants)
Act, 1975 (Tamilnadu Act I of 1976) - Reg.

A Notice (in triplicate) under section 4 of the
Tamilnadu Public Premises (Eviction of unauthorised
occupants) Act, 1975 (Tamilnadu Act I of 1976) is sent
herewith for publication of the contents of the notice
by beat tom-tom in and around of
Village in Taluk and by affixing
a copy of the Notice Board of the Village Chavadi (or)
in any other conspicuous place such as the Village
Temple, Mosque or Church, Village School of this Village
as the case may be. The certificate of publication
may kindly be sent to this office at an early date.

.....2.....

2) A copy of the notice may also be published by affixture in the Notice Board of your office and the certificate of publication may kindly be sent to this office at an early date.

ESTATE OFFICER,
SIPCOT INDUSTRIAL COMPLEX,
.....

Encl: Notice under Section 4 of
the TNPP Act (in triplicate)

COPY SUBMITTED TO :

The Chairman and Managing Director, SIPCOT Ltd., 19-A, Rukmani Lakshmipathy Road, <u>Egmore, Madras-600 008.</u>	} for favour of kind } information please.
---	---

M.
23/7
G. V. (Arb.)

31/2/57

5/8 CMD
Ch
7/4

DRAFT

Ref. No. _____

Dt... _____

TO

Sir,

Sub: SIPCOT Industrial Complex,..... - Plot
No..... - Allotment made to M/s.....
..... - Non-fulfilment of
terms and conditions of Lease Deed - Action
under TNPP Act - Form 'B' Notice sent- Reg.

Ref: This Office Lr. No.....
dt.....

You have been served with a notice vide reference
..... cited and the same was received by you on
..... Your reply dt...../There is no
response to the notice.* Hence Notice in 'Form B'
under Section 4 of the TNPP Act 1975 is enclosed herewith
calling upon you to appear for ^{an} enquiry to be held on
..... at.....at the SIPCOT
Project Office

ENCL: Form 'B'

ESTATE OFFICER
SIPCOT INDL. COMPLEX,

Copy submitted to:

* To delete whichever is not
applicable

11/23/7

26/3
Perin (R)

3/2/77
C. N. (R)

1/6 C. N. D
8
[Signature]

FORM - B

(See Rule 4 of the Tamilnadu Public Premises (Eviction of Unauthorised Occupants) Rules, 1978)

Notice fixing the date of enquiry under Sec.5 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act I of 1976).

Whereas a notice under Sec. 4 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975, has been served on you on the ground that you have been in unauthorised occupation of Plot No..... bearing S.F. No..... of District in SIPCOT Industrial Complex, with an extent of

To modify
if there
is no
represent-
ation

And whereas you have made/not made representations in pursuance of the above notice against the order of eviction.

Take notice that I,, Estate Officer will hold an enquiry at the SIPCOT Administrative Office, SIPCOT Indl. Complex, on at and you are called upon to attend at the place named above, on the date specified and may produce, any evidence oral or recorded in support of your claim.

PLACE:

DATED:

ESTATE OFFICER
SIPCOT INDUSTRIAL COMPLEX,.....

TO
Name & Address of the Allottee

G.M.(A&L) 23/11/73
G.M.(PF&D)

[Handwritten signature]
/ e.m.d
7
2

ANNEXURE - III

FORM 'C'

(See rule 6 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Rules, 1978)

To

Residing in.....Village.....
Town
taluk..... district.....

Whereas possession of the premises described hereunder, which is the property of the ~~Government~~/Corporation/
✓ ~~Board/Authority~~ has been taken from you in pursuance of the eviction proceedings taken under Sub-Section(1) of Section 5 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976), you are hereby required to remove or cause to be removed, the property of the description mentioned below remaining on the premises, within fourteen days from the date of service of the notice in default of which, action will be taken to remove and dispose it of in public auction.

Description of the premises:-

(Extent of land with S.No. Classification, etc., and nature of buildings, if any,)

Place :

Date :

YK
23/7

Ths
A.M. (20)

ESTATE OFFICER
23/7/77

g C/M D
8
Ch
ye

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukamani Lakshmipathy Road, Madras-8.

CIRCULAR

Cir.No.16/93

Issued Dated:12.4.1993

Re- Issued Date:11.2.2021

SUB: SIPCOT Industrial Complexes – allottees committing defaults –
cancellation and resumption – settlement of accounts.

As per the terms of allotment of land to entrepreneurs as the Industrial Complexes, when an allotment of land is cancelled for any violation of the terms and conditions of lease deed, the plot cost/plot deposit already paid by the allottee is not refundable. However, requests are received in such cases for refund. The Board of Directors of SIPCOT at its meeting held on 29.3.93 has decided to delegate to the Managing Director powers for only refund in such cases, on the merits of each case, provided excises have not actually been carried out under TamilNadu Public Premises Eviction Act. The Board has also ratified the orders so far issued for refund by the majority directors in such cases.

B. VIJAYARAGHAVAN,
CHAIRMAN AND MANAGING DIRECTOR.

TO

ALL RMs/Pos.

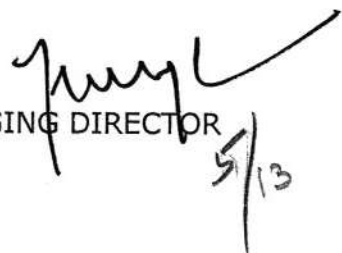
Cc to-

CMDs Table/PS to CMD.

All GMs/S.E.

All DGMs/AGMs

AGM(IA)


MANAGING DIRECTOR
5/13

Draft:

AD5/GMP/M.54/92

Dt. .12.93.

SIPCOT

CIRCULAR

Cir.No. 42 /93

Dated: 21.12.93.

Sub- SIPCOT Industrial Complexes - Allottees
committing defaults - cancellation and
resumption - settlement of accounts-reg.

Ref- Cir.No.16/93 dt.12.4.93.

Further to the circular referred above, the
Project Officers are submitting proposals for settlement
of accounts when an allotment of land is cancelled for
any violation of the terms and conditions of lease deed
and the land handed over by the allottees, after
execution of cancellation deed. ~~Based on the suggestions~~
~~of Internal Audit.~~ It has been decided to refund the
eligible amount ^{only} after registration of cancellation deed
~~only~~ in order to avoid any dispute at a later date.

Hence Project Officers are directed to ^{follow the above procedure and} send the
refund proposals for settlement of Accounts only after
registration of Cancellation Deed, ^{with immediate effect.} ~~in future.~~

S. J. 11/12
SHEELA BALAKRISHNAN
MANAGING DIRECTOR

To
All POs /RM S.
cc to-
M.Ds Table/PS to MD.
All HODs
AGM (Z.A.)
~~Internal Audit.~~

14/12
AGM (DN)

19/12/93
GM (PF&D).

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A RUKMANI LAKSHMIPATHY ROAD EGMORE MADRAS: 8.

Circular No. 43/93
~~E1/Misc/59/91~~

Dated 22.12.1993

CIRCULAR

Sub: SIPCOT - Providing Security Services to the assets of the units taken possession by SIPCOT under SFC/TNPPE Act and to SIPCOT Properties at Industrial Complexes.

Ref: Circular No.E1/Misc/59/91 dtd 14.9.92

In this Office Circular cited, instructions were issued for adopting the new system in the matter of providing Security Services through approved panel and also the procedures / guidelines to be followed in this regard. At present wherever the ^{merged and units} assisted units are taken possession of by SIPCOT, the Project Officers are engaging the services of Security Bureau as a temporary measure for a period not exceeding 89 days in all, in respect of units coming under their jurisdiction. The Project Officers are informed that they should strictly follow the instructions/guidelines issued in the above circular and the services of the same security Bureau should not be continued beyond 89 days under any circumstances. However this procedure should be resorted to only as a temporary measure until such time regular Security Bureau is arranged. The Officer concerned will be personally held responsible if the services of any Security Bureau is continued beyond 89 days. Further, action should be taken immediately to fix up a regular Security Bureau as per the circular cited.

The receipt of this Circular should be acknowledged.

To
All Project Officers
copy to:

RM, Gummidipoondi/Tuticorin, Ranipet
GM (PF&D)
ALL HODs

[Signature]
22/12
MANAGING DIRECTOR

[Signature]
21/12
GM (A&M) / *[Signature]*
22/12
GM (A&M)

[Signature]
21.12.93

Circular No.29/95

Dated: 27.7.1995

CIRCULAR

Sub: SIFCOT Indl. Complexes - Resumption
of land under INPF Act - Issue of
Notices - Reg.

Ref: This Office Circular No.14/93,
Dated 2.4.93.

- - -

It is brought to the notice of all P.Os that if any notice in Form 'A' is to be issued by any of the Estate Officers they are hereby directed to ensure that the party concerned is allowed clear ten days time for showing their cause from the date of notice in Form 'A'.

Receipt of the Circular may be acknowledged.

Sd/-

SHEELA BALAKRISHNAN
MANAGING DIRECTOR

To

All RMs

All POs

All Officers of A.D.Depts.

Copy to.

M.D's table

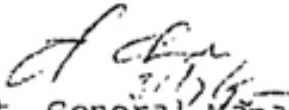
P.S. to M.D.

C.G.M.

G.M (F&L)

A.G.M (AD-I) & A.G.M (AD-II)

A.G.M (IA)


Asst. General Manager(AD-1)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshminpathi Road, Egmore, Chennai 600 008.

No.4/2012

Date:14.2.2012

CIRCULAR

Sub: SIPCOT Industrial Complexes /Parks /Growth Centres /
Information Technology Park – Not adhered the terms and
conditions of the Allotment Order - Resumption of plot under
TNPPE Act – Instructions issued – Reg.

Ref: H.O. Circular No.14/93, dated 2.4.1993.

In the Circular cited above, all the Estate Officers were directed to follow the instructions to be followed for taking action under TNPPE Act (copy enclosed). However, it has come to notice that some of the Estate Officers have deferred their action under TNPPE Act even after issuing final order subsequent to issuance of Form-A and Form-B and conducting enquiry, based on either Head Office interventions or on their suo moto. It is to be noted that the Estate Officers are appointed based on the Government Order under Tamil Nadu Public Premises (Eviction of unauthorized occupants) Act, 1975.

As per the said Act, the Estate Officers have to strictly follow the rules framed in G.O.P.No.2598, Revenue, 14th November 1978 (copy enclosed) and the guidelines given by the Hon'ble High Court, Madras in Brinda Muthu Swamy vs. SIDCO case reported in AIR 1983 Mad 261(1983), MLJ 422 (copy enclosed) while discharging their duties. As per the said Act, the Appellate Authority shall be the District Judge of the District in which the public premises situated or such judicial Officer as the District Judge may designate in this behalf. Hence, the Estate Officers should take cautious approach while taking action under TNPPE Act and the Officers in H.O. should know the act properly and they should also know that there should not be any interference, once the process is initiated under TNPPE Act by the Estate Officer.

Any failure in future on the above will be viewed seriously.

Sd/-

P.S./CHAIRMAN & MANAGING DIRECTOR

Encl.: As above.

To

Senior Project Managers/Project Managers / Project Officers

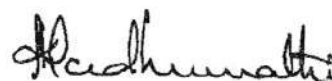
Copy to

All General Managers / HoDs

PS to CMD

PA to EDi/c.

//Forwarded by Order//



GENERAL MANAGER(D)i/c

TAMIL NADU PUBLIC PREMISES (Eviction of Unauthorised Occupants) RULES, 1978

(G.O. P.No. 2598, Revenue, 14th November 1978.)

No. SRO A - 292/78 :- In exercise of the powers conferred by section 20 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976), the Governor of Tamil Nadu hereby makes the following rules.

RULES.

1. Short title and commencement :- (1) These rules may be called the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Rules, 1978.

(2) They shall come into force on the 15th day of November 1978.

2. Definitions:- In these rules, unless the context otherwise requires—

(a) "Act" means the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976);

(b) "Form" means a Form appended to these rules;

(c) "section" means a section of the Act;

3. Service of notice:- (1) The estate officer shall cause a notice, as is Form A, to be served on the persons concerned or the persons who are in unauthorised occupation of the public premises.

(2) Such notice shall be published by beat of tom-tom, by affixing in the notice board of the village chavadi or in any other conspicuous place, such as the village temple, mosque or church, village school or in the notice board of the Corporate body or Board or Authority or in the notice board of the office of the Collector or Revenue Divisional Officer. Taulk

Tahsildar or Deputy Tahsildar, Village or Town Panchayat, Panchayat Union or Panchayat Township, Municipality or Municipal Township or City Municipal Corporation, as the case may be.

(3) The copy of the notice under sub section (4) of section 4, shall be served on the person concerned.

(a) by delivering or tendering it to that person; or

(b) if it cannot be so delivered or tendered, by delivering or tendering it to such person, or to any adult male member of the family of such person, or by affixing a copy there on the outer door of some other conspicuous part of the building open to public view in which that person is known to have last resided or carried on business or personally worked for gain; or

(c) failing service by any of the means aforesaid, by post or by affixing a copy of the said notice on some conspicuous part of the public premises or super structure to which it relates.

4. Notice for inquiries :- The estate officer, after considering the cause, if any shown by person in pursuance of a notice under rule 3, shall cause a notice, as in Form B, to be served on the person concerned or the person, who has been in unauthorised occupation and who has shown cause under rule 3, to appear for an inquiry to be conducted by him, on the date and hour specified by him.

5. Proclamation :- The estate officer or any person specially authorised by him in this behalf, shall cause, the fact or eviction of the occupants of public premises made under section 5 to be proclaimed by beat of tom-tom, in or near the locality concerned and such proclaimed shall be sufficient to show that the premises have been taken possession of by the estate officer.

6. Notice for the disposal of properly remaining in the premises.- (1) The notice referred to in sub-section (1) of section 6 shall be in Form C.

(2) The notice shall be served by delivering a copy to the person or persons from whom the possession of public premises has been taken or to any adult male member of the family, at his usual place of abode or to his authorised agent, or by affixing a copy thereof on some conspicuous part of this last known place of residence or on some conspicuous part of the premises evicted.

(3) A copy of the notice shall also be published by beat of tom-tom, by affixing on the notice board of the village chavadi or in any other public place such as the village temple, mosque or church, village school or in the notice board of the office of the Collector or Revenue Divisional Officer, Taluk Tahsildar or Deputy Tahsildar, Village or Town Panchayat, Panchayat Union or Municipality or the City Municipal Corporation as the case may be.

(1) Appeal under section 9:- Any person aggrieved by the orders of the estate officer made in respect of any public premises under section 5 or section 7 may, within thirty days from the date of such order, appeal to appellate officer. In computing the period of thirty days, the day on which the order appealed against was pronounced or communicated and the time required for obtaining a copy of that order shall be excluded. On all copies issued shall be entered the date of the order or communication the date of application for copy, the date on which the copy was ready for delivery and the date on which the appeal time expires.

(2) The Judicial officer referred to in section 9 shall be a Subordinate Judge having five years standing as such are with a total period of ten years standing as District Munsif and as Subordinate Judge.

8. Principle of assessment of damages:- (1) The notice referred to in sub-section (3) of section 7 shall be in Form D,

(2) The estate officer shall assess the damages under sub-section of section 7, as follows:-

If the total monthly income of the occupier at the time of eviction-

(i) is Rs.250 or less, 7 per cent of the current market value of the premises;

(ii) is above Rs.250 but below Rs. 1,000 7 per cent of two times of the current market value of the premises; and

(iii) is Rs.1,000 and above, 7 per cent of four time of the current market value of the premises.

9. Transfer of proceedings :- (1) The Collector, Divisional Engineer, High Ways and Rural Work and Executive Engineer, Public Works Department may, either *suo moto* or on application, for the reasons to be recorded in writing, transfer the proceedings pending before the Estate Officer concerned under his jurisdiction, to another Estate Officer under his jurisdiction.

FORM A.

(See rule 3 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Rules, 1978.)

Notice to show cause against orders of eviction under section 4 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976.)

Whereas, I
estate officer,
am of the opinion that the public premises to an extent of
in S.No.....

44 THE TAMIL NADU PUBLIC PREMISES RULES, 1978

T.S.No.
 in village
 in taluk, in Town.
 district;
 And whereas you have made representations in pursuance of
 the above notice against the order of execution ;

Take notice that, I Estate officer
 will hold an inquiry at on
 of 19 , and you are called upon to
 attend at the place named above, on the date specified and may
 produce, any evidence oral or recorded, in support of your claim.

Place.....

Date.....

Seal

Estate Officer

FORM B.

See rule 4 of the Tamil Nadu Public Premises (Eviction of
 Unauthorised Occupants) Rules, 1978.)

Notice fixing the date of inquiry under section 5 of the Tamil
 Nadu Public Premises (Eviction of Unauthorised Occupants) Act,
 1975 (Tamil Nadu Act 1 of 1976.)

Whereas a notice under section 4 of the Tamil Nadu Public
 Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil
 Nadu Act 1 of 1976), has been served on you on the ground that
 you have been in unauthorised occupation of an extent of
 S.No.

Place.....
 Date.....

Estate Officer

FORM C.

See rule 6 of the Tamil Nadu Public Premises (Eviction of
 Unauthorised Occupants) Rules, 1978.)

To

Residing in..... Village.....

..... Taluk, Town

District

wherever possession the premises described hereunder, which is

the from you, in pursuance of the eviction proceedings taken under such section (1) of section 5 of the Tamil Nadu Public Premies, (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976), you are hereby required to remove or cause to be removed, the property of the description mentioned below remaining on the premises, within fourteen days from the date of service of the notice, in default of which, action will be taken to remove and dispose it of, in public auction.

Description of the premises

(Extent of land with S.No., classification, etc. ... and nature of buildings if any).

Place

Date

Estate Officer

FORM D.

(See sub-rule (1) of rule 8 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Rules, 1978.)

Form of notice under sub-section (3) of section 7 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976.)

Whereas you have been in unauthorised possession of the premises on S.No./ T.S. No. (extent of land and description of the building of any) in village/ town, taluk, District, which is the property of the Government/ Corporation/ Board/ Authority;

And, whereas, the possession of the premises has been taken from you in pursuance of the eviction proceedings taken under section 5 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976), you are called upon to show cause, within thirty days from the date of service of this notice, why an amount of Rs. (Rupees only) being the damages caused, on account of the use and occupation of such premises, as assessed under sub-rule (2) of rule 8 of the said rules, should not be recovered from you.

Madras High Court

Madras High Court

Brinda Muthuswami vs The Tamil Nadu Small Industries ... on 1 March, 1983

Equivalent citations: AIR 1983 Mad 261, (1983) 1 MLJ 422

Author: Gokulakrishnan

Bench: Gokulakrishnan, N Sundaram

JUDGMENT

Gokulakrishnan, J.

1. The petitioner in W.P.No.3875 of 1981, is the appellant herein. She has filed the said writ petition for issue of a writ of certiorari or other appropriate writ or direction in or to quash the notice issued by the Development Officer SIDCO, Industrial Estate, Guindy (second respondent) dt 12.05.1981 under the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Rules 1978 (hereinafter referred to as the Rules).

2. The short facts for the purpose of this case are as follows : According to the appellant, she was occupying No. C-52 Industrial Estate, Guindy for the purpose of her business as and from 1.1.1977. It is unnecessary for us to deal with the proceedings of the second respondent for recovery of arrears from the appellant and also the proceedings of the Bank against the appellant and other to recover its dues. The second respondent as per Rs. 3 of the Rules issued a notice under Form A to the appellant calling upon her to show cause on or before ten days of the date of issue of this notice as to why an order of eviction should not be made under sub-sec. (1) of S. 4 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act 1975 (Tamil Nadu Act 1 of 1976) (hereinafter referred to as the Act). To this notice the appellant sent a reply alleging that her tenancy has been regularised, that she is in occupation after regularising her occupation and that the authorities must drop the proceedings against her. She has also requested for a personal hearing to represent her case. Subsequent to this reply, the second respondent issued notice under Form B as per Rs. 4 of the Rules intimating the appellant that an enquiry will be held at 11 a.m. on 30.04.1981, at the Industrial Estate, Guindy and directing her to attend the enquiry and produce any evidence oral or recorded, in support of her claim on 04.05.1981, at 3 p.m. the enquiry was conducted and the report as to the state of facts as on that date was recorded by the second respondent. Subsequently the second respondent issued notice as per Form C prescribed under R. 6 of the Rules. In that Rule it is stated as follows :-

"Whereas possession of the premises described hereunder which is the property of the Government authority has been taken from you in pursuance of the eviction proceedings taken under sub-sec (1) of S. 5 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act 1975 (Tamil Nadu Act 1975), you are hereby required to remove or cause to be removed the property of the description mentioned below mentioned below remaining on the premises within 14 days from the date of service of the notice in default of which action will be taken to remove and dispose it of at a public auction".

3. In that notice, the description of the factory unit in the possession of the appellant has been given. It is this notice that was questioned in W.P. 3875 of 1981. The learned single Judge of this court dismissed the writ petition by passing the following order :-

4. Mr.N.V.Balasubramaniam, learned counsel appearing for the appellant submitted that the writ petition is maintainable in view of the decision rendered by a Bench of this court in the General Manager, United India Fire and General Insurance Co, Ltd by A.A.Nathan, 1981 Lab IC 1076. The learned counsel also points out that the decision rendered by a single Judge of this court in R. Eucharista v. State of Tamil Nadu, (1980) 2 Lab LJ 363 will support his contention. It is further submitted that inasmuch as an order under S. 5 of the Act has not been passed by the officer concerned, the impugned notice is wholly incompetent. He also submitted that the third respondent who is the subsequent allottee of the Unit by name M/s. Date Coatings, Madras is not a proper party to be added.

5. As against this argument Mr.V.T.Arasan, learned counsel appearing for the respondents 1 and 2 submitted that the notice in Form C which is questioned in the writ proceedings is the notice that is contemplated under S. 5 of the Act and as such the notice issued in Form C is competent and valid. He further submitted that Form C notice issued as per the rules is for passing an order under S. 5 of the Act.

6. Mr.S.Govind Swaminathan, learned counsel appearing for the third respondent, also submitted that Form C notice was only under S 5 (1) of the Act and that must be equated to the order of eviction contemplated under S. 5 (1) of the Act.

7. Mr.N.V.Balasubramaniam learned counsel for the appellant in reply submitted that without an order under S. 5 of the Act, the authority should not have jumped from S. 4 to S. 6 of the Act and as such the notice which actually must be deemed as a notice under S. 6 has to be quashed.

8. Inasmuch as the learned single Judge of this court had disposed of the matter only on the ground that the writ petition is not maintainable against respondents 1 and 2 he has not adverted to the competency appearing for the appellant and also conceded by the learned counsel appearing for the respective respondents herein that the Bench decision in the General Manager. United India fire and General Insurance Co, Ltd. v A.A.Nathan, 1981 Lab IC 1076 clearly establishes that the writ will lie against respondents 1 and 2. Hence we hold that the appellant's writ petition is maintainable as against respondents 1 and 2.

9. Section 4 of the Act contemplates issue of notice to show cause against an order of eviction. By Form A respondents 1 and 2 called on the appellant as to why an order of eviction should not be made under sub-sec (1) of S. 4 of the Act. For the said notice the appellant has sent a reply dated 15.04.1981 alleging that her tenancy has been regularised that she has paid rent for the Unit from 24.07.1980 to March 1981 at the rate of Rs. 636 per month that the allegation that the appellant is in unauthorised occupation of the premises C-52 Industrial Unit, is unfounded and arrived at without materials and reasons, and that the proposed action against the appellant has to be dropped. In that reply the appellant has also asked for a personal hearing. Subsequent to this reply, the second respondent issued a notice under Form B as per R. 4 of the Rules intimating the appellant that one S. Subbiah, Estate Officer/Development Officer, Industrial Estate, Guindy will hold an enquiry at 11 a.m. on 30.04.1981 at the office of the Development Officer, Industrial Estate, Guindy, Madras -32, that the appellant has to attend at the place named above and that she may produce any evidence, oral or recorded in support of her claim. There was an enquiry on 4.5.1981 at about 3 p.m by the second respondent and he has recorded the factum of the enquiry. Subsequently, the impugned notice was issued under Form C. We are not able to see any order of eviction as such passed by the second respondent or any other competent authority within the meaning of S. 5 of the Act. Form C was issued in pursuance of Rs. 6 of the Rules R. 6 of the Rules reads as follows :-

"6. Notice for the disposal of property remaining in the premises (1) The notice referred to in sub-sec (1) of S. 5 shall be in Form C.

(2) The notice shall be served by delivering a copy to the persons from whom the possession of public premises has been taken or to any adult male member of the family at his usual place of abode or to his authorised agent, or by affixing a copy thereof on some conspicuous part of his known place of residence or on some conspicuous part of the premises evicted.

(3) A copy of the notice shall also be published by beat of tom by affixing on the board of the village chavadi or in any other public place such as the village temple mosque or church, village school or in the notice Board of the office of the Collector or Revenue Divisional Officer, Taluk Tahsildar or Deputy Tahsildar Village or Town Panchayat, Panchayat Union or City Municipality Corporation as the case may be".

10. It is clear from R. 6 of the Rules that this rule is intended for giving notice for the disposal of property remaining in the premises. R. 6 (1) of the Rules states that the notice referred to in sub-sec. 9(1) of S. 5 shall

be in Form C. That is why Mr.V.T.Arasan and Mr.S.Govind Swaminathan, learned counsel appearing for the respective respondents submitted that the notice under Form C issued is in effect the order of eviction contemplated under S. 5 of the Act. S. 8 of the Act deals with disposal of property left on public premises by unauthorised occupants. R. 6 of the Rules which specifies Form C also states that Form C notice is for the property remaining in the premises.

11. Section 5 of the Act reads as follows :-

"5. Eviction of unauthorised occupants - (1) If after considering the cause, if any, shown by any person in pursuance of a notice under S. 4 and any evidence he may produce in support of the same and after giving him a reasonable opportunity of being heard the estate officer may make an order of eviction, for reasons to be recorded therein directing that the public premises shall be vacated, on such date as may be specified in the order by all persons who may be in occupation thereof or any part thereof and cause a copy of the order to be affixed on the outer door or some other conspicuous part of the public premises.

(2) If any person refuses or fails to comply with the order of eviction under sub-sec. (1) the estate officer or any other officer duly authorised by the estate officer in this behalf may evict that person from and take possession of the public premises and may, for that purpose, use such force as may be necessary."

12. There is nothing in S. 5 of the Act which refers to the notice contemplated under R. 6 of the Rules. On the other hand the above section is clear and categoric to the effect that after giving the party concerned a reasonable opportunity of being heard the Estate Office, if satisfied that the premises is unauthorisedly occupied, may make an order of eviction for reasons to be recorded therein. It is only subsequent to the order of eviction and taking possession under sub-sec (2) of S. 5 of the Act, disposal of the property left on public premises by unauthorised occupants arises. S 5 of the Act definitely contemplates (1) notice under S 4 of the Act (2) recording of evidence that maybe produced in support of the notice under S: 4 of the Act : (3) giving reasonable opportunity to the unauthorised occupant to represent the case : (4) the Estate Officer must be satisfied that the public premises is unauthorisedly occupied (5) the Estate Officer afterwards has to make an order of eviction (6) such an order of eviction must be supported by reasons : (7) that order must direct the unauthorised occupier to vacate the premises on such date as may be specified in that order and (8) the copy of the said order has to be affixed on the outer door or in some other conspicuous part of the public premises in question. When all these requirements are satisfied, it will be deemed that a proper order under S 5 of the Act has been passed. If such an order is passed the affected party has an opportunity of filing an appeal to the Appellate Authority of the district in which the public premises is situated or such other judicial officer in that district of not less than such years standing as may be prescribed and as the District Judge may designate in this behalf. S. 9 of the Act reads as follows :-

"Appeals - (1) An appeal shall lie from every order of the Estate Officer made in respect of any public premises under S. 5 or S. 7 to an appellate officer who shall be the District Judge of the district in which the public premises are situated or such other judicial officer in that district of not less than such number of years standing as may be prescribed and as the District Judge may designate in this behalf.

(2) An appeal under sub-sec (1) shall be preferred within such period as may be prescribed.

(Rest of the section not reproduced as unnecessary for the purpose of this case.)

Thus, we are able to see that a substantial right is conferred upon the unauthorised occupant against whom orders of eviction are passed to prefer an appeal. S. 5 of the Act also cast duties upon the second respondent before invading S. 6 of the Act. It is not stated before us that before the impugned notice, any order of eviction has been passed, and any proceedings taken for securing possession. When a substantial right has been given to a party by the provisions of an enactment the authorities concerned cannot ignore the same and invoke the provision which arises only subsequent to the order of lawful eviction that has to be passed under

take in the rule by stating that Form C is for S 5 (1) of the Act, that will not absolve the authorities concerned from passing an order of eviction as contemplated under S. 5 of the Act.

13. For all these reasons, the impugned notice is quashed with the result, the writ appeal is allowed. No costs. It is made clear that the authorities concerned can proceed to make an appropriate order of eviction pursuant to the enquiry already held.

14. Appeal allowed.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

Circular No.85 /2020

Date:12.10.2020

CIRCULAR

Sub : SIPCOT Industrial Parks / Complexes / Growth Centres –
Non adherence of the terms and conditions of the allotment
order / lease deed – Cancellation of allotment – Resumption
of plot under TNPP(E) Act – Procedure - Reg.

Ref: 1) Circular No.3/90 dt.3.5.1990.
2) Circular No.14/93 dt.2.4.1993.
3) Circular No.4/12 dt.14.2.2012.

SIPCOT shall resort to the procedure as contemplated under the **Tamil Nadu Public Premises (Eviction of Un-authorized occupants) Act, 1975**, to resume the Plot which was leased out to the allottee, in the following circumstances:

1. If it is found that the allottee is in non-compliance of the terms and conditions of the allotment order or of the lease deed including non-implementation of the project and /or having unutilized extent of the allotted plot and /or non-payment of dues to SIPCOT; and
2. If the leasehold rights of the allotted plot is sold out / attached / sold in satisfaction of attachment of any debt(s) by the allottee without the knowledge of SIPCOT, as per the terms of the lease, SIPCOT is entitled to determine the lease and initiate the proceedings.

The procedure to be followed for cancellation and resumption of the allotted plot under the TNPP(E) Act, for non compliance of the terms and conditions of allotment order or the lease deed are as detailed below:

1. As per the terms of the deed of Lease, 90 days notice shall be issued to the allottee through Registered Post with Acknowledgement Due (RPAD.)
2. In response to the 90 days' notice, if the allottee makes any representation, the same shall be decided on merits.

3. If the allottee fails to take remedial action within 90 days, the order of the allotment issued shall be cancelled by way of issue of cancellation order.
4. The allottee shall be directed to execute the surrender deed within 15 days from the date of cancellation order, failing which necessary action shall be initiated for resumption of the plot under TNPP(E) Act.
5. If the allottee fails to surrender the plot within 15 days from the date of cancellation order, the Estate Officer / Project Officer shall initiate necessary action for resumption of the plot under TNPP(E) Act.
6. The Estate Officer shall issue **Form-A notice** calling upon the allottee to show cause on or before 10 days as to why an order of eviction should not be made, as per Section 4 of **TNPPE Act, 1975**. The covering letter and Form-A notice should be as in **Annexures – I (a) & (b)**.
7. The service of Form – A notice should be as follows:
 - (i) The Estate Officer shall cause a notice, as is **Form A**, to be served on the persons concerned or the persons who are in unauthorised occupation of the public premises.
 - (ii) Such notice shall be published by beat of tom-tom, by affixing in the notice board of the village chavadi or in any other conspicuous place, such as the village temple, mosque or church, village school or in the notice board of the Corporate body or Board or Authority or in the notice board of the office of the Collector or Revenue Divisional Officer, Taluk Tahsildar or Deputy Tahsildar, Village or Town Panchayat, Panchayat Union of Panchayat Township, Municipal Township or City Municipal Corporation, as the case may be.
 - (iii) The copy of the notice under sub-section (4) of section 4, shall be served on the person concerned:

- (a) by delivering or tendering it to that person; or
 - (b) if it cannot be so delivered or tendered, by delivering or tendering it to any adult male servant of such person, or to any adult male member of the family of such person, or by affixing a copy thereof on the outer door or at some conspicuous part of the premises in which that person is known to have last resided or carried on business or personally worked for gain; or
 - (c) failing service by any of the means aforesaid, by post or by affixing a copy of the said notice on some conspicuous part of the public premises or super structure to which it relates.
8. The copy of the Form-A notice should be submitted to the District Collector, Revenue Divisional Officer, Tahsildar / Taluk Office, Block Development Officer & Village Administrative Officer through a letter as per the Annexure-I (c).
9. The Estate Officer, after considering the cause, if any shown by the allottee in pursuance of Form – A notice, shall issue the notice as in **Form B** to be served on the allottee, calling upon to appear for an inquiry to be conducted by the Estate Officer, on the date and hour specified there under, as per **Sec.5** of TNPPE Act, 1975 read with rule 4 of TNPPE Rules, 1978. The covering letter and Form-B notice should be as in **Annexures –II (a) & (b)**.
10. Form- B notice may be served either in person or by RPAD as rule 4 does not specifically provide any mode of service.
11. **Order of eviction u/s. 5 of TNPP(E) Act:**
- (i) In pursuance of the notice, and after considering the cause and evidence produced by the allottee by giving the allottee a reasonable opportunity of being heard, the Estate Officer is

satisfied that the premises are in unauthorized occupation, he may make an order of eviction by recording the reasons therein.

- (ii) The Order of Eviction should direct the allottee that the allotted Plot or part thereof (in respect of which Form A and Form B are issued) **shall be vacated, on such date specified therein.**
- (iii) The order of eviction should be sent by RPAD and should be affixed noticeably on the part of the allotted plot or some other conspicuous part of the public premises and should be photographed.
- (iv) If any person refuses or fails to comply with the order of eviction, the Estate Officer should evict them, and take possession of, the plot for which eviction order issued and may, for that purpose, use such force as may be necessary.
- (v) The Estate Officer shall cause the fact of eviction of plot made under section 5 of the Act to be proclaimed by beat of tom- tom, in or near the locality concerned and such proclaimed shall be sufficient to show that the premises have been taken possession of, by the Estate Officer.

12. Disposal of the Property: After taking possession of the plot, the Estate Officer should issue 14 days notice vide Form-C (RPAD) from whom the possession of the plot has been taken or by affixing a copy thereof on some conspicuous place. After publishing the notice in at least one News Paper having circulation in the locality, **remove or cause to be removed or dispose of** by public auction, any property remaining on such premises u/s.6(1) of TNPPE Act, 1975. The Form-C notice should be as in **Annexure -III.**

- 13** The Estate Officer has to assess the damages under Sec 7(2) and vide **FORM-D**, from whom the possession of the plot has been taken should be called upon to show cause within thirty days from the date of service of this notice as why such amount, towards the damages should not be recovered on account of the unauthorized use and occupation of the allotted lands. The Form-D notice should be as in **Annexure -IV**.
- 14** In case of Legal proceedings before any Courts / NCLT / NCLAT or SARFAESI proceedings initiated by Banks, pending in respect of allottee companies, the Estate Officer / Project Officer should inform and get approval from Head Office, before proceeding under TNPPE Act.
- 15** The Estate Officer / Project Officer should submit periodical report to Head Office on the status of resumption proceedings.
- 16** All notices under the TNPPE Act / Rules shall be by way of RPAD only.

Sd/--
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All General Managers
All HODs
All Project Officers
PS to MD
PA to ED

//Forwarded by Order//


GENERAL MANAGER (P-III)i/c.

DRAFT

Ref.No.

Date :

To

/By RPAD/

Sir,

Sub: SIPCOT Industrial Complex / Park / Growth Centre- Plot
No.....- Allotment made to you – Non-fulfillment of terms and
conditions of Lease Deed – Action under TNPP(E) Act – Reg.

Ref: 1) SIPCOT Allotment Order No.....dt.....
2)
3)

The Plot allotted to you by SIPCOT has been cancelled for the reasons stated
in reference..... cited. A notice (Form-A) to show cause against order of eviction
under Section 4 of the TNPP(E) Act, 1975 (Act 1 of 1976) is sent herewith.

Yours faithfully,

ESTATE OFFICER.

Encl : Form-A Notice under Sec.4
Of the TNPP(E) Act.

COPY TO:

The Managing Director / SIPCOT with ref. to Lr.No.....dt.....

Notice Board

Copy for affixing on the conspicuous plot of the premises of which eviction
proposed.

FORM A

[Under rule 3 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Rules, 1978.]

Notice to show cause against orders of eviction under section 4 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976).

Whereas, I, _____ Estate Officer, SIPCOT Industrial Complex / Park / Growth Centre _____ Taluk, _____ District, am of the opinion that the Public Premises Plot No. _____ in S.F. No. _____ in SIPCOT Industrial Complex / Park / Growth Centre _____ District is under your unauthorized occupation.

I call upon you to show cause on or before 10 days from the date of issue of this notice, why an order of eviction should not be passed under sub-section (1) of Section 4 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976).

Date:.....

Place:.....

ESTATE OFFICER

To

(Name and address of the allottee)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.,
PROJECT OFFICE, SIPCOT INDL. COMPLEX, GUMMIDIPOONDI – 601 201

Ref. No.

Dated:

To

THE DISTRICT COLLECTOR,.....

THE REVENUE DIVISIONAL OFFICER,.....

THE TAHSILDAR / TALUK OFFICE,.....

THE BLOCK DEVELOPMENT OFFICER,.....

THE VILLAGE ADMINISTRATIVE OFFICER,.....

Sir,

Sub: SIPCOT Industrial Complex,.....- Allotment of Plot No.....to
M/s.....- Non-fulfillment of terms & conditions of Lease-
cum - sale agreement – Action under the TNPP (Eviction of
Unauthorised occupants) Act, 1975 (Tamilnadu Act I of 1976) – Reg.

A Notice (in triplicate) under section 4 of the Tamilnadu Public Premises (eviction of unauthorized occupants) Act, 1975 (Tamilnadu Act I of 1976) is sent herewith for publication of the contents of the notice by beat tom-tom in and around of Village in Taluk and by affixing a copy of the Notice Board of the Village Chavadi (or) in any other conspicuous place such as the Village Temple, Mosque or Church, Village School of this Village as the case may be. The certificate of publication may kindly be sent to this office at an early date.

2. A copy of the notice may also be published by affixing in the Notice Board of your office and the certificate of publication may kindly be sent to this office at an early date.

ESTATE OFFICER,
SIPCOT INDUSTRIAL COMPLEX / PARK / GROWTH CENTRE

Encl : Notice under Section 4 of
The TNPP(E) Act (in triplicate)

COPY TO:
The Managing Director / SIPCOT

DRAFT

Ref.No.

Date :

To

/By RPAD/

Sir,

Sub: SIPCOT Industrial Complex / Park / Growth Centre- Plot
NO.....- Allotment made to M/s..... - Non-fulfillment of
terms and conditions of Lease Deed - Action under TNPP(E) Act -
Form 'B' Notice sent - Reg.

Ref: This office Lr.. No.....dt.....

You have been served with a notice vide reference.....cited and the same
was received by you on Your reply dt..... is received / There is no
response to the notice *.

Notice in 'Form B' under section 4 of the TNPP(E) Act 1975 is enclosed
herewith calling upon you to appear for an enquiry to be held on at
..... at the SIPCOT Project Office.

ESTATE OFFICER

SIPCOT INDL. COMPLEX / PARK / GROWTH CENTRE.....

ENCL: Form 'B'

* To delete whichever is not applicable

Copy to:

The Managing Director / SIPCOT with ref. to Lr.No.....dt.....

Notice Board

Copy for affixing on the conspicuous plot of the premises of which eviction
proposed.

FORM B

[Under rule 4 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Rules, 1978.]

Notice fixing of the date of enquiry under section 5 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976).

Whereas a notice under Section 4 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976), has been served on you on the ground that you have been in unauthorized occupation of Plot No bearing S.F. No _____ of _____ District in SIPCOT Industrial Complex / Park / Growth Centre _____ with an extent of _____

And whereas you **have made / not made*** representations in pursuance of the above notice against the order of execution;

Take notice that, I, _____ Estate Officer, will hold an enquiry at the SIPCOT Administrative Office, SIPCOT Indl. Complex / Park / Growth Centre _____ on _____ at _____ and you are called upon to attend at the place named above, on the date specified and may produce, any evidence oral or recorded, in support of your claim.

Place.....

Date.....

SIPCOT INDUSTRIAL COMPLEX / PARK / GROWTH CENTRE.....
Estate Officer
SEAL

TO
Name & address of the Allottee

***Strike of the inapplicable.**

FORM C

[Under rule 6 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Rules, 1978.]

To

/By RPAD/

Whereas possession of the premises described hereunder, which is the property of the Corporation has been taken from you in pursuance of the eviction proceedings taken under sub-section (1) of section (5) of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976), you are hereby required to remove or cause to be removed, the property of the description mentioned below remaining on the premises, within fourteen days from the date of service of the notice, in default of which, action will be taken to remove and dispose it of, in public auction.

Description of the premises:-

(Extent of land with S.No., classification, etc.....and nature of building if any)

Place.....
Date.....

ESTATE OFFICER

FORM D

[Under sub-rule(1) of rule 8 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Rules, 1978.]

To

/BY RPAD/

Notice under sub-section (3) of section 7 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976).

Whereas you have been in unauthorized possession of the premises on S.No./T.S.No.....(extent of land and description of the building of any) invillage/town,.....taluk.....District, which is the property of the Corporation;

And, whereas, the possession of the premises has been taken from you in pursuance of the eviction proceedings taken under section 5 of the Tamil Nadu Public Premises (Eviction of Unauthorised Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976), you are called upon to show cause, within thirty days from the date of service of this notice, why an amount of Rs..... (Rupees.....only) being the damages caused, on account of the use and occupation of such premises, as assessed under sub-rule (2) of rule 8 of the said Rules, should not be recovered from you.

Place.....
Date.....

ESTATE OFFICER

4. SUB-LEASING

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

CIRCULAR

Cir.No. Dev/ 65 /97

17.10.97.

Sub: Permission for sub-leasing of Industrial building - delegation of powers to General manager (P&D) for sub-leasing-reg.

SIPCOT allots lands for industries in Industrial complexes and executes deed in favour of allottees who have complied with terms and conditions of the agreement and also permits them on lease basis for 99 years. Some of the allottees are approaching SIPCOT for our permission for sub-leasing the portion of land and building to the third party as per our lease cum sale deed/lease deed conditions.

The sub-leasing to a third party by the lessee may be permitted to the lessee on the following terms and conditions in addition to Lease cum sale deed/lease deed conditions.:

1. The sub-lessee should give an undertaking to SIPCOT that he is agreeable for all the terms and conditions stipulated by SIPCOT from time to time.
2. The land alone (excess of land) will not be permitted for sub-leasing by the lessee.

3. The period of sub-leasing should not exceed more than three years. In case further extension is required they should ask for extension of time further with SIPCOT such sub-lease may be permitted not exceeding the period of term loan repayments to the respective financing institutions to the project of sub-lessee.

4.a. The lessee should not have any dues to SIPCOT. In case of any dues after sub-leasing, the sub-lessee is also jointly responsible for payment of SIPCOT dues.

b. The allottee(lessee/sub-lessee) should pay the tentative payments of maintenance equivalent to previous half year demand and three months water charges in advance. This advance amount would be adjusted at the termination of the sub-lease. In case if any additional payment has to be made by the allottee/sub-lessee at every demand raised by SIPCOT the same should be paid without default.

5. The other terms and conditions of lease-cum sale deed/lease deed to the lessee will also apply to the sub-lessee.

If the above conditions are fulfilled/agreeable by the sub-lessee to SIPCOT, their requests for sub-lease may be considered.

The General Manager (P&D) is delegated with powers to accord permission to sub-lease the portion of the land and building to a third party by the lessee.

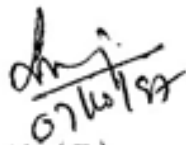



(QUDSIA GANDHI)
MANAGING DIRECTOR.

2
2

COPY TO:

All G.Ms.
C.E.
ALL HODS
R.MS.
ALL P.OS
All Officers in Development department.
P.S. to Chairman.
P.S. to M.D.


D.M. (P)
D.G.M. (D)
A.G.M. (L)
G.M. (P&D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 001

...

Cir.No.36/98

Dated: 14.2.1998.

CIRCULAR

Sub: SIPCOT Industrial Complexes/Parks/
Township - Buildings let out on Rent
- Land Cost in Rental Valuation -
Board's decision - Communicated-Reg.

...

As per the decision of the Board in its Meeting held on 27.8.1998, the valuation of Land in fixation of Rent for the buildings let out for Service Departments and also for buildings meant for Canteen, School etc, in the Industrial Complexes/Parks/Township developed by SIPCOT should be adopted on the following basis.

1. Out of the total Plot cost, the Plot Deposit portion alone should be taken as the rate of Land Cost.

2. For arriving at the land value, the land area should be taken as 1.5 times of the builtup area instead of full land area earmarked for such buildings in the layout.

The Project Officers are advised to submit proposals on the above basis.

QUDSIA GANDHI
MANAGING DIRECTOR

To

All General Managers.
Chief Engineer, SIPCOT.
All Heads of Departments.
All Regional Managers.
All Project Officers.
All Officers of Development
and Planning Department.
PS to Chairman
PS to Managing Director.

/Forwarded by order/


17/2/98
DEPUTY GENERAL MANAGER(D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshminpathy Road, Egmore, Chennai-600 008
Circular No. 14 '98

Dated: 6.4.1998.

C I R C U L A R

Sub: SIPCOT Industrial Complex, Cuddalore-
allotment of plot to M/s. Indo-Doha
Chemicals and Pharmaceuticals P.Ltd.-
sub-lease to M/s. SPIC Pharma Ltd -
reg.

Ref: SIPCOT's Lr.No. F&R/IS/561/95, dt. 11.7.95.

...

It is noted from the letter cited that SIPCOT(F&R) Department has permitted Indo-Doha Chemicals & Pharmaceuticals P.Ltd. to sub-lease the factory to M/s. SPIC Pharmaceuticals Division for three years from 7.12.94. Since Development Department has already executed lease deed with M/s. Indo-Doha Chemicals & Pharmaceuticals Ltd., the company is required to obtain approval of Development Department also for such leasing the leasehold right of SIPCOT's land but the company has not approached the Development Department as it has been under the impression that Project Finance Department approval would mean approval of SIPCOT in its entirety.

With regard to companies having factories in industrial plots in SIPCOT complexes, whenever at the request of the promoter, the Project Finance Departments deem it fit to accord approval for sub-leasing their fixed assets that Department shall circulate the file to the Area Development Department and only with their concurrence such permission shall be accorded. It may also be informed to the concerned firm that regarding compliance of terms and conditions of lease deed the Area Development Department's authority shall be obtained.

Project Finance Department are requested to mark copy of such letters to Development Department for information and further necessary action.

Sd/-
MANAGING DIRECTOR.

Copy to:

G.Ms/C.E
All MDs/RMs/P.Os
All Officers in P.F-I, P.F-II, I.D.,
Development Dept. & Planning Dept.
P.S. to M.D.
P.S. to Chairman.

[Signature]
11/4/1998
DEPUTY GENERAL MANAGER (D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
No.19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI – 600 008.

CIRCULAR

Circular No.21/2015

Date :12.10.2015

Sub : Permission for sub-leasing of Industrial land and Buildings to group companies and others in SIPCOT Industrial Complexes / Parks / Growth Centres – Maintenance of sub-lease Register – instructions issued – reg.

Ref : O.O. No.07/12 dt.14.08.2012.

In the reference cited Office Order, a comprehensive instruction has been issued about the permission for sub-leasing of industrial land and buildings by the allottees of SIPCOT based on merits of each case and the license fee to be collected from the allottees, who is permitted to sub-lease the buildings to group companies and others.

It has been noted that the permission granted for sub-leasing has not been properly followed up regarding the payment of license fee and the renewal of sub-lease after expiry of the sub-lease period. There may be cases that the allottee is continuing the sub-lease even after the expiry of the sub-lease period without renewal of the same and also without payment of license fee to SIPCOT. In order to have proper control over the sub-leasing of land / built-up area by the allottees, all the SPMs / PMs / POs are advised to maintain the sub-lease register as per the format enclosed in Annexure enclosed.

The SPMs / PMs / POs shall periodically inspect the premises of the allottees, who are permitted to sub-lease and send suitable proposal in advance for the renewal of sub-lease, in case of the allottee willing to continue the sub-leasing permitted by SIPCOT. Further, they are also advised to send report to Head Office,

...2...

: 2 :

as and when the discrepancies are noted in the premises regarding the extent permitted to sub-lease, remittance of license fee and the sub-lessee who has actually occupied the premises in the plot allotted to the Lessee / allottee.

All the SPMs / PMs / POs are advised to adhere the above instructions strictly and there should not be any lapse in this regard.

Sd/-----
MANAGING DIRECTOR.

Encl.: Format for Sub-lease Register.

To

All SPMs / PMs / POs

Copy to:

GM-I

GM -II

S.E. (i/c.)

All HODs

IA Department

PS to MD

DI & DII Dept.

P&SP

Legal Dept

Finance Dept

/ Forwarded By Order /


General Manager - II.



ANNEXURE

SUB-LEASE REGISTER
SIPCOT INDUSTRIAL COMPLEX / PARK / GROWTH CENTRE

- | | |
|---|---|
| 1. Name of the Allottee | : |
| (i) Plot No. | : |
| (ii) Extent | : |
| 2. Date of Execution / Registration of Lease Deed : | : |
| 3. Date of Handing over of possession to the allottee | : |
| 4. Date of Commencement of construction | : |
| 5. Date of Commencement of commercial production | : |
| 6. Total constructed area in sq.ft. | : |
| 7. Name of the Sub-lessee with address | : |
| 8. Purpose for sub-leasing permitted | : |

: 2 :

9. Sub-lease details:-

Sl. No.	SIPCOT Lr. No. & Date for sub-lease approval	Period of sub-leasing		Area sub-leased Plot / Extent in sq.ft. / Acres	License fee per sq.ft. per month	Total license fee (Rs.)	Amount remitted	License fee remitted Rec. No. /Date	Interest remitted / due for belated payment	Renewal of sub-lease due on	Service Tax paid	Statutory approvals obtained by the Sub-Lessee
		From	To									
(1)	(2)	(3)		(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)

Note : A separate page for each sub-leasing shall be maintained.

Sd/-----
MANAGING DIRECTOR.

/ Forwarded By Order /
General Manager - II.

[Signature]
General Manager - II.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukamani Lakshmipathy Road, Egmore, Chennai-600 008

Circular No.38/2019

Date:31.10.2019

For circulation
31/10/2019

CIRCULAR

Sub: Creation of Plug & Play Facility at SIPCOT Industrial Complexes / Parks /
Growth Centres – Allotment of land to Entrepreneurs – Reg.

The Board of SIPCOT at its meeting held on 10.10.2019 authorized the Managing Director, SIPCOT to allot land for creating Plug & Play Facility for the manufacturing activity including the requisite support infrastructure viz. industrial warehousing, industrial storage, logistics, Light Engineering Assembly etc. at industrial allotment rate subject to the following conditions:

- The land use pattern of the plot/plots allotted shall remain unchanged during the entire period of lease;
- The land shall be put into use within the prescribed time limit of 30 months from the date of allotment;
- The remittance of applicable sub leasing charges;
- The built up space alone shall be sub-leased not the vacant plot;
- The plug and play facility to be created shall cater to the industries / products that have been prescribed / permitted in the Environmental Clearance of the respective industrial park.

J.KUMARAGURUBARAN
MANAGING DIRECTOR

To

All HODs

All Project Officers,
SIPCOT Industrial Complexes /
Parks / Growth Centres

PS to MD

PA to ED

PA to GM(A&LA)

PA to C(O)

Prj

/Forwarded by order/

Am-2 - 11/11/19

AO-m - 11/11/19

AO-J - 11/11/19

General Manager(P-II)/c

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LTD.,
No.19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 600 008.

OFFICE ORDER

O.O.No.07/12

Date : 14-8-2012

Sub : Permission for sub-leasing of Industrial land and buildings
to companies under same management and others in
SIPCOT Industrial Complexes/Parks/Growth Centres -
Reg.

Ref : 1) Circular No.Dev/65/97 dt.17-10-1997
2) Office Order No.2/07 dt.3-5-2007

The Board at its meeting held on 18-7-2012 reviewed the policy of sub-lease based on the recommendations of Sub-committee for framing comprehensive guidelines for sub-leasing and also taking into account the policies adopted by other States. The Board after detailed discussions, decided to grant permission for sub-leasing to the allottees of SIPCOT based on merits of each case and on payment of licence fee, for a period of 5 years, which is renewable for every 3 years, subject to the conditions specified herein and in supersession of the Circulars in the references cited and to collect the licence fee annually.

As decided by the Board of SIPCOT, the licence fee to be collected for different categories of sub-leasing are as given below :

Sl. No.	Sub-leasing of Land & Building to	Licence Fee per Sq.ft./month for the year 2012-13 (with increase of 5% every year w.e.f. 1 st April of that year)
I	Group Companies @ i) 50% of the built up area ii) Above 50% of the built up area	Rs.1/- Rs.2/-
II	Third Parties (upto 100% of the built up area) i) Low Demand Area^ ii) High Demand Area^^	Rs.3/- Rs.5/-
III	Logistic Company to third parties including manufacturing Companies (upto 100% of the built up area) other than logistic activity by the allottee i) Low Demand Area^ ii) High Demand Area^^	Rs.3/- Rs.5/-
IV	MOU /GO cases including Co-developers of SEZ	To continue the existing policy*

@ Group companies means the original allottee either the company or the major shareholders holding more than 50% of the shares in the group company / companies.

^ Low Demand Area: Manamadurai, Pudukottai, Bargur, Nilakottai & Gangaikondan.

^^ High Demand Area: All other Industrial Areas

* As per this policy, the allottees should not collect charges for sub-lease of the plot, whatever name called, at a rate higher than the rate at which SIPCOT allotted the plot to them or in the event, they are sub-leasing at a rate higher than the allotted rate of SIPCOT, the differential charges shall be equally shared between SIPCOT and the allottee and they have to agree to pay such differential amount to SIPCOT within 15 days from the date of receipt of the written consent of SIPCOT for the sub-lease and in the event of not paying within 15 days as aforesaid, to pay the differential amount together with interest at 15.5% per annum.

The sub-leasing permission shall be subject to the following conditions :

- 1) The Project Officer should certify the built up area (plinth area) and he is solely responsible for the area certified. Based on the area, H.O. will levy the licence fee which shall be payable annually.
- 2) The licence fee for sub-lease mentioned above is for the financial year 2012-13. The licence fee will be revised with 5% increase annually in subsequent years.

An Undertaking should be given in Rs.100/- non-judicial stamp paper (as per the formats enclosed) by the lessee and sub-lessee agreeing to abide by all the terms and conditions stipulated by SIPCOT, besides payment of licence fee. If there is any violation, 90 days notice will be issued for taking remedial action and also for taking action under TNPPE Act."

The Board has also delegated the powers to Chairman & Managing Director, SIPCOT for according approval for sub-leasing land and building as per the guidelines mentioned above.

The licence fee should be levied for the earlier cases for which SIPCOT has already granted permission to sub-lease to group companies without fee.

This order will come into force from the date of this Office Order.

sd/-

PRINCIPAL SECRETARY /
CHAIRMAN & MANAGING DIRECTOR

Encl : Format of Undertaking

To
EDi/c
G.M.(D)i/c.
S.E.i/c.
All HODs
All SPMs/P.M.s/P.Os
PS to CMD
DII Dept.
P&SP Dept.

/ Forwarded by Order /


Executive Director (i/c.)

On Non-Judicial Stamp Paper to the
Value of Rs.100/-.

DEED OF CORPORATE UNDERTAKING TO BE EXECUTED BY THE ALLOTTEE

This Deed of Undertaking is executed at on this
..... day of 2012 by M/s....., a company
registered under the Companies Act 1956 and having its registered office at
No.....
represented by its Directors Thirus/o.....
(hereinafter referred to as the ALLOTTEE), which term shall unless the
context otherwise requires mean and include the representatives,
administrators and assigns on the ONE PART.

To and in favour of M/s. State Industries Promotion Corporation
of Tamilnadu Ltd., (SIPCOT) a company registered under the Companies Act
1956 and having its Registered Office at No. 19-A, Rukmani Lakshmipathy Road,
Egmore, Chennai - 600 008 (herein after referred to as SIPCOT) which term
shall unless the context otherwise requires, mean and include their
representatives, administrators and assigns on the OTHER PART.

WHEREAS, SIPCOT has allotted Plot No. to the
extent of acres of land in SIPCOT Industrial Park / Complex / Growth
Centre at to the company vide Allotment Order No.
..... Dated and the Allottee has executed Lease
Deed dated registered as DOC. No.....

WHEREAS the Allottee informed SIPCOT that the
..... projects could operate from the Plot No..... measuring
..... acres and the built-up capacity would be excess of their present

requirement and hence sought the consent of the SIPCOT to Sub-lease the built up space in the land allotted to them.

WHEREAS the SIPCOT has accorded its approval for sub-leasing a portion of the built up area allotted in plot No..... vide its letter No. dated subject to the conditions thereon, which is forming part of this undertaking.

WHEREAS the Allottee informed SIPCOT that due to they propose to sub-lease and made the following request to SIPCOT subject to payment of licence fee of Rs..... per sq.ft. per month which shall be payable annually within 10th of every April .

Now, therefore, in consideration of SIPCOT having accorded its approval for sub-leasing a portion of the property, the allottee hereby agree and undertake the following.

NOW THIS DEED OF UNDERTAKING WITNESSETH.

1. M/s. sub-leased a plinth area of sq.ft. only for a period of years to M/s.....
2. M/s., shall pay to SIPCOT a one time non-refundable licence fee of Rs..... per sqft per month, on annual basis, with an increase of 5% per annum for the subsequent financial years.
3. M/s. proposed sub-lessee shall also give an undertaking as per the prescribed format before effecting the sub-lease and after payment of the licence fee mentioned in clause 2 above.
4. The terms and conditions applicable to the allottee will also mutatis-mutandis apply to the sub-lessee unless otherwise specified.
5. The sub-lessee will not be permitted for further sub-lease the premises without the prior written consent of SIPCOT.

6. The allottee and sub-lessee both will be responsible for payment of the dues of SIPCOT. SIPCOT will be free to recover its dues from either party.
7. M/s. shall furnish the details of sub-lessee before sub-leasing to every party concerned. SIPCOT will not be responsible for providing any extra infrastructure support or service to the sub-lessee.
8. Rights and liabilities between allottee and sub-lessee will be determined themselves and these will not be binding on SIPCOT in any manner. Such mutual rights and liabilities will have to conform to the rules and regulations of SIPCOT.
9. SIPCOT will not be answerable to any disputes arising between the allottee and sub-lessee.
10. M/s. further undertake that in the event of failing to comply the above conditions, SIPCOT is at liberty and to take appropriate action to resume the plot under the due process of law.

We further agree and undertake that, in case of any violation of terms and conditions of Allotment Order, Lease deed and Sub-lease Undertaking, SIPCOT shall at liberty to issue 90 days notice for taking remedial action, failing which SIPCOT will cancel the sub-lease Undertaking and proceed for eviction under TNPE Act.

INWITNESS WHERE OF Thiruof M/s.set his
hand on the duly, month and year First above written.

Allottee

Witness

1.

2.

INWITNESS WHEREOF the Common Seal of
M/s.has hereunder been affixed on this
..... day of 2012, pursuant to the Resolution of the
Board dated in the presence of Tvl..... of the
company.

1.

2.

sd/-

PRINCIPAL SECRETARY /
CHAIRMAN & MANAGING DIRECTOR

/ Forwarded by the Order /

Executive Director (i/c)

2/4

On Non-Judicial Stamp Paper to the
Value of Rs.100/-.

UNDERTAKING BY SUB-LESSEE

From

To
The Chairman & Managing Director,
State Industries Promotion Corporation of
Tamilnadu Limited,
19-A, Rukmani Lakshimipathy Road,
Egmore,
Chennai 600 008.

Sir,

SIPCOT has allotted Plot No. / Acres at SIPCOT
Industrial Complex/Park/Growth Centre, to
M/s..... (herein after called the allottee) for the
manufacture of The allottee have completed
construction of factory building to an extent of sqft. but they
were unable to utilise the entire constructed building and requested SIPCOT to
accord permission for sub-leasing an extent of sqft to
M/s. (herein after called the sub-lessee), subject
to certain conditions stipulated which has been communicated to us vide your
letter No..... dt.and we have agreed to
comply the conditions stipulated by SIPCOT.

In consideration of Sub-leasing a portion /full of the property, we as the
sub-lessee hereby agree and undertake the following conditions.

1. The Sub-Lessee will not further sub-lease the premises without the prior
written consent of SIPCOT. The terms and conditions applicable to the
allottee will also mutatis-mutandis apply to us. SIPCOT will not be

responsible for providing any extra infrastructure support and service to us.

2. We agree to take sub-lease only sqft of the constructed building area from M/s. on payment of licence fee of Rs.5/- per sqft per month on an annual basis with an increase of 5% on every financial year.
3. The sub-lease period shall be 3 / 5 years from
4. The lessee should not have any dues to SIPCOT. In case of any dues after sub-lease, the sub-lessee is also jointly responsible for the payment of SIPCOT dues.

We further agree and undertake that, in case of any violation of terms and conditions of Allotment Order, Lease deed and Sub-lease Undertaking, SIPCOT shall at liberty to issue 90 days notice for taking remedial action, failing which SIPCOT will cancel the sub-lease Undertaking and proceed for eviction under TNPPE Act.

Yours faithfully,

Place: Chennai

for

Date :

- Note: 1) Undertaking to a value of Rs.100/- Non-Judicial Stamp Paper
2) It should be notarized with seal. The date of undertaking and notarization should be one and the same

sd/-

PRINCIPAL SECRETARY /
CHAIRMAN & MANAGING DIRECTOR

/ Forwarded by the Order /

Executive Director (i/c)

3/4

Permission letter

Ref.No.

Date :

To

Sirs,

Sub: SIPCOT Industrial Complex/ Park/Growth Centre
- Plot No. / acres allotted to you - permission for
Sub-leasing - Requested - Reg.

Ref: Your letter dated

With reference to your letter cited, we hereby accord approval for sub-leasing of constructed area in your premises to M/s.....subject to payment of a non-refundable transfer fee of Rs..... per sq.ft. per month on annual basis with an increase of 5% p.a. for subsequent financial years which works out to Rs. (Rupees) foryears with effect from subject to the following conditions:

1. The allottee shall utilize the balance constructed area for their own use.
2. The allottee and sub-lessee shall give an Undertaking to SIPCOT that they are agreeable for all the terms and conditions stipulated by SIPCOT from time to time, as per the prescribed format, which will be sent separately and after payment of the transfer fee as mentioned above.
3. The Sub-lease period shall be initially for three years from

4. The lessee should not have any dues to SIPCOT. In case of any dues after sub-lease, the sub lessee is also jointly responsible for payment of SIPCOT dues.

You are also requested to furnish a C.A. certificate on the list of Directors and Shareholders with shareholding pattern of your company, as on date.

Yours faithfully,

sd/-

Principal Secretary/
Chairman & Managing Director

Copy to:

The P.O.,

SIPCOT Industrial Park/Complex/Growth Centre,

/ Forwarded by Order /

Executive Director (i/c.)

4/9

148m

OFFICE ORDER

O.O.No. 01/14

Date : 11.2.2014

Sub : Permission for sub-leasing of Industrial land and buildings
to companies under same management and others in
SIPCOT Industrial Complexes/Parks/Growth Centres -
Payment of licence fee - Time frame fixed - Reg.

Ref : 1) Circular No.Dev/65/97 dt.17-10-1997
2) Office Order No.2/07 dt.3-5-2007
3) Office Order No. 7/12 dt. 14.8.2012.

The Board at its meeting held on 28.1.2014 fixed the maximum period of 90 days for payment of license fee for subleasing the built up area to third party/group company in respect of all the cases in all the complexes/Parks/ Growth centres in future and also to levy interest @ 15.5% p.a., or as may be decided from time to time by the Board, taking note of cost of borrowing, prevailing lending rate of interest etc., on licence fee for the belated period i.e. after expiry of 90 days, to maintain uniformity.

This order come into force with effect from 28.01.2014.

Sd/*****

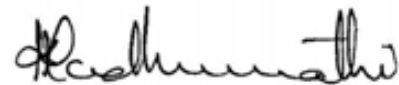
(C.V.SANKAR)

PRINCIPAL SECRETARY/

CHAIRMAN AND MANAGING DIRECTOR.

To
All General Manager,
All HODs
Sr. Project Managers/ Project Managers/ Project Officers.
Internal Audit Department
PS to CMD

// Forwarded by order //



GENERAL MANAGER - II


14/2

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukamani Lakshmiapathy Road, Egmore, Chennai-600 008

O.O.No.20/2019

Date:31.7.2019

OFFICE ORDER

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres - Policy on
Sublease and Permission for construction of Plug & Play / Warehouse
facility - Reg.

The Board of SIPCOT at its meeting held on 18.7.2019 reviewed the policy of sublease and to adopt the licence fee towards sub-leasing as tabled below:

Sl. No.	Sub leasing of built up area	Licence fee per sq.ft./ month (in Rs.)
I	Group companies *	0.5% of the prevailing plot cost restricted to Re.1/-
II	Third parties	1% of the prevailing plot cost restricted to Rs.2/-
III	For Siruseri Information Technology Park (SITP) (a) Group Companies (b) Third Party	Rs.2.50 Rs.5/-

*Group companies means the original allottee / sublessee either the company or the major share holders holding more than 50% of the shares in the group company / companies

With regard to MoU / G.O cases including co-developers of SEZs, they should not collect charges for **sub lease of the plot**, whatever name called, at a rate higher than the rate at which SIPCOT allotted the plot to them or in the event, they are sub leasing at a rate higher than the allotted rate of SIPCOT, the differential charges shall be equally shared between SIPCOT and the allottee and they have to agree to pay such differential amount to SIPCOT within 15 days from the date of receipt of the written consent of SIPCOT for the sub-lease and in the event of not paying within 15 days as aforesaid, to pay the differential amount together with interest at 15.5% per annum.

The sub-leasing permission shall be subject to the following conditions:

1. The allottee can sublease the built up area initially for a period of five years and renewable for every three years thereafter. The allottee shall pay the sublease charges upfront annually.
2. The allottee shall inform SIPCOT about the sublease agreement within 15 days from the date of entering into sublease agreement with the sublessee. The allottee shall give a Self Declaration Form as prescribed by SIPCOT for this purpose.
3. The sub leased area as indicated by the allottee in the Self Declaration Form will be inspected by SIPCOT within 90 days from the date of information to SIPCOT. If any suppression is found, SIPCOT will charge Rs.10/- per sq. ft per month as penalty for the suppressed area for the period of sub lease entered.

...2

:2:

4. The above licence fee will be applicable from 1.8.2019.

Further, the allottees who have commenced the commercial production and utilised atleast 50% of the allotted area (including factory building, utility area, internal roads, applicable green belt etc.,) be permitted to construct Plug & Play facility / Warehouse in the balance unutilised area and sub-lease the same, subject to remittance of applicable sub-leasing charges as referred above.

J.KUMARAGURUBARAN
MANAGING DIRECTOR

To

All HODs

All Project Officers,
SIPCOT Industrial Complexes /
Parks / Growth Centres

PS to MD

PA to ED

PA to GM(A&LA)

PA to GM(P&D)

/Forwarded by order/


General Manager(P&D)

SELF DECLARATION FORM

1. Name of the Complex/Park/Growth Centre :
2. Name of the Allottee :
3. Plot No. / Extent allotted :
4. Total built up area in sq. ft in the allotted plot (with a sketch) :
5. Name of the Sublessee :
6. Line of activity by the sublessee :
7. Built up area subleased / to be subleased in sq.ft* :
8. Date of commencement of sublease and sublease period :
9. Copy of Sublease Agreement :
10. Shareholding pattern of sublessee duly certified by a CA. :

I / We, do hereby declare that the information given above and in the enclosed documents are true to the best of our knowledge and belief and nothing has been concealed therein.

Place:

Signature with seal

Date:

*The sub leased area as indicated by the allottee in the Self Declaration Form will be inspected by SIPCOT within 90 days from the date of information to SIPCOT. If any suppression is found, SIPCOT will charge Rs.10/- per sq. ft per month as penalty for the suppressed area for the period of sub lease entered.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

O/O.No.30/2019

Date : 6.9.2019

OFFICE ORDER

Sub : SIPCOT Industrial Complexes/Parks/Growth Centres –
Permission for Co-Sharing facility – Reg.

The Board of SIPCOT at its meeting held on 22.8.2019 have accorded approval to permit the existing allottees to undertake Co-sharing activity. Accordingly, the existing allottees of SIPCOT who have commenced the commercial production and utilized at least 50% of the allotted area (including factory building, utility area, internal roads, applicable green belt etc.) are permitted to undertake Co-sharing activity subject to remittance of applicable Sub-leasing charges.

Sd/-
MANAGING DIRECTOR.

To

All HODS
All Project Officers,
SIPCOT Industrial Complexes /
Parks/Growth Centres

PA to MD
PA to ED
PA to GM(A&LA)
PA to GM(P&D)

// FORWARDED BY ORDER //


GENERAL MANAGER (P&D)

5. FIXATION OF PLOT COST

Draft;

A.D. (North)

Civula
~~OFFICE ORDER~~

Civula
al P.O.No. 4 /93

Dt. 5.2.93.

Sub- Area Development - fixation of land cost
for Cuddalore Complex - proceedure for
annual review for all Complexes.

--

The Board at its meeting held on 27. 1.1993
resolved to enhance the land cost of Cuddalore
Complex to Rs.Four lakhs per acre with effect
from 1.12.1992.

2. It was also decided to enhance the land
cost ^{in Cuddalore Complex} in respect of allottees prior to 1.12.1992
by 50% of the cost at which the lands were
allotted to them or Rs.50,000/- per acre whichever
is less.

3. The Board also decided to review the
fixation of land cost in respect of all Estates
in April every year so that any increase or
likely increase in the scheme cost can be taken
note of at the earliest opportunity and the
allotment price revised promptly and steep increases

..2..

retrospectively for plots already allotted
can be avoided to the maximum extent possible.



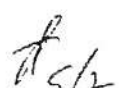
To B. VIJAYARAGHAVAN,
CHAIRMAN AND MANAGING DIRECTOR.

ALL GMs.
All H.O.Ds.
All Officers of Area Development Dept.
All RMs/POs.

cc to:

CMD's Table.
P.S to CMD.
AGM(IA)


AM (D-N)


AGM (D-N)


GM (PF&D).

Draft.

A.D. (North).

CIRCULAR

Cir.No. 31 /93

Dt. 14.5.1993.

Sub- Revision of land cost for the
Industrial Complexes approved
by the Board-~~same~~ *Communications*

The Board at its meeting held on 28.4.93
approved the revision of land cost for the following
Industrial Complexes as noted against them.

- | | | |
|---------------------------------|---|-------------------------|
| 1. Ranipet | - | Rs.2.50 lakhs per acre. |
| 2. Hosur-Phase.I | - | Rs.3.00 ,, |
| Phase.II | - | Rs.2.50 ,, |
| 3. Gummidiwundi)
-Phase.I) | - | Rs.5.50 ,, |
| -Phase.II) | | |

The above revision of land cost ~~will be~~ *is*
effective for allotments made on or after 28.4.93.

The Board has also decided to continue the
present land cost in respect of Cuddalore, Tuticorin,
Manamadurai and Pudukkottai Industrial Complexes for
a further period upto 31.3.1994.




B.VIJAYARAGHAVAN,
CHAIRMAN AND MANAGING DIRECTOR.

To
All CEs.
ACM(DN)
ACM(ES)
Copy to:

All officers in AD Dept.
All ICS/RMS
ACM(IA)
PS to CMD.
CMD's table.


ACM(ES)


ACM(DN)


GM(F&C).

DRAFT FOR APPROVAL

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
19-A, RUKMANI LAKSHMIPATHI ROAD, EGMORE, MADRAS-8.

.

Circular No. 39/94

DATED 16.6.94.

C I R C U L A R

Sub:-Revision of land cost for the
Industrial Complex - Tuticorin -
Approved by the Board - communicated.

.

The Board at its meeting held on 25.5.94
approved the revision of land cost for the Industrial
Complex at Tuticorin at Rs.2.10 lakhs per acre as firm
price in respect of the allotments made for the period
from 10.1.94 to 31.3.95 or upto the disposal of 75%
of the saleable area whichever is earlier.


MANAGING DIRECTOR.

To

All General Managers

Assistant General Manager(D.S)

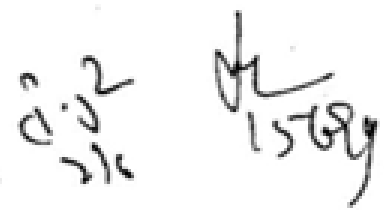
Assistant General Manager(DN)

Copy to: All officers in Area Dev. Dept.

~~Copy to~~ The Superintending Engineer,
Head office.

~~Copy to~~ All Project Officers/Regional Managers

~~Copy to~~ A.G.M.(I.A.), P.S. to M.D., M.D.'s table



C I R C U L A R

CIRCULAR NO: 65/94

DT. 3.11.94

SUB: Revision of land cost for the Industrial Complexes at Ranipet and Hosur approved by Board - Communicated.

...

The Board at its meeting held on 19.10.94 approved the revision of land cost for the following Industrial Complexes.

- | | |
|-------------------|-------------------------|
| 1. RANIPET I & II | : Rs.3.00 Lakhs/acre ✓ |
| 2. HOSUR PHASE-I | : Rs.4.00 Lakhs/acre ✓ |
| 3. HOSUR PHASE-II | : Rs.3.50 Lakhs/acre. ✓ |

The above revision of land cost is effective for allotments made on or after 19.10.1994, for one year.

The Board also decided to retain the existing land cost for one year in respect of other complexes as follows:

- | | |
|----------------------------|--------------------|
| 1. Cuddalore | : Rs 4,00,000/acre |
| 2. PUDUKKOTTAI | : Rs 30,000/acre |
| 3. MANAMADURAI | : Rs 15,000/acre |
| 4. TUTICORIN | : Rs 2,10,000/acre |
| 5. GUMMIDIPOONDI
I & II | : Rs 5,50,000/acre |

28/10
A.G.M. (AD-N)

3/11
M.D.
G.M. (PF&D)
29/10/94

Copy to:

1. All General Managers
2. All HODs (S.E., D.G.Ms, A.G.Ms)
3. M(IA)
4. All P.Os/R.Ms
5. P.S. to M.D.

SIPCOT LTD., Madras-8.


CIRCULAR

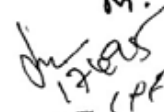
Cr. No. 11/95

Dt. 17.4.95

Sub:- S.I.C., GMP - Phase I & II -
Revision in land cost -
Communicated

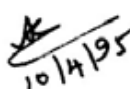
The land cost for Gummidipoondi
Phase I & II has been revised as
Rs. 6.00 lakhs/acre w.e.f. 2.3.95
in accordance with the decision of the Bd meeting, dated 25/3/95,
in accordance with the observations
of the Project Investment Committee


(SHEELA BALAKRISHNAN)

M.D.

GM (P.F.D.)

Copy to

1. All G.Ms.
2. All H.O.D.s.
3. M(CIA)
4. All P.Os/R.Ms.
5. P.S. to M.D.
6. M.D's Table.

 10/4/95 10/4/95

DRAFT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
19-A, Rukmani Lakshmipathy Road, Egmore, Madras-8.

C I R C U L A R

Cir. No. 33/95.

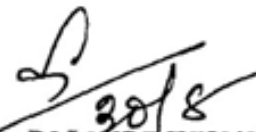
Dated: 30.8.95.

Sub: SIPCOT Industrial Complex-Tuticorin-
Revision in land cost-communicated.

...

The land cost for Tuticorin has been revised
as Rs.2.70 lakhs per acre with effect from 4.8.1995,
~~as per decision of the Board Meeting held on 4.8.1995.~~


*This will be reviewed after one
year from 4.8.95.*


(SHEELA BALAKRISHNAN)
MANAGING DIRECTOR.

Copy to:

1. All GMs
2. All HODs
3. M(IA)
4. All POs/RMs
5. P.S. to M.D.
6. M.D's Table.


D.M.


A.G.M (AD-I)


C.G.M.

DRAFT

9

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, MADRAS.600008.

CIRCULAR

Cir.No. 5/96

Dated: 31.1.1996.

Sub- Revision of land cost for the Industrial Complexes at Ranipet, Hosur, Cuddalore and Tuticorin approved by Board - communicated.

The Board at its meeting held on 10.1.1996 approved the revision of land cost for the following Industrial Complexes.

- | | |
|--------------------|-----------------------|
| 1. Ranipet I & II | - Rs.3.50 lakhs/acre. |
| 2. Hosur Ph.I & II | - Rs.5.00 .. |
| 3. Cuddalore | - Rs.5.00 .. |
| 4. Tuticorin | - Rs.3.00 .. |

The above revision of land cost is effective for allotments made on or after 10.1.1996 till next revision.

The Board also decided to continue the existing land cost in respect of Pudukkottai, Manamadurai and Gummidipoondi Ph.I & II complexes.

Copy to:

SHEELA BALAKRISHNAN,
MANAGING DIRECTOR.

- 1. All GMs
2. All HODs (SE, DGMS, AGMs)
3. M(IA)
4. All POs/RMs
5. PS to MD



AGM(AD.I) AGM(AD.II) C.G.M.

Cir.No. 8/97

Dated .2.97

Sub: SIPCOT Industrial Complexes - Revision
of Land cost & Terms and Conditions of
allotment - Reg.

- - -

p 106846' Our Board at its meeting held on 31.12.1996
revised the terms of payment of plot deposit towards
allotment of lands to the entrepreneurs with effect
from 13.12.1996 which are as follows.

1. Collection of entire plot deposit less
annual lease premium of Rs.100/- from the allottee
within sixty days from the date of allotment order
with effect from 13.12.1996.

2. Fixing the time limit for execution of
lease deed and for taking possession of plot by the
allottee to ninety days and one hundred and five days
respectively with effect from 13.12.1996.

3. According to (1) and (2) above, modifications
made in the relevant conditions in Allotment Order and
Lease deed with effect from 13.12.1996.

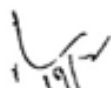
Further Resolved that an interest @ 25% p.a. be


charged on the defaulted amount for the defaulted period,
and ~~an interest~~ ^{was an interest} D.D. Permit time up to
three months ^{for extension of} further time from the
due date. ...2..

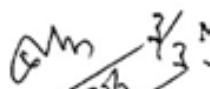
P 1105
and 1107 cy

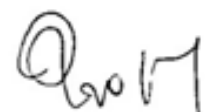
Subsequently, our Board ^{at its meeting} ~~meeting~~ held on 29.01.1997
has also revised the plot cost of all the Industrial
Complexes with effect from 29.01.1997, as under:

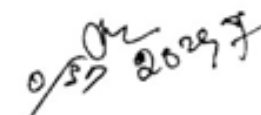
S.No.	Name of the Complex	Revision of plot cost per acre (Rs. in lakhs)
1.	Ranipet - Phase I & II	5.00
2.	MOGAR - Phase I & II	10.00
3.	Coodalore	10.00
4.	Pudukkottai	0.50
5.	Manamadurai	0.25
6.	Tuticorin	5.00
7.	Gummidipoondi - Phase I & II	12.00
8.	Irungattukottai	12.00


Mgr.


AGM (D.I)


GM (P&D)


QUDSIA GANDHI
MANAGING DIRECTOR.


OSD 20297

To

All Project Officers, SIPCOT Indl Complexes

Copy to:

OSD

All G.Ms/SE/ HODs
R.Ms/ P.S. / an officers in Adl & other Dpts.

P.S. to Ch.

P.S. to M.D.

R.M. (N) |
R.M.(S) | (for information

The Officers in D-I & D-II sections.

~~GENERAL MANAGER (P&D)~~

~~A.M.(L) A.G.M.(D-I) G.M.(F&L) G.M.(PD)~~

Cir.No.53/97

Dated: 8.7.97

C I R C U L A R

Sub. SIPOCT Industrial Complex, Cuddalore
Phase-II - fixation of plot cost -
reg.

...

Our Board at its Meeting held on 26.6.97 has
decided the following while fixing the plot cost for
Cuddalore Phase-II Complex:

"Resolved to fix the plot cost at Rs.10.00 lakhs
(Rupees ten lakhs only) per acre for Cuddalore Phase-II
Industrial Complex.

Further Resolved that the plot cost be increased
by 5% on the initial cost of Rs.10.00 lakhs every quarter
commencing from 1.10.1997 and that such increase be given
effect to in the development charges.

The Board decided to effect this 5% increase in
the plot cost every quarter commencing from 1.10.97 in respect
of the Irungattukottai Complex also".

This rate of Rs.10.00 lakhs to Cuddalore Phase-II
Complex is applicable w.e.f. 26.6.97.

(SUSJIA GANDHI)
MANAGING DIRECTOR.

To

All P.Os.

Copy to:

G.Ms

C.E

MODs

R.Ms/All Officers in Development Dept.

P.S. to Ch.

P.S. to M.C.


DEPUTY GENERAL MANAGER (D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
 19-A, RUKMANI LAKSHMIPATHI ROAD, EGMORE, CHENNAI-600 008.
 Cir No.56/97 Dated: 16.7.97

C I R C U L A R

Sub: SIPCOT Industrial Complexes-Division of
 plot cost into plot deposit and development
 charges-reg.

...

Our Board at its meeting held on 26.2.97 decided to change the accounting policy in Area Development activities and also authorised the Managing Director to decide the portion out of the amount to be received from the allottees for reckoning towards land cost alone and to treat it as refundable deposit. Therefore the plot cost amount received, will be divided into plot deposit and development charges. The rates of plot deposit and development charges/acre in respect of all SIPCOT Industrial Complexes are furnished below:

Sl No	Name of the Complex	Plot deposit	Development
		charges /Rs. in lakhs/	
1.	Ranipet Ph-I & II	0.05	4.95
2.	Hosur Ph-I & II	0.15	9.85
3.	Manamadurai	0.02	0.23
4.	Pudukkottai	0.20	0.30
5.	Cuddalore Ph-I	0.60	9.40
6.	Cuddalore Ph-II	1.25	8.75
7.	Tuticorin	0.90	4.10
8.	Gummidipoondi	1.90	10.10
9.	Irungattukottai	2.55	9.45

As per Board's decision, the allotment order and lease deed have also been modified suitably. Hence whenever allotment order is sent to allottees, the two rates have to be quoted in the allotment order and also in lease deed accordingly in respect of all the above complexes.

..2..

/2/

This comes into force from 1.4.97 except the cases where allotment orders were issued without the above break-up details prior to the issue of this circular.

QULBIA CAIDHI
MANAGING DIRECTOR.

To

All Project Officers.

Copy to:

All G.Ms

C.E

All HODs

R.Ms/All Officers in Development Dept.

P.S. to Ch

P.S. to M.D.


DEPUTY GENERAL MANAGER (D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED,

19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-8.

Circular No.6/98

Dated: 10.02.1998

CIRCULAR

Sub: SIPCOT Industrial Complex - Sriperumbudur
Industrial Park - Fixation of Plot Cost
and Segregation thereof - Communication -
Reg.

- - -

Our Board in its Meeting held on 26.11.97 fixed the
Plot Cost for Sriperumbudur Industrial Park as Rs.12.00 lakhs
per acre.

Further, as per the accounting policy for AD activities
revised by the Board in its Meeting held on 26.2.97, the plot
cost of Sriperumbudur Industrial Park is segregated into Plot
Deposit and Development charges as given below:

	<u>Plot cost</u>	<u>Plot deposit</u>	<u>Development charges</u>
	(Rs. in lakhs per acre)		
Sriperumbudur Industrial Park	12.00	2.90	9.10

This decision comes into force from 26.11.97.

Sd/-
(QUDSIA GANDHI)
MANAGING DIRECTOR.

/FORWARDED BY ORDER/

To

All PCs.

Accounts Department

Copy to:

All GMs.

CE

All HODs./RMs/All Officers in Development Section

PS to CH/MD.


DEPUTY GENERAL MANAGER (D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600008

Cir. No. 13/98

Dated: 18.3.98

C I R C U L A R

Sub: SIPOOT Industrial Complexes-revised
interest rate on plot cost etc. - reg.

...

Our Board at its meeting held on 31.12.1997
has decided that the interest rate at 24% p.a. should
be adopted uniformly for all complexes w.e.f. 1.1.98
for the following categories:

1. On the second and third instalments of
plot deposit.
2. On the defaulted payments of entire plot
cost, instalments of plot cost, water
charges and maintenance charges.
3. On the outstanding amount in the cases of
cancellation of allotment.

Sd/-
JUDSIA GANDHI
MANAGING DIRECTOR.

To

All P.Os

Copy to:

G.Ms

C.E.

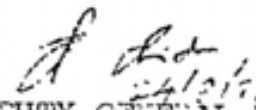
H.O.Ds

R.Ms

All Officers in Development Dept.

P.S. to Ch.

P.S. to H.D.


DEPUTY GENERAL MANAGER (D)

C I R C U L A R

Cir.No. 19/98

Dated: 27.4.98

Sub: SIPCOT Industrial Complexes-fixation of
plot cost-Board's decision-communicated-
reg.

...

The Board of Directors in their meeting held on
25.3.98 decided to retain the plot cost for all SIPCOT
Industrial Complexes/Parks at the existing rates till
next revision.

The details of existing plot cost of all SIPCOT
Industrial Complexes/Parks are given below for information.

		/Rs.in lakhs/
Sl No	Name of the Complex	Existing plot cost/acre
1.	Ranipet Ph-I & II	5.00
2.	Hosur Ph-I & II	10.00
3.	Gummidipoondi Ph-I & II	12.00
4.	Cuddalore Ph-I & II	10.00
5.	Tuticorin	5.00
6.	Pudukkottai	0.50
7.	Manamadurai	0.25
8.	EPZ	13.00
9.	Irungattukottai	12.00
10.	Thiruperumpudur	12.00

Sd/-
MANAGING DIRECTOR.

To

All Project Officers.

Copy to:

All G.Ms

C.E.


All HODs

R.Ms

All Officers in P&D Depts.

F.S. to Ch.

F.S. to M.D.


DEPUTY GENERAL MANAGER (D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, Rukmani Laksmipathy Road, Egmore Chennai – 600 008.

Circular No: 9/99

Dated : 18.02.1999

Re- issued Date: 11-02-2021

CIRCULAR

Sub: SIPCOT Industrial Park, Cheyyar – Fixation of plot Deposit and Development Charges – Communication – Reg.

Our Board at its meeting held on 31.12.1998 fixed the plot cost at Rs.5.00 lakhs per acre for SIPCOT Industrial Park, Cheyyar.

As per the accounting policy for Area Development activities revised by the Board at its meeting held on 26.02.1997, the plot Cost of Cheyyar Industrial Park is segregated into plot Deposit and Development Charge per acre as given below.

	Total plot cost	Plot deposit	Development charge
	(Rs. in Lakhs per acre)		
Cheyyar Industrial Park	5.00	0.60	4.40

This decision comes into force with effect from 31.12.1998.

(This Circular copy is re-issued).

Sd/--
Managing Director

To:

All Project officers,
Accounts Dept.

Copy to all GM's
C.E
All HOD's & RM's
All Officer's Development Section
MIS
PS to C.M.D / M.D


MANAGING DIRECTOR
9/13

DFA

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED.
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

C I R C U L A R

Cir. No. 20 /99


Dated: 20 .4.99

Sub: SIPCOT Industrial Complex, Cuddalore, ~~Phase-II~~ -
fixation of plot cost - reg.

...

Our Board at its Meeting held on 24.3.1999 has
decided to fix the plot cost for Cuddalore, Phase-II
Complex ^{or} as Rs.14.00 lakhs (Rupees fourteen lakhs only), *per acre*
This same rate is also applicable for the plots in
Cuddalore Phase-I.

This rate is effective from 24.3.1999.


2/2 (JYOTSIA GANDHI)
MANAGING DIRECTOR.

To

All Project Officers, SIPCOT Indl. Complexes/*Parks*

Copy to:

G.Ms

S.E.

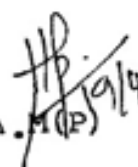
HODs


R.Ms (Projects ^{and} Operation & Maintenance)


All Officers in (P&D) Depts.

P.S. to Ch. &

P.S. to M.D.

 19/4/99 (on leave)
A.M(P) M(R)

 20/4
LGM(D)

 20/4
GM(P&D)

DFA

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 8.

...

CIRCULAR

Cir.No. 97 /99

Dated: 14.5.1999.

Sub: SIPCOT Indl.Complexes/Parks - Review
of Plot Cost - Board's decision -
Communicated - Reg.

...

The Board of Directors in their Meeting held on
30.4.99 decided to fix the Rate of Rs.14.00 lakhs per Acre
in Cuddalore Ph.I for all purposes, on par with the rate
fixed for Cuddalore Ph.II. // Further, the Board decided to
retain the Plot Cost at the present rates in all other
Complexes till the Half-year ^{ending on} ended 30th Sep.1999. ^{also}
~~recession and present position of demand for the plots in~~
~~these areas.~~

(Minutes in
p 2529 y)

The details of present rates of plot cost of all
SIPCOT Indl.Complexes/Parks are given below for information:

Sl.No.	Name of the Complex/Park	Present rate of Plot cost/acre (Rs.in lacs)
1.	Ranipet Ph.I & II	5.00
2.	Hosur Ph. I & II	10.00
3.	Gummidipoondi Ph.I & II	12.00
4.	Cuddalore Ph.I & II	14.00
5.	Tuticorin	5.00
6.	Pudukkottai	0.50
7.	Manamadurai	0.25
8.	EPIP	13.00
9.	Irungattukottai	12.00
10.	Thiruperumpudur	12.00
11.	Cheyar	5.00

(QUDSIA GANDHI)
MANAGING DIRECTOR.

..2..

To

All POs.

Copy to:

All GMs.

SE, ~~SE/GET~~

All HODs.

RM(P)

RM(O&M)

All Officers in
PLANNING & DEV. DEPT.

PS to Chairman.

PS to MD.

12/12/97
AM(S)

on leave
M(CGR)

13/5
DGM(D)

Gy
GM(P&D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED,
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 600 008.

C I R C U L A R

CIR.NO.45/99

DATED: 20.8.1999.

SUB: SIPCOT Information Technology Park, Siruseri
- Fixation of Plot Cost - Reg.

...

Board at its Meeting held on 28.7.99 has decided to fix the Plot Cost for Information Technology Park, Siruseri at Rs.13.00 lakhs per acre.

Accordingly the Plot Cost for Information Technology Park, Siruseri is fixed at Rs.13.00 lakhs per Acre.

Further for allotment purpose the Plot Cost is segregated into 'Plot Deposit' and 'Development Charges' as per accounting policy and the amount indicated for the each category are given below:

Total Plot cost for ITP, Siruseri : Rs.13.00 Lakhs.

i. Plot Deposit	: Rs.3.50 Lakhs.
ii. Development Charges	: Rs.9.50 Lakhs.

This decision takes effect from 23.7.99 until further orders.

SD/-
QUDSIA GANDHI,
MANAGING DIRECTOR

To
All Project Officers.

Copy to:

1. All GMs.
2. OSD.
3. All HODs & RMs.
4. All Officers in Dev.Dept.
5. MIS Dept.
6. PS to Chairman.
7. PS to MD.


DEPUTY GENERAL MANAGER(D)

Circular

Cir.No. 51/99

Dated 14.10.99

Sub: SIPCOT Industrial Complexes/Parks -
Review of Plot Cost - Board's decision -
communicated - Reg.

The Board of Directors in their meeting held on 29.9.99 decided to retain the plot cost in all Industrial Complexes/New Industrial Parks at the present levels till next revision due in March 2000 (next half year). The details of present rates of plot cost of all SIPCOT Industrial Complexes/Parks are given below for information:

Sl.No.	Name of the Complex/Park	Present rate of plot cost/acre	Segregation	
			Plot deposit per acre	Development charges per acre
1.	Ranipet Phase-I&II	5.00	0.05	4.95
2.	Hosur Phase-I&II	10.00	0.15	9.85
3.	Gummidipeondi Phase-I&II	12.00	1.90	10.10
4.	Export Promotion Industrial Park (EPIP)	13.00	3.30	9.70
5.	Cuddalore Phase I& II	14.00	5.85	8.15
6.	Thoothukudi	5.00	0.90	4.10
7.	Pudukkottai	0.50	0.20	0.30
8.	Manamadurai	0.25	0.02	0.23
9.	Irungattukottai	12.00	2.55	9.45
10.	Sriperumpudur	12.00	2.90	9.10
11.	Cheyyar	5.00	0.60	4.40
12.	Information Technology Park, Siruseri	13.00	3.50	9.50

Inc
AM
12/10/99

12/10/99
AM
12/10/99
M(R)
13/10/99
DGM (I)
12/10/99
AM (P&D)
14/10/99
AM

To

All officers of Development Dept / Project officers concerned.

Copy to: All G.Ms.

EST

All HODs K.R.Ms.

Mls. Dept

P.S. to, Chairman

P.S. to M.D.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008

CIRCULAR

Cir.No. 8/2000

Dt. 13.3.2000

Sub: SIPCOT Industrial Complex, Ranipet - allotment of housing plots (3 cents each) to Mazdoors and similar cadres - application invited - reg.

It has been decided to ^{Consider for} allot housing plots in SIPCOT Industrial Complex, Ranipet to Mazdoors and similar cadres working in SIPCOT who are not having any house/housing plot/flat anywhere in his/her name or spouse name or in the name of any of his/^{her} children in the family (an undertaking in non judicial stamp paper should be submitted by such employee to this effect).

1. The area of each housing plot is 3 cents. There are 16 housing plots available at Ranipet.
2. The rate ~~per~~ of each housing plot is Rs.45,000/-.
3. Plots will be allotted on "sale basis".
4. If the number of applications are more than the available number of plots, ^{then} ~~in~~ the allotments will be made by drawal of lot.
5. Those who are eligible as per the said criteria, desiring to own a housing plot in SIPCOT Industrial Complex, Ranipet may submit their applications in ^{in the respective office} the prescribed format along with the undertaking on or before 31.3.2000.


for MANAGING DIRECTOR.


Encl: Application format
&
Undertaking

(PTO)

To:
Central office -
All POs *

RM(O&M) *

RM(PD) *

To circulate to ~~all~~ Mazdoors ^{and} similar cadres working
in their office.

Central office: ~~To be placed in the notice board~~

29/12/2020

12/1
Jem.

2/12/2020
Jm

DRAFT FOR APPROVAL

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai - 600 008

C I R C U L A R

Cir.No. 11 /2000

Dated : 17/4/2000

Sub : SIPCOT Indl. ~~Complex~~ Growth Centre -
Perundurai - Fixation of rate for commercial
plot - Req.

• • • •

The Board of SIPCOT at its meeting held on 10.3.2000 resolved to adopt the commercial rate in Perundurai Growth Centre at Rs.7.50 lakhs per acre viz.prevailing land cost plus 25% (Rupees 6.00 lakhs plus Rs.1.50.lakhs).

This will come into effect from 10.3.2000.

QUDSIA GANDHI
MANAGING DIRECTOR

Copy to :

All G.M.s.

All HODs.

All RMs.
All P.O.'s
Accounts

Internal Audit

P.S. to Ch.

P.S. to M.D.

GENERAL MANAGER (P&D)

/Forwarded by order/

Assistant General Manager(D-II)

17/4/2019

ACIM (III GEP) 17/04/20

me
17.4.2000

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
CHENNAI-8.

C I R C U L A R

Circular No. 27/2000

Dated: 25-08-2000.

Sub:- Revised interest rate applicable for the belated payment of dues by the allottees towards plot cost/maintenance charges and water charges - Reg.


On consequent on the revision of interest in respect of term lending ~~Taking into consideration the revision in term lending rate~~
(Our Board at its meeting held on 9-8-2000 has decided to

levy the following interest rates for the delay/default in payment of plot cost, maintenance charges and water charges etc.

1. The allottees who are allowed to remit the plot cost/maintenance charges/water charges advance water supply capital cost beyond time limit under special circumstances by the Managing Director. : 15.5%
2. Belated payment of plot cost by Central/ State Govt. dept/undertaking. : 15.5%
3. All other defaulted payment of plot cost/ maintenance charges/water charges. : 18% (2.5% over & above higher term lending rate.)
4. Cost of funds to be worked out for all area development activities : 15.5%
5. In case of cancellation of allotment the interest rate on dues outstanding from the date of cancellation till the date of handing over the possession by the allottees to SIPCOT/taken possession by SIPCOT. : 24%

It was further decided to charge interest on simple interest basis instead of compounding basis subject to continuing levy of penal interest at 2.5% over and above the normal rate for the defaulted period.

The above revision of interest rate comes into force with effect from 1-8-2000.


QUDSIA GANDHI
MANAGING DIRECTOR.

pto..2/-

*mk
7/2
R
my*

Copy

To

All Officers in Development & Planning Departments.

Copy to:

All GMs.


All HODs.


R.Ms. (Projects and Operation and Maintenance).

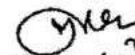
All POs.

PA to Chairperson.

PA to Managing Director.


18/8/2000
Mgr.


21.8.2000
D.S.M. (D1).


24/8/00
G.M. (P&D).



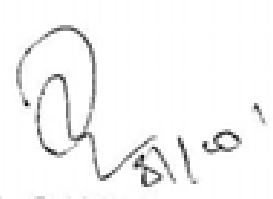
STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

CIR.NO. 39/2000

.10.2000.

Sub: Export Promotion Industrial Park (EPIP) , Gummidipoondi
- Reduction of plot cost – Reg.

The State Level Committee (SLC) at its meeting held on 15.09.2000 resolved to concur with the decision of SIPCOT to reduce the plot cost of EPIP, Gummidipoondi from the prevailing rate of Rs..13.00 lakhs to Rs.9.00 lakhs (Plot deposit Rs.3.30 Lakhs + Development charges Rs.5.70 Lakhs) per acre. The revised plot cost comes into force with effect from 15.09.2000.


QUDSIA GANDHI
MANAGING DIRECTOR.


M(S)


A.G.M.(D.IV)


D.G.M.(D).

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Cir.No.4/2002

Date : .10.2002

CIRCULAR

Sub :Allotment of Industrial plots for educational institutions at
Industrial Complexes/ Parks/GrowthCentres –
Guidelines of fixation of plot cost policy decision - Reg.

The Board at its meeting held on 18.10.2002 resolved to adopt the following
policy in respect of allotment of industrial plots to Educational
Institutions/Commercial activity in our Complexes / Parks.

“ In the case of fixation of land cost for Educational
Institution/Commercial activity, SIPCOT may adopt normal land cost if
the activity is substantially IT related. In other cases, SIPCOT may
charge one and half times of the normal plot cost ”.


T.R. SRINIVASAN

CHAIRMAN AND MANAGING DIRECTOR.

To ~~Sr. Proj. Manager / Project Manager /~~
~~Regional Managers/ Project Officers~~

Copy to
All General Managers
Dy. General Manager, I, II & III
~~Superintending Engineer~~ AUM(CMII)
Internal Audit Department
PS to CMD


A.M.


D.G.M.(D-II)


G.M.(P&D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Cir. No.19/2003

Date :2.5.2003.

CIRCULAR

Sub : SIPCOT Information Technology Park, Siruseri –
Increase of Land cost – reg.

As per the decision taken in the Board Meeting held on 17.3.2003, CMD had discussion with Secretary Finance and Secretary Industries on 21.4.2003 / 26.4.2003 and a decision has been taken to increase the land cost at Information Technology Park, Siruseri to Rs.15.00 lakhs per acre with effect from 1.5.2003. The new rate will be charged subject to the following conditions:

- 1) For all the allotment orders already issued the old price of Rs.13.00 lakhs can be held till the time period allowed for payment. If extension is asked for, it shall be at the new price.
- 2) All allotment requests with us as on 30.4.2003 which are in full shape will also be allotted at old price.
- 3) All new applications and those with us on 30.4.2003 but without deposits or other crucial information will be allotted only at the new rate.

The break up of the cost is as follows :

- | | |
|------------------------|-------------------------|
| 1) Plot Deposit | : Rs. 3.50 lakhs / acre |
| 2) Development charges | : Rs.11.50 lakhs / acre |

T.R.SRINIVASAN
CHAIRMAN AND MANAGING DIRECTOR.

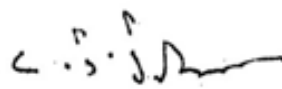
To

Senior Project Manager / Project Manager
Project Officers

Copy to

All General Managers
Dy. General Manager D-I & D-II
Dy. General Manager (P-I)
Asst General Manager (P-II)
Asst. General Manager (Civil)
Asst. General Manager (Marketing)
Internal Audit Department
PS to CMD

/FORWARDED BY ORDER/


DEPUTY GENERAL MANAGER (D-II)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI
600008.

CIR NO. 30 /03

Dated: 20.8.03.

CIRCULAR.

Sub SIPCOT Industrial Complexes/ Parks/ Growth Centres –
Revision of plot cost and segregation into plot deposit and
development charges – Board's approval – Communication
- Reg

Our Board at its meeting held on 8 8 2003 reviewed the plot cost fixed
for all industrial Complexes/ Parks/ Growth Centres and revised and retained the
plot cost with effect from 8 8 2003 as under

S.NO.	NAME OF THE COMPLEX	PLOT COST (Rupees in Lakhs)	PLOT DEPOSIT (Rupees in Lakhs)	DEVELOPMENT CHARGES (Rupees in Lakhs)
1	Ranipet (All Phases)	5 50	0 05	5 45
2	Hosur (All Phases)	12.00	0 15	11 85
3	Manamadurai	0 50	0.02	0 48
4	Pudukottai	1 00	0 20	0 80
5	Cuddalore (All Phases)	14 00	5 85	8 15
6	Tuticorin	7 50	0 90	6.60
7	Gummidipoondi	12 00	1 90	10 10
8	EPIP	9 00	1 53	7 47
9	Irungattukottai	13 25	2 55	10 70
10	Sriperumbudur	13 25	2 90	10 35
11	Cheyar	5 00	0 60	4 40
12	Sruseri	16 00	3 50	12 50
13	Perundurai	7 00	2 68	4 32
14	Nilakottai	6 00	0 96	5 04
15	Gangaikondan	3 00	0 15	2 85
16	Bargur	5 00	0 38	4 62
17	Oragadam	8 00	1 43	6 57

All allotment orders issued after the date of Board Meeting i.e
8 8.2003 should be based on the revised prices In the case of allotment order

prior to the date of Board meeting ,
already issued, the old rate would continue. If the allottee fails to pay the
amount within the stipulated time, the allotment would be cancelled as per the
conditions and re-allotment should be made only at the revised price


T R SRINIVASAN
CHAIRMAN AND MANAGING DIRECTOR.

To

All G Ms ,


All HODs ,

Senior Project Manager,

All Project Managers,

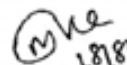
All Project Officers,

P S. to C M D


14/8/03
AM


14/8/03
DM(M)

Gm(P)


18/8/03
GmCD)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 600008

Circular No 37/2003

Dated 25 9 2003

Circular

Sub SIPCOT Industrial Growth Centre, Perundurai -
Review of Plot cost fixed earlier for bulk allotment
in Phase-II - Board's decision - Reg

Ref Circular No 30/03 dated 20 8 2003

Our Board at their meeting held on 12 9 2003 reviewed the plot cost fixed earlier for bulk allotments in Phase-II at SIPCOT Industrial Growth Centre, Perundurai and decided as follows

- 1 For bulk allottees whose requirements are 25 acres and above can be allotted land in Phase-II at the rate of Rs 6 00 lakhs per acre in SIPCOT Industrial Growth Centre, Perundurai
- 2 For requirement of land for residential quarters from bulk allottees, the price can be fixed at the same rate of Rs 6 00 lakhs per acre in Phase-II of SIPCOT Industrial Growth Centre, Perundurai

This rate of Rs 6 00 lakhs is segregated as follows

Plot Deposit - Rs 2 68 lakhs

Development Charges - Rs 3 32 lakhs

The rate of Rs 7 00 lakhs per acre mentioned in the Circular No 30/03 dated 20 8 2003 for Perundurai should be read as Perundurai, Phase-I and the rate of Rs 7 00 lakhs per acre is applicable for Phase-I allotments

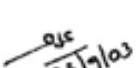
2/2  25/9
CHAIRMAN & MANAGING DIRECTOR


To


All POs/PMs/SPM

Copy to

All GMs
All HODs
PS to CMD


23/9/03
AM


23/9/03
CS i/c


24/9
Gm(P)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

Circular No.37/2004

Dated 22.11.04.

CIRCULAR

Sub: SIPCOT Industrial Growth Centre, Perundurai – Revision of plot cost and segregation into plot deposit and development charges – Board's approval – Communication – Reg.

Ref: 1. Circular NO. 6/2000 dated 03.03.2000.
2. Circular No. 30/03 dated 20.8.2003.
3. Circular NO. 35/03 dated 25.9.2003.

Our Board at their meeting held on 6.10.04 reviewed the plot cost fixed earlier for SIPCOT Industrial Growth Centre, Perundurai and revised the plot cost with effect from the date of Board meeting (06.10.04) as follows:

RUPEES IN LAKHS /

SL. NO.	PARTICULARS	PLOT COST	PLOT DEPOSIT	DEVELOPMENT CHARGES
1.	Perundurai Phase-I	8.00	2.68	5.32
2.	Perundurai Phase – II (allotments less than 25 acres)	8.00	2.68	5.32
3.	Perundurai Phase II (bulk allotments 25 acres and above).	7.00	2.68	4.32

Sd./
CHAIRMAN AND MANAGING DIRETOR.

Forwarded by Order/

G. Sheila
ASSISTANT MANAGER (IA).

TO:

All General Managers,
All Head of Departments,
The Senior Project Manager,
All Project Officers/ Project Managers/
P.S. To CMD.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 600 008.

CIR. NO. 25 /2005

Dt : .11.2005

CIRCULAR

Sub : SIPCOT Industrial Complexes / Parks / Growth Centres - Revision of
Plot cost and segregation into plot deposit and development charges -
Board's approval - Communication - Reg.

Board of SIPCOT based on

Our Board by Circulation approved the recommendations of the Audit Committee
held on 11.11.2005, on ^{in respect of} ~~Review of Plot cost fixed for SIPCOT Industrial Complexes /~~
^{Revision} ~~Parks / Growth Centres, and revised and retained the plot cost with effect from~~
11.11.2005 as under: has decided to revise / retain the plot cost as given under:

Sl.No.	Name of the Complex / Park / Growth Centre	Plot Cost	Plot Deposit	Development Charges
		// Rs. in lakhs //		
1.	Ranipet (All Phases)	5.50	0.05	5.45
2.	Hostur (All Phases)	12.00	0.15	11.85
3.	Gummidipoondi	12.00	1.90	10.10
4.	EPIP	9.00	1.53	7.47
5.	Cuddalore (All Phases)	14.00	5.85	8.15
6.	Tuticorin	7.50	0.90	6.60
7.	Pudukottai	1.00	0.20	0.80
8.	Manamadurai	0.50	0.02	0.48
9.	Irungattukottai & Sriperumbudur	20.00	8.00 4.50	11.00 15.50
10.	Cheyar	5.00	0.60	4.40
11.	Siruseri	30.00	7.00 3.50	23.00 26.50
12.	Perundurai: Phase I & II B) Phase II Bulk allotment	9.00 8.00	2.68	6.32 5.32
13.	Nilakottai	6.00	0.96	5.04
14.	Gangaikondan	3.00	0.15	2.85
15.	Bargur	5.00	0.38	4.62
16.	Oragadam	20.00	8.00 4.50	11.00 15.50

*As changed by
CIR in the note to
the figures in
report of IAR, SIA
OAS & SIA
the figures have
been changed
11/11/2005*

[Handwritten signatures and initials]

// 2 //

One X The above rates shall be applicable to all those allottees who are yet to execute lease agreement
 All allotment orders and lease agreements entered into after the date of Audit and future allotments. All officers / staff
 Committee Meeting i.e. 11.11.2005 should be based on the revised prices.
 should take note of the same and act accordingly exercising proper care.

DM(C) 29/11/05
 AGM(F) 29/11/05
 DM(IA) 29/11/05
 AGM(P-11) 29/11
 DGMD-1) 29/11/05
 DGM(D-11) 29/11/05
 DGM(P-1) 29/11/2005
 GM(D&F) 29.11.05
 CMD 29.11.2005

Plot cost estimation Volume.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19 A, Rukmani Lakshminpathy Road, Egmore, Chennai - 600 008.

Cir. No.13/2007

Dt.5.4.2007

CIRCULAR

SUB: SIPCOT Industrial Complexes/ Parks/ Growth Centres -
Revision of Plot cost and segregation into plot deposit
and development charges - Board's approval - Communication -
Reg.

The Board of SIPCOT at its meeting held on 29.3.2007 has decided to revise/ retain the plot cost as given under:

Sl. No.	Name of the complex / Park/ Growth Centre	Plot cost	Plot deposit	Development charges
		/ Rs. In lakhs /		
1.	Ranipet Phases I & II	7.00	0.05	6.95
2.	Hosur Phases I, II & Expn.I	30.00	0.15	29.85
3.	Gummidipoondi, Phases I & II	20.00	1.90	18.10
4.	EPIP, Gummidipoondi	20.00	1.53	18.47
4(a)	Hazardous Waste Management facility at EPIP, Gummidipoondi	9.00	1.53	7.47
5.	Cuddalore, Phases I & II	20.00	4.00	16.00
6.	Tuticorin	9.00	0.90	8.10
7.	Pudukottai	2.00	0.20	1.80
8.	Manamadurai	1.00	0.02	0.98
9.	Irungattukottai	30.00	6.00	24.00
10.	Sriperumpudur	30.00	6.00	24.00
11.	Oragadam	30.00	6.00	24.00
12.	Cheygar	5.00	0.60	4.40
13.	Siruseri	Highest Bid price obtained in the auction.		
14.	Perundurai Phases I & II	12.00	2.40	9.60
15.	Nilakkottai	6.00	0.96	5.04
16.	Gangaikondan	5.00	0.15	4.85
16(a)	ELCOT, Gangaikondan (100 acres)	3.00	0.15	2.85
17.	Bargur	5.00	0.38	4.62

The revised rates shall be applicable with effect from 29.3.2007 in respect of all pending applications and also applicable in respect of all cases where allotments had been made on provisional basis prior to the revision.

D.JOTHI JAGARAJAN
CHAIRMAN AND MANAGING DIRECTOR

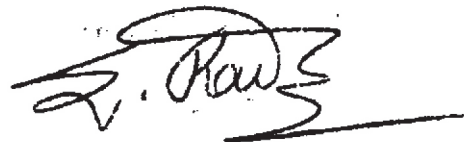
To

All General Managers
All HODs

Copy to

All Senior Project Managers
All Project Managers
All Project Officers
PS to CMD

// FORWARDED BY ORDER //



STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008.

Circular No.23 / 2007

Dt.2-7-2007

CIRCULAR

Sub: SIPCOT Industrial Complex Hosur Phase-II, Expansion-II-
Fixation of plot cost and segregation into plot deposit and
Development charges – Board's approval – Communication
– Reg.

The Board of SIPCOT at its meeting held on 18.6.2007 has decided to fix the plot cost for Hosur Phase-II Expansion-II at Rs.34.00 lakhs per acre. This rate is applicable in respect of all allottees of this Expansion-II Scheme including those allottees who were allotted land earlier on provisional basis. Segregation is as follows:

	<u>Rs. in lakhs</u>
Plot Deposit	6.80
Development charges	27.20

Plot cost	34.00

N.GOVINDAN
CHAIRMAN AND MANAGING DIRECTOR.

To

All General Managers
All HODs

Copy to

All Senior Project Managers
All Project Managers
All Project Officers / PO Vcs.
PS to CMD

// FORWARDED BY ORDER //


MANAGER (IA & ID)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008.

Circular No. 4 / 2008

Dt.28.01.2008

CIRCULAR

Sub: SIPCOT Industrial Complex Ranipet Phase-III –
Fixation of plot cost and segregation into
plot deposit and Development charges –
Board's approval – Communication – Reg.

The Board of SIPCOT at its meeting held on 10.1.2008 fixed the plot cost for Ranipet Phase-III both for DTA and SEZ at Rs. 20 lakhs per acre. The revised rate is made effective from 10.1.2008 and it is applicable in respect of all pending applications. Segregation is as follows:

	<u>Rs. in lakhs</u>
Plot Deposit	4.00
Development charges	16.00

Plot cost	20.00

DR. N. GOVINDAN
CHAIRMAN AND MANAGING DIRECTOR.

To

All General Managers
All HODs

Copy to

All Senior Project Managers
All Project Managers
All Project Officers / PO i/cs.
PS to CMD

// FORWARDED BY ORDER //



MANAGER (IA)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19 A, Rukmani Lakshmipathy Road, Egmore, Chennai - 600 008.

Cir. No. 39 / 2008

Dt.20.10.2008

CIRCULAR

Sub: SIPCOT Industrial Complexes/ Parks/ Growth Centres -
Revision of plot cost and segregation into plot deposit
and development charges - Board's approval - Communication -
Reg.

Ref: 1. Circular No.13/2007 dt.5.4.07
2. Circular No.23/2007 dt.2.7.07
3. Circular No.4/2008 dt.28.1.08
4. Minutes of the Board Meeting dt.10.1.08
5. Minutes of the Board Meeting dt.25.9.08

The Board of SIPCOT at its meeting held on 25.9.08 has decided to revise/
retain the plot cost as given under:

Sl. No.	Name of the complex / Park/ Growth Centre	Plot cost/ Allotment rate	Plot deposit	Development charges
		/ Per acre Rs. In lakhs /		
1.	Ranipet Phases I & II	20.00	0.05	19.95
1(a)	Ranipet Phase-III	20.00	4.00	16.00
2.	Hosur Phases I, II & Expn.I	40.00	0.15	39.85
2(a)	Hosur Phase-II Expn.II	40.00	8.00	32.00
3.	Gummidipoondi, Phases I & II	30.00	1.90	28.10
4.	EPIP, Gummidipoondi	30.00	1.53	28.47
5.	Cuddalore, Phases I & II	20.00	4.00	16.00
6.	Thoothukudi	12.00	0.90	11.10
7.	Pudukottai	2.00	0.20	1.80
8.	Manamadurai	1.00	0.02	0.98
9.	Irungattukottai	60.00	12.00	48.00
10.	Sriperumpudur	60.00	12.00	48.00
11.	Oragadam	60.00	12.00	48.00
12.	Cheyyar	10.00	0.60	9.40
13.	Siruseri *	410.00	-	-
14.	Perundurai Phases I & II	15.00	3.00	12.00
15.	Nilakkottai	6.00	0.96	5.04
16.	Gangaikondan	10.00	2.00	8.00
17.	Bargur	5.00	0.38	4.62

* Other than area earmarked for multi purpose complex and area to be realigned for SEZ. Segregation is not done for Siruseri based on the decision of the Board dt.10.1.08.

The revised rates are made effective from 25.9.08 and these should be applied in respect of all pending applications.

Dr. N.GOVINDAN
PRINCIPAL SECRETARY/
CHAIRMAN & MANAGING DIRECTOR.

To

All General Managers
All HODs

Copy to

All Senior Project Managers
All Project Managers
All Project Officers
PS to CMD

// FORWARDED BY ORDER //



MANAGER (IA)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008.

Circular No.23 / 2009

Dt.21.07.2009

CIRCULAR

Sub: SIPCOT Industrial Park Mappedu Village,
Thiruvallur Taluk - Fixation of plot cost –
Board's approval – Communication – Reg.

The Board of SIPCOT at its meeting held on 29.6.2009 fixed the plot cost for SIPCOT Industrial Park, Mappedu Village, Thiruvallur Taluk at Rs. 80 lakhs per acre, which is to be allotted as bulk allotment without providing any infrastructure facility.

DR. N. GOVINDAN
CHAIRMAN AND MANAGING DIRECTOR.

To

All General Managers
All HODs

Copy to

All Senior Project Managers
All Project Managers
All Project Officers / PO i/cs.
PS to CMD

// FORWARDED BY ORDER //


MANAGER (IA)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LTD.
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008

No.25 /2009

Dated: 19.8.2009

CIRCULAR

Sub: Special Economic Zones at Sriperumbudur and Oragadam,
Apparel Park and Footwear Component Park at Irungattukottai –
Fixation of Plot cost – Board's approval – Communication – Reg.

The Board of SIPCOT at its meeting held on 29.6.2009 has decided to revise the plot cost as under:

Sl. No.	Name of the Industrial Park / Growth Centre	Allotment rate	Plot Deposit	Development charges
(Rs. in lakhs per acre)				
01.	Electronic & Telecom Hardware, SEZ, Sriperumbudur	60.00	12.00	48.00
02.	Electronic Hardware, SEZ, Oragadam	60.00	12.00	48.00
03.	Apparel Park & Footwear Component Park, Irungattukottai	60.00	12.00	48.00

The above rate is applicable for fresh allotment and change in management cases w.e.f. 29.6.2009.

d
19/8
PRINCIPAL SECRETARY /
CHAIRMAN & MANAGING DIRECTOR

To

All HODs
All SPMs, PMs, POs
PS to CMD

de
19/8/09
A.M.

dy
19/8/09
M (P&SP)

on leave
DGM (P&SP)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008.

Circular No 31 / 2009

Dt. .09.2009

CIRCULAR

Sub: SIPCOT Industrial Park Thervoykandigai Village,
Gummidipoondi Taluk - Fixation of plot cost -
Board's approval - Communication - Reg.

The Board of SIPCOT at its meeting held on 31.8.2009 fixed the plot cost for SIPCOT Industrial Park, Thervoykandigai Village, Gummidipoondi Taluk at Rs. 27.50 lakhs per acre.

2/2
29/9/09
DR. N. GOVINDAN
CHAIRMAN AND MANAGING DIRECTOR.

To

All General Managers
All HODs

Copy to

All Senior Project Managers
All Project Managers
All Project Officers / PO i/cs.
PS to CMD

29/9/09
DM(IA)

29/9/09
Mgr(IA)

DFA

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
19A, Rukmani Lakshmipathy Road, Egmore, Chennai - 600008. ^{LIMITED}

Circular No.6 / 2010

13.5.2010
Dt 4.2010

Circular

Sub : SIPCOT Industrial Park, Pillaipakkam – Fixation of plot cost
And segregation into plot deposit and development charges
for the balance lands available – Board's approval –
Communication – reg.

The Board of SIPCOT at its meeting held on 21.08.2008 has decided
to fix the plot cost for the balance lands available in SIPCOT Industrial park,
Pillaipakkam at Rs.80 lakhs per acre. Segregation is as follows :

	Rs.in lakhs
Plot deposit	16.00
Development charges	64.00
	=====
Plot cost	80.00
	=====

29/4/10
DM

2/5/10
M(IA)

2/5/10
PS/CMD

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmi Pathy Road, Egmore, Chennai 600 008.

Circular No.01 / 2011

Dt.4.1.2011

CIRCULAR

**Sub: SIPCOT Industrial Park Thervoykandigai Village,
Gummidipoondi Taluk - Revision of plot cost –
Board's approval – Communication – Reg.**

Ref: Circular No.31/2009 dt.29.9.2009

The Board of SIPCOT at its meeting held on 15th December 2010 revised the plot cost for SIPCOT Industrial Park, Thervoykandigai Village, Gummidipoondi Taluk to Rs.38.50 lakhs per acre for the balance saleable area of 397.64 acres. Further, the Board directed to incorporate a clause in the allotment order and lease deed to the effect that the enhanced land cost, if any towards provision of alternate land in view of High Court Order would be charged from the allottees.

Sd/- xxx
**PRINCIPAL SECRETARY/
CHAIRMAN AND MANAGING DIRECTOR.**

To
The Executive Director
All General Managers
All HODs

Copy to

All Senior Project Managers
All Project Managers
All Project Officers / PO i/cs.
PS to CMD

// FORWARDED BY ORDER //


MANAGER (IA)

DFA

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008.

Circular No.8/ 2011

Dt.23.2011

CIRCULAR

Sub: SIPCOT - Cuddalore Industrial Complex – Fixation of Plot
Cost for balance area – Board's approval – Communication
– Reg.

The Board of SIPCOT at its Circular Resolution dt.24th February 2011 fixed the plot cost for the balance area under Cuddalore Industrial complex Scheme (additional land for NOCL) at Rs.6.75 lakhs per acre , subject to that any contingency that may arise over and above the Lok-Adalat settlement will be borne by the allottees of CIC Scheme in future.


PRINCIPAL SECRETARY/
CHAIRMAN AND MANAGING DIRECTOR.

To
The Executive Director
All General Managers
All HODs

Copy to

All Senior Project Managers
All Project Managers
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PS to CMD


DM(S)


Mgr(IA)



STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008.

Circular No.17/ 2011

Dt.16.7.2011

CIRCULAR

Sub: SIPCOT Industrial Complex, Bargur SEZ -
Sector Specific SEZ for Granite Processing and Allied
Machinery / Manufacturing Industries - Fixation of plot cost -
Board's approval - Communication - Reg.

The Board of SIPCOT at its meeting held on 29th June 2011 fixed the plot cost for SIPCOT Industrial Complex, Bargur SEZ (Sector Specific SEZ for Granite Processing and Allied Machinery / Manufacturing Industries) at Rs.15.00 lakhs per acre.


3/3 
PRINCIPAL SECRETARY/
CHAIRMAN AND MANAGING DIRECTOR.

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13/7/11
DM(IA)


13/7/11
Mgr(IA)

3/3 
ED i/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008.

Circular No. 181/2011

Dt. 14.7.2011

CIRCULAR

Sub. SIPCOT Industrial Complex, Bargur (DTA) -
Revision of plot cost – Board's approval –
Communication – Reg.

The Board of SIPCOT at its meeting held on 29th June 2011 revised the plot cost for SIPCOT Industrial Complex, Bargur (DTA) to Rs.15.50 lakhs per acre.



PRINCIPAL SECRETARY/
CHAIRMAN AND MANAGING DIRECTOR.

To
The Executive Director
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All HODs

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DM(IA)


Mgr(IA)


ED i/c.

Cir. No. 24/2012

Dt.10.7.2012

CIRCULAR

**Sub: SIPCOT Industrial Complexes/ Parks/ Growth Centres -
 Revision of plot cost and segregation into plot deposit
 and development charges - Board's approval -
 Communication - Reg.**

- Ref:** 1. Circular No.56/1997 dt.16.7.1997
 2. Minutes of the Board Meeting dt.10.1.08
 3. Cir. No. 39 / 2008 Dt.20.10.2008
 4. Minutes of the Board Meeting dt.29.6.2009
 (SEZ at Sriperumbudur and Oragadam, Apparel Park
 and Footwear component park at Irungattukottai)
 5. Circular No.23/2009 dt.4.7.2009 (Mappadu)
 6. Circular No.6/2010 dt.13.5.2010 (Pillaiakkam)
 7. Circular No.01/2011 dt.4.1.2011 (Thervoykandigai)
 8. Circular No.8/2011 dt.2.3.2011 (cuddalore Indi.
 Complex)
 9. Circular No.17/2011 dt.14.7.2011 (Bargur SEZ)
 10. Circular No.18/2011 dt.14.7.2011 (Bargur DTA)
 11. Minutes of the Board Meeting dt.18.5.2012

The Board of SIPCOT at its meeting held on 18.5.2012 has decided to
 revise/ retain the plot cost as given under:

Sl. No.	Name of the complex / Park/ Growth Centre	Plot cost/ Allotment rate	Plot deposit	Developmen- charges
		/ Per acre Rs. In lakhs /		
1.(a)	Ranipet Phases I & II	25.00	0.05	24.95
(b)	Ranipet Phase-III (DTA & SEZ)	25.00	4.00	21.00
2.(a)	Hosur Phases I, II & Expn.I	55.00	0.15	54.85
(b)	Hosur Phase-II Expn.II	55.00	8.00	47.00
3.(a)	Gummidipoondi, Phases I & II	50.00	1.90	48.10
(b)	EPIP, Gummidipoondi	50.00	1.53	48.47
4 (a)	Cuddalore, Phases I & II	30.00	4.00	26.00
(b)	Cuddalore Industrial complex (undeveloped land) @	10.00	-	-
5.	Thoothukudi	12.00	0.90	11.10
6.	Pudukottai	5.00	0.20	4.80
7.	Manamadurai	5.00	0.02	4.98
8.	Irungattukottai(including Apparel park & Footwear SEZ & component Park)	80.00	12.00	68.00
9.	Sriperumpudur (including SEZ)	80.00	12.00	68.00
10.	Oragadam (including SEZ & R&N Vendor's Park)	80.00	12.00	68.00
11.(a)	Cheygar-Ph.I	10.00	0.60	9.40
(b)	Cheygar-Ph.II(undeveloped)@	26.00	-	-
12.	Siruseri *	410.00	-	-

Sl.No.	Name of the complex / Park/ Growth Centre	Plot cost/ Allotment rate	Plot deposit	Development charges
13.(a)	Perundurai Phases I, II	25.00	3.00	22.00
(b)	Perundurai SEZ	25.00	4.00	21.00
14.	Nilakkottai	Under revision		
15.	Gangaikondan (DTA & SEZ)	15.00	2.00	13.00
16.(a)	Bargur(DTA)	15.50	1.80	13.70
(b)	Bargur(SEZ)	15.00	1.70	13.30
17.	Pillaipakkam	80.00	16.00	64.00
18.	Thervoykandigai	38.50	7.70	30.80
19.	Mappedu (undeveloped)@	80.00	-	-

* Segregation is not done for Siruseri based on the decision of the Board dt.10.1.08.

@Except land allotted to SIMA for Storm Water Drain - 4.28 acres.

The revised rates are made effective from 18.5.2012 for allotments and change in management cases also.

Sd/-
PRINCIPAL SECRETARY/
CHAIRMAN AND MANAGING DIRECTOR.

To
All General Managers
All HODs

Copy to
All Senior Project Managers
All Project Managers
All Project Officers
PS to CMD

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G. Sheila
DEPUTY MANAGER(IA)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Circular No.27 / 2012

Dt :22.08.2012

Circular

Sub : SIPCOT Industrial Complex, Nilakottai - Revision
of plot Cost and segregation into plot deposit
and development charges - Board's approval -
Communication - reg.

The Board of SIPCOT at its meeting held on 18.7.2012 has revised the plot cost for SIPCOT Industrial Complex, Nilakottai at Rs.14.50 lakhs per acre. Segregation is as follows :

	<i>Amount per acre</i> <u>Rs.in lakhs</u>
Plot deposit	0.96
Development charges	13.54
	=====
Plot cost	14.50
	=====


Sd/-

PRINCIPAL SECRETARY /
CHAIRMAN & MANAGING DIRECTOR

To
All General Managers
All HODs

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DEPUTY MANAGER(IA)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED

19-A, Rukmani Lakshmiopathy Road, Egmore, Chennai 600 008.

Circular No. 4 / 2013

Dt. 20.2.2013

CIRCULAR

**Sub: SIPCOT Industrial Park Thervoykandigai Village,
Gummidipoondi Taluk - Revision of plot cost -
Board's approval - Communication - Reg.**

The Board of SIPCOT at its meeting held on 14th February 2013 revised the plot cost for SIPCOT Industrial Park, Thervoykandigai Village, Gummidipoondi Taluk to Rs.50.00 lakhs per acre, which is applicable to the future allotments including the two allotments made earlier at revised price and excluding the land reserved as per G.O.Ms.No.216 Industries (MIA-1) Dept. dated 4.12.2012. Further, the Board directed to incorporate a clause in the allotment order and lease deed to the effect that the enhanced land cost, if any, towards provision of alternate land in view of High Court Order would be charged from the allottees.

The rate of plot cost of Rs.50 lakhs / acre is segregated as follows:

		Rs. in lakhs / acre
Plot deposit	-	7.70
Development charges	-	42.30
		50.00

2/2

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**PRINCIPAL SECRETARY/
CHAIRMAN AND MANAGING DIRECTOR.**

To all concerned.

DM
19/2/13
DM(IA)

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19/2/13
AGM(P&S)/c.

2/2
[Handwritten signature]
19/2/13
GM(D)/c.

2/2
[Handwritten signature]
19/2/13
ED/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19 A, Rukmani Lakshmipathy Road, Egmore, Chennai - 600 008.

Cir. No.26/2014

Dt.30.12.2014

CIRCULAR

Sub: SIPCOT Industrial Complexes/ Parks/ Growth Centres -
Revision of plot cost and segregation into plot deposit
and development charges - Board's approval -
Communication - Reg.

- Ref: 1. Circular No.56/1997 dt.16.7.1997
2. Minutes of the Board Meeting dt.10.1.08
3. Circular No.24/2012 dt.10.7.2012
4. Circular No.27/2012 dt.22.8.2012
5. Circular No.4/2013 dt.20.2.2013
6. Circular No.16/2014 dt.26.4.2014
7. Office Order No.10/2014 dt.10.7.2014
8. Minutes of the Board Meeting dt.17.12.2014

The Board of SIPCOT at its meeting held on 17.12.2014 has decided to
revise/ retain the plot cost as given under:

Sl. No.	Name of the complex / Park/ Growth Centre	Plot cost/ Allotment rate	Subsidy	Plot deposit	Development charges
			/ Per acre Rs. In lakhs /		
1.(a)	Ranipet Phases I & II	27.00	-	0.05	26.95
(b)	Ranipet Phase-III (DTA & SEZ)	27.00	-	4.00	23.00
2.(a)	Hosur Phases I, II & Expn.I	60.00	-	0.15	59.85
(b)	Hosur Phase-II Expn.II	60.00	-	8.00	52.00
3.(a)	Gummidipoondi, Phases I & II	55.00	-	1.90	53.10
(b)	EPIP, Gummidipoondi	55.00	-	1.53	53.47
4.(a)	Cuddalore, Phases I & II	33.00	-	4.00	29.00
(b)	Cuddalore Industrial complex (undeveloped land)	11.00	-	-	-
5.	Thoothukudi	14.00	7.00	0.90	6.10
6.	Pudukottai	5.00	2.50	0.20	2.30
7.	Manamadurai	5.00	2.50	0.02	2.48
8.	Irungattukottai(including Apparel park & Footwear SEZ & component Park)	90.00	-	12.00	78.00
9.	Sriperumpudur (including SEZ)	90.00	-	12.00	78.00
10.	Oragadam (including SEZ & R&N Vendor's Park)	90.00	-	12.00	78.00

Sl. No.	Name of the complex / Park/ Growth Centre	Plot cost/ Allotment rate	Subsidy	Plot deposit	Development charges
11.(a)	Cheyar-Ph.I	12.80	-	0.60	12.20
(b)	Cheyar-Ph.II*** (undeveloped)	26.00	-	-	-
12.	Siruseri *	450.00	-	-	-
13.(a)	Perundurai Phases I, II	27.50	-	3.00	24.50
(b)	Perundurai SEZ	27.50	-	4.00	23.50
14.	Nilakkottai	15.50	7.75	0.96	6.79
15.	Gangaikondan (DTA & SEZ)	16.00	8.00	2.00	6.00
16.(a)	Bargur(DTA)	15.50	-	1.80	13.70
(b)	Bargur(SEZ)	15.00	-	1.70	13.30
17.	Pillaiappakkam	90.00	-	16.00	74.00
18.	Thervoykandigai**	55.00	-	7.70	47.30
19.	Mappadu (undeveloped)	90.00	-	-	-
20.	Vallam Vadagal @ (tentative)	125.00	-	22.00	103.00

@ Vallam-Vadagal - pending finalization of the rate on estimation of additional land compensation under the new Act.

* Segregation is not done for Siruseri based on the decision of the Board dt.10.1.08.

** Thervoykandigai - The allotment to Harsha Group of companies will be made at the rate of plot cost as decided by the Government.

*** Cheyyar Phase-II - This rate of plot cost was fixed by the Board on 24.3.2011 for allotment of undeveloped land to Mahindra & Mahindra Ltd. In Cheyyar Ph.II, the land acquisition is at various stages and only on completion of land acquisition and finalization of scheme cost, the proposal to fix the rate of plot cost will be placed before the Board.

The revised rates are made effective from 17.12.2014.

Sd/-
(R.SELVARAJ)
MANAGING DIRECTOR.

To
All General Managers
All HODs

Copy to
All Senior Project Managers
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All Project Officers
PS to CMD

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G. Shree
MANAGER(IA)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Circular No.2/2017

Dt :6.04.2017

Sub : SIPCOT Industrial Complex - Cheyyar Phase-II
Fixation of plot Cost and segregation into plot
deposit and development charges - Board's
approval - Communication - reg.

The Board of SIPCOT at its meeting held on 27.3.2017 fixed the rate of plot cost for developed land of SIPCOT Industrial Complex, Cheyyar Phase-II at Rs.39.00 lakhs per acre. Segregation is as follows :

	Amount per acre <u>Rs.in lakhs</u>
Plot deposit	7.80
Development charges	31.20
	=====
Plot cost	39.00
	=====

Sd/-
(R.VASUKI)
MANAGING DIRECTOR.

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G. Shew
Assistant General Manager(IA)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Circular No.15/ 2017

Dt :17.08.2017

Circular

Sub: Aerospace Park at SIPCOT Industrial Park, Vallam Vadagal -
Fixation of tentative rate of plot Cost and segregation into
plot deposit and development charges - Board's approval -
Communication - Reg.

The Board of SIPCOT at its meeting held on 28.7.2017 fixed the tentative rate of plot cost (including the capital cost on water supply system) for developed land for Aerospace Park, Vallam Vadagal at Rs.141.00 lakhs per acre. Segregation is as follows :

	Amount per acre <u>Rs.in lakhs</u>
Plot deposit	22.00
Development charges	119.00
	=====
Plot cost	141.00
	=====

Sd/-
MANAGING DIRECTOR

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All General Managers
All HODs

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Assistant General Manager(IA).

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
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Circular No.06 / 2018

Dt :04.05.2018

Circular

Sub: SIPCOT Industrial Park, Vallam Vadagal- Phase-I and
Aerospace Park - Revision of tentative rates of plot Cost and
segregation into plot deposit and development charges - Board's
approval - Communication - Reg.

The Board of SIPCOT in the Resolution by Circulation dated 8.3.2018 resolved that the amount of Rs.1250.00 lakhs (tentative) forgone on account of allotment of 10 acres of land made to Micro, Small and Medium Enterprises (MSME), Government of India at free of cost shall be shared among the future allottees of Vallam-Vadagal Phase-I, Phase-II & Aerospace Park with effect from 19.2.2018.

Accordingly, the tentative rates of plot cost for Vallam-Vadagal Industrial Park Phase-I is increased from Rs.125 lakhs per acre to Rs.127 lakhs per acre (tentative) and Aerospace Park, Vallam-Vadagal from Rs.141 lakhs per acre to Rs.143 lakhs per acre (tentative) with effect from 19.02.2018 as per the decision of the Board on 8.3.2018 indicated above.

Segregation is as follows :


Sl.No.	Particulars	Vallam Vadagal Industrial Park- Phase-I	Aerospace Park- Vallam Vadagal
		Amount (Rupees in lakhs)	
1.	Plot deposit	22.00	22.00
2.	Development charges	105.00	121.00
3.	Plot cost (tentative)	127.00	143.00

Sd/-
MANAGING DIRECTOR

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LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Circular No.13 / 2018

Dt :25.10.2018

Sub : SIPCOT Industrial Parks, Thindivanam and
Manaparai - Fixation of plot Cost and
segregation into plot deposit and development
charges - Board's approval - Communication -
Reg.

The Board of SIPCOT at its meeting held on 26.9.2018 fixed the tentative rates of plot cost for SIPCOT Industrial Parks, Thindivanam and Manaparai at Rs.76.00 lakhs per acre and Rs.56 lakhs per acre respectively. Segregation is as follows :

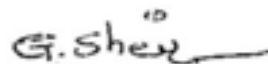
Tentative Rate per acre
/ Rs. In lakhs /

Sl.No.	Particulars	SIPCOT Industrial Park, Thindivanam	SIPCOT Industrial Park, Manaparai
1.	Plot deposit	15.20	11.20
2.	Development charges	60.80	44.80
3.	Plot cost	76.00	56.00

Sd/-
MANAGING DIRECTOR.

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Assistant General Manager(IA).

STATE INDUSTRIES PROMOTION CORPORATION OF
TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE,
CHENNAI-600 008.

Circular No.12 / 2019

Date: 7.6.2019

Sub: SIPCOT Industrial Complex, Bargur SEZ and Bargur DTA –Revision in the rates of plot cost and segregation into plot deposit and development charges – Board's approval – Communication - Reg.

As per the decision of the Board of SIPCOT in the Resolution by Circulation dated 14.8.2018, the rates of plot cost for SIPCOT Industrial Complex Bargur SEZ and Bargur DTA are revised to Rs.15.10 lakhs per acre and Rs.15.60 lakhs per acre respectively. Segregation is as follows:

/ Rs. in lakhs per acre /

Sl.No.	Particulars	SIPCOT Industrial Complex, Bargur SEZ	SIPCOT Industrial Complex, Bargur DTA
1	Plot deposit	1.70	1.80
2	Development charges	13.40	13.80
3	Plot cost	15.10	15.60

Sd/- xxxx
MANAGING DIRECTOR.

To
All General Managers
All HODs

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Assistant General Manager (IA & C).

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Circular No. 44/2019

Dt : 10.12.2019

Circular

Sub: SIPCOT Industrial Park, Vallam Vadagal- Phase-I -
Final rate of plot cost - Reg.

Ref: 1. Circular No.26/2014 dated 30.12.2014
2. Circular No.6/2018 dated 4.5.2018

The final rate of plot cost for Vallam Vadagal Industrial Park Phase-I
is fixed as detailed below:

		/Rs in lakhs/
Sl. No.	Particulars	Final rate of plot cost
1.	For the allotments made at the tentative rate of Rs.110 lakhs per acre and also paid the additional rate of development charges of Rs.15 lakhs per acre.	125.00
2.	For the allotments made at the tentative rate of Rs.125 lakhs per acre.	125.00
3.	For the allotments made at the tentative rate of Rs.127 lakhs per acre.	127.00
4.	For future allottees and also for the allottees who were allotted land at tentative rate of plot cost of Rs.110 lakhs per acre but not paid the additional rate of development charges of Rs.15 lakhs per acre.	127.00

The segregation of plot cost already given vide circulars cited holds good.

Sd/-
MANAGING DIRECTOR.

To
All General Managers
All HODs

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Chief Financial Officer.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19 A, Rukmani Lakshmiipathy Road, Egmore, Chennai – 600 008.

CIRCULAR

Cir. No.01 / 2020

Dt.13 .1.2020

Sub: SIPCOT Industrial Complexes/ Parks/ Growth Centres
 – Revision of plot cost and segregation into plot
 deposit and development charges – Board's approval –
 Communication – Reg.

Ref: 1.Circular No.56/1997 dt.16.7.1997
 2. Minutes of the Board Meeting dt.10.1.2008
 3. Circular No.26/2014 dated 30.12.2014
 4. Circular No.2/2017 dated 6.4.2017
 5. Circular No.6/2018 dated 4.5.2018
 6. Circular No.13/2018 dated 25.10.2018
 7. Minutes of the Board Meeting dated 26.12.2019

The Board of SIPCOT at its meeting held on 26.12.2019 has decided to
 revise/ retain the plot cost as given under:

Plot cost per acre / Rupees in lakhs

Sl. No.	Name of the Complex/Park/Growth Centre	Plot cost / Allotment rate	Plot deposit	Development charges
I.	Industrial Parks located in and around Chennai			
1	Irungattukottai (including Apparel Park & Footwear SEZ & Component Park)	108.50	12.00	96.50
2	Sriperumbudur (including SEZ) *	108.50	12.00	96.50
3	Oragadam (including SEZ & R&N Vendors' Park)	108.50	12.00	96.50
4	Pillaipakkam	108.50	16.00	92.50
5.(a)	Vallam-Vadagal	153.00	22.00	131.00
(b)	Aerospace Park Vallam Vadagal	143.00	22.00	121.00
6	Siruseri	495.00	-	-
7	Gummidipoondi Phases I & II	66.50	1.90	64.60
	EPIP, Gummidipoondi	66.50	1.53	64.97
8	Thervoykandigai**	66.50	7.70	58.80
9	Mappedu	108.50	-	-

II.	Industrial Complexes located in Southern Districts			
10	Thoothukudi	15.50	0.90	14.60
11	Pudukottai	5.50	0.20	5.30
12	Manamadurai	5.50	0.02	5.48
13	Nilakottai	17.50	0.96	16.54
14	Gangaikondan(DTA & SEZ)	18.00	2.00	16.00
III.	Industrial Complexes located in Other Areas			
15 (a)	Ranipet Phases I & II	33.00	0.05	32.95
(b)	Ranipet Phases III (DTA & SEZ)	33.00	4.00	29.00
16 (a)	Hosur Phases I, II, Expn.I	72.50	0.15	72.35
(b)	Hosur Phases- II, Expn. II	72.50	8.00	64.50
17. (a)	Cheyyar - Phase I	14.50	0.60	13.90
(b)	Cheyyar-Phase II	43.00	7.80	35.20
18. (a)	Bargur (DTA)	17.50	1.80	15.70
(b)	Bargur (SEZ)	17.00	1.70	15.30
19. (a)	Cuddalore Phases I & II	40.00	4.00	36.00
(b)	Cuddalore Indl. Complex (undeveloped land)	13.50	-	
20	Perundurai Phases I & II	33.50	3.00	30.50
	Perundurai SEZ	33.50	4.00	29.50
21	Thindivanam	76.00	15.20	60.80
22	Manaparai	56.00	11.20	44.80

**** (1) Thervoykandigai** - The allotment to Harsha Group of companies will be made at the rate of plot cost as decided by the Government.

*** (2) Sriperumbudur** - The present rate of plot cost of Rs.90 lakhs per acre is maintained for allotment of 100 acres to Rack Bank Data Centre Private Limited (RBDC Date Park Private Limited) for the period stipulated in the G.O. Ms.No.203, Industries (MID.1) Department dated 18.11.2019.

3. The prevailing rates of plot cost are retained for cases where commitment has been given either in IDC Meeting or during negotiations for MoUs.

4. In respect of allotment based on the Government Order, the rates as specified in the Government Order should be adopted.

5. The plot cost for undeveloped land at Vallam Vadagal Phase-II is fixed at Rs.90 lakhs per acre

6. The plot cost for undeveloped land at Tuticorin Phase-II is fixed at Rs.20 lakhs per acre.

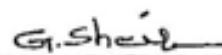
7. The above revision in the plot cost is effective from 26.12.2019 and it is applicable to the allotments made on or after 26.12.2019.

Sd/-
MANAGING DIRECTOR.

To
All General Managers
All HODs

Copy to:
All Project Managers
All Project Officers
PS to MD
PS to ED

// Forwarded by Order //


DEPUTY GENERAL MANAGER (PE)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Circular No.02/2020

Dt :20.1.2020

Circular

Sub: SIPCOT Industrial Park, Vallam Vadagal- Phase-I -
Rate of plot cost - Board's approval- Communication -
Amendment to Circular No.44/2019 dated 10.12.2019- Reg.

Ref: 1. Circular No.26/2014 dated 30.12.2014
2. Circular No.6/2018 dated 4.5.2018
3. Circular No.44/2019 dated 10.12.2019
4. Minutes of the Board Meeting dated 26.12.2019

The "**final rate of plot cost**" indicated in circular No.44/2019 may be read as "**rate of plot cost**" for Vallam Vadagal Industrial Park Phase-I as per the approval of the Board dated 26.12.2019.

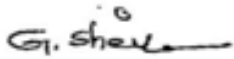
Sd/----

MANAGING DIRECTOR.

To
All General Managers
All HODs

Copy to:
All Project Managers
All Project Officers
PS to MD
PS to ED

// Forwarded by Order //


DEPUTY GENERAL MANAGER (PE)

**STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED**
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Circular No.03/2020

Dt :20.1.2020

Circular

Sub: SIPCOT – Aerospace Park at Vallam Vadagal –
Rate of plot cost – Board's approval – Communication - Reg.

Ref: 1. Circular No.15/2017 dated 17.8.2017
2. Circular No. 6/2018 dated 4.5.2018
3. Minutes of the Board Meeting dated 26.12.2019

The Board of SIPCOT at its meeting held on 26.12.2019 fixed the rate of plot cost (including the capital cost on water supply system) for developed land for Aerospace Park at Vallam Vadagal as detailed below:

/Rs in lakhs/

Sl. No.	Particulars	Rate of plot cost
1.	For the allotments made at the tentative rate of Rs.141 lakhs per acre and not paid so far	143.00
2.	For the allotments made at the tentative rate of Rs.143 lakhs per acre	143.00
3.	For future allottees	143.00

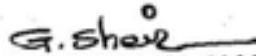
The segregation of plot cost already given vide circular 2nd cited holds good.

Sd/---
MANAGING DIRECTOR.

To
All General Managers
All HODs

Copy to:
All Project Managers
All Project Officers
PS to MD
PS to ED

// Forwarded by Order //


DEPUTY GENERAL MANAGER (PE)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008

CIRCULAR

CIR. NO. 66 / 2020

Dt. 03.09.2020

Sub: SIPCOT Industrial Complex, Cuddalore – Additional acquisition
of 32.79 acres of land at Cuddalore, Phase II – Fixation of Plot
Cost – Reg.

The Board at its meeting held on 12.8.2020 has decided to fix the plot cost at
Rs.58.00 lakhs (Rupees fifty eight lakhs only) per acre for allotments made in the
additional extent of 32.79 acres of land acquired for Cuddalore Industrial Complex
Phase II.

Sd/-

MANAGING DIRECTOR

To

All Project Officers,
SIPCOT Industrial Complexes/Parks

Copy to:
GMs
SE I/c.
HODs
PS to MD

/Forwarded by Order/


GENERAL MANAGER (F)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008

CIRCULAR

CIR. NO. 86 /2020

Dt. 14.10.2020

Sub: SIPCOT Industrial Growth Centre, Oragadam, Phase II (Vaipur-Mathur Scheme) – Fixation of tentative rate of Plot Cost – Reg.

The Board at its meeting held on 24.9.2020 has decided to fix the tentative rate of plot cost for developed land for SIPCOT Industrial Growth Centre, Oragadam, Phase – II (Vaipur-Mathur Scheme) at Rs. 153.00 lakhs per acre.

Sd/-

MANAGING DIRECTOR

To

All Project Officers,
SIPCOT Industrial Complexes/Parks

Copy to:

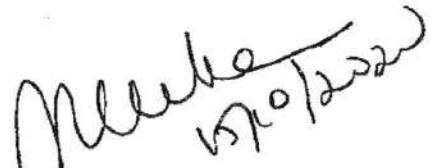
GMs

SE i/c.

HODs

PS to MD

/Forwarded by Order/


15/10/2020
GENERAL MANAGER (F)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19 A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

CIRCULAR

Cir.No.110/2020

Dated: 31.12.2020

Sub: SIPCOT Industrial Complexes/Parks/Growth Centers -
Revision of Plot allotment rates- Board's approval -
Communication – Reg.

Ref: 1. Circular No.01/2020 dated 13.01.2020
2. Office Order No.44/2020 dated 07.10.2020
3. Minutes of the Board Meeting dated 02.12.2020
4. Minutes of the Board Meeting dated 29.12.2020

For circulation
Vs
050/2021

The Board of SIPCOT at its meetings held on 02.12.2020 and 29.12.2020 has revised the plot allotment rates in respect of SIPCOT Industrial Complexes / Parks / Growth Centres as given under:

Sl.No.	Name of the Complexes / Parks /Growth Centres	Plot Allotment rate per acre (Rs. in lakhs)
1	Irungattukottai (including Apparel Park & Footwear SEZ & Component Park) / Kancheepuram Dist.	153.00
2	Sriperumbudur (including SEZ) / Kancheepuram Dist.	153.00
3 (a)	Oragadam Phase-I (including SEZ & R&N Park) / Kancheepuram Dist.	153.00
(b)	Oragadam Phase-II (Vaipur-Mathur Scheme) / Kancheepuram Dist.	170.00
4	Pillaipakkam / Kancheepuram Dist.	153.00
5	Vallam – Vadagal Phase-I / Kancheepuram Dist.	170.00
6	Siruseri / Chengalpet Dist.	550.00
7	Gummidipoondi Phases I , II & EPIP / Tiruvallur Dist.	110.00

Sl.No	Name of the Complexes / Parks/Growth Centres	Plot Allotment rate per acre (Rs. in lakhs)
8	Thervoykandigai / Tiruvallur Dist.	110.00
9	Mappedu / Tiruvallur Dist.	108.50
10	Aerospace Park Vallam Vadagal / Kancheepuram Dist.	143.00
11	Ranipet Phases I, II & III (DTA & SEZ) / Ranipet Dist.	56.00
12	Hosur Phases I, II, Expn.I & Expn. II / Krishnagiri Dist.	110.00
13	Bargur (DTA) / (SEZ) / Krishnagiri Dist.	20.00
14	Perundurai Phases I, II & SEZ / Erode Dist.	67.00
15	Manaparai / Tiruchirapalli Dist.	70.00
16	Cheygar - Phase I & Phase II / Thiruvannamalai Dist.	80.00
17	Cuddalore Phases I & II / Cuddalore Dist.	80.00
18	Thindivanam / Villupuram Dist.	80.00
19	Thoothukudi Phase-I / Thoothukudi Dist.	20.00
20	Pudukottai / Pudukottai Dist.	10.00
21	Manamadurai / Sivagangai Dist.	10.00
22	Nilakottai / Dindigul Dist.	25.00
23	Gangaikondan (DTA & SEZ) / Tirunelveli Dist.	20.00

The above plot allotment rates shall be applicable for the applications to be received on or after 01.01.2021 in respect of the Industrial Complexes / Parks / Growth Centres situated in and around Chennai viz. Gummidipoondi, Irungattukottai, Mappedu, Oragadam, Pillaipakam, Siruseri, Sriperumbudur, Thervoykandigai & Vallam - Vadagal Industrial Parks and in respect of other Industrial Complexes / Parks / Growth Centres the above plot allotment rates shall be applicable for the applications to be received on or after 01.02.2021.

Sd/.....

(J. KUMARAGURUBARAN)
MANAGING-DIRECTOR

To:

All General Managers
All HODs
All Project Officers

Copy to:

PA to MD
PA to ED
Allotment Cell
IT & MIS Dept.
Thiru Mani, Muthu Software

/ FORWARDED BY ORDER /

G. Shan
GENERAL MANAGER (P-I)i/c

STATE INDUSTRIES PROMOTION CORPORATION OF
TAMIL NADU LIMITED
No.19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE
MADRAS.8.


Ref.O.O.No. 3 /93

Dt. 7.1.1993.

OFFICE ORDER

Sub- Area Development - Fixation of
land cost for Tuticorin & Gummidipoondi
Complexes.

The Board at its meeting held on 30.12.1992
resolved to enhance the land cost of Gummidipoondi
Phase.I to Rs. ^{Five}~~5.00~~ lakhs per acre w.e.f. 1.1.1993. It
was also decided to continue with the present rate
of Rs. ^{Two}~~2.00~~ lakhs per acre in respect of Tuticorin Complex
for a further period of one year w.e.f. 10.1.1993.


B. VIJAYARAGHAVAN,
CHAIRMAN AND MANAGING DIRECTOR.

To

All GMs.
All Officers of Area Development.

All RMs/POs.
copy to:
AGM(IA)

CMD's Table
P.A. to CMD.

AM(D-N)

AGM(D-N)

GM(PF&D)

O.O.NO. 13/95Dt. 15.5.95

Sub:- SIPCOT Indl. Complexes - Norms
for fixation of rates for
Commercial plots - Reg.

The Board, at its meeting held on
5.5.95, resolved to adopt the following
norms for fixation of rates for Commercial
plots in the industrial complexes -

<u>Complexes</u>	<u>Rate to be adopted</u>
1. Hosur, Ranipet, Gummidipoondi, Cuddalore and Tuticorin	- Prevailing land cost plus 50%.
2. Manamadurai & Pudukkottai	- Prevailing land cost plus 20%.

Future allotments of Commercial
plots will be on 99 years lease basis
and adopt the same procedure as in the
case of allotment of industrial plots,
will be adopted.

This will come into force w.e.f.

5.5.95.

17/5/95

18/5
AGM (AD.N)

25/5
C.G.M.

M.D.

To

The C&M

Copy to :

All G.M.s

All HODs

All RMs/POs

Accounts

Internal Audit

PS to M.D.

M.D.'s Table.

SIPCOT Ltd., Madras-8

O.O.NO.17/95

Dt.14.6.95

Office Order

Sub:- S.I.C., GMP. - Phase II - Rates
to be adopted - Reg.

Ref:- Minutes of the Board mng.
held on 5.6.95

It has been decided to sell
the balance land of 169 acres at
SIPCOT Incl. Complex, ~~at GMP~~
~~subsequent to the bulk allotment M/S~~
Phase II, at the rates mentioned
below:

- a) 70 acres @ RS. 6.00 lakhs/acre
- b) 99 acres @ RS. 7.00 lakhs/acre.

~~The Board has also taken note
of the above decision at its mng.
held on 5.6.95.~~

14/6.

M.D.

12/6/95
C.G.M.

13/6
AGM(AD-N)

13.6.95
A.M.

13/6/95

To The C.G.M.
All G.Ms/H.O.D.s
Manager (IA)
Accounts Dept.
All P.O.s/R.Ms.

Copy to
M.D's Table
P.S. to M.D.

OFFICE ORDER

D.O.NO. 4/99

DT. 21.1.99

Sub: SIDCOI Jodd. Complexes/
Parks - Fixation of plot
cost for the allotment
of plot to SIDCO - reg.

The Board at its meeting
held on 31.12.98 has decided
that as a policy, allotment of
developed plots to SIDCO may
be made at 70% of the prevailing
rate in SIDCOI Jodd. Complexes/
Parks.



Future allotments to SIDCO
The above norms will be

adopted ~~in future~~ with effect
from ³¹⁻¹²⁻⁹⁸ ~~1-1-99~~ until further orders.



gkmb
Gm
21/1

To

The Am P&D

cc to

All Gms

All HODs

All E. / P&D, P&D and Gm.

12/1/98

12/1

16/1

21/1

2/1

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
19-A, RUKMANI LAKSHMIPATHY SALAI, EGMORE, CHENNAI-600 008

O.O. NO. 5/2002

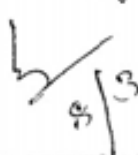
DATE: 8/3/2002

OFFICE ORDER

Sub: Fixation of Plot Cost and Recovery of Capital Cost on
Water Supply Scheme – Policy Decision – reg.

The Board of SIPCOT at its meeting held on 29.1.2002 has taken the following
policy decision on fixation of Plot Cost and recovery of Capital Cost on Water Supply
Scheme.

1. For existing complexes the present method may be continued in fixing land
cost and water supply, except Perundurai.
2. For new complexes to be developed in future the recommendation of the Audit
Committee (Annexure) on fixation of plot cost and capital cost of water supply system
shall be followed.
3. In case of large allotment, discount may be allowed ~~upto 25%~~ on the plot cost
on case to case basis.



R. KARPOORASUNDARAPANDIAN
CHAIRMAN AND MANAGING DIRECTOR.

Encl.: Annexure.

To

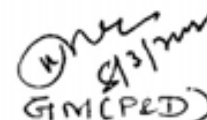
All General Managers
Superintending Engineer
All HODs
All Regional Managers
All Project Officers
PS to CMD.

vv


AM


DM (IA)

SE


GM (P&D)

RECOMMENDATIONS OF AUDIT COMMITTEE:

1. Area Development activities may be considered only in phases.
2. For arriving at the plot cost:
 - a) For new areas – the land acquisition may be by negotiation and based on the finalised rate, the actual cost may be worked out.
 - b) In case of poramboke lands – the actual cost alone should be taken.
 - c) In case of award on enhanced compensation, since the agreement stipulates that the allottee has to bear the enhanced cost, the same conditions would apply.
 - d) Entire capital cost on water may be loaded to the land cost.
 - e) Since capital cost on water supply scheme is already loaded on to the land cost for the units consuming water upto 6000 litres per day the land cost remains same. When water consumption is beyond 6000 litres per day and the unit is the water intensive unit, SIPCOT will arrive at the capital cost of water for such unit and collect 50% of the proportionate cost from the units at the time of signing the agreement or in alternate differential water tariff will be worked out in various slabs to regulate the consumption over and above 6000 litres.

Draft For Approval:-

**STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
19-A, RUKMANI LAKSHMIPATHY SALAI, EGMORE, CHENNAI-600 008**

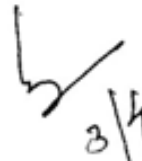
O.O. NO. 7/2002

DATE: 3/4/2002

OFFICE ORDER

**Sub: Fixation of Plot Cost and Water Charges in Perundurai
SIPCOT Industrial Growth Centre – Board's decision – reg.**

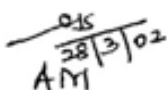
The Board of SIPCOT at its meeting held on 21.3.2002 decided to continue the plot cost at Rs.6.00 lakhs per acre already fixed ^{til} until the next general review and to fix water charges at Rs.20.00 per 1000 litres with effect from 1.4.2002 until ^{til} until review is done by the Board again.


3/4

**R. KARPOORASUNDARAPANDIAN
CHAIRMAN AND MANAGING DIRECTOR.**

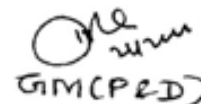
To

All General Managers
Superintending Engineer
All HODs
All Regional Managers
All Project Officers
PS to CMD.


28/3/02
A.M.


28/3/02
DM (IA)


1/4/02
SE


GM (P&D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 600 008.

O.O. No.3/2004

Dated 25.3.2004

OFFICE ORDER

Sub : Fixation of Plot cost for commercial activity in SIPCOT
Complexes /Parks / Industrial Growth Centres - Reg.

Ref : 1) O.O. No.13/95 dated 25.5.1995,
2) Circular No.11/2000 dated 17.4.2000.

As per Office Order and Circular above cited for allotment of plots for commercial purposes, we have been following different yardsticks in different Complexes/Parks/Growth Centres.

The Board of SIPCOT at its meeting held on 10.3.2004 directed to charge 1.5 times the normal rate for commercial plots in all the Complexes/Parks/Growth Centres of SIPCOT.

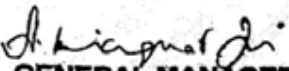
This comes into force with effect from 10.3.2004.

T.R. SRINIVASAN
CHAIRMAN AND MANAGING DIRECTOR

To :

All GMs
All HODs
PM/SPM/PO/Poi/c
Accounts Department
Internal Audit
P.S. to C.M.D

/ Forwarded by order /


GENERAL MANAGER (P)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
(A Government of Tamilnadu Undertaking)

Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore,
Chennai – 600 008.

CIN U74999TN1971SGC005967

O.O. No.10 / 2014

Date :10.07.2014

OFFICE ORDER

Sub : SIPCOT Industrial Park, Pillaipakkam – Revision of plot
cost - Board's decision communicated – reg.

Ref : 1. Circular No. 6/2010 dt.13.05.2010.
2. Circular No.24/2012 dt.10.07.2012.


The Board of SIPCOT at its meeting held on 30.06.2014 decided to fix the
plot cost at Rs.90.00 lakhs per acre at SIPCOT Industrial Park, Pillaipakkam
henceforth.

This order comes into effect from 30.06.14.

Sd/--
(Dr. R. Selvaraj)
Managing Director.

To
All General Manager
All HODs
SPM / PM / PO
PS TO MD

/ Forwarded By Order /



General Manager – II.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI – 600 008.

O.O.No.23/2020

Dt : 09.06.2020

OFFICE ORDER

Sub : SIPCOT Information Technology Park, Siruseri –
Allotment of land for setting up of Data Centre –
Fixation of Plot cost – Reg.

The Board of SIPCOT at its meeting held on 29.5.2020 observed that there is a huge demand for land at SITP, Siruseri to set up Data Centre and since data centre facility may not create much employment opportunity, the Board directed that the land for data centre at SITP, Siruseri be allotted at twice the prevailing plot cost.

Accordingly, for setting up of Data Centre at SITP, Siruseri, land will be allotted at twice the prevailing plot cost with effect from 29.5.2020.

Sd/-
MANAGING DIRECTOR.

Copy to :

All HODs
All POs
PA to MD
PA to ED

// Forwarded by order //


GENERAL MANAGER (P-III) i/c

**6.FIXATION OF WATER / MAINTENANCE/
REVISION OF INTEREST ON
WATER CHARGES**

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, Rukmani Laksmipathy Road, Egmore Chennai-600 008.

Circular No. 54/91

Date: 13.11.1991

Re- issued Date: 11.02.2021

CIRCULAR

Sub : Industrial Complexes – Recoveries due from SIDCO towards
maintenance charges and water charges.

It is noticed that in some of the Industrial Complexes, SIDCO Estates are in arrears of maintenance charges and water charges. The position has been taken to the notice of the CMD, SIDCO demi-officially and he has also been requested to issue suitable instructions to the officers concerned to settle the dues immediately and to see that such instances do not recur CMD/SIDCO has also issued instructions accordingly to his Branch Managers.

The Project Officers are informed that if with effect from the month of December, 1991, there are any arrears under the above two heads in respect of SIDCO Estates, action should be taken to enforce recovery in the same manner as in the case of any other allottee.

(This Circular copy is re-issued).

Sd/-
(B. VIJAYARAGHAVAN)
CHAIRMAN & MANAGING DIRECTOR.

To.

All Project Officers, SIPCOT.
The General Manager (P&D), SIPCOT.
S.E.

Copy to:

CMD/ SIDCO
CMD's table.
P.S. to C.M.D.

MANAGING DIRECTOR

1/13

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED.
19-A RUKMANI LAKSHMIPATHY ROAD EGMORE MADRAS: 8.

Circular No. 87/91

Dated: 14.11.1991

CIRCULAR

Sub: Industrial Complexes- Maintenance charges-
Recovery of.

At present, the practice in respect of raising of demands towards maintenance charges is to raise the demands in September or thereabout of the year after the accounts for the previous financial year are settled and based on the actuals of the previous financial year. This results in delay in recovery of the dues to the Corporation apart from difficulties in recovering the amounts in a lump-sum where the amounts are large. Therefore, in future, the demands should be raised half-yearly in the following manner:

The demand for the first half-year of 1992-93 (1-4-1992 to 30-9-1992) will be raised before 7-4-1992 on a provisional basis equal to 50% of the annual demand for the financial year 1990-91.

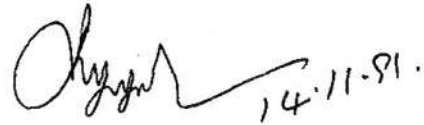
The accounts of maintenance expenditure for the financial year 1991-92 should be finalised before 30-6-1992. The maintenance charges for the year 1992-93 worked out on this basis less the provisional demand already raised for the first half-year of 1992-93 will be the demand for the second half-year of 1992-93 (1.10.1992 to 31.3.1993). ^{be} and the demand will ~~be~~ accordingly raised before 7-10-1992.

2. For all subsequent years, action should be taken on similar basis.

Pto...

..2..

3. All Project Officers will acknowledge receipt of this Circular at once.



(B. VIJAYARAGHAVAN)
CHAIRMAN & MANAGING DIRECTOR.

To

All Project Officers
Superintending Engineer.

Copy to:

CMD's Table/ PS to CMD

Copy to All Associations of Industrial
Complexes.

Copy to Small Industries Development
Corporation of Tamilnadu Ltd.
SIDCO Office Complex,
Paulwel's Road,
Kathipara Junction,
Madras: 600 016

STATE INDUSTRIES PROMOTION OF TAMILNADU LIMITED

19-A, Rukmani Lakshmipathy Road, Madras-8

Cir.No.13/92

Issued Dated.06.02.1992

Re-Issued 11-02-2021

CIRCULAR

Sub: SIPCOT Industrial Complexes- raising of interest
demands – instructions issued.

The following instructions are issued for raising interest demand on plot cost in respect of the plots allotted to the entrepreneurs in the Industrial complexes.

1. The interest demands should be prepared as on 31st March of every year and despatched to the allottees 15 days in advance.ie. by 15th March.
2. The demand notice should either be delivered in person or despatched by RPAD and the postal acknowledgement properly filed in the files
3. The detailed working sheet should also be sent with the demand notice.
4. It should be specifically mentioned in the demand notice that if the interest amount is not paid before 10th of April of the concerned year, penal interest will be charged on the interest dues at 20% p.a from the 1st April itself.
5. There should be a specific mention in the demand notice that water supply will be disconnected if the amount is not paid within the stipulated time.

(This Circular Copy is re-issued)

Sd/-

CHAIRMAN & MANAGING DIRECTOR

To

All Project Officers


Copy to G.M.(P&D) & A.G.M.(AD)

Copy of Accounts Dept. and Internal Audit Dept

Copy to All Officers in Area Development

Copy to ch. & M.D.'s table

Copy to P.S to C.M.D


MANAGING DIRECTOR

2/13

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
NO.19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE,
MADRAS-600 008.

CIRCULAR

Cir.No.14/92

Dated: 7.2.1992.

Sub- SIPCOT Industrial Complex - Supply of water to
Industrial units - execution of water supply
agreement and collection of water charges -
instructions issued.

The following instructions are issued to the Project
Officers with regard to execution of water supply agreement and
collection of water charges for supply of water to the units:

- 1) No water supply connection should be given without
entering into the required agreement. Even in respect of units
for whom this agreement has not been executed so far, immediate
arrangements should be made for the execution.
- 2) The reading of the water meter fixed at the
concerned industries should be taken in the last week of the
month and the bill should be delivered to the concerned industries
before 3rd day of the subsequent month.
- 3) The bill should be served in the format enclosed.
- 4) If the water charges are not paid within 22 days
from the date of delivery of the bill, the water supply should
be disconnected promptly and a report sent to Central Office.
- 5) Reconnection should not be resorted to without
collection of prescribed reconnection fee and without specific
orders from CMD.
- 6) In case of cancellations, the water supply should
be disconnected immediately since the concerned industry cease
to be our lessee on cancellation.

Contd..2..

Sir.
F. C. Comptrol.
13.2.92
L

7) Penal interest at 20% p.a. will be charged from the date of the bill if the bill is not settled within 15 days from the date of the bill.

8) In respect of other dues and for violation of terms under lease deed, water supply may be disconnected after issue of notice.

9) In case of defective water meters, the provision under clause.11 (C) should be followed strictly.

The above instructions may be followed strictly and the receipt of this circular may be acknowledged.

To
All the Project Officers.

All the Regional Managers.

B. VIJAYARAGHAVAN,
CHAIRMAN AND MANAGING DIRECTOR.

/ FORWARDED / BY ORDER /

ASSISTANT GENERAL MANAGER (AD).

SPECIMEN BILL:

SIPCOT INDUSTRIAL COMPLEX

.....

Phone:

No:

DATE:

1. Name of the Consumer :
2. Industrial/Housing Plot No. :
3. Period of water consumption : To
4. Meter reading as on date : Litres
5. Previous meter reading : "
6. Consumption during the period : " of 07 Gallons
7. Contracted quantity :
8. Signature of representative who witnessed the reading with date :
9. Designation of officer who takes the reading with signature : Junior Eng. (Civil/Ele)
10. Rate per 1000 ltrs/gallons :
11. Consumption charges :
12. Computed charges in case the meter is not working :

NOTICE:

SIGNATURE OF OFFICER
MAINTENANCE - WING.

- i) If the water charge is not paid within 22 days from the date of receipt of this bill water supply will be disconnected without further notice. Final day for payment to avoid water supply disconnection is.....
If the final day is a holiday, the payment to be made on the next working day.
- ii) Penal interest @ 20% p.a. will be charged from the date of the bill, if the bill is not paid within 15 days (grace period) from the date of the bill.

C I R C U L A R

Sub:-SIPCOT Complexes - Sinking of Boarwells
by Industrial units - Regulations on *

.

Representations are being received from the Industrial Associations and entrepreneurs in the Industrial Complexes requesting that ^{they} ~~the entrepreneurs~~ themselves may be permitted to sink borewells on their plots to supplement the arrangements for supply of water by SIPCOT. The matter has been examined in detail and it has been decided to permit the Industrial Units located in Manamadurai and Tuticorin Industrial Complexes alone to drill borewells subject to the following conditions:

- i) The application should be addressed to the Head Office and permission will be granted on the orders of the Chairman & Managing Director.
- ii) The borewells should be sunk only at locations approved by SIPCOT with reference to the minimum distances necessary from the existing borewells, if any, so that the borewells put up by SIPCOT do not get adversely affected.
- iii) Where arrangements have been made by SIPCOT for supply of water, the industrial unit should pay the minimum charges to SIPCOT even if it does not avail itself of water supply from SIPCOT.
- iv. As and when arrangements are made by SIPCOT for meeting the full water requirements of the allottee, the industrial unit ~~should take~~ its full requirement from SIPCOT only and the borewells executed by the unit should be plugged and entrusted to SIPCOT for being kept in the custody of SIPCOT. The decision of SIPCOT will be final on whether arrangements have been made by SIPCOT for meeting the full water requirement of the industrial unit.

...2

- v. If in the opinion of SIPCOT the borewell sunk by an entrepreneur has ^{more water} potential more than necessary to meet the entrepreneur's own requirements, then SIPCOT reserves the right to take over such borewell provided that the said industrial unit's own requirement as determined by SIPCOT, will be first met and provided also that the entrepreneur will be reimbursed the proportionate cost of the borewell, as determined by SIPCOT, with reference to the quantity of water drawn for distribution to others.
- vi. Before the borewell is excavated the entrepreneur should execute an agreement with SIPCOT in the form annexed.
2. The permission will not be granted if the entrepreneur is in any arrear to SIPCOT in relation to the plot allotted to him and the attendant amenities.
3. The Project Officers of Manamadurai & Tuticorin Complexes are requested to bring this Circular to the notice of the entrepreneurs and Industrial Association and obtain their acknowledgements.
4. The receipt of this circular should be acknowledged by the Project Officers and Executive Engineers.

CHAIRMAN & MANAGING DIRECTOR.

To

All Project Officers/Executive Engineers

2. Industrial Associations of all Industrial Complexes

Copy to Civil Wing
P.S. to Ch. & M.D.
Chairman's Table

Handwritten notes and signatures:
of Manamadurai and Tuticorin
7/12
12.9.90

AGREEMENT FOR SINKING OF BORE-WELL BY M/S.....

..... SIPCOT INDUSTRIAL COMPLEX,.....

This Agreement entered into at
on theday of.....
One Thousand Nine Hundred and Ninty..... between
State Industries Promotion Corporation of Tamilnadu Limited
(SIPCOT) having its Registered Office at No.19-A, Rukmani
Lakshmiipathy Road (Marshalls Road), Egmore, Madras-600 008
and represented by its Project Officer Thiru.....
(hereinafter called "SIPCOT" which expression shall unless
the context otherwise requires include its successors,
administrators and assigns) of the ONE PART;

AND M/S.....
a Proprietor/~~xxPartnership Firmxx~~ a Company registered under
the Companies Act, 1956/a Partnership Firm registered under
the Indian Partnership Act, 1932, having its Registered/
Principal/Administrative Office at

.....
represented by its ^{Proprietor / Director / Partner} (1)

(2).....(hereinafter called "THE CONCERN^m /

~~The~~ COMPANY"/ "FIRM" which expression shall unless the context
otherwise requires include their successors, administrators,
legal representatives and assigns) of the OTHER PART
witnesses as follows:

^{CONCERN}
WHEREAS the /Company/Firm has been allotted Plot No....
in the Industrial Complex at by SIPCOT.

^{CONCERN}
WHEREAS the /Company/Firm has applied to SIPCOT for
permission to sink a bore-well in the plot allotted by
SIPCOT for the purpose of drawing water for the project

.....2....

and SIPCOT after considering the application has permitted the sinking of a bore-well vide its letter dt..... subject to the conditions mentioned therein (copy enclosed).

^{CONCERN} / ^{FIRM}

The/Company/ is therefore executing this Agreement for sinking the bore-well in the Plot No..... subject to the following conditions:

... ^{CONCERN} / ^{FIRM}

(a) The/Company/ will sink a bore-well only at the location approved by SIPCOT, so that the bore-well already put up by SIPCOT in the Complex is not adversely affected.

^{CONCERN} / ^{FIRM}

(b) The/Company/ will sink the bore-well at its own cost and will not make any claim from SIPCOT on any account.

^{CONCERN} / ^{FIRM}

(c) The bore-well sunk by the/Company/ should be plugged and ~~should be~~ handed over to SIPCOT once arrangements have been made by SIPCOT for meeting the full water requirements

^{CONCERN} of the/Company/. ^{CONCERN} The/Company/ ^{FIRM} should take the water from SIPCOT sources only and not from the bore-well. The decision of

SIPCOT will be final as to whether arrangements have been made by SIPCOT for meeting the full requirement of the/Company/. ^{CONCERN} / ^{FIRM}

(d) In the event of the bore-well yielding copious supply of water and if SIPCOT is in need of water for distribution, then SIPCOT will have the right to take over the bore-well drilled by the/Company/ on payment of cost as determined by SIPCOT.

(e) The bore-well once sunk with the permission of SIPCOT shall become the property of SIPCOT ~~along with the~~

25/1
Attn
discuss
with
DRM (L) or
GM (P.D.)
25/1

~~accessories like pipe-line, etc~~ and the ^{CONCERN}/Company/^{FIRM} should not claim any amount for the bore-well at any point of time.

(f) In the event of the ^{CONCERN}/Company/^{FIRM} not getting any water from the Bore-well sunk or for any reason the ^{CONCERN}/Company/^{FIRM} wants to shift the location of the bore-well, then specific permission in writing should be obtained from SIPCOT.

(g) ^{CONCERN} If the /Company/Firm fails to comply with any of the conditions stipulated hereir, SIPCOT shall have the right to take action for cancelling the ~~allotment~~ ^{Permission granted for digging the Bore well, besides San and also taking action for cancellation of allotment granted -}

IN WITNESS WHEREOF the parties to this Agreement have set
and subscribed their respective hands on the day, month and
year first above written.

PROJECT OFFICER,
SIPCOT LIMITED

WITNESSES:

- 1.
- 2.

(.....)
^{CONCERN}/COMPANY/FIRM

WITNESSES:

- 1.

[Handwritten mark]

Vb
23/1/92
S.M.(A.C.)
[Signature]

[Signature]
24/1
A.M.(A.D.)

[Signature]
27/1/92
S.M.(A.D.)

.

Circular No.58/92

DATED:02.11.1992

C I R C U L A R

Sub:-SIPCOT Industrial Complexes - Sinking of
Borewell by Industrial Units - Permission
to retain the borewell in the plots -
Regulations on.

Ref:-Circular No.15/92 dt.17.2.92.

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In the circular cited, detailed instructions were issued regarding granting permission to the Industrial units located in Manamadurai and Tuticorin Complexes for sinking borewell in the plots allotted to them. As per condition No.iv of the Circular, the Industrial Units should plug the borewell dug in their plot and entrust to SIPCOT for being kept in custody of SIPCOT, as and when arrangements are made by SIPCOT for meeting the full water requirements of the allottee.

Now, some of the Industrial units in Tuticorin Complex have requested for permission to retain the borewell dug by them for drawing water for non Industrial purpose namely, watering the trees/plants and the gardens. The request of the entrepreneurs has been examined in detail and it has been decided to permit them to retain the borewell in their plot for use of watering the trees/plants and gardens subject to the following conditions:

1. The Industrial Units should draw the water required for Industrial purpose only from the SIPCOT water supply system and pay the water charges as fixed by SIPCOT from time to time on due dates.
2. The quantity of water committed to the units by SIPCOT in the allotment order should be drawn by the units without any reduction, in normal circumstances.
3. The units should utilise the borewell only for watering the trees/plants and gardens in their plot.

.....2

4. The permission given is liable to be cancelled at any time without notice.

The Project Officers are instructed to closely monitor the drawal of water from the SIPCOT water supply system by the units periodically. In case there is any reduction in the drawal of water committed to the units in the allotment order the matter should be immediately reported to Head Office.

The receipt of this circular should be acknowledged by the Project Officers and Regional Managers.

B.VIJAYARAGHAVAN,
CHAIRMAN & MANAGING DIRECTOR.

To

All Regional Managers and Project Officers.

Copy to the Industrial Associations at
Manamadurai and Tuticorin Complexes

Copy to the General Manager(PF & D), A.G.M.(D.N.) and A.G.M.(D)


Copy to the Civil Wing

Copy to All Officers in Area Development Department

Copy to the Personal Secretary to Ch. & M.D.

Copy to the Ch. & M.D.'s table

//FORWARDED BY ORDER//


ASSISTANT GENERAL MANA
(D.)

DRAFTCircular No. 62/92Dated: 26.11.92

Sub: SIPCOT-Industrial Complexes-collection of water charges from Service Depts./Agencies-orders-reg.

Ref: Minutes of the meeting of the Board of Directors held on 19.11.92.

...

All the Regional Managers/Project Officers are directed to adopt the following uniform policy for collection of Water Charges from the Service Departments/Agencies in SIPCOT Indl. Complexes.

1. Police Station, First Aid Centre, Fire Station with Quarters for Fire Officer TNEB Sub Station and Quarters of Sub Station Staff Water may be supplied free of cost.
2. EST Hospital/dispensary with Quarters, Telephone Exchange with Quarters, Post Office with Quarters for Post Master, Bank Building, Canteen. One connection will be provided in the premises and internal lines are to be laid by the agencies and water charges at the usual Industrial rate subject to a minimum of Rs.200/- p.m. may be charged. However whenever these agencies are provided temporary accommodation in buildings like housing flats etc. the normal rates charged for these buildings may be collected.

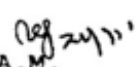
The above policy comes into force ^{from 1st Dec '92.} ~~with immediate effect.~~



CHAIRMAN & MANAGING DIRECTOR.

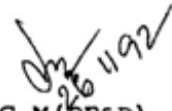
To

All Regional Managers.
All Project Officers.

Copy to: All Officers of A.D. Dept.
P.S. to CMD.
Accounts Dept.
C.M.B. Tabu.


A.M.


A.G.M (D-N)


G.M (PF&D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19 - A, RUKMANI LAKSHMIPATHY ROAD, CHENNAI- 600 008.

Cir. No.8/93

Issued Date: 03.03.1993

Re-issued Date: 11.02.2021

CIRCULAR

Sub:SIPCOT Industrial Complexes – Supply of water – execution of water supply agreement – Format revised.

The Board of Directors of SIPCOT at its meeting held on 24.2.93 has approved a revised format for execution of agreement for supply of water to the allottees in the Industrial Complexes of SIPCOT. A copy is annexed. All the project officers are directed to obtain the agreement in the revised format in respect of (i) all cases where the water supply agreement is yet to be executed, (ii) all cases of existing water supply agreements as and when they come up for renewal on the expiry of the five years period prescribed in the existing agreement and (iii) all cases of existing water supply agreements where the supply is disconnected. (A fresh agreement should be got executed in the revised format before reconnection is given).

2. In cases where water supply is disconnected for any default, the Project Officer should, before recommending reconnection of water supply ensure compliance with the conditions set out in condition No.14 of the new agreement and confirm the same to the Head Office.

3. The receipt of this circular should be acknowledged.

Sd/---

(B. VIJAYARAGHAVAN)

CHAIRMAN & MANAGING DIRECTOR

(This Circular copy is re-issued)

To
All Regional Managers
All Project Officers
All GMs.
All S.E.
All Heads of Dept.

CC To
P.S. to CMD
CMD Table
AGM (IA)


MANAGING DIRECTOR
3/13

CIRCULAR

Cir.No.13/93

Dated: 2.3.1993.

Sub- SIPCOT Industrial Complexes - Periodical
revision of water charges - reg.

Rates of water charges in Industrial Complexes are not being revised at regular intervals leading to loss of revenue. Also when the charges are revised after a long period the increase ^{became} too steep leading to representations from industries. In future, the revision should be done regularly once ^a year in all Complexes. The following instructions are issued. *Ch*

- (i) The RMs/POs should send to the H.O. proposals for revision of water charges based on the finalised figures of the Accounts of the Corporation before 15th August every year as per the annexed guidelines.
- (ii) The proposals thus received in Head Office should be scrutinised in the Area Development Department in ~~cons~~ultation with the Civil Wing and the Accounts Department before 30th September of the concerned year and the revision should be finalised before the 7th of October.
- (iii) The revision should be effected from the 1st of October every year and the water bills raised during November of the concerned year.

Ch 26/3
B. VIJAYARAGHAVAN,
CHAIRMAN AND MANAGING DIRECTOR.

To

All RMs/POs.

cc to-
CMDs table/PS to CMD
All Gms/S.E.
All DGMS/AGMs
AGM(IA)

*Above pencile corrections may kindly
be seen, if necessary we shall make the
corrections.*

26/3.

G. R. R. S. S.

GUIDELINES FOR FIXATION OF WATER CHARGES

- I. The water meter shall be fixed at OHT at bore well points from where water is directly pumped to distribution system.

The quantity of water pumped (based on meter reading available at OHT) and the water supply to the units (unitwise annually supplied quantity shall be added for arriving at this quantity) for the year ending March shall be obtained from the Project Officer before the end of June every year. The water pumped and supplied shall be compared to find out abnormal wastage and the variation between the current year supply and the previous year supply; the reasons therefor should be reported to Chairman & Managing Director.

- II. The rate of water charges shall be arrived at considering the following points:

1) Capital Expenditure Recovery:

a) Water supply installations cost (civil works) based on 30 years life time and at 12.5% annuity basis.

b) Water supply installations cost (electrical items like motors & pumps) based on 6 years life time and at 12.5% annuity basis.

i) In respect of Complex where the land allotted is less than 75% of the saleable area, the capital expenditure recovery may be considered proportionate to the land allotted to the saleable area.

ii) If the land allotted is more than 75% of the saleable area, the capital expenditure recovery may be considered in full.

..2..

2) Recurring Expenditure:

- a) Water supply maintenance expenses like Electricity charge, repairs and replacements etc, shall be considered in full.
- b) Pump Operators salary shall be considered in full.
- ~~II.~~ c) 50% of the Administrative Expenses shall be included.
- d) Escalation cost at 15% of the recurring expenses (a to c)

3) Water charge rate:

- a) The rate can be worked out as follows:

$$\frac{\text{Capital Expenditure Recovery} + \text{Recurring Expenses}}{\text{Quantity supplied.}}$$

However quantity supplied may be worked out based on actual quantities supplied to units (loss due to leakage, not nilferage, free use if any, etc, shall/be included)

- b) The rate shall be fixed uniformly in respect of all the Complexes in terms of 1000 litres.

III. If the rates worked out is felt to be higher in respect of an under-developed complex, the rates shall be worked out in the method indicated above and a specific approval shall be obtained from Chairman & Managing Director for reducing the rate stating the reasons for reduction. However, the rates fixed shall cover atleast the recurring expenditure incurred every year.

[Signature]
26/3.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED.

19-A RUKMANI LAKSHMIPATHY ROAD EGMORE MADRAS: 8.

No.32/95

Dated 22.8.95

CIRCULAR

Sub: SIPCOT- Industrial Complexes- Collection
of water charge- reg.

P25-15
P23-15

Ref: 1. Circular no.62/92 dtd 26.8.92.
2. Minutes(Item no.24) of the 286th Meeting of
the Board held on 4.8.95

Further to the circular cited, it is hereby ordered that
water will be supplied to the staff quarters in ^{all} the Industrial
Complexes occupied by the employees ~~at~~ free of cost.

This order will take effect from 4.8.95.

sh
22/8
MANAGING DIRECTOR.

To
All Regional Managers/Project
Officers.

sh
22/8
G.M(A&S)

Copy to:

16/8/95

CGM
AGM(AD-I)
AGM(AD-II)
Accounts
I.A. Department
PS to MD

ks

4/8

compro L. S. S.
4/8
22/8/95

CIRCULAR

Cir.No. 37/96.

5-7-96
47
DT. 17.6.1996.

SUB: SIPCOT Indl. Complexes - Revision of interest rates on deferred payments of plot deposit and for default to pay water charges and levying interest for Maintenance charges - reg.

...

Our Board at its Meeting held on 30.5.1996 decided to revise the interest rates chargeable on deferred payments of plot deposit/defaulted payment of water charges and also to charge interest on defaulted amount of Maintenance charges for the defaulted period as detailed below:

<u>S.No.</u>	<u>Plot deposit</u>	<u>Interest Rate p.a.</u>	
		<u>Existing</u>	<u>Revised</u>
1.	For Ist instalment of 50% of Plot deposit less initial deposit already paid		
a.	Within 30 days from the date of allotment order	Nil	Nil
b.	Beyond 30 days from the date of allotment order	16.5%	19%
2.	For IIrd & IIIrd instalments (25% each of plot deposit)	16.5%	19%
3.	In case of cancellation, after date of cancellation till date of revocation/resumption of plot	25%	25%
<u>Water Charges</u>			
4.	Defaulted payment of water charges	20%	21%
<u>Maintenance Charges</u>			
5.	Payment of Maintenance charges Beyond 30 days from the date of receipt of demand	-	21% is chargeable for the defaulted period. P.O. is empowered to disconnect water supply to the unit if payment is not made even after expiry of 60 days from the date of receipt of demand

Page 1154
13/96
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The other terms and conditions stipulated earlier in respect of plot deposit/water charges/maintenance charges will remain unchanged.

The above revision will be applicable in respect of all existing cases as well as in respect of allotments made after 1.6.96. This shall be incorporated in the allotment order and lease deed. The P.Os are requested to inform the above revision to all their respective allottees as well as to the concerned Industries Association for information.



MANAGING DIRECTOR.


To
Copy submitted to: C.G.M./All Encls/Hos


Copy to: ~~All Heads of Departments~~ ^{RDs and all P.Os}

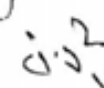
// P.S. to Chairman & MD.

// Secretary, Personnel and A/c depts

} SI Plot for information


Mgr(AD-I)


A.G.M.(AD-I)


A.G.M.(AD-II) *


C.G.M.

DRAFT FOR APPROVAL

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMOORE, CHENNAI-600 008.

CIRCULAR

No. 76/97

Dt. 16/12/1997

SUB: SIPOOT Industrial Complexes / *Parks* - collection
of water charges from Service Departments/
Agencies - Orders - Reg.

REF: 1. Minutes of the meeting of the Board of
Directors held on 19.11.92
2. Circular No.62/92, dt.26.11.1992
3. Minutes of the meeting of the Board of
Directors held on 26.11.97

Ob- 107

*----- The meeting held on 19.11.92
taken up the matter and the
communication is the*

Based on the Board's decision *dt. 19.11.92*, Circular
No.62/92, dt.26.11.92 was issued to all the RIS/POS, to
adopt the following uniform policy for collection of water
charges from the Service Departments/Agencies in SIPOOT
Industrial Complexes. —

1. Police Station, First Aid Centre, Fire Station with Quarters for Fire Officer, TNEB Sub Station and Quarters of Sub Station Staff. — Water may be supplied free of cost.
2. ESI Hospital/dispensary with Quarters, Telephone Exchange with Quarters, Post Office with Quarters for Post Master, Bank Building, Canteen. — One connection will be provided in the premises and internal lines are to be laid by the agencies and water charges at the usual Industrial rate subject to a minimum of Rs.200/- p.m. may be charged. However whenever these agencies are provided temporary accommodation in buildings like housing flats etc. the normal rates charged for these buildings may be collected.

Sh

~~Now~~ ~~But~~ Board at its meeting held on 26/11/97 have
modified the above decision and directed that the supply of
water ~~at~~ free of cost to Service Departments/Agencies/SIPOOT

...2...

employees residing in Official Quarters need not be extended further for new Complexes/Parks/Township Schemes.

Bd. has also
Further directed ~~that~~ to collect the water charges ^{CTW's included only} over and above the consumption of 200 litres per day per house in all the Quarters of Service Departments/Agencies/SIPOOT employees residing in official Quarters with respect to existing Industrial Complexes and to review the above arrangement after three years.

The above policy comes into force from 1/1/98 onwards

To
All DMs/All POS.

QUDSIA GANDHI
MANAGING DIRECTOR

Copy to: All Gms / CC / HODs.
All Officers in A.D. Dept / ~~C. E.~~ /
PS to Chairman, P.S. to MD /
A/Cs Department.

8/12/97
D.M.

8/12/97
D.G.M. (D)

8/12/97
G.N. (P&D)

DM(P)
8/12

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED.

19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600008.

...

Circular No.25/98

Dated: 8.6.1998.

CIRCULAR

Sub: Collection of minimum Water Charges during the disconnected period in respect of Sick Units/Closed units sold on auction in Pudukkottai and Manamadurai Complexes.

...

The Board of Directors at their Meeting held on 27.5.1998 decided not to charge the minimum Water Charges for the disconnected period from the auction purchasers (whomsoever it may be) taking over Sick Units/Closed Units in SIPCOT Industrial Complexes at Manamadurai & Pudukkottai.

SA/- x x x x x

QUDSIA GANDHI

MANAGING DIRECTOR.

To

All Project Officers.

Copy to:

General Managers.

Chief Engineer.

Regional Managers.

All Heads of Department.

All Officers in Development Dept.

PS to Chairman.

PS to Managing Director.

/forwarded/by order/

ASSISTANT GENERAL MANAGER(P)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMI PATHY ROAD, EGMORE, CHENNAI-600 008.

C I R C U L A R

Cir.No.40/98

Dated: 28.9.98.

Sub. SIPCOT Industrial Complexes-Revised
interest rate on Development activities-
Reg.

...

Our Board at its meeting held on 31.8.98 decided to apply the same interest rate at 24% p.a. as already decided at the meeting held on 31.12.1997 in respect of cases of default of any dues on payment of plot cost/ maintenance charges/water charges only and to collect interest at the prevailing highest term lending rate in respect of payables other than default with effect from 27.8.98.

The prevailing highest term lending interest rate is applicable whenever cost of funds has to be worked out for all our Area Development activities and for permitted instalment outstanding payments in respect of payment of non-refundable advance for water charges. In case of default of the payments mentioned above it will attract penal interest of 24% p.a.

JUDSIA GANDHI
MANAGING DIRECTOR.

To

All Project Officers. SIPCOT Indl. Complex,

Copy to:

G.Ms

C.E.

H.O.Ds

R.Ms

All Officers in Development and Planning
Depts.

P.S. to Chairman

P.S. to M.D.


DEPUTY GENERAL MANAGER(D)

CIRCULAR

CX NO. 1/99
NO.

DT. 1.99
12.98.


Sub: Supply of water to the civil contractors
- Fixing of water charges - Reg.

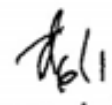
It has been noticed that water is being supplied to our civil contractors in the Industrial Complexes/Parks at the prevailing water charges as applicable to industries where there is no agreement on the part of SIPCOT with contractor to supply water.

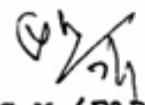
In order to consider the requests of the contractors for supplying of water in such cases, the following norms shall be adopted in future.

1. Water can be supplied to our contractor at 1.5 times of the prevailing rate wherever/whenever sufficient water is available after meeting the allottees' requirement.

2. Water need not be supplied to the contractors wherever/whenever there is scarcity of water.

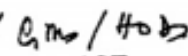

A.M.
To


D.G.M. (D)


G.M. (P&D)


M.D.


CHM.
2/2

All Project Officers.
Chief Engineer, SIPCOT. /  CHAIRMAN.
The Regional Manager(N), SIPCOT.
The Regional Manager (S).
P.S. TO Chairman.
P.S. TO M.D.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED.

19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 8.

CIRCULAR

Cir.No. 12/99

DT. 13. 1999.

SUB: SIPCOT Industrial Complexes ^{Banks} - Revised
Interest Rate on Development activities
- Regarding.

REF: 1. Cir.No. 40/98, dated 29.9.98.
2. Circular No.7/99, dated 16.2.99.
* * * * *

The Board of SIPCOT at its meeting held on 29.1.99 approved the revision in interest rates for term loan and in this decision, the highest term lending rate has been reduced ~~used~~ from 18% to 17.5% with effect from 1.3.99¹⁹. Hence, as per the circular first cited, the cost of funds to be worked out for all Area Development Activities and the rate for permitted instalment outstanding payments in respect of payment of non-refundable advance for water Charges will be 17.5% (Highest term lending Interest Rate) with effect from 1.3.99.

^{24/2/99}
AM(S)

^{24/2/99}
M(R)

^{24/2}
DGM(D) 2

^{24/2}
(QUDSIA GANDHI)
MANAGING DIRECTOR.
^{24/2}
GM(P&D).

To,

All Officers in Planning and Development Department?

COPY TO:

- | | |
|--------------------|---------------------|
| 1. All GMs. | 4. RM(N) and RM(S). |
| 2. CE, Civil Wing. | 5. All POs. |
| 3. All HODs. | 6. PS to Chairman. |
| | 7. PS to MD. |

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

C I R C U L A R

Cir.No.42/99

Dated:24.8.99

Sub : SIPCOT Industrial Complexes/Parks -
Revised Interest Rate on Development
activities - Reg.

Ref : 1. Cir.No.40/98, dt. 29.9.98
2. Cir.No.12/99, dt. 1.3.99.
3. Cir.No.39/99, dt.10.8.99.

The Board of SIPCOT at its Meeting held on 28.7.99 approved the revision in interest rates for Term Loan and in this decision, the highest term lending rate has been reduced from 17.5% to 16.5% with effect from 1.8.99. Hence, as per the Circular first cited, the cost of funds to be worked out for all Area Development activities and the rate for permitted instalment outstanding payments in respect of payment of non-refundable advance for Water Charges will be 16.5% (Highest term lending Interest Rate) with effect from 1.8.99.

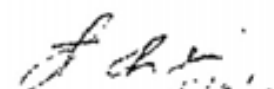
Sd/-
GUDSIA GANDHI
MANAGING DIRECTOR.

To

All Officers in Planning and Development Depts.

Copy to:

1. All General Managers
2. S.E.
3. All H.O.Ds
4. R.Ms.
5. All P.Os
6. P.S. to Chairman
7. P.S. to M.D.


DEPUTY GENERAL MANAGER (D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED

19-A, Rukmani Lakshmipathi Road, Egmore, Chennai- 600 008.

CIRCULAR

CIR.NO. 53/99

Dt. 13.11.99.

Sub: Revised interest rate applicable for the belated payment of dues by the allottees towards plot cost, Maintenance Charges and Water Charges.

It has been decided to levy the following interest rate for the delay/default in payment of plot cost, maintenance charges and water charges etc.

1. The allottees who are allowed to remit the plot cost/maintenance charges/water charges/advance water supply capital cost beyond time limit under special circumstances by the Managing Director. : Highest Term lending rates prevailing from time to time (At present 16.50%.)
2. Belated payment of plot cost by Central/State Government Dept/undertaking : 16.50% p.a.
3. All other defaulted payments of plot cost/maintenance charges/water charges/advance water supply capital cost etc. : 19.00% p.a. (More than 2.5 % of Highest term lending rate)
4. In the case of cancellation of allotment, the interest rate on dues outstanding from the date of cancellation till the date of handing over the possession by the allottee to SIPCOT/taken possession by SIPCOT : 24.00% p.a.

This revision of interest rates shall take effect from 29.9.99.

Sd/. QUDSIA GANDHI,
MANAGING DIRECTOR.

To

All Officers in Development and planning Departments

Copy to

All GMS
All HODs
All RMs
All POS
ES to Chairman
PS to MD


DEPUTY GENERAL MANAGER (D).

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 600008.

CIRCULAR NO. : 24/2001

DATED 18.9.2001

CIRCULAR

Sub : Sinking of Borewells in Industrial Complexes/Parks by the allottees - Collection of water charges at 50% of the prevailing rate - Amendment to the terms and conditions of Water Supply Agreement.

Flag - (A) — Ref : Circular No.15/92 Dated 17.2.1992.

The Board of SIPCOT at its meeting held on 29.8.2001 has noted that whenever SIPCOT was not in a position to supply the committed quantity of water due to various reasons such as monsoon failure etc. the allottees were allowed to sink borewells in their site and draw water at their own cost.

~~Presently, they have~~ ^{The allottees are} to pay water charges at prevailing rate of water supplied by SIPCOT. Taking into account the objections raised by some of the Companies, the Board has decided to reduce the water charges at 50% of the prevailing rate of water supplied by SIPCOT in the respective Complexes/Parks with effect from 1.8.2001 for water drawn by the allottees from their borewells at their cost..

The Board has also modified the condition No.19 of Water Supply Agreement as follows :

"The allottees shall not sink any well/borewell/tubewell within the plot leased to it except with the prior permission of SIPCOT subject to the conditions as applicable"

Hence, in future, the above modified condition has to be incorporated in water supply agreement *and allotment order*.

The receipt of this circular should be acknowledged by Regional Managers/ Project Officers for compliance.

Pm
6.9.01
A.M.

[Signature]
6/9/2001
DGM(D-III)

[Signature]
15/9
S.E.

[Signature]
14/9/01
GM(P&D)

[Signature]
18/9
CMD
2/2

RTO

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
19-A, Rukmani Lakshmipathy Salai, Egmore, Chennai 600 008

CIRCULAR

Cir.No. 23 /2002

Date: 8/4/2002

Sub: SIPCOT Industrial Complexes/Parks/Growth Centres –
Maintenance Charges – Fixation on completion of provision of
infrastructure facilities – Beneficiaries to pay – reg.

Ref: 1. Circular No.87/91 dated 14.11.19991
2. Office Order No.104/92 dated 12.12.1992
3. Circular letter AD2/ICR/M.21/87-99 dated 4.5.99.

It has been decided to fix maintenance charges from the year from
which the major infrastructure facilities have been fully provided in SIPCOT
Industrial Complexes/Parks/Growth Centres and the beneficiaries in these
Complexes/Parks/Growth Centres have to pay these charges. Hence the present
procedure of fixing maintenance charges only when the Complex/Park/Growth
centre becomes reasonably operational is dispensed with. *with 50% occupancy*
as none of the
centres may not reach this at any point of time.

2/2
CHAIRMAN AND MANAGING DIRECTOR.

as
2/4/02
AM(LA)

2/4/02
DM(LA)

dm
2/4/02
S.E.

mm
GM(P&D)

To

All Project Officers.

Copy to:

All G.M.s.

S.E.

All HODs

All R.M.s.

PS to CMD

DRAFT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Cir No. 31/2002

Date : 5.2002.

CIRCULAR

To be passed by the Board
Sub : Drawal of water by allottees from own source *outside the complex* -
affecting the interest of the Corporation. *Certain irregularities Noticed - Reg. instructions issued - reg.*

It is brought to the notice of the Chairman and Managing Director that some of the allottees in our complexes are drawing water from their own sources including the *unauthorisedly through pipeline from outside the complex* or Bore well sunk in private lands adjacent to our industrial complex *without fully drawing the committed quantity of water* and *causing loss to the corp.* Such practice is considered not only irregular but also *illegal.* *Exposed.* *It results in loss to the Corporation.* Since huge amount has been spent for installation of water supply system in the complexes. *It cannot be permitted and* Hence, it is ordered that hereafter, if any allottee is found drawing water from outside source without fully drawing the committed quantity of water from SIPCOT water supply system, the water charges for such units shall be raised based on the committed quantity of water as indicated in the water supply agreement entered into by the individual allottee with SIPCOT at normal rate, regardless of the quantities of water *actually* consumed by them. This order will come into effect from 1.4.2002.. *In respect of the earlier period the average consumption of the normal 3 years should be worked out and the difference in the water charges should be collected from those who brought in outside water into the complex when adequate water was available in SIPCOT S.S.*

All the Project Officers are requested to take immediate steps to raise revised demand in respect of such allottees *for the respective years and collect the amt. early.* *A special report on this regard should be sent in a fort. night.*

12/5
R KARPOORASUNDARAPANDIAN
CHAIRMAN AND MANAGING DIRECTOR.

To
Regional Managers/ Project Officers

Copy to
All General Managers
Dy. General Manager, I, II & III
Superintending Engineer
Internal Audit Department
PS to CMD

12
13/5

One
15/5/02
Gm 13/5/02

D-II DEPARTMENT

DFA

CIRCULAR

Sub: Trespass by drawal of water through pipeline inside the complex by allottees from outside the complex - Instructions - Regarding.

.....

The Board at its meeting held on 27.5.2002 discussed about unauthorised drawal of water by allottees trespassing SIPCOT premises through pipeline from their own sources of borewells sunk in private lands outside our Industrial Complex/Parks/Growth Centre. The Board felt that these irregularities would adversely affect the interest of the Corporation and directed to incorporate a clause in the Allotment Order/Lease Deed/Water supply Agreement to safeguard the interest of Corporation. Hence, it has been decided to incorporate the following clause in Allotment Order/Lease Deed/Water Supply Agreement:

" The Allottee shall not draw water from their Own Borewell/Tubewell sunk in Private lands adjacent to SIPCOT Industrial Complex/Parks/Growth Centre through pipeline unauthorisedly trespassing into SIPCOT premises. If at anytime, such trespass is found by SIPCOT, water supply will be disconnected, ^{besides severing the trespasser} ~~and the Allotment will also be cancelled~~. ^{waterline} "

[Signature]
10/6
DGM(DII)

[Signature]
12/6
GM(P&D)
2/2

[Signature]
20/6
CMD
2/2

To
R.M.s | P.O.s

Copy to

All G.M.s

DGMs I, II & III

S.E

I.A.

P.S to CMD

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Cir.No. 1 | 2003

Date : 8.1.2003

CIRCULAR

Sub : Trespass by drawal of water through Pipeline inside the Complex by allottees from outside the Complex – affecting the interest of the Corporation – Amendment/Clarification to the Circular No.31/2002 dated 13.5.2002 – Reg.

In continuation of the Office Circular No.31/2002 dated 13.5.2002 it is clarified that if any allottee is found drawing water through pipeline from outside source without fully drawing the committed quantity of water from SIPCOT water supply system, the water charges for such units shall be raised based on the committed quantity of water as indicated in the water supply agreement till the date of closure of the private borewell.

Once the allottee closes the borewell, (to be certified by the concerned P.O.) from the date of closure, the water charges should be demanded based on the actual quantity consumed.

In the above said Circular, it is also directed that in respect of earlier period (prior to 1.4.2002) the ^{average} ~~normal~~ consumption ^{if normal three years} should be arrived and difference in water charges ⁽²⁾ has to be collected from the allottees after adjusting the amount already collected. The normal water consumption could be worked out based on the present actual consumption of atleast three months' average after disconnection of private borewell source.

(2) When there is no meter fixed for private borewell, it is ^{not possible} difficult to arrive at the average consumption of normal three years. Hence

: 2 :

This Circular is issued as clarification to the orders issued in Office
Circular No.31/2002 dated 13.5.2002.

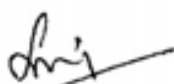

T.R. SRINIVASAN
CHAIRMAN AND MANAGING DIRECTOR

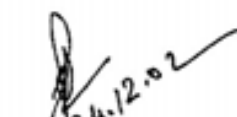
To

Senior Project Manager/Project Manager/
Project Officers

Copy to

All General Managers
Dy. General Manager, D-I & II
Dy. General Manager (P-I)
Asst. General Manager (P-II)
Asst. General Manager (Civil)
Internal Audit Department
P.S. to CMD


(on leave)
D.M.


D.G.M. (P)


G.M. (P)

22

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 600008

Circular No 34/2003

Dated 24 9 2003

Circular

Sub SIPCOT Industrial Complexes/Parks/Growth Centres -
Claiming of Maintenance Charges & Water Charges
from TNEB

Ref 1) Cir No 62/92 dated 26 11 1992
2) O O No 104/92 dated 12 12 1992
3) Cir No 76/97 dated 16 12 1997
4) Minutes of the meeting of the Board of
Directors held on 12 9 2003

The Board of Directors at their meeting held on 12 9 2003 decided to charge TNEB and the quarters of TNEB for supply of water at the rate charged for industries with effect from 1 10 2003 and to collect maintenance charges from TNEB and the quarters of TNEB based on the area allotted from the year 2002-03 (demand year 2003-04 to be demanded during October, 2003). In this regard, all Project Officers/Project Managers/Senior Project Manager are directed to inform this policy to TNEB ^{units} located in their Complexes/Parks/Growth Centres immediately and also raise demand for water charges for the supply of water from 1 10 2003 and maintenance charges from the year 2002-03 on par with industries.

2/2

24/9
CHAIRMAN & MANAGING DIRECTOR

To

All POs/PMs/SPM

Copy to

All GMs
All HODs
PS to CMD

23/9/03
Am

23/9/03
CS i/c

24/9
GM (P)

24/9
GM (D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 600008.

Circular No. 36/2003

Dated . 29.9 2003

Circular

Sub · SIPCOT Industrial Parks - Collection of 50% capital cost
on water supply system based on committed quantity of
water by allottees - recovery of capital cost in case of
actual drawal of water exceeds committed quantity -
Policy - Board's decision - Reg

From the allottees of SIPCOT Industrial Parks/Satellite Townships/Expansion of existing complexes (at present, Irungattukottai, Sriperumbudur, Siruseri) 50% capital cost on water supply system is being collected proportionate to the committed quantity of supply of water before execution of water supply agreement as per the decision of the Board dated 31.7.1997. It is noticed that some allottees in SIPCOT Industrial Parks are drawing more water than their allocated quantity. Hence, the Board of SIPCOT at its meeting held on 26.6.2002 decided to fix enhanced water rate if the allottee consumes more water than the committed quantity i.e. the rate of water charges fixed will suitably be increased taking into account the entire capital cost recovery on annuity basis for the additional quantity of water consumed. Further, the Board also decided to charge additional capital cost recovery when the allottee comes forward for a permanent increase in committed quantity.

In this regard, the enhanced water rates to be levied for the excess quantity consumed over and above the committed quantity are given below ·

Increase in quantity of water drawn
than the committed quantity

Differential rates (increase
in the prevailing rate)*

0 - 10%	Nil
11 - 25%	10%
26 - 50 %	25%
51% and above	50%

* Whenever the rate of water charges is revised, the differential rates will also be revised accordingly

If allottees consume excess water over and above the committed quantity ~~continues~~ for two months continuously, the allottees must be asked to pay 50% capital cost for the additional quantity. On payment of 50% capital cost for additional quantity, the water rate to be levied for such allottees would become normal. It is to be noted that the enhanced water rates as indicated above are to be levied on the allottees till the payment of 50% capital cost for the additional quantity of water consumed over and above committed quantity of water already agreed.

Accordingly, the Senior Project Manager/Project Managers/Project Officers (where 50% capital cost to recovery of water supply system cost is applicable) are directed to give notice of this procedure to the allottees/Industries Association immediately. This procedure is effective from 1.10.2003.

29/9.
2/2 CHAIRMAN & MANAGING DIRECTOR

To

All POs/PMs/SPM

Copy to

All GMs

All HODs

PS to CMD

26/9/03
AM(IA)

26/9/2003
CS/c

29/9
GM(P)

29.9.03
2/2 GM(D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai-600 008.

Cir.No.30/2004

Dated:14.9.2004

CIRCULAR

**Sub: Allotment of Industrial Plots in Industrial Complex /
Park / Growth Centre - Collection of maintenance
and water charges – Revised Interest rate for the
defaulted amount – Reg.**

The Board at its meeting of 6.8.2004 / 3.9.2004 has approved / resolved the revision proposed in allotment order, lease deed and water supply agreement.

The Board has further resolved to charge interest at the rate of 15.5% p.a. on the defaulted amount towards maintenance and water charges. The revised rate of interest is applicable w.e.f. 6.8.2004.

Sd/-....
CHAIRMAN AND MANAGING DIRECTOR.

To

Senior Project Manager,
All Project Managers
All Project Officers
All GMs
All HODs
P.S. to CMD
I.A. Dept.

// Forwarded by order //

S. M. ...
Deputy General Manager (D-I).

**STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED**

19 A, Rukmani Lakshmiopathy Road, Egmore, Chennai - 600 008.

Cir. No.25 /2012

Dt.26.7.2012

CIRCULAR

**Sub: SIPCOT Industrial Complexes/ Parks/ Growth Centres -
Revision of water charges - Board's approval -
Communication - Reg.**

Ref: Minutes of the Board Meeting dt.18.7.2012

The Board of SIPCOT at its meeting held on 18.7.2012 has decided to revise the rates of water charges (as detailed below) with effect from 1.8.2012 in respect of all developed complexes/ parks / growth centres, which will be reviewed annually.

Sl. No.	Name of the complex/ parks/ Growth centres	Rate of water-charges per 1000 litres Rs.
1.	Ranipet	15.00
2.	Hosur	40.00
3.	Gummidipoondi	25.00
4.	Cuddalore	15.00
5.	Tuticorin(Sterlite)5 MGD	35.00
5(a)	Tuticorin (others) 1.7 MGD*	50.00
6	Pudukottai (Borewell)	20.00
6(a)	Pudukottai (Cauvery Water)	80.00
7.	Manamadurai	25.00
8.	Irungattukottai	45.00
9.	Sriperumbudur	45.00
10.	Oragadam	45.00
11.	Siruseri	45.00
12.	Perundurai	40.00
13.	Nilakottai	25.00
14.	Bangur	25.00
15.	Gangaikondan	25.00
16.	Cheyyar	30.00

* The rate of Rs.50/- per 1000 litres includes Rs.10/- per 1000 litres to be collected from the allottees to cover the capital cost incurred on closed conduit scheme and this should be collected till the recovery of entire capital cost on closed conduit scheme.

Sd/-
PRINCIPAL SECRETARY/
CHAIRMAN AND MANAGING DIRECTOR.

To
All General Managers
All HODs
All Senior Project Managers
All Project Managers
All Project Officers

Copy to
PS to CMD
PA to ED/c

// Forwarded by Order //


MANAGER(IA)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Circular No.03/2014

Dated 8.2.2014.

CIRCULAR

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres – Execution of
Water Supply Agreement – Instructions - Reg.

Rer: Circular No.8/93 dt.3.3.1993.

The Board at its meeting held on 24.2.1993 had approved the format for Water Supply Agreement in respect of all the Industrial Complexes and the same was sent to all the Project Offices vide Circular No.8/93 dt.3.3.1993.

In one of the Complexes, the Project Officers who worked in the Complex have stipulated suo motu certain additional conditions in the Water Supply Agreement without obtaining prior approval of the Competent Authority.

Hence, all the Senior Project Managers / Project Managers / Project Officers are hereby strictly instructed not to make such suo motu changes in the Water Supply Agreement or similar statutory agreements approved by the Board without obtaining prior approval from the Competent Authority and any deviation from the prescribed format will be viewed seriously and the SPMs/PMs/Pos are personally held responsible for any deviation in this regard

The receipt of this circular should be acknowledged.

Sd/xxx
(C.V.SANKAR)
PRINCIPAL SECRETARY/
CHAIRMAN & MANAGING DIRECTOR

To

All the SPMs/ PMs/POs
SIPCOT Industrial Complexes / Parks / Growth Centres
All General Managers
All Heads of Department

/ Forwarded by Order /


General Manager-II
1/2

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008

Cir. No. 33 / 2019

Dated: 09.09.2019

CIRCULAR

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres - Water charges /
Meter reading cycle – Certain instructions issued – Reg.

In order to streamline the water supply system and implement with uniformity in all Industrial Complexes / Parks / Growth Centres in respect of water meter reading cycle, borewell drilled by units, water meter out of order cases etc., the following instructions are issued:

- 1) The water meter reading cycle should be from 27th and be completed by 30th of every month as detailed below:

01 – 50 units	-	1 st cycle
51 - 100 units	-	2 nd cycle
101 - 150 units	-	3 rd cycle
151 - 200 and above units	-	4 th cycle

The Project Officers should furnish the list of allottees who are coming in each cycle to H.O. immediately. POs should also ensure that there is no deviation in the billing cycle of allottees for every month. If there is any deviation, approval from MD should be obtained.

- 2) The PO, Tulicorin shall take the water meter reading on 24th of every month.
- 3) Water supply agreement, as per the revised format has to be executed by the future allottees.
- 4) A minimum charge of Rs.200/- per month should be raised to all industries once they have executed water supply agreement irrespective of whether the unit is drawing water or not.
- 5) If water connection is disconnected to a unit, a minimum charge of Rs.200/- per month should be collected till reconnection is made.
- 6) Reconnection charges of Rs.1000/- plus GST should be collected along with other outstanding dues, if any.
- 7) Water charges at 1.5 times of the normal rate should be collected from non allottees, ie. units situated outside the SIPCOT Industrial Complexes / Parks / Growth Centres, where SIPCOT water supply is effected.

- 8) Minimum charges should be raised even if SIPCOT is not able to supply water due to unforeseen circumstances like pipeline burst, no yield from borewell, pipeline block etc.
- 9) 50% of water charges shall be raised to units where borewell permission is given by SIPCOT.
- 10) 100% of water charges shall be raised to units where the industries have drilled their own borewell without getting permission from SIPCOT.
- 11) When the water Meter goes out of order in any month, on any day, the water charges for the particular unit, will be worked out for the number of days, the water meter goes out of order proportionately on the highest monthly consumption of a particular month in the preceding 12 months when the water meter was functioning and the unit was working subject to minimum as fixed as per clause No.11.a. of the water supply agreement.
- 12) When the water meter goes out of order, the allottee should report to SIPCOT immediately and rectify the meter within two days, failing which a new water meter will be installed by SIPCOT and the cost will be included in the subsequent monthly water bill.
- 13) Checking of water meter should be conducted at regular intervals.

This order will come into force with immediate effect.

J. KUMARAGURUBARAN
MANAGING DIRECTOR

Encl.: Draft water supply agreement

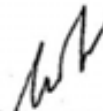
To

All General Managers
All HODs
All Project Officers

Copy to:

PS to MD
PA to ED

/ Forwarded by order /


General Manager (P-II) i/c.



**DRAFT AGREEMENT FOR THE SUPPLY OF WATER FROM THE WATER SUPPLY
SCHEME, SIPCOT INDUSTRIAL COMPLEXES / PARKS / GROWTH CENTRES**

This agreement made at SIPCOT Industrial Complexes / Parks / Growth Centre, on the day of Two thousand between STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED (SIPCOT) having its Registered Office at 19-A, Rukmani Lakshmipathy Road, Egmore, Chennai-600 008 and represented by its Project Officer, , SIPCOT Industrial Complexes / Parks / Growth Centre, (hereinafter called SIPCOT which expression shall unless the context otherwise requires include its successors, Administrators and assigns) of the ONE PART:

M/s.....having their Registered Office at.....represented by their Thiru , S/o....., aged aboutyears residing at, hereinafter called the allottee which expression shall unless the context otherwise requires include their successors, administrators, legal representatives and assigns) of the other Part, witnesseth as follows:

The ALLOTTEE has requested SIPCOT to supply water from the water supply system at the Industrial Complexes / Parks / Growth Centres, and SIPCOT agrees to supply water to the allottee for the industry set up by them in Plot No.....at SIPCOT Industrial Complexes / Parks / Growth Centres from the date of this agreement on the terms and conditions hereinafter mentioned. SIPCOT is at liberty to cancel or modify any or all of the conditions hereinafter mentioned after giving a notice of 15 days to ensure equitable distribution of water and to safeguard the general interests of the allottees in the Industrial Complex / Park / Growth Centre.

Now this Deed witnesseth as follows:

1. The pumps and pipelines upto the termination receiving point of the allottee shall be installed by SIPCOT at its cost and they shall always remain the property of SIPCOT.
2. SIPCOT shall man and run these pumps and maintain the pumping mains connected therein including pump-houses and their sites and the same shall always remain the property of SIPCOT.
3. The cost of maintaining and repairing the said installation due to normal wear and tear shall be borne by SIPCOT.
4. The water will be delivered as available from the infiltration wells/bore wells/open wells.
5. Water will be supplied at the receiving point of the allottee from the Over Head Tank /Sump or Well of SIPCOT upto a limit oflitres per day on a 16 (Sixteen) hours basis daily.
6. The water will be delivered into the receiving point of the allottee from where pumping for the use of Factory will be the responsibility of allottee. SIPCOT and its officers and servants will have free access to inspect and check the arrangements made at the delivery point.
7. The rate of pumping of water shall not normally exceedlitres per day and the allottee shall make arrangements to receive and design the internal system with adequate capacity, pressure, etc.

8. The allottee shall not interfere with the actual pumping or working of the scheme in anyway. The allottee shall use the water only for the purpose of the project for which the land is allotted including construction work. The water supply should not be used for maintenance of lawns, gardens etc., The water supplied should not be supplied to other units or outsiders, either on charge or at free of cost.
9. Every attempt will be made by SIPCOT to supply water on a 16 (sixteen) hour basis but in case of breakdown in the supply, the allottee shall make their own arrangements for supply by having recourse to storage sumps of the allottee system itself upto a minimum period of 24 hours and SIPCOT shall not be liable to pay any compensation, damages etc. on that account and for its failure to keep up continuous supply to its industry.
- 10.A. For the purpose of recovering charges from the allottee the water consumed by it shall be measured by water meter as herein provided, and the readings of the meters made by SIPCOT or its officers shall be binding upon the allottee.
- B. Water meter shall be installed by the allottee in the pipeline connecting the water supply with the allottee and the maintenance of water meter shall be carried out by the allottee. The water meter shall be checked periodically and recalibrated from time to time by the allottee to the satisfaction of SIPCOT.
- C. The water meter reading cycle will be from 27th and will be completed by 30th of every month as detailed below:

1 – 50 units	-	1 st cycle
51 - 100 units	-	2 nd cycle
101 - 150 units	-	3 rd cycle
151 - 200 and above units	-	4 th cycle

The readings taken by SIPCOT shall be final and binding on the allottee.

- D.i. When the water Meter goes out of order in any month, on any day, the water charges for the particular unit, will be worked out for the number of days, the water meter goes out of order proportionately on the highest monthly consumption of a particular month in the preceding 12 months when the water meter was functioning and the unit was working subject to minimum as fixed as per clause No.11.a.
 - ii. The allottee shall inform SIPCOT immediately in case the water meter goes out of order and rectify the meter within two days, failing which a new water meter will be installed by SIPCOT and the cost will be included in the subsequent monthly water bill.
- 11.a. The charges for the quantity of water drawn by the allottee shall be payable at the rate as fixed from time to time by SIPCOT and subject to such minimum charge as may be fixed by SIPCOT.

- b. The allottee has to remit at the rate as applicable per 1000 Litres of water for the allocated quantity towards the recovery of 50% of the capital cost of the water supply system at the time of execution of water supply agreement and the balance will be recovered on annuity basis along with the recovery of operating expenses every month.
12. The payment of water charges for each month at the rate specified in clause 11(a) shall be paid through online portal within 15 days of the receipt of the invoice. Representations on errors or omissions, if any, in the invoice can be made only after payment of the amount as per invoice. If the allottee fails to pay any invoice within the stipulated period, water supply will be disconnected on the 22nd day from the date of receipt of invoice.
- For any payments made after 15 days from the date of receipt of Invoice, interest at 15.5% per annum or at such other rate as may be fixed by SIPCOT from time to time will be charged and collected:
13. Any tampering with the water supply system including unauthorised drawal of water or causing damage to SIPCOT installations or tampering with water meters will entail disconnection of water supply and cancellation of this agreement.
14. If the water supply is disconnected by SIPCOT for any reason, representation for reconnection of water supply will be entertained only subject to the following:
- i. The allottee has rectified all the lapses for which the water supply was disconnected.
 - ii. The representation is accompanied by proof of payment of all arrears due as per this agreement and as per the lease deed for the plot including interest upto the date of representation.
 - iii. The representation is accompanied by proof of payment of reconnection charges of Rs.1000/- plus GST as fixed by SIPCOT from time to time.
15. SIPCOT shall give atleast 24 hours notice for any disruption in supply of water to the allottee except due to the natural calamities or any other situation beyond the control of SIPCOT. When such prior intimation could not be given, SIPCOT will not be answerable to any loss or claim for damages on account of such stoppage of supply.
16. SIPCOT shall be at liberty to connect any other sources of water supply to the pipe line installations to the allottee and on request from the allottee shall also provide all information regarding the quality of water from new source.
17. Any disputes or differences between the parties arising out of or relating to this agreement shall be referred to the Managing Director of SIPCOT whose orders shall be final and binding upon the allottee.
18. The allottee will be entitled to the supply of water as per this agreement only on his fully complying with all the terms and conditions of the lease governing the allotment of the plot. On the cancellation of the lease deed governing the plot for any reason, the agreement for water supply will also stand automatically cancelled.

19. If allottees consume excess water over and above the committed quantity for two months continuously, the allottee shall pay additional capital cost on water supply (as applicable) for the excess quantity. Enhanced water charges will be levied till the payment of 50% capital cost for the additional quantity for the water consumed over and above committed quantity of water already agreed.
20. The allottee shall not draw water from their own Borewell / Open well / tube well sunk in private lands adjacent to SIPCOT Industrial Complex / Park / Growth Centre through pipeline unauthorisedly trespassing into SIPCOT premises. If at any time, such trespass is found by SIPCOT, water supply will be disconnected besides severing the trespassed water line.
 - a. The allottee shall not sink any well/bore well/tube well within the plot leased to it without permission from SIPCOT.
21. For any change in the constitution of the company prior written approval of SIPCOT should be obtained.
22. SIPCOT is at liberty to cut-off the water supply for violation of all or any of the conditions of this agreement including the terms and conditions governing the allotment of the plot.

IN WITNESS WHEREOF THE parties to this Agreement have set and subscribed their respective hands on the day, month and the year first above written.

WITNESSES:

Authorised Signatory

1.

2.

WITNESSES:

Signature of Allottee

1.

2.

J. KUMARAGURUBARAN
MANAGING DIRECTOR

/ Forwarded by order /


General Manager (P-II) i/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

Circular No.07/2020

Dt:31.1.2020

Circular

Sub: Sinking of unauthorized/authorized borewells by the allottees of Industrial Parks - Irungattukottai, Sriperumbudur, Oragadam, Pillaipakkam, Vallam - Vadagal - Penalty and increase in the rate of water charges - communication Reg.

Ref: Circular No.38/2001, dated 18.09.2001.

As per the normal terms and conditions of lease, the allottees shall not sink any well/bore well/tube well within the plot leased to them.

Water from Chembarambakkam Lake was supplied to the allottees of Irungattukottai, Sriperumbudur, Oragadam, Pillaipakkam, Vallam - Vadagal Industrial Parks in order to meet their water requirements.

However, when SIPCOT is not in a position to supply the required quantity of water to the industries due to various reasons such as monsoon failure etc., the allottees were permitted to dig borewells in their site and draw water at their own cost. 50% of the prevailing rate of water charges is being charged for the water drawn by the allottees from their borewells drilled at their cost in their premises w.e.f 1.8.2001 as per decision of the Board dated 29.8.2001. The permission to dig borewells were accorded with a condition that they should close the borewells once SIPCOT is in a position to supply the required quantity of water to the industries.

Since Chembarambakkam Lake Water is required for domestic consumption and it is one of the main source of water supply to the residents of Chennai City, Govt. of Tamilnadu / SIPCOT has decided to find out an alternate source of water supply to meet out the industrial water requirements of the above five industrial parks.

Accordingly, SIPCOT has conducted a series of meeting with the allottees of these industrial parks and finally it has been decided to

estabalish 45MLD capacity Tertiary Treatment Reverse Osmosis (TTRO) plant at Koyembedu with secondary treated effluent water as source in order to provide sustainable water supply to Industries located at Irungattukottai, Sriperumbudur, Oragadam, Pillaipakkam, Vallam – Vadagal Industrial Parks.

Govt. of Tamilnadu has established a 45 MLD TTRO Plant at Koyambedu through CMWSSB at a cost of Rs.594Crores, exclusively to meet out the industrial water requirements of the five Sipcot Industrial Parks viz., Irungattukottai, Sriperumbudur, Oragadam, Pillaipakkam, Vallam – Vadagal Industrial Parks.

The above TTRO plant was commissioned and supply of Tertiary Treated Water is also made available to the above said SIPCOT Industrial Parks progressively from 26th December 2019 onwards. As there was a substantial sudden drop in the consumption of water by the industries at these industrial parks, inspection was carried out by the concerned Project Officers of these industrial parks.

During inspection, it was noticed that some of the allottees in these Industrial Parks continue to draw water from borewells which was permitted as a temporary measure and some of the allottees are drawing water from unauthorized borewells.

Since drawing of water from borewells will lead to depletion of Ground Water and in order to discourage drawal of water from borewells for industrial purposes, the allottees of Irungattukottai, Sriperumbudur, Oragadam, Pillaipakkam, Vallam – Vadagal Industrial Parks are advised to close the borewells used by them in their premises on or before 10.02.2020.

If the allottees of these industrial parks fails to close the borewells on or before 10.02.2020, SIPCOT has no alternative other than levying penalty and increasing the rate of water charges for borewell water, to protect the interest of the Public and to safeguard the investment made by Govt. of Tamilnadu in TTRO plant which was created in consultation with the allottees and exclusively for these industrial parks.

Accordingly, one time penalty for unauthorized borewells will be levied besides closing of borewells and the rate of water charges for

drawal of borewell water is increased with effect from 10.02.2020 as detailed below:


1. The rate of water charges for authorized borewell is 2.5 times of the prevailing rate of water charges (i.e Rs 200/-per KL at present)
2. The rate of water charges for unauthorized borewell is 5 times of the prevailing rate of water charges and it is to be calculated from the date of SIPCOT's water supply connection /date of permission given for authorized borewell whichever is earlier (i.e Rs 225/- per KL upto 9.2.2020 and Rs 400/-per KL from 10.2.2020)
3. One time penalty of Rs.5,00,000/- (Rupees Five Lakhs only) for erecting borewell without approval of SIPCOT is charged.

Sd/----

MANAGING DIRECTOR.

Copy to:
All General Managers
All HODs
PO Irungattukottai
PO Sriperumbudur
PO Oragadam
PO Pillaipakkam
PO Vallam Vadagal
All Project Managers
All Project Officers
PS to MD
PS to ED

// Forwarded by Order //


DEPUTY GENERAL MANAGER (PE)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 600 008

No. 08/2020

Dated: 04.02.2020

CIRCULAR

Sub: SIPCOT Industrial Complexes/Parks/Growth Centres - Maintenance of Clean environment - Mass cleaning in all the Industrial Complexes carried out on 23rd and 24th January 2020 - ~~Unauthorized dumping of garbage/plastics by the allottees~~ - Unauthorized Parking of vehicles ^{along} in SIPCOT lands/roads - Imposing of penalty - Instructions issued - reg.

Ref: 1. Circular No. 23/2019 dt.13.08.2019
2. Circular No. 29/2019 dt.20.09.2019
3. Office Order No. 02/2020 dt.14.01.2020

In order to maintain clean environment in and around SIPCOT Industrial Parks, Mass cleaning works including clearing garbages and plastics have been done in all the 19 SIPCOT Industrial Complexes/ Parks/Growth Centres on 23rd and 24th January 2020 across the State. In some ^{Indl. parks/ Growth Centres} Complexes, it has been extended ^{since} for another one or two days to complete the task as a one time measure, as huge volume of garbages and debris are found.

The mass cleaning comprised of cleaning all the roads, removal of garbages /plastics, debris, clearing jungles at the entrance and highways road abutting the ^{SIPCOT Industrial Park} Complex, disposal of garbage to the nearest dumping yard by engaging JCB, lorry, tractor etc. During the mass cleaning work, it was noticed that more quantity of plastics, thermocol pads, ^{empty} liquor bottles, packaging materials etc. were found on the road side and also on OSR area.

Further, it may be noted that Government of Tamil Nadu has issued orders regarding ban on manufacture, sales, storage and usage of disposable plastic across State under Environment (Protection) Act, 1986 with effect from 01.01.2019.

SIPCOT has taken this initiative and conducted the one time mass cleaning works in all the SIPCOT Industrial Parks, mainly considering the health care of the employees of the allottees and the clean ^{park which} environment of the Industrial Complex will create a positive attitude among the visitors/business associates of the allottees.

Since maintenance of clean environment is a joint responsibility of SIPCOT and all the allottees, ~~to achieve clean environment of the Industrial Parks~~, the maintenance of the cleanliness of the Parks have to be continued with sincere involvement of the ^{allottee} companies ~~to achieve clean environment of the Industrial Parks~~ :

The Project Officers are directed to give necessary instructions to all the allottee companies that they should not dump any solid waste/garbage/plastics on SIPCOT roads, lands/OSR and they have to keep clean the road frontage, all the four sides of their plot and adjacent area of the plots including storm water drains, approach culverts etc.

Likewise, it is noticed that many of the industries are transporting their raw materials and finished goods through heavy container lorries and these vehicles are being parked in the vacant area of SIPCOT's saleable land, OSR land and also on the road sides. This will also result in causing damage to SIPCOT roads and also posing danger for the employees of industries/allottee companies and staff of SIPCOT etc. This is not an admissible practice and the allottees are informed to accommodate the vehicles inside their company premises ^{itself} and (or) at the designated parking lots to maintain good environment of the Industrial Parks.

The Project Officers are directed to give necessary instructions to all the allottee companies, to take necessary steps and to issue sufficient warning to their transporters so that the unauthorized and haphazard vehicle parking can be eradicated.

In case, if it is observed that the allottees are not adhering to the above instructions (i.e) dumping of debris, garbage, plastics etc. in SIPCOT properties and also unauthorized parking of vehicles etc., SIPCOT has no alternative other than levying penalty as a deterring step to safeguard the clean environment inside the SIPCOT Parks. Accordingly, a penalty for unauthorized dumping of garbages/debris/plastics etc., and unauthorized parking of vehicles ^{along the SIPCOT road/land area} will be levied with effect from 10.02.2020 as detailed below:

1. A penalty of Rs.10000/- (Rupees Ten Thousand only) for the first occurrence and Rs.100000/- (Rupees One Lakh only) for subsequent occurrences.

The Project Officer shall take photograph of the vehicle that has been parked ^{along the SIPCOT road/land area} and also note down its Registration Number. Similarly if dumping of garbages/debris/plastics found ^{it} shall also be documented. The Project Officer shall raise the demand notice on the allottee company for whom the penalty is imposed and the amount so demanded on the allottee company will be added to the water charges that are being collected every month from the allottee company.

NOTE: Different invoices will be raised for Truck Parking Penalty and Water charges and only if the allottee permits.

This order takes effect from 10.02.2020. Truck Parking Penalty ^{online payment system will permit} the allottee to pay.

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31/1/2020
MD
4/2/2020

DGM(P-III)
GM(P-I)/c
GM(P-II)/c
GM(P-III)
CO
ED
MD

To
All the Project Officers
SIPCOT Industrial Complexes/Parks/Growth Centres

Copy to
All HoDs
Civil Dept.
Consultant Technical - I
Consultant Technical - II
Consultant Technical - III
PA K ED
PA K MD

⊗ Garbage dumping penalty,
and
garbage dumping penalty

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
No.19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008

No.12 /2020

Dated:20 .02.2020

CIRCULAR

Sub: SIPCOT - Collections - Water Charges, Maintenance Charges, Rent, Sub-lease etc. - Due date for billing - Rate of Interest for belated payment - Uniformity in date of levy of Penal Interest -Streamlining - Instructions - Reg.

Ref: 1. Circular No: 30/2004 dated 14/9/2004
 2. Circular No: 48/2019 dated 24/12/2019

SIPCOT is collecting user charges / other charges / fees under the following heads:

1. Rent
2. Water Charges
3. Maintenance Charges
4. Road Sharing Charges
5. Track Rent
6. Sub Lease
7. Differential Land Cost
8. Dumping of Garbage
9. Parking Fine
10. Processing Fee (Plot, Incentive, F&R)
11. Regularisation Charges
12. Road Restoration Charges
13. Water Reconnection Charges
14. Caution Deposit (Sub Lease)
15. Lease of Land (Land, Dev.Cost, Water Supply, Lease Rent)
16. Capital Cost on Water Supply.

In order to streamline the due date of billing and to have uniformity in levy of interest for belated payments, the following changes are effected:-

S.No		Existing	Proposed
1.	Water Charges (Monthly)	15.5% Interest is levied for belated payment from the 6 th of every month. The due date is 20 th of every month.	15.5% Interest will be charged after expiry of the due date fixed for payments.(ie from 21 st of every month)
2.	Track Rent (Annual)	<ul style="list-style-type: none"> • Track Annual Rent due date is one year from the date of previous invoice. • Due Date for payment 30 days from the date of Invoice. 	<ul style="list-style-type: none"> • 1st year billing will be on pro-rata basis upto 31ST March and billing will be aligned from 2nd year onwards. Due date for billing will be 5th of April every year from 2nd year onwards. • Interest for belated payments @ 15.5% from 31st day.

3.	Sub Lease (Annual)	<ul style="list-style-type: none"> Annual Sub Lease Charges due date is one year from the date of the previous invoice. Due Date for payments 90 days from the date of order for 1st year for payment. Due Date for payments 30 days from the 2nd year onwards from the date of Invoice. 	<ul style="list-style-type: none"> 1st year billing will be on pro-rata basis upto 31st March and billing will be aligned from 2nd year onwards. Due date will be 5th of April every year from 2nd year onwards. Interest for belated payments will be charged @ 15.5% from 91st day for 1st year. Interest will be charges @ 15.5% from 31st day from 2nd year and beyond.
4.	Penalty for Garbage Dumping (Occurrence based)		<ul style="list-style-type: none"> Due Date - 7 days from billing Tagged with Water Charges in the portal for recovery. Interest on penalty @ 15.5% from the 8th day.
5.	Penalty for Parking in unauthorized places (Occurrence based)		<ul style="list-style-type: none"> Due Date - 7 days from billing Tagged with water charges in the portal for recovery. Interest on penalty @ 15.5% from the 8th day.
6.	Regularization Charges (Occurrence based)		<ul style="list-style-type: none"> Due date - 7 days from billing. Tagged with water charges in the portal for recovery. Interest on penalty @ 15.5% from the 8th day.
7.	Water Reconnection Charges. (Occurrence based)		<ul style="list-style-type: none"> Due Date - 7 days from billing Tagged with water charges in the portal for recovery. Interest on penalty @ 15.5% from the 8th day.

The due date and charging of interest will be specifically mentioned in the invoice.

The above order will take into immediate effect.

Sd/xxx
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To

All General Managers
All Heads of Departments
All Project officers

Copy to:

PS to MD
PS to ED

//Forwarded By Order/

[Signature]
GENERAL MANAGER (FINANCE)

SIPCOT INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19 - A, Rukmani Lakshmipathy Road, Egmore, Chennai - 600 008

CIRCULAR

Circular No : 13/2020

Dt.20.02.2020

Sub : Unauthorized extraction, use and transport of ground water from unknown / distance bore wells by the allottees of Industrial Parks - Irungattukottai, Sriperumbudur, Oragadam, Pillaipakkam and Vallam Vadagal SIPs - Verification of Licence / NOC, impounding of vehicles and imposition of penalty - Communication - Regarding.

Ref: Circular No.07/2020 dt: 31.01.2020.

In order to provide sustainable Industrial water supply to the industries located at Irungattukottai, Sriperumbudur, Oragadam, Pillaipakkam and Vallam Vadagal SIPCOT Industrial Parks, Tertiary Treated Water is being supplied as an alternate source of industrial water supply from TTRO Plant, Koyambedu.

SIPCOT has issued a circular in respect of revision of water charges for ground water abstraction and closure of bore wells by the companies, vide reference cited, on 31.01.2020 by giving an ultimatum to close the bore wells by the companies on or before 10.02.2020.

Subsequently, a cut-off drive is being organized in all the above parks to curb abstraction and use of ground water for industrial purposes by invoking appropriate penal action.

During regular inspection, it was noticed that some of the allottees in these Industrial Parks continue to use ground water for industrial purpose by extracting / transporting from distance sources mostly from unknown / unauthorized bore wells through tanker lorry / trailer.

Extraction / transportation of ground water for industrial use by an industry when alternate sources are available from the authorized water supply authorities is strictly prohibited.

If the allottees of these industrial parks fails to stop extraction of ground water from unauthorized bore wells outside the parks and transporting it through tanker lorry / trailer for the use of industrial purpose, SIPCOT has no alternative other than invoking stringent penal action.

In such occurrences, all the Project Officers concerned are hereby directed to initiate penal action as detailed below:

- i. Documents such as Licence / NOC for extraction, use or transportation of ground water for industries issued by the competent authority shall be verified with the transporters / industries concerned.
- ii. In the absence of any such documents, the tanker lorry / trailer shall be impounded by putting wheel lock at the risk and cost of the industry concerned, under intimation to them in writing.
- iii. One time penalty of Rs.5,00,000/- (Rupees Five Lakhs only) for having extracted water from unauthorized bore well and appropriate water charges for the unauthorisedly extracted quantity of ground water as per the circular instructions in force shall be levied before releasing the tanker lorry / trailer.

The Project Officer shall take photograph of the vehicle that has been impounded and also record its registration number. The Project Officer shall raise the demand notice on the allottee company for whom the penalty is imposed and the amount so demanded on the allottee company shall be added to the water charges that are being collected every month from the allottee company.

This order takes effect from 25/02/2020.

/tcfbo/

Sd/-
MANAGING DIRECTOR

C. Anil Kumar
20/2/2020
EXECUTIVE ENGINEER

Copy to
PS to MD
PA to ED
All HOD's
Concern PO's

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RukmaniLakshmipathy Road, Egmore, Chennai - 600 008

CIRCULAR

Cir.No. 37/2020

Dated: 08.06.2020

Sub: SIPCOT-COVID 19- measures taken-Maintenance charges,
Water charges, lease rentetc- Deferment of dues, waiver of
interest charges - regarding.

Ref: 1.Hon'ble CM Announcementdated 31.03.2020
2. SIPCOT circular dated 2nd April 2020

With reference to the Hon'ble CM Announcement cited above, SIPCOT had earlier issued certain instructions regarding payment of Maintenance Charges, Water Charges,Lease Rent etc as follows:

- Water charges invoice to be raised as per the metered units on 5th April 2020. There is no change in the billing and collection due dates.
- Maintenance charges Original date of billing is 15th April 2020 and due date for payment is one month from the date of billing. However, as per the Hon'ble CM Announcement dated 31st March due date for payment extended upto 30th June 2020 (SI no. 8)
- Hence invoice towards Maintenance Charges can be raised on 1st June 2020 and payment due date for the allottee will be 1st July 2020.
- For sub lease (ongoing), track rent, road sharing etc falling due in the first quarter (April to June 2020) invoices can be raised on 1st July 2020 inorder to avoid hardship to the allottees. The amount billed will be upto 31st March 2021 on prorata basis as per MDs circular dated 20.2.2020.
- To conclude water charges alone will be billed and collected without any deviation and hence interest for belated payments will apply.
- However other dues will not be tagged while making payment towards water charges from April to June 2020 in order to give effect to the Govt. instructions.

In continuation of the measures already taken to support the Industries during this difficult period, to provide an enabling environment and to avoid hardship faced by Industries the following further instructions are issued.

1. Maintenance charges :

As per the present procedure Maintenance Charges is levied as follows :

Sl. No.	Period of billing	Due Date for billing	Due Date for payment
1.	1 st Half year	15 th April	One month from the date of billing
2.	2 nd Half Year	15 th October	One month from the date of billing

- The cost incurred towards Maintenance of the Complexes for the period ending 31.03.2020 (01.04.2019 to 31.03.2020) is shared among the allottees in two installments.
- The Demand for the 1st Half year (2019-2020) raised in April 2020 is fixed at 50 % of the previous year's Actual Demand (2018-19)
- The Demand for the 2nd Half Year (2019-20) is fixed as per the final maintenance expenditure of the respective complex arrived at after completion of Statutory audit and demand is raised in Oct. 2020 after deducting the 1st installment.
- However, due to COVID 19, the demand on Maintenance Charges (2019-20) is postponed for nine months, and it is now decided to raise the full invoice towards maintenance charges (19-20) on 15th January 2021.

Sl. No.	Period of billing	Due Date for billing	Deferred due date for raising the full Demand
1.	1 st Half year	15 th April 2020	15.01.2021
2.	2 nd Half Year	15 th October 2020	

- In addition, for any outstanding dues towards Maintenance Charges pending from the allottees as on 31.03.2020, the interest pertaining to the period commencing from 01.04.2020 is waived as a special case due to COVID 19 upto 30.09.2020 only. For any belated payments beyond 30.09.2020, interest will be charged @15.5% p.a. as per the SIPCOT Policy.
- If any allottee has already paid, the dues outstanding towards maintenance charges as on 31.03.2020 along with interest after 01.04.2020, the interest amount pertaining for the period commencing from 1st April 2020 will be adjusted in subsequent maintenance bills. This waiver will be applicable upto 30.09.2020 only.

2. Water charges:

As per the earlier instructions, there was no change in the due date for billing or levy of interest on belated payments.

The present procedure is as follows.

Sl. No.	Period of billing	Due Date for billing	Due Date for payment
1.	March 2020	5 th April 2020	21 st April 2020
2.	April 2020	5 th May 2020	21 st May 2020
3.	May 2020	5 th June 2020	21 st June 2020

Interest on belated payments is charged at 15.5% p.a.

However, due to the hardship faced by Industries, the following revised instructions are issued with regard to waiver of interest on belated payments towards water charges.

The interest on belated payments towards water charges is waived for the invoice raised/to be raised as follows :

Due Date for billing	Due Date for regular payment	Extended due date for payment without interest
5 th April 2020	21 th April 2020	30.09.2020
5 th May 2020	21 th May 2020	
5 th June 2020	21 th June 2020	
5 th July 2020	21 th July 2020	
5 th August 2020	21 th August 2020	
5 th Sep. 2020	21 th Sep. 2020	

The interest waiver will be valid up to 30/09/2020 only. However, for any belated payment beyond 30/09/2020 towards watercharges interest will be levied @ 15.5 % p.a. as per SIPCOT Policy.

- In addition, for any outstanding dues towards Water Charges pending from the allottees as on 31.03.2020, the interest pertaining to the period commencing from 01.04.2020 is waived as a special case due to COVID 19 upto 30.09.2020 only. For any belated payments beyond 30.09.2020, interest will be charged @15.5% p.a. as per the SIPCOT Policy.
- If any allottee has already paid the dues outstanding as on 31.03.2020 along with interest after 01.04.2020, the interest amount pertaining for the period commencing from 01.04.2020 will be adjusted in subsequent water bills. This waiver will be applicable upto 30.09.2020 only.

3. Sub Lease, Track Rent, Road Sharing etc.

- For Sub Lease (ongoing), Track Rent, Road Sharing Cost etc falling due in the first quarter (April to June 2020) invoices has to be raised on 1st October 2020 in order to avoid hardship to the allottees. The amount billed will be upto 31st March 2021 on prorata basis as per MDs circular dated 20.2.2020.

- In addition, for any outstanding dues towards above said dues pending from the allottees as on 31.03.2020, the interest pertaining to the period commencing from 01.04.2020 may be waived as a special case due to COVID 19 upto 30.09.2020 only. For any belated payments made towards above said dues beyond 30.09.2020, interest will be charged @15.5% p.a. as per the SIPCOT Policy.
- If any allottee has already paid the dues outstanding as on 31.03.2020 along with interest after 01.04.2020, the interest amount pertaining for the period commencing from 01.04.2020 may be adjusted in subsequent demands. This waiver will be applicable upto 30.09.2020 only.

Sd/-
MANAGING DIRECTOR.
SIPCOT


GENERAL MANAGER (FINANCE)

To

Projects - I
Projects - II
Projects - III

Allotment Cell
IA Dept
All Project Offices

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RukmaniLakshmipathy Road, Egmore, Chennai – 600 008

CIRCULAR

Cir.No.52/2020

Dated: 29.07.2020

Sub: SIPCOT-COVID 19- measures taken-Maintenance charges,
Water charges, lease rentetc- Deferment of dues, waiver of
interest charges - regarding.

- Ref: 1. Hon'ble CM Announcementdated 31.03.2020
2. SIPCOT circular dated 2nd April 2020
3. SIPCOT Circular 37/2020 dtd. 08.06.2020
4. Minutes of 492nd Board Meeting of SIPCOT held on
21.07.2020

Based on the decision of the Board at its Meeting held on 21.07.2020
and in partial modification of the earlier Circular in the reference 3rd cited,
the following revised instruction are issued.

Water Charges :

The interest on belated payments towards water charges will be
waived for the invoice raised /to be raised as follows :

Due Date for billing	Due Date for regular payment	Extended due date for payment without interest (Modified date)
5 th April 2020	21 th April 2020	31.07.2020
5 th May 2020	21 th May 2020	
5 th June 2020	21 th June 2020	
5 th July 2020	21 th July 2020	

**The interest waiver will be valid up to 31/07/2020 and
for any belated payment beyond 31/07/2020 towards
water charges interest may be levied @ 12 % p.a. as per
present SIPCOT Policy instead of 30.09.2020 as already
ordered.**

above said dues beyond 31.07.2020, instead of 30.09.2020 interest will be charged @12% p.a. as per the present SIPCOT Policy instead of 30.09.2020 as already ordered.

- If any allottee has already paid the dues outstanding as on 31.03.2020 along with interest after 01.04.2020, the interest amount pertaining for the period commencing from 01.04.2020 will be adjusted in subsequent demands. **This waiver will be applicable upto 31.07.2020 only, instead of 30.09.2020 as already ordered.**

Sd/-
MANAGING DIRECTOR,
SIPCOT

To

Projects – I
Projects – II
Projects – III

Allotment Cell

All Project Offices

//FORWARDED BY ORDER//


GENERAL MANAGER (FINANCE)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RukmaniLakshmipathy Road, Egmore, Chennai – 600 008

CIRCULAR

Dated: 13.08.2020

Cir.No. 56/2020

Sub: SIPCOT Industrial Complexes/ Parks /
Growth Centres - Change the method of
Fixation and Recovery of Maintenance charges
- reg

Ref : Minutes of 492nd Board Meeting of SIPCOT held
on 21.07.2020

Based on the decision of the Board at its Meeting held on
21.07.2020 the method of Fixation and Recovery of Maintenance charges
for all Industrial Complexes/ Parks / Growth Centres from Financial Year
2020-21 and henceforth are follows :

"SIPCOT decided to adopt the method of recovery of Maintenance
Charges as Corporation specific instead of Industrial Park specific and fix
the monthly Maintenance Charges for all Industrial Parks uniformly at a
fixed rate per acre from the Financial Year 2020-21 (Demand Year 2021-
2022)."

Project Officers are requested to acknowledge the Circular.

Sd/-
MANAGING DIRECTOR.

To

Projects – I
Projects – II
Projects – III
Internal Audit

Allotment Cell
All Project Offices


GENERAL MANAGER (FINANCE)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU
LIMITED

No.19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE,
MADRAS.8.

O.O.No. 104/92.

Dated: 12/12.1992.

OFFICE ORDER

Sub- SIPCOT Industrial Complexes - Claiming of
maintenance charges from SIDCO and other service
organisations.

Ref- Minutes of the Board at its meeting held on
28.3.1984.

The following uniform policy ^{will} be adopted by the
Regional Managers/Project Officers for claiming maintenance
charges from ^{the organisations/Depts./agencies mentioned,} ~~SIDCO and other service organisations.~~

1. SIDCO - 50% of the ^{rate applicable} ~~charge claimed for~~
to other entrepreneurs ~~may be~~
~~accepted.~~

2. Govt./ESI Hospitals,
Police Station,
Fire Service Station,
Substation and
Masters of TNEB,
Schools.

2. Service organisa-
tions like; Govt.
Hospital, Police
Station, Fire
Service, TNEB
and School.

No
Full exemption of maintenance
charges may be given.
Charges will be
collected.

The receipt of this Office Order ^{shall} ~~may~~ be

acknowledged by R.M.s. They will, in turn, obtain
the Acknowledgments of the P.O.s concerned.

B. VIJAYARAGHAVAN,
CHAIRMAN AND MANAGING DIRECTOR.

To
All Regional Managers
All Project Officers

CC to: Area Development Depts. ~~AM(IA), SE~~
CMD's Table.
P.S. TO C.M.D.
AM(IA)
SE.

AM(D-N)

AGM(D-N)

GM(PF&D).

DRAFT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
19-A, RUKMANILAKSHMIPATHY ROAD, EGMORE, CHENNAI 600008.

O.O. No. 25/97

Dated: 22.7.97.

OFFICE ORDER

Sub: SIPCOT Industrial Complexes - water charges de and when water meter goes out of order-reg.

Ref: i) Review Minutes-Meeting held at Hosur on 9.5.97.

Maintenance Committee 20.6.97
During the ~~Review~~ Meeting held on ~~9.5.97~~ at Hosur, it was decided to revise the demand and collection of water charges raised during the ~~period of when the~~ *period of when the* water meter goes out of order. The present system of demand and collection of water charges is revised and also Clause No.10-d(i) of ~~water supply agreement~~ *water supply agreement* modified ~~is~~ as follows:

When the water meter goes out of order in any month at any day, the water charges for the particular unit will be worked out ~~proportionate~~ *proportionately* for the No. of days, the water meter goes out of order ~~based~~ *proportionately* on the highest monthly consumption of of a particular month ~~for~~ *in* the preceding 12 months when the water meter was functioning and the unit was working subject to minimum as fixed as per Clause No. 11.

This revision of demand and collection of water charges ~~for the meter defect by firm~~ comes into force w.e.f. 1.6.97. The other conditions will remain the same.
22/7 1-6-96

To
All P.Os/A.Ms.

Copy to:
All G.Ms.
All HQDs
PS to CMD
PS to MD

Qm
2 (QUDSIA GANDHI)
MANAGING DIRECTOR.

/FORWARDED BY ORDER//

H(R) *LSH(D)* *Qm* *22/7*
G.M.(P&D)

O.O.No. 15 / 2000

DATED: 10.5.2000

OFFICE ORDER

It is seen that time for payment of current dues of water and maintenance charges is being granted by Project Officers. It is observed that the Companies give priority to the Tamilnadu Electricity Board and other such dues which are huge but take time to pay the small water and maintenance charges to SIPCOT which does not appear to be fair. The small dues run into huge arrears when not paid on time. Therefore it is advised that no time ~~to~~ be granted to the Companies for payment of water and maintenance charges for current dues. The Project Officers are instructed to collect the arrears on war footing and report to the Headquarters.

The General Managers, Superintending Engineer, Regional Managers and other officials from Headquarters whenever they visit complexes should review the DCB and not wait till the review of Project Officers work being conducted by Managing Director at Headquarters.


MANAGING DIRECTOR.

To

All Officers concerned.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, RUKMANI LAKSHMI PATHY ROAD, EGMORE, CHENNAI - 8

O.O.No. 20/2000

Dated : 18.6.2000

OFFICE ORDER

SUB : ADOPTION OF REVISED METHOD FOR FIXATION
OF WATER CHARGES FOR SIPCOT INDUSTRIAL
COMPLEXES/PARKS/GROWTH CENTRES.

The Board at its Meeting held on 31.5.2000 decided to adopt the following method in respect of all developed Complexes except Hosur Complex, on experimental basis to recover the capital cost on annuity method in proportion to committed quantity (fixed cost) and to recover the recurring expenditure based on the actuals (variable cost).

I. Fixed cost :

a. Capital cost recovery on annuity basis	A1
b. Total committed quantity	B1
c. Capital recovery per 1000 litres per year	$\frac{A1}{B1} \times 1000$ C1
d. Capital recovery per month	$\frac{C1}{12}$ F1

II. Variable cost :

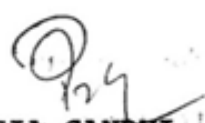
a. Revenue expenditure incurred in a year	A2
b. Add : 15 % escalation	B2
c. Water supply made in the corresponding year	C2
d. Revenue expenditure recovery per 1000 ltrs.	$A2 + B2 \times 1000 = V2$
	C2

III. Total Water charges : F1 + V2

In the above method, the allottees have to pay the

fixed cost based on the committed quantity, irrespective of water consumption, in addition to the actual cost on water consumed which forms the variable cost.

In respect of new complexes being developed and industrial parks recently developed (Sriperumpudur, Irungattukottai, Sriperumpudur, Perundurai etc.) the existing method of collecting 50 % of capital cost at the time of execution of water supply agreement will be continued. And for recovery of balance 50 % of the capital cost, the fixed and variable cost method as indicated above will be adopted.

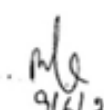

QUDSIA GANDHI
MANAGING DIRECTOR.

To:

All General Managers
District Revenue Officer
All HODs and SE
All Regional Managers
All Project Officers

Accounts Department
IA Department

Copy to :
P.S. to Chairperson
P.S. to M.D.


9/6/2000
AGM(D.III)


12/6
DGM(D)

Total Water Charges

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI - 8

O.O.No. ²¹~~16~~ /2000

Dated : 12.6.2000

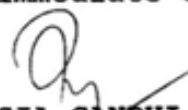
OFFICE ORDER

Sub : IMPOSING PENALTY CHARGES FOR ILLEGAL TAPPING
OF WATER BY ALLOTTEES AT SIPCOT INDUSTRIAL
COMPLEXES/PARKS/GROWTH CENTRES.

It has come to the notice that ^a~~an~~ unit in our Industrial Complex has illegally tapped water from SIPCOT Water supply line. The matter was placed before the Board at its Meeting held on 31.5.2000 to take a policy decision on imposing penalty for such illegal tapping of water.

The Board has decided to impose penalty by taking the highest water consumption as base, applying the then prevailing rates and to collect the balance amount over and above the water charges already remitted by the unit during the rest of eleven months.

The above order comes into force with immediate effect.


QUDSIA GANDHI
MANAGING DIRECTOR.

To:

All General Managers
District Revenue Officer
All HODs and SE
All Regional Managers
All Project Officers

Accounts Department
IA Department

Copy to :
P.S. to Chairperson
P.S. to M.D.


9/6/2000
AGM(D.III)


12/6
3 DGM(D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, Rukmani Lakshmipathy Road, Egmore, Chennai : 8

O.O.No.28/2000

Dated: 31.8.2000

OFFICE ORDER

Sub: SIPCOT - Restructure of Maintenance Committee
in respect of all the Complexes/Parks/Growth
Centres - Orders issued.

. . .

The Maintenance Committee in respect of all the
Complexes/Parks/Growth Centres is restructured as follows:

- 1) General Manager (PSD) or : ~~Chairman of the Committee~~
Deputy General Manager (D)
as the case may be
- 2) Regional Manager (OSM) : Member
- 3) Respective Industries Assn.: Member
- 4) Respective Project Officers: Member Secretary

The above order will take immediate effect.

QUDSIA GANDHI
MANAGING DIRECTOR

To

All General Managers
Deputy General Manager (D)
District Revenue Officer
Superintending Engineer

Copy to:

All Regional Managers
All Project Officers
PS to Chairperson
PS to MD
Civil Wing

// FORWARDED BY ORDER //

DISTRICT REVENUE OFFICER

cp.

Draft:

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED,
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

O.O.No. 34/2000

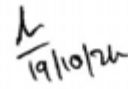
.10.2000.

OFFICE ORDER.


SUB: Perundurai Growth Centre-Collection of maintenance charges from Private & Town bus operators-Reg.

During the review meeting held on 18.4.2000, Project officer, Perundurai Growth Centre had informed that at present 3 Private mini bus services under the name of Anupallavi Bus service, Bannariamman Bus service, and Mahalakshmi bus service and 3 Town bus services are operating using Growth Centre main road and two branch roads (viz, Nallah road and 5th cross road) covering a distance of about 10-15 Kms and connects Ezhuthingalpatti, Kasipillampalayam, Kuttapalayam and Kadapamadai villages.

As these buses, serve the transportation requirement of the local public and the work force of the Growth Centre as well, it was decided during the review meeting to allow the plying of these 6 buses using Growth Centre main road and two branch roads and we shall collect an amount of Rs 250/-per bus per month towards road maintenance charges. The bus operators should remit the amount on or before 5th of each month at SIPCOT, Project office, Perundurai Growth Centre. Project officer will issue receipt and credit the amount in road maintenance account and shall send monthly statement to Head office.


19/10/20
D.M(S)


19/10
D.G.M D-L


M.D.
36

Draft for Approval:

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, Rukmani Lakshmipathy Road, Egmore, Chennai-8

O.O. No. 39 /2000

Dt.: 11.11.2000

OFFICE ORDER

Sub: SIPCOT - Restructure of Maintenance Committee
in respect of all the Complexes/Parks/Growth
Centres - Orders issued.

Ref: O.O. No.28/2000 dtd.31.9.2000. - PMK

In partial modification of the orders issued in the
reference cited, the Maintenance Committee in respect of all the
Complexes/Parks/Growth Centres is restructured as follows:-

- 1) General Manager(P&D) or : Chairman of the Maintenance
Deputy General Manager(D) Committee of the Complexes/
or Parks/Growth Centres under
Deputy General Manager(D.I) their control.
as the case may be.
- 2) Superintending Engineer : Member
- 3) Respective Regional Managers : Member
- 4) Respective Industries : Member
Associations
- 5) Respective Project Officers : Member Secretary

The above order will take immediate effect.

[Signature]
16/11/2000
For MANAGING DIRECTOR

To
All General Managers
Deputy General Manager(D)
Deputy General Manager(DI)
District Revenue Officer
Superintending Engineer

Copy to:
All Regional Managers
All Project Officers
Civil Wing
P.S. to Chairperson
P.S. to Managing Director

[Signature]
DM(P)

[Signature]
M(P)

[Signature]
D.R.O.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU
LIMITED.
19-A, RUKMANI LAKSHMIPATHY SALAI, EGMORE, CHENNAI-600 008.

OFFICE ORDER

O.O.NO. 18 /2001.

DT. 25.3.2001.

SUB: SIPCOT Industrial Complexes/Parks/Growth Centres
revision of reconnection charges in respect of
water supply to the industrial units – reg.

Page 8 REF: H.O.Lr.No.ADI/ICR/M.44/90, DT.11.10.1990.

In the letter cited under reference it was ordered to collect Rs.50/- as reconnection charges while restoring the water supply to the defaulted units after receipt of the defaulted amount along with interest and penalty as per water supply agreement.

Now it has been decided to revise the reconnection charges from Rs.50/- to Rs.1000/- to discourage the units from defaulting. The said revision will come into force with effect from 1.4.2001.

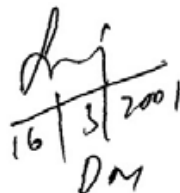

MANAGING DIRECTOR.

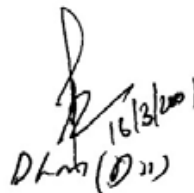
TO
All General Managers,
All Head of Departments,
All Regional Managers,
All Project Officers.

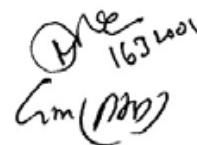
COPY TO:

PS to Chairperson,
P.S. to M.D.


18.3.2001


16/3/2001
DM


16/3/2001
D.M. (D.11)


16/3/2001
Gm (D.11)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.

19-A, RUKMANILAKSHMIPATHY SALAI, EGMORE, CHENNAI-600 008.

O.O.No. 14/2002

Date: 4/7/2002

OFFICE ORDER

Sub: Fixation of water charges in SIPCOT Industrial Growth
Centre, Perundurai – Uniform adoption of the rate
with retrospective effect – Board's decision – reg.
Ref: O.O.No.7/2002 dated 3.4.2002.

In the Office Order cited, the water charges at SIPCOT Industrial Growth Centre, Perundurai is fixed at Rs.20/- per 1000 litres with effect from 1.4.2002 as per the decision of the Board dated 21.03.02. As some of the units in Perundurai have made payment towards 50% capital cost of water supply system, the Board at its meeting held on 26.6.2002 decided that the water charges fixed at Rs.20/- per 1000 litres should be made applicable uniformly to all the units with retrospective effect from 1.6.2001 to avoid two rates for water charge within the same growth centre.

Further, the Board decided that the collection made earlier towards 50% capital cost on water supply system from the allottees would be adjusted towards their dues payable to SIPCOT against future water charge payment and their water charges regulated at Rs.20/- per 1000 litres.


T.R. SRINIVASAN

CHAIRMAN AND MANAGING DIRECTOR

To

Project Officer,
SIGC, Perundurai.

Copy to:


All General Managers
Superintending Engineer
All HODs
All Regional Managers
All Project Officers
PS to CMD


AM(IA)


DM(IA)


DGM(D-II)


SE


GM(P&D)

2/7/2002

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

O.O. NO. 7 /2004

15.06.2004.

OFFICE ORDER

Sub: SIPCOT Industrial Complexes/ Parks/ Growth Centres -
Collection of Prior period maintenance charges accrued
till the date of allotment - Board's decision -
communication - Reg.

3

As per the terms of allotment order condition No.5, the maintenance charges accrued till the date of allotment (prior period maintenance charges) are being collected from the new allottees at the time of allotment. We are now calculating the maintenance charges based on the net allotted area. The Board of SIPCOT at their meeting held on 28.5.2004 observed that the new allottees find it difficult to pay the prior period maintenance charges, although the lease deed and allotment order provides for the same. In order to attract entrepreneurs, the Board decided not to insist prior period maintenance charges from the new allottees.

To recover the charges foregone on account of the above decision, the Board formulated the following method of recovery which should be adopted in future.

The average maintenance charges for the last 5/10 years may be arrived and the maintenance charges collectable for the next five years along with the maintenance charges that would be foregone for the prior period may be included in the fixation of plot cost of unsold plots. Once in three years, SIPCOT may analyse whether there is any under recovery/ excess recovery on account of this method. This should be adjusted in plot cost fixation.

This order comes into force with immediate effect.

T.R. SRINIVASAN
CHAIRMAN AND MANAGING DIRECTOR.

To

All GMs
All HODs
SPM/PMs/All POs
PS to CMD

\FORWARDED BY ORDER/

G. Shale
ASSISTANT MANAGER (IA).

O.O. No. 10/2004

Dated 12.7.2004

OFFICE ORDER

Sub : SIPCOT Industrial Complexes /Parks / Growth
Centres - Collection of prior period maintenance
Charges accrued till the date of allotment - Board's
Decision - Amendment to allotment order - Reg.

Ref : O.O. No.7/2004 dated 15.6.2004.

The Board of SIPCOT at their meeting held on 28.5.2004 observed that the new allottees find it difficult to pay the prior period maintenance charges, although the lease deed and allotment order provides for the same. In order to attract entrepreneurs, the Board decided not to insist prior period maintenance charges from the new allottees.

Condition No.5 of the existing allotment order provides for collection of maintenance charges from the date of acquisition till the date of allotment from the allottees. In view of the above said decision of the Board, the following lines from the Condition No.5 of the existing allotment order and Condition No.12 of Lease Deed stands deleted :

" from the date of acquisition, the plots shall be maintained by SIPCOT until allotment. Cost of such maintenance over the years till the date of allotment shall be paid by the allottee."

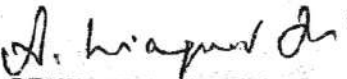
This order takes immediate effect.

T.R. SRINIVASAN
CHAIRMAN AND MANAGING DIRECTOR

To :

All GMs
All HODs
PM/ PMs/POs/Pol/c
P.S. to C.M.D

/ Forwarded by order /


GENERAL MANAGER (P)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.,
19-A, RUKMANI LAKSHMIPATHI ROAD, EGMORE, CHENNAI - 8

NO. 4 / 2005

DT. 2.3.2005

CIRCULAR

Sub: Execution of Agreements relating to Works in Civil Wing -
referring to Legal Wing - Modified orders - Issued.

Ref: H.O. Circular No.33/2001 dated 9.08.2001.

In partial modification of the orders issued in Head Office circular cited, the following modified orders are issued.

The Agreements relating to Works, executed in Civil Wing, are based on Tender documents and in accordance with the procedure laid down in T. N. Transparency in Tenders Act 1998 and T. N. Transparency in Tenders Rules 2000.

The format of Agreements executed, Tender Conditions and Agreement Conditions adopted are generally one and the same and common for all works Agreements.

Hence the Agreements relating to Works in Civil Wing need not be referred to Legal Wing for all the cases. For any special cases, if the Superintending Engineer desires to get legal opinion, the same may be referred to Legal Wing.

This Order is issued with Immediate effect.

82
11/3/05
JE

2/2
01/03/05
EVE

1/2
S. E.

2/2
C.M.D.

To
All HODs

Copy to
All General Managers
SPMs / PMs / Pos
PS to CMD

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
19 – A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008

O.O.No. 03 /2012

Date:11.03.2012

OFFICE ORDER

Sub : SIGC, Perundurai – Water supply through NTADCL scheme – Condition stipulated in allotment order - Insertion of additional clause in Water Supply Agreement – Reg.

&*&*

Consequent to the inclusion of a new condition (No.22) in the allotment order to the effect that the allottee has to pay water charges as applicable, if the water is supplied through NTADCL scheme in respect of SIGC, Perundurai, the condition No.11 of the water supply agreement is also amended to include the following clause:

" 11 (c) - The allottee shall pay water charges as applicable if the water is supplied through NTADCL Scheme"

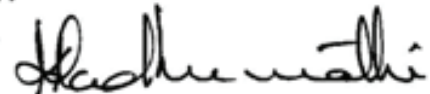
All pending water supply agreements in respect of SIGC, Perundurai have to be executed with the above clause.

Dr. N. SUNDARADEVAN
CHAIRMAN & MANAGING DIRECTOR

To

The PO, SIGC, Perundurai.
All General Managers
All HODs
I.A. Department
Civil Department

/ FORWARDED BY ORDER /



GENERAL MANAGER (D) i/c

O.O.No.03/2015

Dt.30.04.2015

OFFICE ORDER

Sub: SIPCOT Industrial Complexes/Parks/Growth Centres -
Allotment of plots on 99 years lease basis - Surrender of
plots during the currency of lease period - Refund of
50% capital cost on water supply system - Policy of the
Board on 20.03.2015 - reg.

Ref: O.O.4/2004, dt.26.3.2004.

The Board of SIPCOT at its meeting held on 20.03.2015 evolved a policy on refund of 50% capital cost on water supply system on surrender of plots by allottees.

The Board decided that the refund of 50% capital cost on water supply system may be considered on surrender of plot by an allottee, subject to forfeiture of usage charges @ 5% p.a. or part thereof for the number of years the plot was held by the allottee with a minimum of 15% on par with the policy evolved on refund of development charges consequent on surrender of plots.

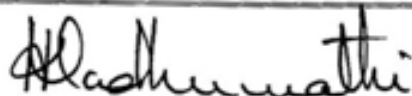
This order will come into force with effect from 20.03.2015.

Sd/-
MANAGING DIRECTOR.

To

All General Managers
All HODs
SPM/PM/PO
PS to MD

/ Forwarded by order/



General Manager-II

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008

O.O.No.26/2021

19.3.2021

Sub: SIPCOT Industrial Parks - Fixation of Maintenance Charges for the year 2020-21 (Demand Year 2021-22) - as Corporation specific collection of maintenance charges at a fixed rate per acre on monthly basis – instructions issued – reg.

Ref: Minutes of the 492nd Board Meeting dated 21.07.2020.

The Corporation maintains the infrastructure assets such as roads, street lights, drains, etc., in all its industrial parks. Expenditure on maintenance of roads, street lights, drains and other infrastructure including manpower and 50% of the administrative expenditure of an Industrial park incurred during the financial year (say 2019-20) is recovered from the allottees of that Industrial Park during the subsequent Financial year (say 2020-21) in two half yearly instalments. The above system of recovery of maintenance charges is in force till Financial Year 2019-20 (Demand Year 2020-21).

During the current financial year 2020-21, the corporation provides the maintenance services such as solid waste management, patrolling of vehicles for security of the employees of the allottees besides infrastructure assets, greenery of the Industrial Parks, maintaining the infrastructure assets uniformly at all Industrial Parks throughout the State irrespective of the size or location of the Industrial Park. The Corporation is having Industrial Parks with an allottable area ranging from 300 acres to 3000 acres. The deployment of manpower and its cost for maintaining the infrastructure assets / providing services and administrative staff strength of each Industrial Park is almost similar irrespective of the size of the Industrial Park.

Hence, the Board of SIPCOT at its meeting held on 21.7.2020 has decided to adopt the method of recovery of maintenance charges as Corporation specific instead of Industrial Park specific and to collect maintenance charges uniformly at a fixed rate per acre on monthly basis from the financial year (2020-21) (Demand year 2021-22).

$$\text{Maintenance Charges per acre/per month} = \frac{\text{Maintenance expenditure incurred in respect of all industrial parks}}{\text{Allottable area of all the industrial parks (as on 01.04.2020)}} \times \frac{1}{12}$$

The maintenance expenditure shall include the following:

1. Maintenance of Roads & Drains
 - Cleaning of Roads & Drains
 - Patch Works and minor repairs
 - Contractor payments for road works excluding reconstruction/relaying works
2. Maintenance of Street Lights
 - TNEB charges
 - Spares and consumables
3. Maintenance of Avenue Plants/Greenery
4. Fuel for patrolling vehicles/tractor etc.
5. Solid waste management expenditure
6. Man power cost for maintenance of infrastructure assets/patrolling staff
7. Maintenance of AO Block
8. 50% of Administrative expenditure

Total :

The income received by way of rent on letting out the amenity block will be deducted from the maintenance expenditure.

The maintenance charges per acre/per month shall not include:

(a) Expenses on maintenance works taken up under Participatory Infrastructure Development Programme (PIDP), since SIPCOT is bearing 50% of the project cost out of its own fund, the recovery of balance 50% of the project cost from the allottees as per the agreed terms between SIPCOT and the allottees of the concerned complexes.

(b) Major expenditure incurred towards any specific maintenance work such as reconstruction/relaying of roads, which is attributable to a particular park will be recovered from allottees of that particular park and the period of recovery will be in consonance with PIDP.

Maintenance Charges Demand shall be raised for the allottees as on 31.03.2021.

The rate of maintenance charges fixed as per the above norms will be intimated by H.O. on or before 13th April, 2021 for adoption by all the Project Officers uniformly. For April 2021, invoice for recovery of maintenance charges should be raised in portal on 15th April and due date for the same is on or before 30.04.2021.

From May 2021 onwards, all the Project Officers are instructed to raise the Maintenance charges to the allottees in the portal, on monthly basis, uniformly on 10th of every month and due date for the same is on or before 25th of the same month, failing which applicable interest as adopted at present may be collected for the defaulted amount/period.

Further in respect of the PIDP, the half yearly recovery instalments shall fall on 1st July and 1st January.

It is the sole responsibility of the Project Officers concerned to raise invoice properly to all the allottees and ensure collection of the same, in time.

Sd/-xxx
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All the Project Officers,
SIPCOT Industrial Parks

Copy to:
All General Managers
All HODs
PA to MD
PA to ED
AGM(IT)

You are advised to make necessary provision
in the portal to raise invoices.

//Forwarded By Order//

Q. @vesee 19/3/2021
General Manager (F)

7.No Objection Certificate(NOC)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, MADRAS-600 008.

Cir.No.57/92

Dated:3.11.1992

CIRCULAR

Sub: Discontinuance of all transactions with
Catholic Syrian Bank.

- - -

Certain dubious transactions of the Erode Branch of the Catholic Syrian Bank have come to our notice and the matter has been taken up with their Head Office. Until this issue is settled to the satisfaction of SIPCOT, no dealings will be had with any of the branches of the Bank by any of the Offices of SIPCOT. Similarly, no application for loan will be entertained by SIPCOT from entrepreneurs where any joint financing with the above Bank or Working Capital facilities from the above Bank is involved.

Sd/-
(B. VIJAYARAGHAVAN)
Chairman & Managing Director.

To
All Officers of SIPCOT in Head Office/
Project Office/Regional Office.

cc to:

CMD's Table

PS to CMD

/FORWARDED BY ORDER/

S. Manoharan
Deputy General Manager(LDD)

DRAFT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.

19-A, Rukmani Lakshmi Pathy Road, Egmore, Chennai-600008

Cir.No. 54/97

Dated: 14.7.97

C I R C U L A R

Sub: Change in terms and conditions of NOC
and also lease deed in respect of
SIPCOT Indl. Complexes - reg.

...

Our Board at its Meeting held on 26.6.97
decided to modify the condition No. 42 of the lease deed
pertaining to the allotment of plots in respect of all
SIPCOT Industrial Complexes as under:

~~"Resolved to modify the Condition No.42 of the
Lease Deed pertaining to allotment of plot~~

"It shall be open to the Party of the Second Part
to ask for in writing and the Party of the First Part to
grant a "No Objection" Certificate, with or without
conditions to enable the party of the Second Part to
mortgage its interests in the said allotted plot, at any
time after taking possession for obtaining financial
assistance from financial institutions and banks for
implementing project for which the plot was allotted".

Further Resolved to adopt the following policy
in future for issuing No Objection Certificate:

1. SIPCOT will issue NOC for mortgaging the Lease hold
rights of the land for creating first charge for the
Term Loan assistance or for creation of fixed assets.

2. In respect of working capital assistance NOC will
be issued for creation of first charge/second charge or
subsequent charge on the Leasehold rights of the land.

3. SIPCOT also reserves the right to have first charge
paripassu or second charge paripassu wherever necessary,
if the IFST or any other State Government incentives are
offered to the allottees by State Government, and such
schemes requiring second charge.

..2..

4. SIPCOT will issue NOC for offering lease hold right of the plot for financial assistance for other projects to be implemented by the Company".
as collateral security / creative changes

This comes into force w.e.f. 26.6.97.

[Signature]
(LUDSIA G. REDDI)
MANAGING DIRECTOR.

To

All Project Officers

Copy to:

G.Ms
C.E
HODs
R.Ms

~~Chairman's Table~~

P.S. to Ch.
P.S. to M.D.

~~Legal dept. SIPCOT~~

/Forwarded by Order/



DEPUTY GENERAL MANAGER (D)

SG/5.7.

*Account only
- 1/7/*

O.O. No. 09/2013

Dated: 03.10.2013

OFFICE ORDER

Sub : References received from the District Administration seeking remarks on NOC requests / Requests received for exemption of land from acquisition – Obtaining of opinion from P & SP and Dev. Depts. – Instructions issued – Reg.

While the private parties propose to develop industries / housing layouts / commercial establishments / multistoried apartments etc. in the districts, they approach the concerned District Administration for NOC. In such occasions, the District Administration used to send references to the Government Departments / Agencies, including SIPCOT, concerned with the development of the regions, seeking their remarks. Similarly, while identifying / acquiring lands for various Industrial Complexes / Parks, the Land Acquisition Department receive few petitions from the concerned parties seeking exemption of land from acquisition. In some occasions, the exemption requests are also forwarded to SIPCOT by the L.A. authorities.

Of late, the number of such references/ requests received from the District Administration/ concerned parties, particularly the references received seeking our remarks on NOC requests, are on the increase and it is felt that the P & SP and Development Depts. should also be involved while conveying our views in such matters to ensure that the acquisition of land for our Industries Complexes / Parks in the particular areas are done in a compact way and also to ensure that the private parties do not take advantage of the infrastructure provided by SIPCOT at free of cost.

Hence, in future when such References (received from the District Administration seeking our views on NOC requests) / Requests (received for exemption of land from acquisition) are processed at the Land Acquisition

... 2

Department., the opinion of the P&SP / Development Depts. should also be obtained and further action pursued.

The instructions issued above should be adhered to by all officials concerned scrupulously.

Sd/-
PRINCIPAL SECRETARY /
CHAIRMAN AND MANAGING DIRECTOR

To

L.A. Dept.
P & SP Dept.
Development Dept.

Copy to

G.M. - I i/c.
G.M. - II
AGM (LA)
AGM (P&SP)
All Hdr.

// Forwarded by Order //


Assistant General Manager (P&SP/HRD)


31/03

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008
CIN U74999TN1971SGC005967

O.O.No.02/2015

Date :30.04.2015

OFFICE ORDER

Sub : SIPCOT Industrial Complexes / Parks / Growth Centres– Issue
of NOC in favour of listed NBPFC–Policy Decision–Reg.

Ref : Circular No.54/97 dated 14.07.1997.

====

The Board of SIPCOT at its meeting held on 20.03.2015 agreed to issue NOC to mortgage the leasehold rights of the allotted plot(s) in favour of listed Non Banking Private Finance Company (NBPFC) to avail financial assistance, subject to a condition that, if the lease hold right is brought to auction sale by the said NBPFC and seek for transfer of lease hold right to third party, SIPCOT will collect differential cost of the land.

This order will come into force w.e.f. 20.03.2015.

Sd/---
MANAGING DIRECTOR.

To
General Manager–I & II
All HODs
PS to CMD
All SPMs / PMs/ POs

/Forwarded by Order/



General Manager-II

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chzennai – 600 008

OFFICE ORDER

O/O No.21/2021

Dated: 12.03.2021

Sub: SIPCOT - Procedure for issuance of "No Objection Certificate" to mortgage the lease hold rights of the allotted plot in favour of Bank/Financial Institution for availing financial assistance to implement the project - Orders issued - Reg.

Ref: 1. Circular No.54/97, dated 14.7.1997
2. Office Order No.02/2015, dated 30.04.2015.

SIPCOT allots plot to entrepreneurs in SIPCOT Industrial Parks on 99 years long term lease basis to set up industrial / commercial unit and issue allotment orders with terms and conditions. As per the terms and conditions of the Allotment Order, allottee has to obtain "No Objection letter" (NOC) from SIPCOT to mortgage the lease hold rights of the allotted plot for availing financial assistance after getting sanction letter from Bank/Financial Institution. The same will be considered subject to conditions as applicable.

Further, as per one of the Clause in Lease Deed state that it shall be open to the lessee (allottee) to ask for in writing and the lessor (SIPCOT) to grant a "No Objection Certificate" with or without conditions, to enable the allottee to mortgage the lease hold rights at any time after taking possession for obtaining financial assistance from Financial Institutions & Banks for implementing the project in the allotted plot and for the projects implemented under the same legal entity of the allottee. The allottee shall not offer the allotted plot as a collateral security to avail loan for other purposes/sister concern etc.

On perusal of the request of the allottee for issuance of NOC to mortgage the lease hold rights of the allotted plot, SIPCOT will issue NOC subject to terms and conditions and if the allottee fails to comply with any of the terms and conditions of the allotment order or Lease deed, the NOC issued by SIPCOT shall stand cancelled and the copy of the notice mentioned above shall be communicated to the Financial Institutions/Banks.

Procedure to apply for NOC

- i. The applicant shall submit the application for NOC through online in SIPCOT website viz. www.sipcot.tn.gov.in along with processing fee and the list of documents mentioned below.
- ii. The applicant shall highlight the SIPCOT property to be mortgaged with Clause No. and page No. in Bank's sanction letter.
- iii. In case of consortium of Banks, highlight the SIPCOT's property to be mortgaged with Clause No. and page No. in all Bank's sanction letter.

List of documents to be attached

Sl.No.	Documents
1	Bank /Banks (in case of consortium) sanction letters with full details including terms and conditions.
2	No Due /No Objection Certificate from the existing Bank/Financial Institution.
3	List of Directors and current shareholding pattern of the company upto individual level duly certified by a Chartered Accountant / CPA. The CA / CPA certificate should have been obtained within 30 days prior to the submission of application for NOC.
4	Copy of renewal of Letter of Acceptance (LoA) from MEPZ in respect of SEZ units.
5	Particulars on current status on implementation of the project.

Procedure for issuance of NOC

- On receipt of Application along with processing fee & mandatory documents, it will be verified by SIPCOT and if any particulars are not received, the same may be called for from the allottee and also field report from the respective Project Officers shall be called for, within 1 week, from the receipt of letter from the allottee.
- In case, application for NOC to mortgage the lease hold rights of the allotted plot is received from the allottee with all the required documents at the application stage itself, NOC shall be issued by SIPCOT within 15 days from the date of receipt of application.
- The allottee has to send reply and furnish the required documents as called for by SIPCOT in 1 week time from the date of SIPCOT letter.

- If no reply is received from the allottee within the time, rejection/ closure of the application for NOC will be issued by SIPCOT in 3 days time.
- If all the particulars as called for, are received within the time, the application for NOC will have to be processed within 1 week and approval of the issuance of NOC as per the approved format shall be issued in another 1 week time (overall time is 15 to 30 days for issuance of NOC upon receipt of application along with all the requisite documents mentioned above).

Time line

Sl.No.	Documents / particulars	Period
1	Calling for additional documents /particulars & report from PO.	1 week from the date of receipt of application.
2	Furnishing the documents /particulars by the allottee.	1 week from the date of SIPCOT letter.
3	Issuance of closure / rejection of NOC.	3 days from non receipt of documents / particulars within the time as called for.
4	Issuance of NOC on receipt of all required documents /particulars at application stage itself.	15 days from the receipt of application.
5	Issuance of NOC upon receipt of application with all required documents /particulars as called for by SIPCOT.	30 days from the receipt of application.

This procedure has to be adopted scrupulously.

Sd/-
MANAGING DIRECTOR

To
All GMs
All HoDs
All Project Officers

Copy to:
PA to MD
PA to ED
IT Department

// Forwarded by order //

H. Prathawaty
GENERAL MANAGER (P-II)

8. CHANGE IN MANAGEMENT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

Circular No.62

Date:24.08.2020

CIRCULAR

Sub : Change in management / transfer of lease hold rights –
Execution of modified lease deed – Time line stipulated –
Reg.

Ref: O.O.No.30/2020 dt.31.7.2020

As per the Office Order cited, time period for execution of lease deed by the allottee has been increased to 45 days from the date of receipt of entire plot cost and compliance of specific conditions of the allotment order, as against the current policy of 30 days. However, extension of time for execution / registration of lease deed shall be considered on merits of the case subject to a penalty of 0.5% of the prevailing plot cost for each extension of 30 days.

In respect of change in management / transfer of lease hold rights of the allotted plot, the draft modified lease deed has to be prepared for each case separately based on the records by the project officers concerned and to be sent to H.O. within 15 days from the date of payment of transfer fee / processing fee as stipulated in the approval letter. The same shall be verified / approved by Head Office and send to project officer in another 15 days time.

Accordingly the time line for execution / registration of modified lease deed is stipulated as 45 days from the date of approval of draft modified lease deed by Head Office and for any extension of time there after shall be considered on merits of the case subject to penalty of 0.5% of the prevailing plot cost for each extension of 30 days.

Sd/---
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All General Managers
All HODs
All Project Officers
PS to MD
PA to ED

//Forwarded by Order//


General Manager (P-III)i/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED ✓

19-A, Rukmani Lakshmipathy Road, Egmore, Madras - 600 008.

....

O.O. No. 101 / 91

¹⁷
Dated : 16.12.1991

Sub : SIPCOT Complexes - Industrial plots -
Change in the constitution of allottees,
products, etc.

....

Cases have come to my notice of parties to whom industrial plots had been allotted coming up later with requests for changes such as from proprietary concern to partnership/company, changes in the constitution of the partnership, changes in the Board of Directors, etc. This gives scope for the original allottee to clandestinely dispose of the plot to others and, for the sake of appearance, keeping himself as a nominal partner or a nominal director under the new set-up. In the process, there are possibilities of (i) the allottee making an illicit profit by trafficking in SIPCOT lands (ii) someone else getting a plot out of turn and (iii) SIPCOT suffering a monetary loss if between the time of the original allotment and the time of the disguised sale of the plot ^{by} of the allottee, there is an increase in the land cost. Sometimes, these requests for changes in the status or constitution of the allottee is accompanied or followed by requests for changes in the product specified in the allotment order which would further strengthen the possibility that the transaction is of an illicit kind. These transactions in land are entirely different from the change of ownership of a factory and the land on which it is situated after the construction is completed since there is hardly any possibility of someone constructing a factory with the objective of selling it.

2. ~~Therefore, such~~ Applications for changes
as of the kind mentioned above should be enquired into
thoroughly and ~~changes~~ ^{should be} permitted only in exceptional
cases where the bona fides of the request is fully and clearly
established.

 17/12/81

CHAIRMAN AND MANAGING DIRECTOR.

To:

All the Project Officers, SIPCOT.
All the Executive Engineers, SIPCOT Divisional Offices
All the Officers in the Area Dev.Dept., SIPCOT Head Office.

Copy to : The CMD's Table.
PS to CMD.

(~~6~~)

5 m (P.D.)

D R A F T

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, MADRAS - 600 008.

O.O.NO. 46/94.

Dated: 12.12.1994.

OFFICE ORDER

Sub- Allotment of plots to entrepreneurs - change
in management etc. - policy decision - reg.

The Board at its meeting held on 29.11.94 approved the policy on change in management on allotment of plots in the Industrial Complexes developed by SIPCOT as follows:

✓ 1) If there is any change in the shareholding pattern due to induction of new partner/directors, and where more than 50% of the shareholding is retained by the original promoter of the unit, such transfer can be approved without insisting on payment of current land cost.

✓ 2) If there is a total change or substantial change (more than 50%) in the ownership of the unit by transfer of shares to new persons, the current land cost should be collected. The new incumbent will be asked to pay the difference in land cost after adjusting the plot deposit paid by the original promoters.

✓ 3) When an existing unit in our Complex is merged with another company, the current land cost will be collected and the new incumbent will be asked to pay the difference in land cost, after adjusting the plot deposit paid by the original promoters.

✓ 4) When the assets of the unit are sold by the promoters along with lease hold rights on land, then the new incumbent will have to pay the current land cost.

✓ 5) In case of rehabilitation of sick units, where schemes are approved by BIFR resulting in change of management no additional land cost will be demanded.

..2..

6) Where a company is wound up by the orders of the High Court, then the official Liquidator will be informed that the land allotted by SIPCOT is only on lease basis and only the lease hold rights can be sold. The auction purchaser will have to pay the land cost as demanded by SIPCOT for transfer of the lease rights in his/their favour.

7) In the case of a Public Limited Company where shares are widely held by public and the promoters' controlling interest is less than 50%, and the management is to be transferred to a new group or where a company managed by professionals results in change of management by other professionals, such transfers can be approved without demanding current land cost.

8) In respect of Joint Sector (26% holding)/Associate Sector (11% holding) projects of TIDCO and ELCOT and or any other Government organisation or Agencies the change in ownership or management of such units if approved by the respective corporations such change will be approved by SIPCOT without demanding the current land cost. However this will not be applicable to ESCORT Sector (1% holding) projects.

9) If the shareholding of the allottee concern is altered within the family members (having direct blood relationship), such change can be approved without demanding the current land cost.

10) The above guidelines will not however apply in respect of cases where SIPCOT has given NOC to TIIC, since a separate understanding has been reached and being implemented. In such cases the respective dues to SIPCOT by the original lessee alone will be collected before transfer.

11) All the pending requests in this regard will be considered based on the above decisions.

SHEELA BALAKRISHNAN,
MANAGING DIRECTOR.

To
All GMs
All HODs
All RMs/POs

cc to- I.A.
P.S. TO M.D.

/forwarded/by Order/

[Signature]
DM(D)

[Signature]
AGM(AD-N)

[Signature]
AGM(AD-S)

[Signature]
G.M(PF&D).

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Pukmani Lakshmiipathy Road, Egmore, Chennai-600 006.

C.O. No. Dev/29/97

Dated. 4.3.97

OFFICE ORDER

Sub: SIPCOT Industrial Complexes-transfer of
lease hold rights requested by allottees-
levying processing fee-reg.

...

Frequently we are considering the request from the allottees to grant approval for change in management. So far SIPCOT has considered the request and granted approval as per office order No. 46/94, dated 12.12.94 with or without insisting the differential land cost based on the merit of the cases. SIPCOT is incurring expenditure (manhour and administrative expenditure) for execution of modified lease deed and other related works. In order to set off the said expenditure it is decided to levy Rs.5,000/- towards processing fee for granting our approval for change in management where we are not insisting differential land cost as per the office order cited for all industrial complexes/parks except Pudukkottai and Manamadurai. In respect of Pudukkottai and Manamadurai Rs.1,000/- should be collected. The above levy of processing fee comes into force wherever we execute the modified lease deed on or after 1.3.1997.

To

MUSIA GARDHI
MANAGING DIRECTOR.

All Project Officers/Regional Managers(N) ✓

Copy to:

All G.Os/C.Os.

All IODs

PS to Chairman

PS to M.D.

AMLS/
AM (V)
DM (D)
DM (V)
M (A)
M (S)
M (P)

f. ch.
DEPUTY GENERAL MANAGER (D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED.

19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

O.O.NO. 35/97

1.10.97.

OFFICE ORDER.

Sub: Allotment of plots to entrepreneurs - change in management - policy decision - reg.

The Board at its meeting held on 29.11.94 approved the policy on change in management on allotment of plots in SIPCOT Industrial complexes developed by SIPCOT. As per the decision of the Board, an office order no. 46/94 dt. 12.12.94 has been issued.

In the said office order as per clause no. 1 If there is any change in share holding pattern due to induction of new partner/director and where more than 50% of the share holding is retained by the original promoter of the unit, such transfer can be approved without insisting of payment of current land cost. However as per clause no. ^{✓ 3 and} ~~3~~ 4 when the assets of the unit are sold by promoter along with the lease hold rights of the land or the unit is merged with another company then we have to collect the current land cost irrespective of the shares held by the original allottees.

Often~~ly~~ we received requests from the allottees for

amended g.m.

change in constitution in which the original promoters of the allottee holds more than 50% of the shares in the new incumbent ~~company~~ ^{constitution} and requested ~~us~~ ^{to} us not to levy the current cost. In view of the genuineness in the request, it is decided not to collect current land cost if the intention of the change in constitution/merger leads to ~~run~~ ^{running} the unit by having ~~financial~~ ^{financial} ~~support/technical support~~ ^{and} original promoter holds ~~more~~ ^{for} more than 50% of the shares in the new incumbent ~~company~~ ^{constitution}. This may be followed ~~in future~~ ^{for} approval of change in management.



QUDSIA GANDHI
MANAGING DIRECTOR.

2/2

COPY TO:

All G.Ms. ¹⁰²

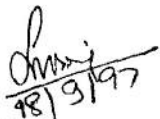
All H.O.Ds.

All R.Ms.

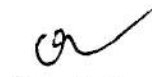
All P.Os.


P.S. TO CHAIRMAN.

P.S. TO M.D..


18/3/97
D.M.


23/9
D.G.M. (D)


Ahm (L)


20/9
G.M. (P&D)
7/2

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LTD.
19-A, RUKMANI LAKSHMIPATHY SALAI, EGMORE, CHENNAI 600 008.

O.O.NO. A1/97

Dt: 2/12/97

OFFICE ORDER

SUB: SIPOOT INDUSTRIAL COMPLEXES - Recording
the name transfer in respect of Housing
plots/flats in Housing Colonies at
SIPOOT Industrial Complex, Hosur/Ranipet -
Levying of processing fee - reg.

SIPOOT has allotted Housing Plots/Flats in
Industrial Complexes and executed sale deed to those
who constructed the building and completed five years
period after construction. As per circular no.37/97
dt.22.04.97, the delegation of powers was accorded to
the P.Os in respect of Hosur and Ranipet for recording
the name transfer in respect of housing plots/flats
sold by the original allottees who have complied with
all the conditions which are allotted on outright
sale bases. SIPOOT is incurring expenditure (manhour
and administrative expenditure) for processing the
applications for name transfer and other related
works. In order to set off the said expenditure, it
is decided to levy Rs.2000/- ^(Rupees Two thousand only) towards processing fee
for granting our approval for effecting name transfer
in respect of Housing Colonies, EWS, LIG, MIG and HIG
in SIPOOT Industrial Complex, Hosur/Ranipet. The
above levy of processing fee comes into force with
effect from 21.11.1997.

Amr CS/
2/12/97

To

All P.Os/RMs

Copy to: .

All G.Ms/C.E.

All HODs

P.S. to Chairman

P.S. to M.D.

QUDSIA GANDHI
MANAGING DIRECTOR.

D.G.M.(D)

G.M.(P&D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmiipathy Road, Egmore, Chennai-600 008.

O.O. No. 25/99

Dated: 22.8.99.

OFFICE ORDER

Sub: Allotment of plots to entrepreneurs -
change in management etc. - policy decision-
reg.

Ref: Office Orders No. 46/94, dt. 12.12.94,
Dev/29/97, dt. 4.8.97 & 35/97, dt. 1.10.97.

of SIPCOT at its
SIPCOT at its Board Meeting held on 28.7.99 approved

minutely
checked

) the policy in change of management on allottee units and
directed to adopt the following procedures before according
approval to allottee units:

1. In the case of functioning units, if the promoters desire to transfer more than 50% of the assets/shares to the new promoters, this transfer may be permitted by SIPCOT on collection of 50% of differential premium (instead of entire differential premium as per the present practice) and only on completion of 5 years from the date of commencement of production. (i.e. on their minimum 5 years of functioning).
2. In the case of sick units, permission to transfer the plots may be given after 5 years of functioning of the units and also on payment of 50% of differential plot cost (same condition as in (1) above. However it must be ensured that the unit had become sick due to the factors beyond the control of the management) promoters before coming to negotiation.
3. In the case of units who have not commenced production or the units who have not completed five years of production (five years from the date of commencement of production), permission to transfer the plots may be given only on payment of entire differential plot cost as per our existing practice. The concession in collecting only 50% differential premium given to other functioning/sick units who have completed five years of production need not be extended to the units who have not completed five years of production.

4. The existing provisions applicable to the purchasers of the units (assisted by SIPCOT/TIIC) & sold in auction by SIPCOT & TIIC may be extended to the other units assisted by other Financial Institutions/Banks also, provided that there be provision in the NOC issued by SIPCOT for mortgage of plots in their favour. In case of SIPCOT & TIIC assisted units, it was decided and issued Office Order vide O.O. No. Dev/29/97, dt. 4.8.97 to levy Rs.5,000/- towards processing fee for getting our approval for change in management where we are not insisting differential land cost for all industrial complexes/parks except Pudukkottai and Manamadurai. In respect of Pudukkottai and Manamadurai, Rs.1,000/- should be collected. The above levy of processing fee comes into force wherever we execute the modified lease-deed on or after 1.8.97. This may also be extended to the units assisted by other financial institutions/Banks. In such cases the respective dues to SIPCOT by the original lessee alone will be collected before transfer.

5. In respect of fresh allotment cases, the collection of arrears of maintenance charges accrued in the past need not be collected from the new allottees of SIPCOT's Manamadurai and Pudukkottai Industrial Complexes only. This would further encourage the promoters to set up their units in Manamadurai and Pudukkottai as this will be termed as a concession to the allottees of these complexes. The revenue deficit on such expenditure incurred on maintenance of plots till allotments are made in these two complexes may be compensated with the revision of plot cost in respect of other complexes. This procedure in Manamadurai & Pudukkottai complexes may be continued till the occupancy rate is substantially improved in these complexes. This loss could be worked out and adjusted while fixing the plot cost in the yearly revision of plot cost.

6. In respect of other complexes, the present system of collection of maintenance charges may be continued.

7. (a) In respect of units ^{under 100} in possession of Financial Institutions/Banks, the dues on maintenance charges/water charges accrued between the period of taking over possession of by Financial Institutions/Banks and reallocation to new incumbent by way of sale of assets/transfer of assets to new management need not be insisted upon for payment from Financial Institutions/Banks/new parties. The Board decided that such maintenance and water charges due for the period of closure should be treated as non-collectable and be accounted for accordingly after getting Board's approval in each case.

(b) In respect of units taken possession of by Financial Institutions/Banks, the dues for the period prior to the date of taking possession of by Financial Institutions/Banks should be collected from the Financial Institutions/Banks who took possession of the units.

8. The policy decision taken on the above lines shall also be made applicable to those cases which are pending with SIPCOT.

9. The other provision governing change in management entailing collection of differential plot cost as in Office Order No.46/94 dt. 12.12.94 and 35/97, dt. 1.10.97 ^{which} ~~may~~ continue to remain the same.



(Signature)

(QUDSIA GANDHI)
MANAGING DIRECTOR.

To
All Project Officers/Regional Managers-
for information. 42

Copy to:
All Officers of Dev. Dept. - for information & necessary action
All G.Ms/S.E. X
PS to Chairman X - for information.
PS to M.D. X

(Signature)
11/8/19
M(R)

(Signature)
12/8
DGM(D)

(Signature)
18/8/99
GM(P&D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED

19-A, RUKMANILAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

O.O.NO 3/2002

16.2.2002

OFFICE ORDER

Sub: Allotment of plots to Entrepreneurs – change in Management – policy decision – reg.

Ref: Office Orders No.46/94 dt.12.12.94, Dev/29/97 dt.4.8.97, 35/97 dt.1.10.97 & 25/99 dt.22.8.99

The Board at its meeting held on 29.1.2002 has reviewed the policy being adopted by SIPCOT in respect of change in management on the allottees of our complexes/parks and decided that present policy is to be continued except for Public Limited Companies. In respect of Public Limited Companies the Board has decided to adopt the following:

“When there is change in management to a third party where more than 51% of the shares are transferred, 10% of the prevailing plot cost and minimum of Rs.2,000/- is to be collected provided the project is substantially implemented”.

The other provisions governing change in management entailing collection of differential plot cost as per office orders cited in the reference would continue to remain the same.

This order comes into immediate effect.

16/2
CHAIRMAN & MANAGING DIRECTOR

To

All GMs,
All HODs
All RMs/All Pos
P.S. to CMD

P.M.
6-2-02
AM

DGM(D-3)

GM(P&D)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-8.

O.O.No. 8/2002

1.4.2002
2.2002

OFFICE ORDER

Sub: Amendment to O.O.No.3/2002 dt.16.2.2002
Allotment of plots to entrepreneurs – Change in
Management – Policy decision – reg.

Ref: Office Order No. 3/2002 16.2.2002.

.....

In the Office order above cited it was mentioned that in respect of
Public Limited Companies when there is change in management, the Board
has decided to adopt the following:

“when there is change in management to a third party where more
than 51% of the shares are transferred, 10% of the prevailing plot
cost and minimum of Rs.2000/- is to be collected provided
the project is substantially implemented”.

It is now clarified that apart from the 10% of the prevailing plot cost
we have to collect Rs.2000/- also as processing fees.

Therefore, the above para stands modified as given below:-

When there is change in management to a third party where
more than 51% of the shares are transferred, 10% of the prevailing
plot cost together with ~~a minimum~~ of Rs.2000/- towards processing
fees is to be collected provided the project is substantially
implemented.

All other parameters of Office order above cited stands unchanged.

[Handwritten signature]

[Handwritten signature]
Am

[Handwritten signature]
Date (D3)

2/2

CHAIRMAN & MANAGING DIRECTOR

Gm (PSD)

Signature by Gm (PSD) 11.11.02

Gm (PSD)

11.11.02

TO

S.E. → All GMs
All HODs
All RMs
All POs
P.S. to CMD

~~AM~~

~~DCM(D3)~~

~~GM(P&D)~~

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmi pathy Road, Egmore, Chennai – 600 008.

No. 9 /2003.

Dt. 10-07-2003.

OFFICE ORDER

Sub: SIPCOT Industrial Complexes/Parks/Growth Centres – Revival of Sick/Closed units – Policy decision – Reg.

- Ref: 1) O.O. No.46/94, dt.12.12.1994.
2) O.O. No.29/97, dt. 4.08.1997
3). O.O. No.35/97, dt. 1.10.1997.
4) O.O. No.25/99, dt.22.08.1999.
5) O.O. No.3/2002, dt.16.02.2002.
6) O.O. No.8/2002, dt. 1.04.2002.

The Board of SIPCOT at its meeting held on 30.06.2003 approved the policy on revival of Sick / Closed units in the Industrial Complexes / Parks / Growth Centres developed by SIPCOT as follows:

- 1) The existing policy of charging 10% of the prevailing ^{plot} cost in the case of change of management of public limited companies can be adopted for 'sick/closed' units also irrespective of the category (small, medium, large) to which it belongs.
- 2) In the case of sick/closed units within SIPCOT Industrial Complexes /parks/growth centers and where the assets are sold by SIPCOT/TIIC or any other Financial Institution/Bank, the differential land cost need not be demanded.
- 3) In the case of sick/closed units where the assets are sold by the Official Liquidator SIPCOT need not insist on differential land cost in respect of assets sold by Official Liquidator on par with the auction sale by SIPCOT/TIIC.
- 4) All other dues as on date should also be paid to SIPCOT.
5. The company should be in operation for a minimum period of three years before approaching for revival of sick / closed unit by another party.
b. A processing fee of Rs 5000 / per Acre Subject to a maximum of Rs 50000 / should be collected.

T.R. SRINIVASAN
CHAIRMAN & MANAGING DIRECTOR.

To

All General Managers.
All HODs
Sr. Project Manager / Project Managers / Project Officers.
Internal Audit Dept.
PS to CMD.


A.M.


D.G.M.(DI).


G.M.(D).

DRAFT FOR APPROVAL

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Salai, Egmore, Chennai - 600 008

O.O.No. 15/2003

Date : 15.12.2003

OFFICE ORDER

Sub: ~~Name~~ transfer of commercial plots / shops in
SIPCOT Industrial Complexes/Parks/Growth Centres -
Levying of processing fee reg.

Ref: O.O.No.41/97 dt.2.12.1997.

As per the O.O.No.41/97 dt.2.12.1997 processing fee of Rs.2000/- is collected for granting approval for effecting ~~name~~ transfer in respect of housing colonies / EWS/LIG/MIG/IIIG ^{flats} in SIPCOT Industrial Complexes of Hosur and Ranipet. Some of the allottees of SIPCOT shopping complex, Hosur have approached for obtaining permission for sale of shops. Now it has been decided to levy Rs.5000/- towards processing fee for granting approval for effecting ~~name~~ transfer in respect of commercial plots / shops allotted in SIPCOT Industrial Complexes / Parks / Growth Centres with immediate effect. However for residential purpose they present norm of Collecting Rs 2000/- will continue until further orders.

CHAIRMAN & MANAGING DIRECTOR

To

All General Managers

All HODs

Sr.Project Manager / Project Managers / Project Officers

Internal Audit Dept.

PS to CMD

D.M.(A)

DGM (P-II) i/c.

J G. M. (D)

G M (P)

Am (D).

**STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED,
19-A, RUKMANI LAKSHMIPATHY SALAI, EGMORE, CHENNAI – 600 008**

O.O.NO.16/2003

19
Dated : 16.12.2003

OFFICE ORDER

SUB: Industrial Units located in SIPCOT Industrial Complexes/
Growth Centres/Parks – Assets sold by Central Excise Dept./
Commercial Tax Department – Non-collection of
differential land cost – Reg.

P417-Y Ref:1. Office Order NO.46/94 dated 12.12.94
P433-Y — 2. Office Order No.29/97 dated 4.8.97.
P435-Y — 3. Office Order No.35/97 dated 1.10.97.
P419-Y — 4. Office Order No.25/99 dated 22.8.99.
P437-Y — 5. Office Order No.3/2002 dated 16.2.02.
P439-Y — 6. Office Order No.8/2002 dated 1.4.2002.
P415-Y — 7. Office Order No.9/2003 dated 10.7.03.

The Board at its meeting held on 24.11.2003 decided not to collect the differential land cost from the Auction purchaser when the assets of the units located in SIPCOT Industrial Complexes/Parks/GrowthCentres are attached and sold by Central Excise Department and Commercial Tax Department inorder to realise their dues treating these departments on par with SIPCOT/TIIC or any other financial institutions/Bank and Official Liquidator.

Further the Central Excise Department and Commercial Tax Department shall be informed that on such auction sale, only the lease hold rights of the plot will be transferred to the auction purchaser and the new incumbent should agree to abide by the rules and regulations of SIPCOT and the modified lease deed should be executed with SIPCOT at their own cost after clearing all the dues to SIPCOT.

All the other terms and conditions stipulated in the above Office Orders governing change of Management shall be strictly adhered.



CHAIRMAN AND MANAGING DIRECTOR 

To

All General Managers.
All HODs.
Sr.Project Manager/Project Managers/
Project Officers.
Internal Audit Dept.
P.S to CMD.

Copy to:

M/s Ranka Wire & Cable, Hosur.


18/12


18/12
DUN(OP-II) 1/2


18/12
1 C.M.(P)


STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshminpathy Road, Egmore, Chennai-600 008

C.O.No.2/2004

Date :23. 2.2004.

OFFICE ORDER

Sub : Allotment of plots to entrepreneurs - Change in management
Collection of differential land cost. Fixation of time limit reg.

Ref : 1) Office Orders No.46/94 dated 12.12.94, Dev/29/97 dated 4.8.97,
35/97 dated 1.10.97, 25/99 dated 22.8.99, 3/2002 dated 16.2.2002,
8/2002 dated 1.4.2002 and 9/2003 dated 10.7.2003.
2) CMD's order in the file of Arvet Vinnayagam leathers, Ranipet.

Whenever, there is change in management reported in the allottee units, differential plot cost is being insisted by SIICOT to accord approval for the same under the provisions stipulated in the office orders cited. However, the demand for collection of differential plot cost was made without specifying the time limit. Hereafter, the demand for differential plot cost should be made stipulating a condition that the payment of differential plot cost should be made by the allottees within 90 days from the date of approval by CMD for effecting such Management change.

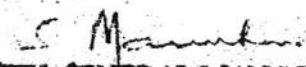
T.R. SRINIVASAN

CHAIRMAN AND MANAGING DIRECTOR.

To
Senior Project Manager / Project Manager
Project Officers

Copy to
All General Managers
Dy. General Manager D-I & D-II
Dy. General Manager F&R-I & F&R-II
Dy. General Manager (P-I)
Asst General Manager (P-II)
Asst. General Manager (Finance)
Asst. General Manager (C&MIS)
Asst. General Manager (Civil)
Asst. General Manager (Marketing)
Internal Audit Department
PS to CMD

FORWARDED BY ORD ER


DEPUTY GENERAL MANAGER(D-II)

Draft II for approval

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai - 600 008.

No. 1/2005

Date: 5-1-2005
12.2004

OFFICE ORDER

Sub : SIPCOT Industrial Complexes / Parks /Growth Centres -
Change in mangement and Sick / Closed units -
Policy decision - Reg.

- Ref : 1) O.O.No.46/94 dated 12.12.1994
2) O.O.No.29/97 dated 04.08.1997
3) O.O.No.35/97 dated 01.10.1997
4) O.O.No.25/99 dated 22.08.1999
5) O.O.No.3/2002 dated 16.02.2002
6) O.O.No.8/2002 dated 01.04.2002
7) O.O.No.9/2003 dated 10.07.2003

=====

The Board of SIPCOT at its meeting held on 3.12.2004 approved the policy on change in management and sick / closed units in the Industrial Complexes / Parks / Growth Centres developed by SIPCOT. Accordingly, whenever, there is a change in management as described in the Office Orders first and third cited, the transfer fee should be charged in the following manner :

	<u>High Demand area</u> <u>Differential plot cost</u>		<u>Low Demand area</u> <u>Differential plot cost</u>	
	SSI	MSI	SSI	MSI
1 Non-functioning units - (Projects not implemented fully & with /without super structure)	100%	100%	20%	20%
2 Functioning Units -				
Less than 3 years in operation	60%	60%	10%	10%
More than 3 years in operation	50%	50%	10%	10%
3 Sick Unit	10%	10%	--	--
4 Processing fee in Rs.	5000	7500	2500	5000
5 Low Demand Area	Manamadurai, Pudukottai, Bargur, Nilakottai and Gangaikondan.			
6 High Demand Area	All other industrial areas.			
7 Public Limited Company	10% of the differential plot cost with processing fee of Rs.5000/- per acre upto a ceiling of Rs.1.00 lakh.			

Transfer of lease hold rights of the land will not be permitted for trading purpose.

The existing policy of not collecting differential land cost In the case of Management changes arising out of sale of a unit by Financial Institutions, Banks, Departments of the State and Central Governments and Official Liquidator and also in respect of Associate and Joint Sector Projects of ELCOT and TIDCO ^{will} may be continued.

SSI Unit.

benefits as a
A unit eligible to claim SSI sick unit should fulfil the following criteria :

- Investment in plant and machinery (original investment) should be less than Rs.100.00 lakhs.
- The unit should hold a valid *SSI certificate on the date of application.*
- Sick unit as defined in Sick Industrial Companies (Special Provisions) Act 1985 ^{Amendment Act 1993} i.e., *(10)*
The No. of permanent workers exceeding 50 and ^{Five} seven years from the date of
incorporation are not applicable i.e.,

(1) Net worth erosion (complete)

(2) Continuous cash loss for two years.

(3) Number of permanent workers less than fifty

(4)

MSI Unit :

The units that are classified as MSI sick unit should fulfil the following criteria :

- Original investment in plant and machinery exceeding Rs.100.00 lakhs.
- Valid SIA Registration on the date of application.
- Sick unit as defined in Sick Industrial Companies (Special Provisions) ^{Amendment} Act, 1985-1993
i.e.

(1) 100 % net worth erosion.

(2) Continuous cash loss for two years.

(3) No. of permanent employees exceeding fifty.

(4) Seven years after incorporation in the case of Limited companies and atleast three years operation. Though the unit is not coming under the purview of BIFR, if the unit fulfils the above criteria, it may be considered as MSI sick unit.

(10) being a company registered for not less than five years and which has at the end of any financial year accumulated losses equal to or exceeding its entire networth, it is not applicable.


Maintenance charges . water charges :

- a) The existing policy of not collecting water /maintenance charges for possession taken units by Financial Institutions / Banks for the period between the date of possession and realotment would continue.
- b) For the period prior to the date of taking possession by Financial Institutions/Banks, the dues should be collected from the Financial Institutions / Banks who took possession of the units.

This order comes into immediate effect.


T.R. SRINIVASAN

CHAIRMAN AND MANAGING DIRECTOR.


31/1/05
AM (on leave)
Mgr.


31-05
DGM (D)


03.01.05
GM (D&F)


31/1/05
DM (A)

CMD.
2/2

To

All General Managers

All HODs

Sr. Project Manager / Project Managers / Project Officers

Internal Audit Department

PS to CMD

OFFICE ORDER

O.O No.2/07

Date : 3.5.2007

Sub : Permission for sub-leasing of Industrial land and buildings to companies under same Management and others - Reg.

Ref : Circular No.Dev.65/97, Dt. 17.10.1997.

The Board at its meeting held on 29.3.2007 reviewed the conditions of SIPCOT allotment order and lease deed with particular reference to subleasing of land and buildings to companies under same management and others. Based on the decision of the Board of Directors, the following orders are issued on sub-leasing.

245
a) In the case of logistics companies, the definition of logistic company, as available in the SEZ Act will be applied subject to the terms and conditions of lease, if the companies are engaged in the activities permitted under the said Act, permission for sub-leasing will be accorded by SIPCOT on a case to case basis for an initial period of 5 years only. The sublease shall be only for the purpose of carrying out Contract Manufacturing Work in respect of the Main Manufacturer(s) for whom logistics activity is being carried out.

Incubation
& File
b) In the case of Group companies, they are permitted to sub-lease a portion of their vacant land. The definition of Group company is that in the Constitution of sub-lease, the original allottee should hold at-least 50% of the shares and they can be permitted for sub-leasing up to a period of 5 years initially. The original allottee should continue to hold at-least 50% of the shares till the term of the sub-lease which shall be subject to verification by SIPCOT. In this case, the question of collection of current (and cost/differential land cost does not arise.

- c) In the case of sub-leasing to a third party, it will be allowed only in cases where a minimum of 50% of the allotted lands had been utilized for the purpose for which the land had been allotted and further only as a rehabilitation measure for sick industrial units. The definition of sick units as contained in RBI Circulars will be applied for these cases.
- d) Sub-leasing shall not be allowed for non manufacturing companies including IT, ITES establishments.
- e) Sub-leasing of land alone will not be permitted except as stated above.
- f) The amount to be collected by the original allottee, if any, towards the sub-lease to the extent of land shall not exceed the amount paid by the allottee to SIPCOT the proportion of the land bears to the leased out part to the total allotted area by SIPCOT.
- g) The sub-leasing shall be for a maximum period of 5 years initially which may be extended on merit, on a case to case basis review.

These orders will come into force from the date of this Circular.

D.JOTHI JAGARAJAN,
CHAIRMAN & MANAGING DIRECTOR.

To

All GMs
S.E
All HODs
All SPMs/P.Os
P.S to C.M.D

// FORWARDED BY ORDER //


GENERAL MANAGER(D) i/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai - 8

O.O. No. 7/08

dt. 09.07.2008

Sub: SIPCOT Industrial Complexes/ Parks/Growth Centres -
Change in management - Further clarification
issued - Reg.

Ref: 1. O.O. No.46/94, dt. 12.12.1994
2. O.O. No.35/97, dt. 01.10.1997
3. O.O. No. 1/2005, dt. 5.4.2005

Pursuant to the decision of the Board at its meeting held on 29.11.1994 guidelines were issued to determine the change in management of the allottee - unit vide reference first cited.

As per clause No.9 of O.O. No. 46/94, if the shareholding of the allottee concern is altered within the family members (direct blood relationship) such change can be approved without demanding current land cost. As far as our Corporation is concerned, family includes husband and wife also.

Subsequently, in O.O. No.35/97, dt. 01.10.1997, it was decided not to collect current land cost, if the intention of the change in constitution / merger leads to running the unit by the original promoter holding more than 50% of the shares in the new incumbent constitution.

Representations are now being received from the allottees for transfer of lease hold rights from one concern to another, being separate legal entities, one belonging to the husband and other belonging to the wife. After examining their requests, it has been decided to collect current land cost if the original promoter (s) of the transferor concern holds less than 50% of the shares in the transferee concern even though the transferor and transferee concerns are family concerns.

All the other terms and conditions stipulated in the above Office Orders governing change of management shall be strictly adhered to.

N. GOVINDAN
Chairman and Managing Director

To

All HODS
All SPMs, FMs, Pos & PO i/c.
P.S. CMD.

// Forwarded by order //


General Manager (D) i/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI – 600 008

O.O.No.09 / 2012

Date:12.09.2012

OFFICE ORDER

Sub : SIPCOT Industrial Complexes / Growth Centres / Parks –
Allotment of land - Enhancement of Processing fee – Reg.
&*&*

It has been decided to enhance the non-refundable Processing Fee payable along with the applications for allotment of plots in SIPCOT Industrial Complexes / Parks / Growth Centres from Rs.1000/- to Rs.5000/-.

The revised Processing Fee shall be made applicable to the pending applications also.

Sd/-xxx
PRINCIPAL SECRETARY/
CHARIMAN AND MANAGING DIRECTOR

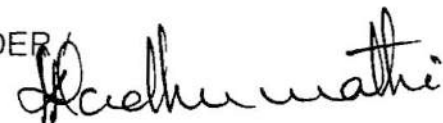
To

The Executive Director i/c /
General Manager (A&LA)
The General Manager (D)i/c
All HODs
All SPM/PM/POs

Copy to:

PS to CMD

/ FORWARDED BY ORDER



GENERAL MANAGER (D)i/c

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.

O.O.No. 9 /2014

Date: 8.7.2014.

OFFICE ORDER

Sub: SIPCOT Industrial Complexes/ Parks/Growth Centres - Change in Management / NOC / Subleasing & other approvals and permissions - Enhancement / Levying of Processing Fees -Reg.

Ref: 1. O.O.No.Dev/29/97 dated 4.8.97

2. O.O.No.8/2002 dated 1.4.2002

3 O.O.No.9/2003 dated 10.7.2003

4.O.O.No.1/2005 dated 5.1.2005

The Board of SIPCOT at its meeting held on 30.6.2014 approved the Enhancement / Levying of Non-refundable processing fees for i) Change in Management and ii) new items included for collection of processing fees in respect of SIPCOT Industrial Complexes / Parks / Growth Centres ~~are~~ as given below:

Particulars	Existing (Rs.)	Revised (Rs.)
Change in Management(Proprietary, Partnership and Private Limited Company).		
High demand area (SSI)	5000/-	10000/-
High demand area (MSI)	7500/-	15000/-
Low demand area (SSI)*	2500/-	5000/-
Low demand area (MSI)*	5000/-	10000/-
Public Limited Company	5000/- per acre upto a ceiling of Rs.1.00 lakh	10000/- per acre upto a ceiling of Rs.2.00 lakhs

Low demand area* - Manamadurai, Pudukottai, Bargur, Nilakottai and Gangaikondan.

High demand area- All other Industrial areas.

..2..

The New items included for collection of processing fees are as follows

i) NOC to the allottees for mortgaging the leasehold rights of their allotted plots to avail financial assistance from banks/ financial institutions. ii). Subleasing iii) Change in product, iv) Minor changes in shareholding pattern (not attracted differential land cost) v) Extension of time vi) Enhancement/ Reduction of quantity of water supply vii) Digging of borewell. viii) Permission for usage of SIPCOT Land. ix) Other approvals and Permissions.	Rs. 5000/-
--	------------

This order comes into effect from 30.6.2014.

Handwritten signature

(Dr.R.SELVARAJ)
MANAGING DIRECTOR

To
All General Managers
All HODs
SPM / PM/ PO
PS to CMD

Handwritten signature
AM

Handwritten signature
DM(K)

Handwritten signature
DM(C)

Handwritten signature
GM-II

Handwritten signature
M(A)
NSS
8714
AM (IA)



STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmi pathy Road, Egmore, Chennai – 600 008.

CIN U74399 TN1997 SOC0000357

O.O. No.18/2014

Dated: 2.12.2014

OFFICE ORDER

Sub: SIPCOT Industrial Complex/Parks/Growth Centres – Possession Taken units - Change in management – Waiver of maintenance /water charges – policy decision – reg.

Ref: 1. Office order 25 /99, dated. 22.8.99.
2. Office order 32 /99, dated. 19.11.99.

The Board at its meeting held on 19.11.2014 approved "to extend the existing policy of waiver of arrears on Maintenance charges and water charges accrued during the period of possession of the units by Banks/Financial Institutions/Official liquidator as per Office orders cited to the sale deed cases also".

Sd/---

MANAGING DIRECTOR

To:
All General Managers
All HODs
All SPMs/PMs/POs
PS to MD

//Forwarded By Order//


GENERAL MANAGER D-II

2/5


2/12

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukamani Lakshmipathy Road, Egmore, Chennai-600 008

O.O.No. 19 /2019

Date: 31.7.2019

OFFICE ORDER

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres - Change in
Management / Transfer of leasehold rights - Policy decision - Reg.

The Board of SIPCOT at its meeting held on 18.7.2019 approved the policy on Change in Management / Transfer of leasehold rights on the allotment of plots in the SIPCOT Industrial Complexes / Parks / Growth Centres.

If there is any change in the share holding pattern due to induction of new partners/ share holders and where more than 50% of the share holding is transferred to new persons resulting in total change or substantial change in ownership in the existing allottee unit or transfer to a unit where original promoters of the existing allottee hold less than 50% shares in the new transferee unit, the same will be construed as Change in Management / Transfer of Leasehold rights.

Accordingly, in supersession of earlier Office Orders, whenever there is a Change in Management / Transfer of Leasehold rights as described above, the transfer fee should be charged in the following manner:

Sl. No.	Classification	Applicable transfer fee
1.	Units not commenced commercial production	100% of differential plot cost
2	Units functioning more than 5 years from the date of commencement of commercial production.	10% of differential plot cost
3	Units functioning less than 5 years from the date of commencement of commercial production.	20% of differential plot cost
4.	Public Limited companies listed in Stock Exchange who have commenced commercial production.	Nil
5.	Revival of sick units by a scheme approved by Banks /FI/ BIFR/NCLT and other Legal Forums.	Nil
6.	Sales of assets by Official Liquidator / Court /NCLT.	Nil
7.	Sales of assets by the Banks/FI/Listed NBFC/ ARC, where NOC was issued for mortgaging the lease hold rights of allotted plots.	Nil
8.	Sales of assets by the Banks / FI/ Listed NBFC/ ARC, where NOC was not issued for mortgaging the lease hold rights of allotted plots.	10% of differential plot cost
9.	Joint venture companies of TIDCO/ ELCOT/ TIDEL/SIPCOT/ other Government Agencies and the change in share holding approved by the respective Boards' of the Government Agencies.	Nil

...2

10.	Transfer of shares among the relatives of original promoter as defined under Income Tax Act, 1961. Relative means 1. Spouse , 2. Brother or sister of individual or of spouse, 3. Brother or sister of either parents, 4. Lineal ascendant/descendant of individual or of spouse & 5. Spouse of relatives mentioned in 2 to 4	Nil
-----	---	-----

Transfer of leasehold rights of vacant land alone will not be permitted.

The land use pattern of the plot / plots allotted to the allottee remains unchanged in the event of any Change in Management / Transfer of Leasehold rights.

The above transfer fee will be made applicable for the Change in Management / Transfer of Leasehold rights where the effective date of transfer of share holding is on or after 18.7.2019.


2/3 J.KUMARAGURUBARAN
MANAGING DIRECTOR

To

All HODs

All Project Officers,
SIPCOT Industrial Complexes /
Parks / Growth Centres


PS to MD

PA to ED

PA to GM(A&LA)

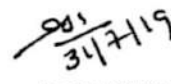
PA to GM(P&D)


29/7/19
DM


2/3 DGM(D-II)


2/3 GM(P&D)


2/3 DGM(P&SP / L)


2/3 DGM(IA)


2/3 ED

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008

O.O. No. 03 / 2020

Dated: 23.01.2020

OFFICE ORDER

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres – Change in Management / Transfer of Leasehold rights – Policy decision – Reg.

Ref: O.O. No. 46 / 94, dated 12.12.1994

In the Office Order cited, it has been ordered that if there is any change in the shareholding pattern due to induction of new partners / shareholders and where more than 50% of the shareholding is retained by the original promoter of the unit, such transfer can be approved without insisting on payment of current land cost. If there is a total change or substantial change (more than 50%) in the ownership of the unit by transfer of shares to new persons, the current land cost should be collected. The new incumbent will be asked to pay the difference in land cost after adjusting the plot deposit paid by the original promoters.

The Board of SIPCOT at its meeting held on 26.12.2019 reviewed the existing policy in detail and approved the method of computation of differential plot cost at the time of the second and subsequent changes of management as follows:

- 1) The difference between the prevailing allotment rate at the time of transfer for which approval is considered and the allotment rate at the time of immediate previous transfer should be arrived at and Differential Plot Cost to be demanded for the applicable area as indicated in the respective policy.
- 2) The above policy should be made applicable for all second and subsequent transfers / change in management in respect of which the demand for differential plot cost has been raised and not paid / paid under protest / modified lease deed yet to be executed; and in respect of cases where the demand is yet to be raised / transfer is to be reported by the allottee.

(p.t.o)

- 3) In respect of cases where the demand has been raised under respective change in management policy and the payment is also received in full without protest and modified lease deed is also executed, the same shall be treated as closed and shall not be re-opened, since the amount remitted towards differential plot cost is recognized under modified lease deed.

J. KUMARAGURUBARAN
MANAGING DIRECTOR

To

All General Managers
All HODs
All Project Officers

Copy to:

PS to MD
PA to ED

/ Forwarded by order /


General Manager (P-II) i/c.



STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai 600 008

O.O. No.11/ 2020

Dated:11.03.2020

OFFICE ORDER

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres – Transfer of Leasehold rights of the allotted plots from one legal entity to another, both, owned by the relatives - Extending the "relative concept" - Reg.

Ref: 1) O.O. No.7 / 2008, dated 09.07.2008
2) O.O. No.19 / 2019, dated 31.07.2019

In the Office Order 1st cited, it has been ordered that if the original promoter(s) of the transferor concern holds less than 50% of the shares in the transferee concern even though the transferor and transferee concerns are family concerns, current land cost have to be collected.

As per the O.O. second cited, "if transfer of shares among the relatives of original promoter as defined under IT Act 1961 (Relative means (1) Spouse (2) Brother or sister of individual or spouse (3) brother or sister of either parents (4) Lineal ascendant / descendant of individual or of spouse and (5) spouse of relative mentioned in 2 to 4), "Nil" transfer fee should be charged w.e.f. 18.7.2019".

The Board of SIPCOT at its meeting held on 25.02.2020 accorded approval for extending the "relative concept" pertaining to transfer of leasehold rights from one legal entity to another, both, owned by the relatives without collecting differential land cost.

Accordingly, in supersession of the Office Order first cited, whenever there is a transfer of Leasehold rights from one legal entity to another, both, owned by the relatives, the "relative concept" shall be extended, without collecting differential land cost.

Sd/--
J. KUMARAGURUBARAN
MANAGING DIRECTOR


To

All General Managers
All HODs
All Project Officers

Copy to:

PS to MD
PA to ED

/ Forwarded by order /


General Manager(P-II)i/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai-600 008

O.O. No. 12/2020

Date: 20.3.2020

OFFICE ORDER

Sub:- SIPCOT Industrial Complexes / Parks/ Growth Centres - Auction purchase of allotted plot through Court - Policy decision - Reg.

Ref:- O.O. No.19/2019, dated 31.7.2019.

The Board of SIPCOT at its meeting held on 18.7.2019 approved to collect "Nil" differential plot cost in respect of transfer of leasehold rights by way of sale of assets by Official Liquidator / Court / NCLT where the effective date of transfer of leasehold rights is on or after 18.7.2019.

The Board of SIPCOT at its meeting held on 25.2.2020 decided not to collect differential plot cost in respect of sale of assets by Court with retrospective effect.

Accordingly, whenever there is a transfer of leasehold rights of allotted plots in favour of auction purchaser through Court, differential plot cost need not be collected, with retrospective effect.

Sd/-xxxxxxxx
J. KUMARAGURUBARAN
MANAGING DIRECTOR

To

All HODs

All Project Officers,
SIPCOT Industrial Complexes /
Parks / Growth Centres

PS to MD

PA to ED

PA to GM(A&LA)

PA to GM(F)

/Forwarded By Order/

H. Prabhavathy
General Manager(P-II)/c

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chzennai – 600 008

OFFICE ORDER

O.O No.23/2021

Dated: 17.03.2021

Sub: SIPCOT Industrial Parks – Request for Transfer of leasehold rights for the balance period by closed units – Office Order issued – Reg.

- Ref: 1) O.O. No.19/2019 dated 31.07.2019.
2) O.O. No.30/2020 dated 31.07.2020.
3) O.O.No.43/2020 dated 7.10.2020.

The Board of SIPCOT at its meeting held on 18.7.2019 approved the policy on Change in Management / Transfer of leasehold rights on the allotment of plots in the SIPCOT Industrial Parks.

If there is any change in the shareholding pattern due to induction of new partners / shareholders and where more than 50% of the share holding is transferred to new persons resulting in total change or substantial change in ownership in the existing allottee unit or transfer to a unit where original promoters of the existing allottee hold less than 50% shares in the new transferee unit, the same will be construed as Change in Management / Transfer of Leasehold rights.

Accordingly, in supersession of earlier Office Orders, whenever there is a Change in Management / Transfer of Leasehold rights orders issued towards collection of transfer fee by classifying the units with reference to its functioning status viz., units not commenced commercial production, units functioning for more than / less than 5 years, Public limited companies, revival of sick units by a scheme approved by Banks / FI/ BIFR/NCLT and other Legal Forums etc., in the reference 1st cited.

Based on the decision of the Board at its meeting held on 21.07.2020 & 24.09.2020 and the Office Orders 2nd & 3rd cited, SIPCOT has issued showcause notices towards resumption of the plot under TNPPE Act to the allottees who have not implemented the project within the stipulated period, and also to the units which are closed by company itself, since the plot is not put into use for the purpose for which it was allotted, as per the of terms and condition of allotment order / lease deed.

In this regard, some of the allottees who have closed their units after functioning for some years by themselves, have approached SIPCOT seeking approval for transfer of lease hold rights of the plot for the balance lease period in favour of third party, as a revival measure.

It is ordered that as a revival measure, the units, which were functioned but remain closed by themselves at the time of request for transfer and request for transfer of leasehold rights for the balance period in favour of third party shall be considered, subject to remittance of 100% differential plot cost at prevailing plot cost as per the usual terms and conditions.

This order comes into effect from the date of this order.

Sd/-
MANAGING DIRECTOR

To
All General Managers
All HODs

Copy to:
PS to MD
PA to ED

// Forwarded by order //

H. Prabhavathy
GENERAL MANAGER (P-II)

9. DELEGATION OF POWER

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMI PATHY ROAD, EGMORE, CHENNAI-600 008.

C I R C U L A R

Cir. No. 29/97

Dated: 10.4.1997.

Sub: Delegation of powers to Managing Director
to write off dues in respect of units
allotted plots in the Industrial Complexes
after eviction under TNPE Act.

...

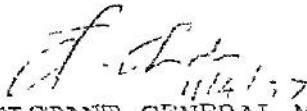
The Board of Directors of SIPCOT at its meeting held on 26.3.1997 resolved to delegate the powers to Managing Director to write off dues not exceeding Rs.10,000/- (Rupees ten thousand only) in respect of Industrial units to whom SIPCOT has allotted plots in the Industrial Complexes which are resumed after eviction under TNPE Act and report such cases to Board once in a year.

Sd/-
JUDSIA GANDHI
MANAGING DIRECTOR.

Copy to:

All G.Ms
All HODs
All RMs/POs

P.S. to Ch.
P.S. to M.D.


11/4/97
ASSISTANT GENERAL MANAGER
(D-I)

SG/11.4.97

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19- A, Rukmani Lakshmipathy Road, Chennai – 8.

CIRCULAR

Cir.No.37/97

Issued Date: 22.4.1997.
Re-Issued Date: 11.02.2021.

Sub: Delegation of powers to Project Officer, Hosur/ Ranipet for recording name transfer in respect of Housing Plots/Flats in Housing colony, SIPCOT – reg.

SIPCOT has allotted Housing Plots/Flats in Industrial complexes and executed Sale Deed to those who constructed the building and completed five years period after construction. Such allottees who have executed the Sale Deed and complied with all condition sell such property and seek the name transfer approval from SIPCOT. These approval are sought from Head Office by Project Officer. To avoid time delay, the PO, Hosur and Ranipet are hereby delegated powers to effect the name transfer for the second and subsequent sale of the houses along with vacant land/Flat to whom SIPCOT has already executed Sale Deed and who have complied with all conditions of allotment, subject to collecting the dues, if any.

Project Officer, Hosur/Ranipet should furnish quarterly report in respect of the above delegated power exercised in this aspect to Head Office.

(This Circular copy is re-issued)

Sd/-----
(QUDSIA GANDHI)
MANAGING DIRECTOR

Copy to:

ALL General Managers.
All HODs.
All Regional Manager.
All Pos.
PS to Chairman.
PS to MD.

MANAGING DIRECTOR



8/13

19.A RUKMANI LAKSHMIPATHY ROAD EGMORE CHENNAI: 8.

Dated 13.6.97

Sub: Estt- Duties and responsibilities to the
Project Officers- Orders-Issued.

2/2 for MANAGING DIRECTOR.
O/c ✓ Q am
11/6 10/11/6
BTH
AGC(P&D)

The Project Officer
Irungattukottai Indl. Park.

The Project Officer i/c.
Nemili Sriperumbudur I & II
~~Mr. H. Sankaran, A.E.E.~~
The Project Officer,
Hosur

The Project Officer i/c
Tuticorin

The Project Officer i/c
Manamadurai

The Project Officer
Gummidipoondi.

The Project Officer i/c
Cuddalore.

The Project Officer
Ranipet

The Project Officer i/c
Pudukottai

Copy to:

All General Managers
All Heads of Departments
All RMs and P.Os.

ks copy to civil wing
G.A. dept.
P.S. to ch.
P.S. to ~~the~~ MD

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED,
19A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.

CIR. NO. 15/2002

7.3.2002
22002

CIRCULAR

Sub: CMD's approval for Layout to be obtained
before taking developmental activities-reg.

In the Project Officers' review meeting held on 31.1.2002
it ^{has been} ~~was~~ observed that the developmental activities ^{are being} ~~have been~~ taken up in many
complexes without finalising lay-out plan. This is not the correct practice.

It is therefore ordered that ^{when ever layout is prepared by the} ~~approval from CMD is to be obtained~~
Consultant / Civil wing, the Deptt. concerned shall ensure final approval
~~for lay-out plan before taking up any developmental activity in any of~~
~~is obtained from MD/CMD before~~
~~complexes/parks/growth centres and sending to DTCP for approval.~~

7/3

CHAIRMAN & MANAGING DIRECTOR

To

All GMs
All HODs
All RMs
All Pos
P.S. to CMD

AM

DGM(D-3)

DGM(D-1)

GM(P&D)

DRAFT FOR APPROVAL

O.O.NO. 15/93

DATED: 6-4.1993

OFFICE ORDER

Sub:-SIPCOT Industrial Complexes - Revision of
Water Charges for the Complexes - Delegation
of Powers to ~~Ch. & M.D.~~ - Modified.

Ref:-Minutes of the Board Meeting held on 29.3.1993.

. . . .

The Board at its meeting held on 25.9.90, had
delegated to the ~~Ch. & M.D.~~ M.D. powers to fix the water charges
in all Industrial Complexes.

The Board at its meeting held on 29.3.93 has
modified the above delegation to the effect that where the
water charges proposed to be levied are ^{on} ~~or~~ less than ~~or~~ [✓]
full cost basis, the approval of the Board should be obtained.



CHAIRMAN & MANAGING DIRECTOR.

To

All General Managers

Copy to A.G.M.(DS)/ A.G.M.(DN)

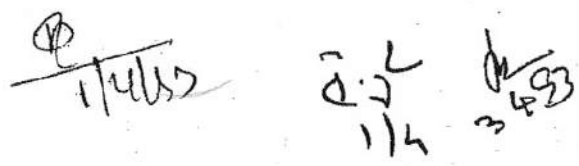
Copy to all officers in Development (S) and (N) Dept.,

Copy to A.G.M.(I.A.)

Copy to Secretarial Dept.

Copy to P.S. to Ch. & M.D.

Copy to Ch. & M.D.'s table



STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Madras-600 008

O.C. No. 32/96

Dated: 31.10.1996

OFFICE ORDER

Sub: SIPCOT Indl. Complexes-Disconnection of water supply to Industries and reconnection after rectification of defects/lapses-delegation of full powers to the P.Os-Orders - Issued - reg.

Ref: 1. Circular No.14/92, dt. 7.2.92.
2. O.O. No. 28/96, dt. 5.10.96.

...

The Project Officers are hereby delegated with full powers to reconnect water supply to Industries immediately, provided the industries have rectified the causes for which the disconnection have been made and also after clearance of enquiries along with proof and adhere to the Circular 8/92, dated 3.3.93.

The Project Officers should send a report immediately on such disconnections and reconnections as per the enclosed format to Head Office. The Project Officers should also send a monthly report on such cases as per the format enclosed along with the ICD statement.

The receipt of this order shall be acknowledged.

Encl. As above

To

All Project Officers

Copy to:

The CGM

All GMs

All HODs

All RMs

Accounts

PS to ~~CH~~ CH.

PS to MD

SULFIA GUNDE
DEPUTY DIRECTOR.

/FORWARDED BY O-ER/

DEPUTY GENERAL MANAGER (P&A)

1/11/96

ANNEX

Sl No	Name of the Company	Date of disconnection	Reason for disconnection	Date of which the ^{Vin} Gas rectified the defects and cleared the overdues	Date of reconnection
-------	---------------------	-----------------------	--------------------------	---	----------------------

SIGNATURE OF THE
PROD. CH. OFFICER

40/10/17

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
12-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008

OFFICE ORDER

O.O.No. 5/97

Dated: 4.3.97.

Sub: Delegation of powers to General Manager (P&D) or issue of show cause notice - Orders issued.

Ref: O.O.No. 28/96, dt. 5.10.96.

...

General Manager (P&D) is hereby delegated powers to issue show cause notices to defaulting units in respect of dues relating to allotment of land and incidental matters connected in the SIPCOT Industrial Complexes giving 90 days time to rectify the defaults in the prescribed format with immediate effect.

RUDSIA GANDHI
MANAGING DIRECTOR,

To

G.M (P&D) P
 All G.Ms/S.E./MODs.
 All Officers in D-I & D-II Depts.
 All P.Os/R.Ms.

Copy to:

P.S. to Ch.

P.S. to M.D.

P.O./M.F.S.A. 13/3/97

R.M (M) 13/3/97

D.O. (C.P. II) 13/3/97

D.O. (C.P. IV) 13.3.97

Accts: 13/3

L.A. 13/3

ASSISTANT GENERAL MANAGER
(D-I)

M (D-II)
 D.M (P)
 A.M (S)
 M (R)
 M (D) 13/3
 D.M (B) 13/3

13/3/97

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008

OFFICE ORDER

O.O.No. 6/97

Dated: 4.3.97

Sub: Area Development activities - delegation of powers to G.M(P&D) with regard to rejection or closure of application-reg.

Ref: O.O. No. 28/96, dt. 5.10.96.

...

General Manager (P&D) is hereby delegated powers in respect of Clause 1(b) of the O.O. cited, which is as follows:

<u>Nature of powers</u>	<u>Existing</u>	<u>Proposed</u>
1(b) Rejection or closure of application for allotment of land.	M.D.	G.M(P&D)

Appeals if any in respect of the above, shall be submitted to Managing Director.

JUDSIA GANDHI
MANAGING DIRECTOR.

To

13/3/97
 G.M(P&D)
 All G.Ms (F&L) S.P.W.T.
 All HODs
 All Officers in D-I & D-II Depts.
 All P.Os/R.Ms.

Copy to:

P.S. to Ch.

P.S. to M.D.

13/3 SE D.G.M. F&A. *13/3/97*

R.M (M) *13/3/97*

D.G.M. (C.P.III) *13/3/97*

Dem (C.P.II) *18/12/97*

Accs & *13/3*

L.A. *13/3/97*

13/3/97
 ASSISTANT GENERAL MANAGER (D-I)

M-(D-II)
 D.M (P)
 A.M (S)
 M (D)
 M (R)
 D-M (B) *18/3*

O.O.No.7/97

Dated 6.3.1997

OFFICE ORDER

Sub: Delegation of powers to General Manager(Planning & Development)- Ordered.

- - - -

The Land Acquisition Department in Central Office is attending to various types of work relating to identification of new sites for Mega projects and acquisition of lands for new Industrial Complexes to be developed by SIPCOT. In connection with the above work, the Department has to incur contingent expenditure for inspection of sites and purchase of Stationery, Telephone & Trunkcall charges etc., Besides this LA Department is also incurring expenditure on Advertisement charges for publication of Notifications etc., In order to hasten the process of Land acquisition, the following powers are delegated to the General Manager(Planning & Development) in charge of Land Acquisition Department.

- | | |
|--|--|
| 1. To incur Advertisement charges after obtaining correctness certificate from the Land Acquisition Officers for the acquisition of lands. | - Full powers |
| 2. Sanction of administrative/ Contingent expenditure relating to Land Acquisition Dept. | - Full powers upto an extent of Rs.1,000/- (Rupees One Thousand only) at a time. |

GUDSIA GANDHI
MANAGING DIRECTOR.

To

The General Manager(P&D)

Copy to: All Heads of Departments/
Superintending Engineer,
Special Deputy Collector (LA& Rec)
Accounts Dept.
LA Department
IA Department
PS to Chairman
PS to MD

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED

19-A, Rukmani Lakshmipathy Road, Egmore, Chennai - 8

For circulation
8/1/19

O.O. No. 18 / 2018

Dated: 31.12.2018

OFFICE ORDER

SUB	DELEGATION OF POWERS - Revised delegation of powers to the General Managers - Orders issued. ✓
REF	Connected Records

ORDER

In supersession of all earlier orders on the subject ~~issue~~, the following delegation of powers are ordered to the General Managers concerned as noted below :

Sl. No.	DEPARTMENT	NATURE OF POWERS	LEVEL OF DELEGATION
(1)	(2)	(3)	(4)
GENERAL MANAGER - (A&LA)			
	H R D	APPOINTMENT RELATED	
01		Appointment of personnel	Full powers upto the level of (i) Assistant Officer in general line And (ii) Junior Engineer in Civil Wing.
02		Appointment of personnel on compassionate ground after getting approval from M.D.	C & D Categories
03		Fixation of pay	Full powers upto AGM level.
04		Certification of satisfactory completion of probation and / or extension of probation period.	Full powers upto the level of (i) Assistant Officer in general line And (ii) Junior Engineer in Civil Wing.
05		Grant of periodical increments	Full powers upto DGM level
06		Promotion to the employees after Board's approval	Full powers upto the level of (i) Assistant Officer in general line And (ii) Junior Engineer in Civil Wing.
07		Movement to selection Grade /Special Grade to the employees	Full powers upto the level of (i) Assistant Officer in general line And (ii) Junior Engineer in Civil Wing.
08		Acceptance of resignation	Full powers upto the level of (i) Assistant Officer in general line And (ii) Junior Engineer in Civil Wing.



09		Acceptance of Voluntary Retirement	Full powers upto the level of (i) Assistant Officer in general line And (ii) Junior Engineer in Civil Wing.
10		Retirement of employees / settlement of terminal benefits to the retiring / retired employees	Full powers upto the level of (i) Assistant Officer in general line And (ii) Junior Engineer in Civil Wing.
<u>Leave Related :</u>			
11		Grant of casual leave, Compensatory Holiday and Restricted Holiday.	Full powers upto AGM Level ✓
12		Sanction of E.L./ML/UEL on P.A., Maternity leave, Leave on Loss of Pay and surrender of Earned Leave to the employees.	Full powers upto AGM Level ✓
13		Sanction of LTC to employees	Full powers upto AGM Level ✓
14		Sanction of leave to the employees while on tour	Full powers upto AGM Level ✓
<u>Advances Related</u>			
15		Sanction of Tour & Advance for tour	Full powers upto AGM Level ✓
16		To countersign tour /transfer TA claims	Full powers upto AGM Level ✓
17		Sanction of advance for purchase of conveyance other than motor car	Full powers upto AGM Level ✓
18		Sanction of (i) marriage advance, (ii) Education advance (iii) festival advance, advance for purchase of (i) warm clothing (ii) khadi or handloom clothes (iii) TANSI Articles on credit basis.	Full powers upto AGM Level ✓
19		Sanction of House Building Advance	Full powers upto AGM Level ✓
20		Disbursement of HBA instalments	Full powers upto AGM Level ✓
21		Permission to avail HBA/Conveyance advance/education advance etc. from the Banks/Financial Institutions etc.	Full powers upto AGM Level ✓
22		Advance for meeting the immediate requirement of the family of the employees who die while in service	Full powers ✓

Signature

23		Sanction of advance for meeting the initial expenditure on the purchase of hearing aids	Full powers upto AGM Level
24		Sanction of Motor Car Advance	Full powers upto AGM Level
Others :			
25		Sanction of Medical reimbursement claims in accordance with the rules	Full powers upto DGM Level
26		Transfer and posting of employees	Full powers upto the level of (i) Assistant Officer in general line And (ii) Junior Engineer in Civil Wing.
27		Disciplinary proceedings relating to the employees	Full powers upto the level of (i) Assistant Officer in general line And (ii) Junior Engineer in Civil Wing.
28		NOC to the employees to visit abroad /obtain passport	Full powers upto the level of (i) Assistant Officer in general line And (ii) Junior Engineer in Civil Wing.
29		Declaration of local / public holidays for Head Office and Project Offices pursuant to the G.O. / Orders of the District Collectors	Full powers
30		Payment of bills relating to the personnel engaged on contract basis for which approval accorded by the Managing Director.	Full powers
31		Granting Permission to the employees for higher studies.	Full powers upto the level of (i) Assistant Officer in general line And (ii) Junior Engineer in Civil Wing.
32		Forwarding of applications from employees for outside appointments	Full powers upto AGM Level
33		Fixing instalments for recovery of over payments of pay and allowances or other dues	Full powers upto AGM Level
34		Granting permission to the employees to purchase / disposal of movable / immovable properties	Full powers upto AGM Level



35		Granting permission to withdraw EPF part final and 90% advance before one year of retirement	Full powers upto the level of (i) Assistant Officer in general line and (ii) Junior Engineer in Civil Wing.
36		Approval of Affidavit/Counter Affidavit etc. in respect of service matters relating to the employees before the Courts	Full powers upto AGM Level.
37		Granting additional charge allowance based on M.D.'s order.	Full powers upto AGM Level.
38		Granting permission to impart institutional training to the employees/ college students	Full powers
39		Deputation of personnel from / to other departments /Corporations	Full powers upto the level of (i) Assistant Officer in general line and (ii) Junior Engineer in Civil Wing.
40		Sanction of SPF Management Contribution in respect of the retiring employees	Full powers at all levels.
41		Payment of premium in respect of Group Insurance Scheme to LIC and its recoveries from the employees	Full powers
	LEGAL		
01		Entrustment of cases to Advocates	G.M.- I
02		Approval of draft SFCOP petition	G.M.-I
03		Authorisation letter to adduce evidence in the Court cases	G.M. - I
04		To sign Vakalats, plaints, with held statement, Affidavit, Counter Affidavit and other Security documents	AGM L)
		TERM LOAN ASSISTANCES	
05		Filing of Form - 66 with official liquidation, release of charges created with ROC Form CHG-4 etc.	G.M.- I



		TITLE DEEDS/SECURITY DOCUMENTS	
06		Release of documents viz. Title Deeds, Release of term loan Title deeds for settled cases, release of HBA documents	G.M. - I ✓
07		Payment of fees to Advocates, Advocate General, Additional Advocate General for contesting cases.	G.M. - I (upto a limit of Rs.25,000/-) ✓
08		Payment of fees to the Advocates, Advocate General, Additional Advocate General for offering opinions.	G.M. - I upto a limit of Rs.10,000/- ✓
09		Payment of Legal Charges and other expenses to the Advocates	G.M. - I / AGM (L) upto a limit of Rs.10,000/-

	LAND ACQUISITION /LAOP		
01		Sending of Land Plan Schedule (LPS) / Form of requisition to the District Collector after issue of administrative sanction G.O.	G.M. - I ✓
02		Engagement of personnel on contract basis within the sanctioned strength and payment of remuneration (retired and outsourced personnel) based on the respective District Collector's approved rates.	G.M. - I ✓
03		Sanction of contingent advance and reimbursement of contingent expenditure for DRO (L.A.) and Special Tahsildars (LA)	G.M. - I (upto a limit of Rs.1,00,000/-)

	MANAGEMENT SUPPORT SERVICE		
01		Sanction of capital expenditure of all kinds	Full powers upto Rs.1,00,000 at a time ✓
02		Servicing and repairs of office equipments and furniture	Full powers upto Rs.20,000/- at a time ✓
03		Purchase of Technical books, Journals, periodicals etc.	Full powers upto Rs.10,000/- at a time ✓
04		Statutory payments viz. Insurance, property taxes etc.	Full powers ✓
05		Expenditure towards stamping franking machine in dispatch Dept.	Full powers ✓

Amis

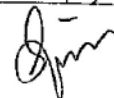
06		Sanction of expenditure towards supply of coffee/tea to the officers & staff in Head Office at the approved rate	Full powers ✓
07		To incur expenditure towards supply of snacks to the officers & staff in Head Office	Full powers ✓
08		Passing of bills pertaining to the cellular phones provided to the officials concerned	Full powers ✓
09		Purchase of stationery items, printing forms, registers, etc. and payment of rent for office premises	Full powers ✓
10		Payment of Annual Maintenance contract charges for office equipments such as Xerox machine, Air Conditioners, EPABX Board, etc., as approved by MD	Full powers ✓
	PUBLIC RELATIONS		
01		Release of advertisement for recruitment of personnel and tender notices	Full powers ✓
02		Sanction of refreshment for Board / Committee Meetings and expenditure on ceremonial occasions.	Full powers ✓
03		Sanction of administrative/contingent expenditure not specifically mentioned	Full powers upto Rs.25,000/- at a time ✓
04		Sanction of local conveyance expenses to the eligible officers and staff of Head Office	Full powers upto Rs.1,000/- ✓
05		Purchase of umbrella, torch light with cells and plastic buckets for the use by the drivers of the staff car in Head Office and Project Office	Full powers ✓
06		Sanction of expenditure on entertainment of visitors to the Corporation	Full powers ✓
07		Sanction and approval of imprest amount incurred by PR Section relating to contingencies and urgent unforeseen expenses	Full powers upto Rs.25,000/- ✓



08		Passing of all taxi bills for the use of the officers/guests arranged by PR Section in Head Office	Full powers
09		Passing of bills relating to refreshments, lunch etc. provided to VIP, officers, guests, committees etc. arranged by PR Section.	Full powers
10		Car maintenance charges including petrol charges	Full powers
GENERAL MANAGER - (P&D)			
01.		<p>a. Refund of EMD/Initial deposit.</p> <p>b. Rejection or closure of application for allotment of land.</p> <p>c. Approval for extension of time for execution of lease deed/Modified Lease Deed/ Rectification Deed etc.</p> <p>d. Approval for extension of time for payment of plot cost by 30 days subject to payment of interest @ 15.5% p.a. for the delayed period provided that the allottee should have paid minimum of 50% of total plot cost in the normal period of 90 days. Otherwise allotment order will be cancelled.</p> <p>e. Refund of eligible plot deposit/plot cost in the event of surrender of plot either voluntarily or due to Cancellation</p>	<p>Full powers</p> <p>Full powers</p> <p>Full powers (upto three months)</p> <p>Full powers</p> <p>Full powers</p>
02		To execute and register all documents in respect of lease deed/modified lease deed/ Rectification deed, sale deed etc.	Full powers & Project officers
03		a. Approval for change of name of the company/ directors /shareholders resulting no change in management.	Full powers



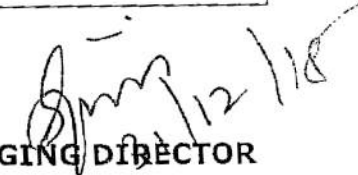
		<p>b. Approval for revision in the committed quantity of water, i.e. only for reduction of quantity of water.</p> <p>c. Re-connection of water supply (in case of non payment of water / maintenance charges cases <i>only</i>)</p>	<p>Full powers</p> <p>Full powers</p>
04		<p>1. Issue of NOC to financial institutions to enable them to mortgage the leasehold rights (If, application is pending. If, application for issue of NOC is pending for more than one month will be approved by MD.</p>	Full powers
05		<p>To issue show-cause notice to defaulting units due to violation of terms and conditions of lease deed such as non-commencement of construction/implementation of the project within the stipulated period etc. Including 90 days notice to rectify the defaults in the prescribed format.</p>	Full powers
		GENERAL	
06		Permission to stay in SIPCOT guest rooms to SIPCOT officials	Full powers & POs
07		Permission to stay in SIPCOT guest rooms to officials of the Govt. Department/Boards/Undertakings	Full powers & POs
08		Payment of the normal centage charges to the Directorate of Town & Country Planning for getting the approval of layout of SIPCOT Industrial Complexes & Industrial Plots.	Full powers (any deviations shall be put to MD)
09		Sanction of imprest amount to each Project Officers towards promotional expenses.	Full powers
10		To sanction for the expenditure incurred by the Project Officers for engaging private taxi for the inspection of officers from Central office and for the visit of VIP's to the Industrial Complex/Park.	Full powers
11		To sanction expenditure incurred by Project officers towards providing refreshments like snacks, tea/coffee and lunch in connection with the inspection of officers from Central office and visit of VIP's to the Industrial Complex/Park to the extent of Rs.2000/- at a time.	Full powers



12		To pass the claims relating to conveyance charges incurred by the employees in Development Department.	Full powers (upto an extent of Rs.1,000/-) ✓
13		Sanction and approval of imprest amount relating to contingencies and urgent unforeseen expenses.	Full powers ✓
14		Fixation of maintenance charges and water charges	Full powers ✓
IT & MIS Dept.			
1		Purchase of computer stationery items, floppies and other consumables.	Not exceeding Rs.1.00 lakh at a time. ✓
2		Refilling of computer & other toners etc.	Full powers ✓
3		Insurance to computers & other peripherals	Full powers ✓
4		Annual Maintenance contract	Full powers ✓

DEPUTY GENERAL MANAGER (FINANCE)

	FINANCE DEPARTMENT		
01		To make statutory payments such as income tax/sales tax etc. collected/deducted from employees, contractors etc. and service tax collected from allottees / tenants etc.	DGM (F) ✓
02		Service tax payable by the Corporation under Reverse charge Mechanism.	DGM (F) ✓
03		To make payment of filing fees of IT returns/Service Tax Returns	DGM (F) upto a limit of Rs.10,000/- ✓
04		To make payment of fees to Statutory authorities and to incur expenditure towards statutory obligations.	Full powers- ✓


MANAGING DIRECTOR

To

All General Managers
DGM(F) /CFO
All SPM/PMs/POs

Copy to :

All HoDs
PS to MD

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai-600 008.

O.O. No. 33/2021

Date: 31.03.2021

OFFICE ORDER

SUB	DELEGATION OF POWERS – Revised delegation of powers to the HoDs and Project Officers – Orders issued.
REF	1.Office Order No.18/2018 dt.31.12.2018 2.Office Order No.38/2020 dt.10.9.2020

ORDER

In the reference 1st cited, the level of delegation of powers were ordered to the then General Manager(A&LA) / GM-I, General Manager(P&D) and DGM(F). Consequent on the re-designation of the existing post of General Manager(A&LA) as District Revenue Officer vide ref. 2nd cited, the following delegation of powers are ordered to the HoDs and Project Officers concerned as noted below by superseding the office order vide ref. 1st cited.:

1. HUMAN RESOURCE DEVELOPMENT DEPARTMENT		
Sl.No.	NATURE OF POWERS	LEVEL OF DELEGATION
(1)	(2)	(3)
<u>APPOINTMENT RELATED:</u>		
1.1	Appointment of personnel	MD*
1.2	Appointment of personnel on compassionate ground	MD
1.3	Fixation of pay	MD
1.4	Certification of satisfactory completion of probation and / or extension of probation period	MD
1.5	Grant of periodical increments	MD
1.6	Promotion to the employees after Board's approval	MD
1.7	Movement to selection Grade / Special Grade to the employees	MD
1.8	Acceptance of resignation	MD
1.9	Acceptance of Voluntary Retirement	MD
1.10	Retirement of employees / settlement of terminal benefits to the retiring / retired employees	MD

LEAVE RELATED:

Sl.No.	NATURE OF POWERS	LEVEL OF DELEGATION
(1)	(2)	(3)
1.11	Grant of Casual Leave, Compensatory Holiday and Restricted Holiday	HoDs
1.12	Sanction of E.L./M.L./U.E.L. on P.A., Maternity leave, Leave on Loss of Pay and surrender of Earned Leave to the employees.	upto DM level/ HOD, HRD
1.13	Sanction of LTC to employees	MD
1.14	Sanction of leave to the employees while on tour	MD

ADVANCES RELATED

1.15	Sanction of Tour & Advance for tour	MD
1.16	To countersign tour / transfer TA claims	GM(F)/CFO
1.17	Sanction of advance for purchase of conveyance other than motor car	GM(F)/CFO
1.18	Sanction of (i) Marriage Advance, (ii) Education Advance (iii) Festival Advance, Advance for Purchase of (i) warm clothing (ii) khadi or handloom clothes (iii) TANSI Articles on credit basis	GM(F)/CFO
1.19	Sanction of House Building Advance	MD
1.20	Disbursement of HBA instalments	GM(F)/CFO
1.21	Permission to avail HBA / Conveyance advance / Education Advance etc. from the Banks / Financial Institutions etc.	MD
1.22	Advance for meeting the immediate requirement of the family of the employees who dies while in service	GM(F)/CFO
1.23	Sanction of advance for meeting the initial expenditure on the purchase of hearing aids	GM(F)/CFO
1.24	Sanction of Motor Car Advance	MD

OTHERS:

1.25	Sanction of Medical reimbursement claims in accordance with the rules	GM(F)/CFO
1.26	Transfer and posting of employees	MD
1.27	Disciplinary proceedings relating to the employees	MD*
1.28	NOC to the employees to visit abroad / obtain passport	MD

Sl.No.	NATURE OF POWERS	LEVEL OF DELEGATION
(1)	(2)	(3)
1.29	Declaration of local / public holidays for Head Office and Project Offices pursuant to the G.O. / Orders of the District Collectors.	MD
1.30	Payment of bills relating to the personnel engaged in Head Office and Project Offices on outsourcing basis for which approval has been accorded by the MD	GM(F)/CFO
1.31	Granting Permission to the employees for higher studies	MD
1.32	Forwarding of applications from employees for outside appointments	MD
1.33	Fixing instalments for recovery of over payments of pay and allowances or other dues	MD
1.34	Granting permission to the employees to purchase / disposal of movable / immovable properties	MD
1.35	Granting permission to withdraw EPF part final and 90% advance before one year of retirement	MD
1.36	Approval of Affidavit / Counter Affidavit etc. in respect of service matters relating to the employees before the Courts	MD
1.37	Granting additional charge allowance	MD
1.38	Granting permission to impart institutional training to the employees / college students	MD
1.39	Deputation of personnel from / to other Departments / Corporations	MD
1.40	Sanction of SPF Management Contribution in respect of the retiring employees	MD
1.41	Payment of premium in respect of Group Insurance Scheme to LIC and its recoveries from the employees	GM(F)/CFO

* In SIPCOT service rules, as per Clause 3.3 and 6.16, the authorities competent to make appointments / promotions and empowered to impose any of the specified penalties on the employees under Categories 3 & 4 is **General Manager(Admn.)** (Category 3-Assistant Officer, Personal Assistant, Asst.-cum-Steno Typist Gr. II, Junior Engineer, Draughting Officer and Technical Assistant and Category 4- Employees below Assistant-cum-Steno Typist Gr. II level).

Further, the Board of SIPCOT at its Meeting held on **18.07.2019**, "Resolved that the existing and future vacancies in the cadre of Personal Secretary, Personal Assistant, Assistant-cum-Steno Typist Gr.II to be downgraded to the cadre of Assistant-cum-Steno Typist Gr.III and filled up by way of outsourcing including the existing vacancies in the cadre of Assistant-cum-Steno Typist Gr.III". Based on the Board resolution, the vacant posts of Assistant Officers are to be downgraded as Executive Assistant. Hence the above powers are henceforth reinstated to the Managing Director. Amendment to the Service Rules will be placed before the Board of SIPCOT for its approval.

2. LEGAL DEPARTMENT		
Sl.No.	NATURE OF POWERS	LEVEL OF DELEGATION
(1)	(2)	(3)
2.1	Entrustment of cases to Advocates	AGM(L)
2.2	Approval of draft SFCOP petition	GM(F) / CFO
2.3	Authorisation letter to adduce evidence in the Court cases	MD
2.4	To sign Vakalats, Plaints, Withheld Statement, Affidavit, Counter Affidavit and other Security documents. Execution of all Legal Documents / Agreements including SPA Scheme, RFP, etc.,	AGM(L)
	TERM LOAN ASSISTANCES	
2.5	Filing of Form-66 with Official Liquidation, release of charges created with ROC Form CHG-4 etc.	GM(F) / CFO
	TITLE DEEDS / SECURITY DOCUMENTS	GM(F) / CFO
2.6	Release of documents viz. Title Deeds, Release of Term Loan Title Deeds for settled cases, release of HBA documents	GM(F) / CFO
2.7	Payment of fees to Advocates, Advocate General, Additional Advocate General for contesting cases	GM(F) / CFO (Upto Rs.1,00,000/-)
2.8	Payment of fees to Advocates, Advocate General, Additional Advocate General for offering opinions.	GM(F) / CFO
2.9	Payment of Legal Charges and other expenses to the Advocates	GM(F) / CFO

3. LAND ACQUISITION DEPARTMENT		
Sl.No.	NATURE OF POWERS	LEVEL OF DELEGATION
(1)	(2)	(3)
3.1	Sending of Land Plan Schedule (LPS) / Form of requisition to the District Collector after issue of administrative sanction G.O.	MD
3.2	Engagement of personnel on contract basis within the sanctioned strength and payment of remuneration (retired and outsourced personnel) based on the respective District Collector's approved rates	MD
3.3	Sanction of contingent advance and reimbursement of contingent expenditure for DRO (LA), SDC(LA) and Special Tahsildars (LA) in Head Office and Unit Office.	GM(F) / CFO (Upto Rs.1,00,000/-)
4. MANAGEMENT SUPPORT SERVICE		GM(F) / CFO
4.1	Sanction of capital expenditure of all kinds	Upto Rs.1,00,000/-
4.2	Servicing and repairs of office equipment and furniture	Upto Rs.1,00,000/-
4.3	Purchase of Technical books, Journals, periodicals etc.	Upto Rs.1,00,000/-
4.4	Statutory payments viz. Insurance, property taxes etc.	Full powers
4.5	Expenditure towards stamping franking machine in dispatch Dept.	Full powers
4.6	Sanction of expenditure towards supply of coffee/tea to the officers & staff in Head Office at the approved rate	Full powers
4.7	To incur expenditure towards supply of snacks to the officers & staff in Head office	Full powers
4.8	Passing of bills pertaining to the cellular phones provided to the officials concerned	Full powers
4.9	Purchase of stationery items, printing forms, registers, etc. and payment of rent for office premises	Full powers
4.10	Payment of Annual Maintenance Contract charges for office equipment such as Xerox Machine, Air Conditioners, EPABX Board, Computers, etc., as approved by MD	Full powers

4.11	Sanction of refreshment for Board / Committee Meetings and expenditure on ceremonial occasions.	Full powers
4.12	Sanction of administrative / contingent expenditure not specifically mentioned	upto Rs.50,000/-
4.13	Sanction of local conveyance expenses to the eligible officers and staff of Head Office	HoDs (upto Rs.1,000/-)
4.14	Purchase of umbrella, torch light with cells and plastic buckets for the use by the drivers of the staff car in Head Office and Project Office	Full powers
4.15	Sanction of expenditure on entertainment of visitors to the Corporation	Full powers
4.16	Sanction and approval of imprest amount incurred relating to contingencies and urgent unforeseen expenses	upto Rs.50,000/-
4.17	Passing of all taxi bills for the use of the officers / guests	Full powers
4.18	Passing of bills relating to refreshments, lunch etc. provided to VIP, Officers, Guests, Committees etc.	Full powers
4.19	Car maintenance charges including petrol charges	Full powers
5. PRESS RELATIONS		
5	Release of advertisement for recruitment of personnel and tender notices	GM(F) / CFO
6. PROJECTS		
6.1	a. Refund of EMD / initial deposit. b. Rejection or closure of application for allotment of land. c. Approval for extension of time for execution of lease deed / Modified Lease Deed / Rectification Deed etc. d. Refund of eligible plot deposit / plot cost in the event of surrender of plot either voluntarily or due to Cancellation.	HoDs MD
6.2	To execute and register all documents in respect of lease deed / modified lease deed / Rectification deed, sale deed etc.	Project Officers

6.3	<p>a. Approval for change of name of the company / directors / shareholders resulting no change in management.</p> <p>b. Approval for revision in the committed quantity of water</p> <p>c. Re-connection of water supply in case of non-payment of water / maintenance charges cases only</p> <p>d. Approval for change in the project / product / line of activity</p> <p>e. Approval for sub-leasing of the built up area</p> <p>f. Approval for extension of time for implementation of the project in the allotted plot as per the prevailing policy</p>	MD
6.4	<p>Issue of NOC to Bank /Financial Institutions to enable them to mortgage the leasehold rights.</p> <p>If, application for issue of NOC is pending for more than one month, it will be approved by MD.</p>	<p>- HoDs</p> <p>- MD</p>
6.5	To issue show-cause notice to defaulting units due to violation of terms and conditions of lease deed such as non-commencement of construction/ implementation of the project within the stipulated period etc. Including 90 days' notice to rectify the defaults in the prescribed format.	MD
GENERAL		
6.6	Payment of the normal centage charges to the Directorate of Town & Country Planning for getting the approval of layout of SIPCOT Industrial Complexes & Industrial Plots.	MD
6.7	Sanction of imprest amount to each Project Officers towards promotional expenses	MD
6.8	To sanction for the expenditure incurred by the Project Officers for engaging private taxi for the inspection of officers from Central office and for the visit of VIP's to the Industrial Complex / Park.	Project Officer
6.9	To sanction for the expenditure incurred by the Project Officers towards providing refreshments like snacks, tea/coffee and lunch in connection with the inspection of officers from Central Office and visit of VIP's to the Industrial Complex / Park to the extent of Rs.2000/- at a time.	Project Officer

6.10	Fixation of maintenance charges and water charges	MD
7. INFORMATION TECHNOLOGY DEPARTMENT		
7.1	Purchase of computer stationery items, floppies and other consumables.	GM(F)/CFO (Not exceeding Rs.1.00 lakh at a time)
7.2	Refilling of computer & other toners etc.	GM(F)/CFO
7.3	Insurance to computers & other peripherals	GM(F)/CFO
8. FINANCE DEPARTMENT		
8.1	To make statutory payments such as Income Tax/ Sales Tax etc. Collected / deducted from employees, contractors etc. and Service Tax collected from allottees / tenants etc.	GM(F)/CFO
8.2	Service tax payable by the Corporation under Reverse charge Mechanism	GM(F)/CFO
8.3	To make payment of filing fees of IT returns / Service Tax Returns	GM(F)/CFO
8.4	To make payment of fees to Statutory authorities and to incur expenditure towards statutory obligations.	Full powers

To

General Managers

DRO-I

DRO-II

All HODs

All Project Officers

Copy to,

PS to MD

PA to ED

14
31/3/2021
MANAGING DIRECTOR

31/3/2021
Mgr. (HRD)

10. GENERAL

Cir.No. 66/91

Dated: 5.12.91

C I R C U L A R

Sub: SIPCOT Industrial Complex -
Guest Rooms - reservation &
occupation - instructions issued.

---[REDACTED]---

The following instructions are issued with regard to
reservations/occupation of Guest Rooms in SIPCOT Industrial
Complexes:

1. (a) Guest Rooms in the SIPCOT Industrial Complexes
are intended primarily for the use of Officers
of SIPCOT who visit the Complex on duty.
(b) Subject to availability, other Officers of
Government/Government Undertakings visiting
the area on duty, may also be provided ~~occu-~~
accommodation
ation in the Guest Rooms.
(c) Person not coming under the above two categories
may be given accommodation in the Guest Rooms
only in exceptional cases.
2. Prior orders of the competent authority as given
below shall be obtained before the Guest Rooms are
made available to any one:
 - (a) For SIPCOT Officers visiting on duty:- Project
Officer.
 - (b) For Officers of other Government Departments/
Undertakings visiting on duty:- GM (P&D).
 - (c) All other cases - CMD

...2..

(3) The Project Officers shall be responsible *for* ~~of~~ the proper maintenance and up-keeping of the Guest Rooms and for collection and remittance of the accommodation charges.

(4) The accommodation charges will as follows:

(a) For Officers of SIPCOT:

A.C. Room	-	Rs.10/- per day
Non-A.C. Room	-	Rs.5/- per day

(b) For all others:

A.C. Room	-	Rs.20/- per day
Non-A.C. Room	-	Rs.10/- per day

(DAY will mean 24 hours or part thereof).

The rate is subject to revision on the orders of the Chairman and Managing Director from time to time.

3. The receipt of this Circular should be acknowledged.

[Signature] 5/12/81

CHAIRMAN & MANAGING DIRECTOR.

To

All Project Officers.

① Copy to: CMD's Table.

PS to CMD

[Signature]
4/12
A.M. (AD)

on camp.
G.M. (P.D.)



② Copy to All HODs, SE
Copy to E.E. in the Co
Copy to MEPS, Sales, Admin
5/12 for information.

DRAFT:

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
19-A, Rukmani Lakshmipathy Road, Egmore, Madras-8.

C I R C U L A R

Circular No.18/93

Issued Date:27.4.93

Re-Issued

Date:11.2.2021.

Sub: SIPCOT Industrial Complexes- payment of Land
revenue- instructions issued.

The Land revenue in respect of the lands in SIPCOT Industrial Complexes is, after payment from SIPCOT funds, collected from the allottees on Pro rata basis. Since, SIPCOT is the owner of these lands, it has been decided to bear this amount from SIPCOT's own funds. Consequently, from now on, no recovery of this amount will be from the allottees. ^{Collected}

The receipt of this circular may be acknowledged.

(This Office order is re-issued).

Sd/-xxxx

CHAIRMAN & MANAGING DIRECTOR

To
All General Managers
The Superintending Engineer
All Heads of Dept.
All Regional Managers
All Project Officers.

Copy to:
P.S. to E.D.
CMD's Table
Mgr (IA)

MANAGING DIRECTOR



STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19- A, Rukmani Lakshmipathy Road, Madras - 8.

CIRCULAR

Cir.No. 22/93

Issued Date: 19.5.1993.
Re-Issued Date: 11.02.2021

Sub: Sale of Industrial sheds with land on outright basis - Policy decision.
Ref: Board Note dt.28.4.93.


The Board of SIPCOT at its meeting held on 28.4.93 has approved the proposal to dispose of the sheds of size 228 Sq.Mts. with ACC Roof, in Tuticorin complex, on outright sale basis along with the land on which the shed is located to an extent of about of one acre. Further, if any bidder for the sheds requests land for additional construction, the adjacent vacant plot measuring about one acre will also be sold on outright basis. If there is no such request for the vacant plot, then these plots will be separately allotted on lease basis to any other entrepreneur according to the usual terms.

(This Circular copy is re-issued)

Sd/---
CH.&M.D.

Copy to:

ALL General Managers.
All HODs.
P.S. to CMD.
Regl.Manager,
Tuticorin,
Project Officer, Tuticorin.


MANAGING DIRECTOR

7/13

**STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19 - A, RUKMANI LAKSHMIPATHY ROAD, CHENNAI -600 008.**

Cir. No.32/2002

Issued Date: 13.05.2002

Re-issued Date: 11.02.2021

CIRCULAR

Sub: Trespass by drawal of water through pipeline inside the complexes by allottees from outside the complexes affecting the interest of the corporation – Certain irregularities noticed – Instructions issued – Reg.

=====

It is brought to the notice of the Chairman and Managing Director that some of the allottees in our complexes are drawing water unauthorizedly through pipeline from outside the complexes from their own sources or bore wells sunk in private lands adjacent to our industrial complex. This resulted in not fully drawing the committed quantity of water and thereby caused loss to the Corporation. Such practice is not only irregular but also illegal trespass. Since huge amount has been spent for installation of water supply system in the complexes this cannot be permitted and it is ordered that, if any allottee is found drawing water from outside source without fully drawing the committed quantity of water from SIPCOT water supply system, the water charges for such units shall be raised based on the committed quantity of water as indicated in the water supply agreement entered into by the individual allottee with SIPCOT at normal rate, regardless of the quantities of water actually consumed by them. This order will come into effect from 01.04.2002. In respect of the sub-lease period the average consumption of the normal 3 years should be worked out and the difference in the water charges during period should be collected from those who brought in outside water into the Complexes when adequate water was available in SIPCOT water supply system.

(P.T.O)

All the Project Officers are requested to take immediate steps to raise revised demand in respect of such allottees for the respective years and collect the amount early.

A special report in this regard should be sent in a fort-night.

Sd/---
(R. KARPOORASUNDARAPANDIAN)
CHAIRMAN & MANAGING DIRECTOR

(This Circular copy is re-issued)

To

Regional Managers/Project Officers

Copy To

All general managers

Dy. General Manager, I, II & III

Superintending Engineer

Internal Audit Department

PS to CMD


MANAGING DIRECTOR

10/13



STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

(A Government of Tamilnadu Undertaking)

Regd. Office : 19- A, Rukmani Lakshmipathy Road, Egmore, Chennai - 600 008.

Phone : 044 - 28554787

Fax : 044-28553746 044 - 42177333

No.: 09 / 2014

DATED: 13 .03.2014

CIRCULAR

SUB : SIPCOT Industrial Complexes / Parks / Growth Centres - Auctioning of withered trees in the common areas / OSR areas / Road side berms - Reg.

REF : Circular No.06/2014, dated 26.02.2014

<><><>

In view of some untoward incident that happened at Siruseri I.T. Park, all the Senior Project Managers / Project Managers / Project Officers of SIPCOT Industrial Complexes / Parks / Growth Centres were instructed vide Circular cited to get the bushes / plants in the common area cleared after getting the estimate sanctioned by H.O.

However, during the inspection of couple of Complexes, it is noticed that misunderstanding the Circular cited, the Project Officers are preparing estimates for clearing the grown-up Juliflora (Velikathan) trees / withered trees, etc. It is reiterated that the Circular cited was issued to clear the bushes / plants only.

Therefore, all the SPM / PM / POs are instructed to prepare the estimate for clearing bushes / plants in the OSR / Common areas of their respective Complexes / Parks / Growth Centres and send the same to Head Office for approval.

With regard to withered trees and Velikathan trees, these may be auctioned separately following due procedure by the SPM/PM / POs.

PTO

.. 2 ..

Further, usufructs of tamarind trees, etc. are also to be auctioned annually during its season. The SPM /PM / POs shall auction the usufructs of trees, duly following the laid down procedures.

Final reports on such auctioning of trees and usufructs may be sent to Head Office.

These instructions shall be followed scrupulously.

Sd/-.....
(Md. NASIMUDDIN)
PRINCIPAL SECRETARY /
CHAIRMAN & MANAGING DIRECTOR

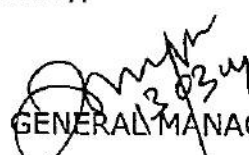
To

All SPM / PM / POs
Civil Dept., H.O.

Copy to:

All HoDs
PS to Prl.Secy/CMD.

// FORWARDED BY ORDER //


GENERAL MANAGER-I


13/3/14

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.
No.19A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-8.

CIRCULAR

Cir.No.11 /2020

Date:19.2.2020

Sub: SIPCOT – Adherence of Provisions of the Business Facilitation Rules, 2018 - Instructions issued – Reg.

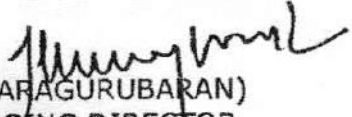
Ref: Chief Secretary to Government, D.O. letter No.5579/ MIB.2/2019-19, dt.10.2.2020.

As part of Go Green Initiative, SIPCOT has switched over to online mode and the business activities of the corporation are done online through our website www.sipcot.in, viz. land allotment, structured package of assistance, NOC to mortgage the leasehold rights of the allottees in favour of banks/Financial Institutions, collection of water & maintenance charges, sub-lease charges, plot cost payment and track rent etc.

1. As per the Business Facilitation Rules, 2018, strict timelines & instructions have to be followed for raising queries / clarification from the applicant and accepting / rejecting the application and issue of orders as under:
 - As per rule 8, Raise query / clarification **only once – multiple queries are not permitted.**
 - As per rule 8, query / clarification, if any, needs to be raised **within timelines.** The timeline is 3 working days for applications with processing time limit less than 10 days and within 7 working days for applications with time limit beyond 10 days (from the date of receipt of application).
 - As per sub-rule 10, Rule 11, the query / clarification shall be raised online **only through the single window portal. Queries through email, letter, telephonic requests are not allowed.**
2. As per Sub-rule under Rule 14, competent authorities shall process their respective clearance without waiting for other linked clearances. Departments may give final clearance subject to other clearances.

3. As per sub-rule 12 under Rule 11, competent authorities shall accept or reject the application within the timelines specified in the rules with reasons. **The reason for rejection needs to be comprehensive and self-explanatory.**

Hence, the concerned Head of Departments are instructed to strictly adhere the above rules **as per the time limits and conditions** mentioned above.


(J. KUMARAGURUBARAN)
MANAGING DIRECTOR.

2/2

To

Head of Departments concerned.
All the Project Officers
PA to MD

Copy to

The Managing Director/
Chief Executive Officer,
Guidance Tamil Nadu,
19A, Rukmani Lakshmipathy Road,
Egmore,
Chennai 600 008.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai, 600 008.

CIRCULAR

Cir. No. 41/2020


DATE: 11.06.2020

Sub: SIPCOT Industrial Complexes/Parks/Growth Centres – Board Approval
for Environmental Policy of SIPCOT – Reg.

Ref: Minutes of 491st Board Meeting of SIPCOT dated 29.05.2020

The Board of SIPCOT at its meeting held on 29.05.2020 has accorded approval for the Environment Policy as per annexure in accordance with the conditions laid down in Environmental Clearance and also authorized MD SIPCOT for implementing the same.

All the officers concerned are requested to adhere to the Environment Policy.


11/6/2020
MANAGING DIRECTOR

Enclosed: As above

To

All GM / HoDs

All POs

PA to ED

PS to MD



STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
ENVIRONMENT POLICY

PREAMBLE

SIPCOT has established 21 Industrial Complexes / Parks / Growth Centres besides 7 SEZs within these Industrial Parks. SIPCOT is also in the process of establishing eight new Industrial Parks besides other ongoing Land Acquisition schemes.

As per the EIA notification, 2006 of MoEF&CC, SIPCOT obtained Environmental Clearance for 8 Industrial Complexes / Parks; also, SIPCOT is in the process of obtaining Environmental Clearance for the upcoming Industrial Complexes/ Parks/ Growth Centers. As per the condition stipulated in the Environmental Clearance, the Company shall have a well laid down Environment Policy approved by the Board of Directors.

1. OBJECTIVE OF ENVIRONMENT POLICY

- 1.1 The key objective of the SIPCOT Environment Policy is to attract Industrial Investment, Employment Generation, and Creation of Industrial Infrastructure across Tamil Nadu by ensuring a balance between development and environment.
- 1.2 The present policy is formulated with the following objectives:
 - 1.2.1 To continuously improve the environmental status of the Industrial Complexes / Parks / Growth Centers / SEZs through the implementation of sustainable environmental practices.
 - 1.2.2 To obtain all statutory clearances and approvals and to follow the conditions stipulated by the regulatory authorities.
 - 1.2.3 To improve social infrastructure and environmental conditions in and around the project site by earmarking separate fund for carrying out the implementation works.

- 1.2.4 To form an exclusive Environmental Management Cell to implement and review the progress of environmental safeguard measures.
- 1.2.5 To encourage allottee units to adopt efficient and effective environmental management and monitoring systems.

2. STRATEGIES AND ACTION PLANS

2.1 Regulatory Approach:

- 2.1.1 In accordance with the EIA Notification, 2006, SIPCOT has obtained prior Environmental Clearance for the Industrial Complexes / Parks established after the year 2006.
- 2.1.2 For the proposed Industrial Complexes / Parks / Growth Centres / SEZ, SIPCOT shall obtain Environmental Clearance / CRZ Clearance as per EIA / CRZ notification. All necessary approvals/clearance shall be obtained from the competent authority as stipulated in Environmental Clearance conditions, and the same shall be complied as per the standards and norms stipulated by MoEF&CC/SEIAA.
- 2.1.3 As per the norms and conditions of EC, SIPCOT shall obtain Consent to Establish (CTE) / Consent to Operate (CTO) for the Industrial Complexes/ Parks/ Growth Centers from Tamil Nadu Pollution Control Board.

2.2 Compliance to Regulatory Conditions:

- 2.2.1 SIPCOT shall comply with the following conditions stipulated in the Environmental Clearance:
 - a) Submission of Half Yearly compliance report including the results of monitoring data to the SEIAA / MoEF / CPCB Zonal office / TNPCB in Hard and Soft copies on 1st June and 1st December of each calendar year in respect of the conditions stipulated in the prior Environmental Clearance.

b) Environmental Statement for each financial year ending 31st March in Form - V as mandated by TNPCB shall be submitted as prescribed under Environment (Protection) Rules, 1986 and amended subsequently. The same shall be made available in the website of SIPCOT along with the status of compliance of EC conditions and shall also be sent to the respective regulatory authority.

c) Monitoring ambient air, water, and noise quality during the operation phase, including criteria pollutant levels or critical sectoral parameters, indicated if any, for the project.

2.3 Corporate Environmental Responsibility (CER):

2.3.1 As per the Office Memorandum dated 1st May 2018 from MoEF&CC, GOI (F.No.22-65/2017-IA.III), the fund allocation for the Corporate Environment Responsibility (CER) shall be in addition to the cost envisaged for the implementation of the EIA/EMP which includes the measures for the pollution control, environmental protection measures including the NPV and Compensatory Afforestation, required, if any, and any other activities, to be derived as part of the EIA process subject to the maximum percentage as prescribed below for different cases:

Table - 1: CER Cost for Implementation of Projects

Sl.No	Capital Investment / Additional Capital Investment (in Rs.)	Greenfield Project - % of Capital Investment	Brownfield Project - % of Additional Capital Investment
I	II	III	IV
1.	<= 100 Crores	2.0%	1.0%
2.	> 100 Crores to <= 500 Crores	1.5%	0.75%
3.	> 500 Crores to <= 1000 Crores	1.0%	0.50%
	> 1000 Crores to <= 10000 Crores	0.5%	0.25%
4.	> 10000 Crores	0.25%	0.125%

- 2.3.2 Greenfield projects are the projects which are not following a prior work i.e., the projects on the unused lands where there is no need to remodel or demolish an existing structure. Brownfield projects are the projects which are modified or upgraded.
- 2.3.3 The activities proposed under CER shall be worked out based on the issues raised during the public hearing, social need assessment, R&R plan, Environmental Management Plan, etc.
- 2.3.4 Some of the activities which can be carried out in CER are infrastructure creation for drinking water supply, sanitation, health, education, skill development, roads, cross drains, electrification including solar power, solid waste management facilities, scientific support and awareness to local farmers to increase the yield of crop and fodder, rainwater harvesting, soil moisture conservation works, avenue plantation, plantation in community areas, etc.
- 2.3.5 A separate fund may be earmarked for implementing Environmental Protection Measures, in respect of the projects for which EC has been obtained after the CER notification dated 01.05.2018, the cost of the project shall include CER provisions for the specified percentage depending upon the investment amount. The fund shall be utilized for the purpose of allocation of Green initiatives and CER activities.
- 2.3.6 The entire activities proposed under the CER shall be treated as SIPCOT Social & Environmental Initiative and shall be monitored periodically. The monitoring report shall be submitted to the regional office as a part of the half-yearly compliance report.

2.4 Environmental Management Cell:

- 2.4.1 As per the Condition stipulated in the Environmental Clearance; the Company shall have an Environmental Management Cell consists of 7 team members to implement the Environmental Management Plan.

- 2.4.2 SIPCOT Environmental Management Cell may consist of 7 team members headed by SIPCOT Managing Director, General Manager (Projects), Manager and two Environmental Consultants assisted by two Office Staffs, which will enforce and implement the Environmental Plan.

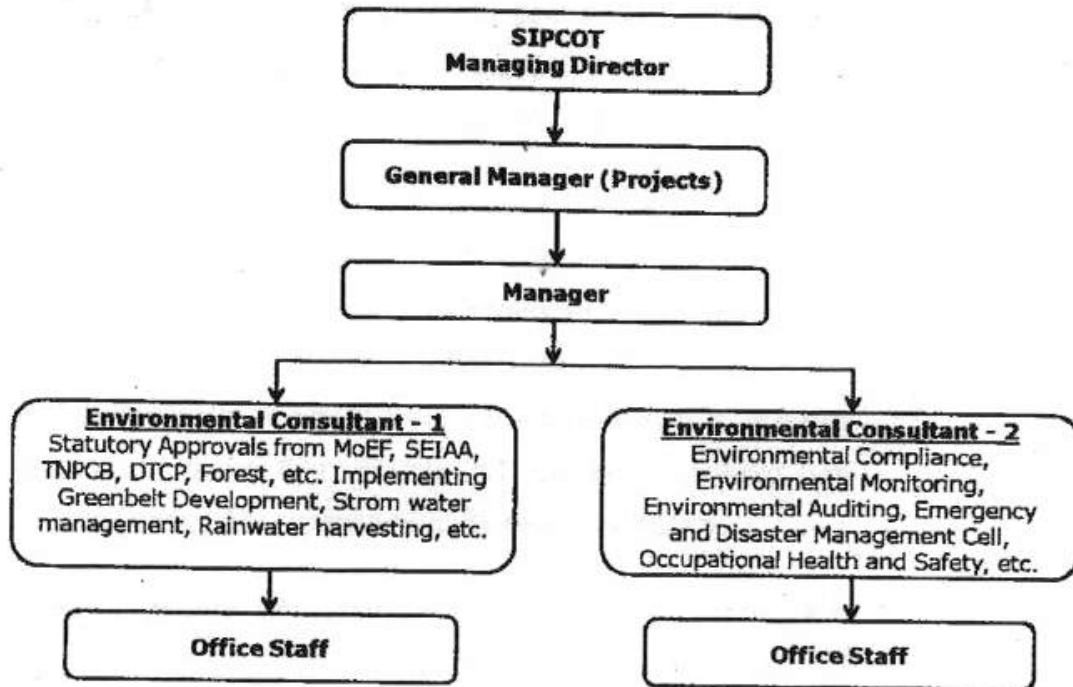


Figure – 1: Environmental Management Cell

- 2.4.3 The Environmental Management Cell shall obtain all applicable statutory clearances and approvals as mandated by the regulatory authorities and maintain the Industrial Complexes/ Parks/ Growth Centers in compliance with all applicable rules and regulations. The team shall address various queries received from statutory authorities on the environmental front related to SIPCOT projects.

2.5 Other Environmental Safeguard Action Plans:

- 2.5.1 SIPCOT land-use policy would accord priority to the protection and preservation of vulnerable ecosystems, including protected forests, bio-reserves, wetlands, coastal ecosystems.

4. ENVIRONMENTAL AWARENESS, AWARDS AND TRAINING PROGRAMS

- 4.1 SIPCOT plans to conduct environmental awareness and training programmes for the allottee units along with TNPCB, Integrated Waste Management Association, and other government bodies.
- 4.2 SIPCOT may conduct training program for SIPCOT employees in:
 - a) Understanding of Environmental Laws.
 - b) Updating knowledge on environmental rules and its subsequent amendments.
 - c) Protocol for conducting environmental monitoring within the industrial units.
 - d) Environmental Health and Safety management system.
- 4.3 SIPCOT also has plans to issue Green Awards to the Industries, to encourage green initiatives and to maintain sustainability in their industrial premises.

5. ENCOURAGING INDUSTRIES TOWARDS GREEN INITIATIVES

- 5.1 In order to promote Green Initiatives, SIPCOT encourages allottee units to implement, adopt and use of green and sustainable technologies such as Solar, Wind, Thermal, Biomass, Electric & Hybrid vehicles, etc. to achieve more resource-efficient, clean and resilient growth towards reducing pollution during their process, manufacturing and transportation of goods and encourages energy recovery for self-sustainability from their Industrial process.
- 5.2 SIPCOT also encourages industries to reduce the use of one time use plastics, Styrofoam, and other plastic material during the packing and delivery of goods. SIPCOT encourages allottees to maintain the biodiversity nature of their nativity.
- 5.3 SIPCOT plans to gradually implement Energy Conservation measures such as the installation of LED for lighting the roads, common areas and to utilize solar energy wherever possible.

- 2.5.2 Appropriate locating of industries (depending on the category of industry) and environmental safeguards will be built into the planning and management of these industrial corridors and nodes.
- 2.5.3 Encouraging the industrial units to install Continuous and Emission Monitoring Systems in collaboration with TNPCB.
- 2.5.4 SIPCOT shall develop greenery around its boundary wall of the acquired land, maintain and recommend the individual units to allocate 33% of green area as per EIA notification.
- 2.5.5 SIPCOT shall stipulate specific conditions in the Allotment Order / Lease Deed to comply with the Environmental Clearance conditions by a suitable undertaking from the allottees.

3. ENVIRONMENTAL INITIATIVES BY SIPCOT

- 3.1 SIPCOT insists the industrial units to adopt Zero Liquid Discharge (ZLD) concept.
- 3.2 Rainwater harvesting systems be implemented in SIPCOT industrial parks to further increase groundwater table.
- 3.3 SIPCOT initiate a mission-mode program to clean and rejuvenate the existing water bodies, within and around (1 km radius) SIPCOT Industrial Areas.
- 3.4 Revamping of damaged roads, drainages, and storage structures in SIPCOT Industrial Complexes/ Parks/ Growth Centers.
- 3.5 SIPCOT initiate the process of closing the unauthorized bore wells located within the industrial area in view of limiting the groundwater extraction and mandating the industrial units to use treated water.

6. ENVIRONMENTAL REGULATORY UPDATING AND DOCUMENTATION

The Environmental Management Cell will review, implement, update, and comply with the Environment Policy to ensure the effective implementation of environmental safeguard measures. The team shall review the progress of regulatory compliance of SIPCOT and initiate necessary action for the compliance of the same. The team shall document the activities implemented under Corporate Environmental Responsibility through the line department of SIPCOT for periodical review and submission of the same to the regulatory authority.

7. POLICY REVIEW AND IMPLEMENTATION

- 7.1 The Environment Policy shall be implemented by improving the institutional arrangements and resources for the environmental improvement measures identified in the policy.
- 7.2 This policy has been drafted with current developments, information, and knowledge. The progress with respect to priorities, strategies, and actions addressing emerging environmental issues if any shall be submitted to the Board of SIPCOT for review periodically.

8. SUMMARY

- 8.1 SIPCOT shall obtain Consent to Establish (CTE) / Consent to Operate (CTO) for the Industrial Complexes/ Parks/ Growth Centers from Tamil Nadu Pollution Control Board, as per Sl. No. 2.1.3 supra.
- 8.2 SIPCOT shall submit Half Yearly Compliance Report along with the results of monitoring data and to submit Environmental Statement (Form-V) for each financial year ending 31st March to the respective regulatory authority and to upload the same in SIPCOT website, as per Sl. No. 2.2.1 (a) & (b) supra.

- 8.3 SIPCOT shall take necessary initiatives to monitor ambient air, water, and noise quality during the operation phase in respect of the Projects for which EC was obtained and the projects to be implemented in the future, as per Sl. No. 2.2.1 (c) supra.
- 8.4 SIPCOT shall allocate a separate fund for implementing Environmental Protection Measures, in respect of the projects for which EC has been obtained after the CER notification dated 01.05.2018, the cost of the project shall include CER provisions for the specified percentage depending upon the investment amount. The fund shall be utilized for the purpose of allocation of Green initiatives and CER activities, as per Sl. No. 2.3 supra.
- 8.5 SIPCOT shall approve the Environmental Management Cell consisting of 7 team members headed by SIPCOT Managing Director to enforce and implement the plan designed by the team, as per Sl. No. 2.4 supra.
- 8.6 SIPCOT shall develop greenery around its boundary wall of the acquired land, maintained, and recommends the individual units to allocate 33% of green area as per EIA notification, as per Sl. No. 2.5.4 supra.
- 8.7 SIPCOT shall conduct environmental awareness training programs for the industries and SIPCOT employees on an annual basis, as per Sl. No. 4.1 & 4.2 supra.
- 8.8 SIPCOT shall gradually implement Energy Conservation measures such as the installation of CFL/TFL for lighting the common area, to utilize solar energy wherever possible, as per Sl. No. 5.3 supra.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RukmaniLakshmiPathy Road, Egmore, Chennai – 600 008

CIRCULAR

Cir.No. 51/2020

Dated: 28.07.2020

Sub: SIPCOT-COVID 19- measures taken-
Extension period for remittance of
Plot cost and differential plot cost – reg

Ref : Minutes of 492nd Board Meeting of SIPCOT held
on 21.07.2020

Due to COVID 19, several representations have been received from various allottees to extend the period for remittance of plot cost and also waive the interest charged at present.

In order to mitigate the hardship faced by those allottees who have already paid 50 % of the plot cost, and the extended time falls due on or after 24th March 2020 and in respect of allotments, the normal due date of 90 days falls due on or after 24th March 2020, an extension of time is considered upto 31.07.2020 without levying any interest.

Similarly for payment of Differential plot Cost, at present the allottee is given 90 days time from the date of sanction to remit the amount. An interest is levied @ 12% to those allottees who pay after the expiry of 90 days till the date of actual payment. The allottees is given an extension upto 31.07.2020 to remit the Differential Plot Cost without levy of interest.

Based on the decision of the Board at its Meeting held on 21.07.2020 the following Instructions are issued :

- a. Extension of the due date upto 31.07.2020 without charging any interest for those allottees who have remitted 50 % of the Plot Cost within the first 90 days period and whose extended due date falls on or after 24.03.2020.

- b. Extension of the due date upto 31.07.2020 without charging any interest for the allotments in respect of which the normal due date of 90 days falls due on or after 24th March 2020.
- c. Extension of due date upto 31.07.2020 without charging interest for allottees who have to remit the Differential Plot Cost, whose due date falls on or after 24.03.2020.

Sd/-
MANAGING DIRECTOR.
SIPCOT

To

Projects - I
Projects - II
Projects - III

Allotment Cell

All Project Offices

//FORWARDED BY ORDER//

28/7/2020

GENERAL MANAGER (FINANCE)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19 A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

CIRCULAR

Cir.No.35/2021

Dated: 31.03.2021

Sub: SIPCOT Industrial Parks – Execution of lease deed and surrender deed - Handing over and taking over possession of plots – Uniform format to be adopted – Reg.

Ref: 1. Office Order No.44/2020 dated 07.10.2020
2. Office Order No.39/2020 dated 11.09.2020.

It is noticed that documents pertaining to "Handing Over Possession of plots" after execution of lease deed and "Taking over possession of plots" after execution of Surrender Deed are not properly made by the Project Officers concerned. Hence, in order to uniformly execute these two documents along with execution of lease deed/surrender deed, the formats are prescribed and enclosed for adoption.

Encl.: As above.

Sd/...
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To:

All General Managers
All HODs
All Project Officers

Copy to:

PA to MD
PA to ED
Allotment Cell
IT & MIS Dept.

/FORWARDED BY ORDER/

G. Sheela
GENERAL MANAGER(PROJECTS-I)

SIPCOT INDUSTRIAL PARK,.....

**HANDING OVER POSSESSION OF DEVELOPED PLOTS/AFTER EXECUTION
OF LEASE DEED**

1	NAME OF THE ALLOTTEE	
2	DEVELOPED PLOT No.	
3	EXTENT (IN ACRES)	
4	SURVEY Nos.	
5	VILLAGE & TALUK	
6	<u>BOUNDARIES</u> NORTH SOUTH EAST WEST	
7	STATUS OF GROUND STRUCTURE DETAILS	
8	REFERENCE FROM MANAGING DIRECTOR, SIPCOT & DATE	
9	DATE OF HANDING OVER OF POSSESSION OF PLOT	
10	TO WHOM HANDED OVER	NAME: DESIGNATION: FULL ADDRESS:
11	BY WHOM HANDED OVER	NAME: DESIGNATION: FULL ADDRESS:
12	DATE OF EXECUTION OF LEASE DEED BETWEEN THE PROJECT OFFICER AND THE ALLOTTEE	
13	DOC.No. & DATE OF REGISTRATION OF LEASE DEED	
14	REMARKS, IF ANY	

HANDED OVER

TAKEN OVER

SIPCOT INDUSTRIAL PARK,.....

TAKING OVER POSSESSION OF DEVELOPED PLOT/AFTER EXECUTION OF SURRENDER DEED

1	NAME OF THE ALLOTTEE	
2	DEVELOPED PLOT No.	
3	EXTENT (IN ACRES)	
4	SURVEY Nos.	
5	VILLAGE & TALUK	
6	<u>BOUNDARIES</u> NORTH SOUTH EAST WEST	
7	STATUS OF GROUND STRUCTURE DETAILS	
8	REFERENCE FROM MANAGING DIRECTOR, SIPCOT	
9	DATE OF TAKING OVER OF POSSESSION OF PLOT	
10	FROM WHOM TAKEN OVER	NAME: DESIGNATION: FULL ADDRESS:
11	TO WHOM HANDED OVER	NAME: DESIGNATION: FULL ADDRESS:
12	DATE OF EXECUTION OF SURRENDER DEED BETWEEN THE PROJECT OFFICER AND THE ALLOTTEE	
13	DOC.No. & DATE OF REGISTRATION OF SURRENDER DEED	
14	REMARKS, IF ANY	

HANDED OVER

TAKEN OVER

DFA

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RUKMANI LAKSHMIPATHY ROAD, CHENNAI-600 008

OFFICE ORDER NO. 42/97

DATED: 16.12.1997

Sub: SIPCOT Industrial complexes -
Encroachments for the allotted units -
Reg.

Conscientious

An incidence has come to notice that in one of the SIPCOT Industrial Complexes, the land area has been allotted to a firm and lease deed was executed. Now it is reported that there is an encroachment on the boundaries of the land ^{by the allottee}, thereby depriving SIPCOT, the value of the land cost. This shows that the Project Officer and concerned staff incharge of the above job are not ^{conscientious} ~~conscious~~ of their job and responsibility. To avoid such recurrence in future, it is hereby directed that ^{in order to fix} the responsibility for measuring the land area and certifying for the correctness of the land measurements and monitoring construction activities of the allottee, it is proposed to nominate an Asst. Estate Officer. The Asst. Estate Officer shall certify that the land measurements have been verified physically and the adjoining land areas left is as per the Layout. The Asst. Estate Officer will, besides his other duties, report to the project officer daily on the construction activities of various allottees and the compliance to the lease agreement conditions and also to watch and prevent encroachment if any, even in the initial stage. He shall also see that no encroachments in any form by others like instant eateries, cycle shops etc. also are made within the complex.

on

2. This may be followed scrupulously without fail. The Project officers will bear over^{all} responsibilities of this. The report on the nominating the Assistant Estate Officer has to be reported on receipt of circular. *within a week thereof*

~~16/11/77~~
JE

Ch. 20/11/77
CE

16/11/77
Gm (P & D)

To
All Project officers.
b:encroch.00

16/11/77
M.A.

Copy to Am (w) & Am (e)
Copy to GMS; Ci on HOD's
Copy to AS to Pharmacy
Copy to AS 2. M J

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshminpathy Road, Egmore, Chennai - 600 008.

O.O. No.19/2004

18.8.2004

OFFICE ORDER

Sub : SIPCOT Industrial Complexes/Parks/Growth Centres -

Allotment of Plots made prior to the policy of segregation of Plot cost into plot deposit and development charges i.e prior to 1.4.97 - surrender/cancellation of allotment of plots during the currency of lease period - Refund of plot deposit/plot cost - Policy - Communication - reg.

- Ref : 1. Circular No.16/93, Dt.12.4.1993.
2. Circular No.56/97, Dt.16.7.1997
3. Circular No.29/99, Dt.25.5.1999
4. O.O No.4/2004, Dt.26.3.2004.

The Board at its meeting held on 6.8.2004 while evolving policy in respect of cases of refund on surrender of plots allotted prior to 1.4.1997, decided to effect a cut of 5% per annum on the proposals of surrender of plots allotted prior to 1.4.1997, on the full amount of consideration for allotment (plot deposit or non-refundable premium) instead of development charges since in such cases the terms of allotment /lease deed relating to implementation of the project can be invoked to sustain a case of violation of lease conditions and thereby full refund need not be made.

The above guidelines should be followed in respect of refund proposal on the plots allotted prior to 01.04.1997.

Sd./
(T.R. SRINIVASAN).
CHAIRMAN & MANAGING DIRECTOR.

G. S. S. S.
ASSISTANT MANAGER (IA).

To

All GMs
All HODs
SPM/PMs/POs
P.S to CMD

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI- 600008.

O.O. No. 01 /2021

Date:06.1.2021

OFFICE ORDER

Sub: SIPCOT Industrial Complexes / Parks / Growth Centres –
Procedure on surrender of plots – Reg.

Ref: 1. O.O.No.28 / 2020 dated 31.7.2020.
2. Circular No. 59/2020 dt.18.8.2020.
3. O.O.No.39/2020 dt. 11.09.2020.

In continuation of the Office Order under reference 3rd cited, the following orders are issued:

The Project Officer concerned shall execute/ register the surrender deed within 7 days from the date of communication of the approved draft surrender deed from Head Office.

Sd/--

(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To

All General Managers
All HODs
All Project Officers

Copy to:

PS to MD
PA to ED


GENERAL MANAGER (P-III)i/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED

19-A, Rukmani Lakshimpathy Road, Egmore, Chennai – 600 008

O.O.No.02 /2021

Dated 07.01.2021

OFFICE ORDER

Sub : SIPCOT Industrial Complexes / Parks / Growth Centres - Permission to use SIPCOT Road / Land as access to the Industries / Residents located outside SIPCOT Industrial Complexes / Parks / Growth Centres – Reg.

Ref : Office Order No.04/2020, dated 23.01.2020.

The Board of SIPCOT at its meeting held on 26.12.2019 has delegated powers to the Managing Director for according permission to the Industries / Builders / Residents located outside SIPCOT Industrial Complexes / Parks / Growth centres (applicant), for utilizing SIPCOT's road / land as an access to their plots through the shortest route from SIPCOT's main entrance on collection of applicable one time service charges for the extent of land owned by the applicant for SIPCOT road usage and annual service charges in case where the applicant uses SIPCOT land, apart from one time service charges for the road usage, besides annual maintenance charges for the extent of land owned by the applicant on par with the allottees of SIPCOT, subject to the conditions as given below :

- i) Permission shall be cancelled immediately, if damages are noticed on the road and it will be reconsidered, if the damaged portion of the road is set right by the beneficiaries at their cost to the satisfaction of SIPCOT.
- ii) SIPCOT's road shall be used only for the purpose for which it was permitted.
- iii) If the unit sells / transfers its land to others, permission given is not valid and the new incumbent should obtain permission afresh, which shall be as per the policy prevailing at that time.

: 2 :

Accordingly, one time service charges and annual service charges in respect of each Industrial Complexes / Parks / Growth centres is given below :

Sl. No	Name of the Complex	One time Service Charges for the extent of land held by the applicant for SIPCOT road usage / per acre /	Annual Service Charges for the extent of SIPCOT land utilized as an access (in addition to one time service charges for SIPCOT road usage) / per acre /
		/ Rupees in Lakhs /	
1	Bargur	8.20	0.60
2	Cheygar	6.71	2.40
3	Cuddalore	2.86	3.00
4	Gangaikondan	3.84	1.20
5	Gummidipoondi	7.31	4.20
6	Hosur	3.60	4.80
7	Irungattukottai	8.19	7.20
8	Manamadurai	1.69	0.42
9	Nilakottai	5.93	0.60
10	Oragadam	3.13	7.20
11	Perundurai	2.93	2.40
12	Pillaipakkam	6.29	7.20
13	Pudukkottai	2.04	0.42
14	Ranipet	5.48	2.40
15	Siruseri	27.80	18.00
16	Sriperumbudur	6.06	7.20
17	Thervoykandigai	13.56	4.20
18	Thoothukudi	2.03	2.40
19	Vallam Vadagai (including Aerospace)	22.02	9.00

Sd/....
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To :

All General Managers,
All HoDs
All Project Officers

Copy to:

PA to MD
PA to ED

/FORWARDED BY ORDER/

G. Shair
GENERAL MANAGER (P-I)/c.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19 A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

OFFICE ORDER

O.O.No.18/2021

Dated: 10.03.2021

Sub: SIPCOT Industrial Complexes/Parks/Growth Centres- Uniform adoption of the term "SIPCOT Industrial Park" in all Allotment Orders and Lease deeds- Orders issued -Reg.

Ref: 1. GO Ms.No.177 Industries (MIB.1) Department dated 8.10.2013
2. Office Order 44/2020 dated 7.10.2020

In the lease deed modified by the Board of SIPCOT at its meeting held on 24.9.2020, Industrial Park/Complex/Growth Centre is defined as follows:

Clause 1.9- "Industrial Park/Complex/Growth Centre" means an area developed primarily for establishment of manufacturing industries and/or service sector industries and having basic infrastructural facilities like roads, water storage and distribution infrastructure, storm water drainage, street lights and such other facilities / support services as may be required. Wherever, the word "Industrial Park" is indicated, it also means Industrial complexes, Industrial Growth Centres, SEZs, IT Parks, Industrial Development Areas as the case may be.

Eventhough the nomenclatures are different, all Industrial Parks/Complexes/Growth Centres are same, as indicated in the lease deed. Still, the Registration department and other Government Departments seeks clarification from SIPCOT for extending the concessions applicable for SIPCOT Industrial Complexes/Growth Centres located in southern districts, since the Government Order indicates the term as "Industrial Park".

In order to avoid ambiguity and to bring uniformity in naming the term "Industrial Complex/Industrial Growth Centre", it has been decided to adopt a common Term as "Industrial Park".

This Order comes into effect immediately.

Sd/--
MANAGING DIRECTOR

To:

All General Managers
All HODs
All Project Officers

Copy to:

PA to MD
PA to ED
I.T. Dept.

//Forwarded by Order//


GENERAL MANAGER(P-I)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI- 600008.

O.O.No. 22/2021

Date:17.03.2021

OFFICE ORDER

Sub: SIPCOT Industrial Complexes / Parks / Growth Centers - Revised format
for commencement of commercial production - Forwarded - Reg.

Ref: This office letter dt.12.01.2021

+ + + + +

Further to the reference cited, a draft revised format to establish the commencement of commercial production by the allottee in the allotted plot in respect of category 2 & 3 units is enclosed.

A joint inspection by the concerned Project Officer and the dealing Officer at Head Office shall be carried out and the details as per the format under Part I shall be verified by the Project Officer and Part II by the dealing Officer.

The joint inspection shall be carried out within 7 days from the date of representation received from the allottee and the inspection report shall be submitted within 3 days from the date of inspection. Necessary orders shall be passed within 7 days thereafter.

This order comes into immediate effect.

Sd/--

(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

Encl: As Above

To

All General Managers

All HODs

All Project Officers

Copy to:

PS to MD

PA to ED

//Forwarded by Order//


General Manager (P-III)

FORMAT FOR COMMENCEMENT OF COMMERCIAL PRODUCTION
(For category 2 & 3 Units)

Date of Inspection :
Name of the Inspecting Officer :
Representative of the allottee present :
Name of the allottee :
Name of the Industrial Complex :
Plot no : Extent Area(In Acres):

PART - I

Land Utilization : (Attach Layout sketch)

Factory Building Area (in Sq Ft) :
Admin Building Area (in Sq Ft) :
Security Building Area (in Sq Ft) :
Utility Building Area (in Sq Ft) :
Other Building Area (in Sq Ft) :
Road Area (in Sq Ft) :
Parking Area (in Sq Ft) :
Applicable OSR Area(in Sq Ft) :
Total Utilized Land Area (in Sq Ft): _____ (in Acres):
Total area allotted (in Acres) :
Land Utilization (in %) :

EB/Water Consumption Records (For the last 1 Year-Month wise):

1. EB Records:

i) EB Units consumption :
II) EB Bill Payment details :

2. Water Records:

i) Water consumption statement :
ii) Water charge payment details :

PART - II

Invoices/ Bills:

First Commercial / Sales Invoice	:
Raw material Purchase Invoice	:
Machinery Invoices	:
Accessories Invoices	:
Tools & Tackle Invoices	:
Buildings Payments Bills	:
Contractor payment bills	:
Computer& accessories Bills	:
Office furniture bills	:
Bank Account statement (1 year)	:
Audited Financial IT statements(3years):	

HR Records (for the last one year) :

List of Employees particulars (with ID)	:
Employee's attendance:	:
Wage register/ Salary drawn details	:
Office Timings and work force plan	:

Security Records (for the last one year):

Material Movement In/Out Register	:
Man Movement In/Out Register	:
Topals /Postal Movement In/Out Register	:
Vehicle Movement In/Out Register	:

Statutory Approvals Obtained specific to product manufacturing/ service rendered:(copies to be attached) (all necessary certificates should be mentioned in the same allotted address only):

Building Plan Approval for all the buildings	:
NOC from Fire service & rescue Dept.	:

Factory License :
 CTE/CTO from TNPCB :
 GST Registration Certificate :
 Building Stability :
 Sanitary Certificate :
 Trade Mark (if any) :
 Latest Share Holding Pattern certified by CA :
 Others (if any) :

Type of Business: 1.Manufacturing Industries / 2.Service Sector (✓)

Approved activity by SIPCOT :

Actual activity at the time of Inspection :

1.Manufacturing Industries:

List of Raw materials:

S.no	Description	Required Qty	Remarks

List of Products:

S.no	Product Name	Production Capacity	Remarks

List of By-Products:

S.no	Product Name	Production Capacity	Remarks

List of Plant & Machineries:

S.no	Plant / Machinery Name	Production Capacity	Installed Power	Commissioned Date	Remarks

Erection Completion Date : Plant Commissioning Date :

Commencement of commercial Production Date :

List of Waste generated/ disposal details :

2.Service Sector

List of computer / Laptops available :

List of Copier/ Printers Available :

E waste Generation/ Disposal Details :

Service bills / Receipts :

Inspection Findings:

Details Of Dues with SIPCOT (PO Report) :

Identifications / Findings of Inspection :

Fenced/ Compounded/ Open (length in Mtr) :

No of Toilet & Urinals Availability :

Drinking water Availability :

Housekeeping / Disposal of waste :

Photographs:

- Office functioning / Product / Raw material/ Machinery Running photographs.
- All Buildings, Compound wall, Entrance gate & Security office photos.
- Internal road availability, OSR land Photos.
- Drinking water availability status with photos.
- Emergency exit routings photos and drawings.
- Fire extinguisher availability details with photos.
- First Aid availability details with photos.

Declaration:

I hereby certifying that the above mentioned company details are correct and verified by myself. Hence I am certifying that commencement of commercial production of the company is in line with our requirement.

Date of Inspection : Time Duration :

Name of the Inspecting Officer :

Signature of the Inspecting Officer :

**Sd/--
Managing Director**


General Manager (P-III)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE CHENNAI 600008

O.O. No. 30/2021

Date: 30.03.2021

OFFICE ORDER

Sub: SIPCOT Industrial Parks - Allotment of land - Revision
of initial deposit - Reg.

Ref: 1.This Office O.O. No.31 / 2020, dated 31.07.2020.
2.Minutes of the Board Meeting held on 16.03.2021.

* * *

The Board of SIPCOT at its meeting held on 16.03.2021 approved the revision of initial deposit for allotment of land at SIPCOT Industrial Park to Rs.50,000/- per acre in "C" Districts and Rs.1,00,000/- per acre in respect of the other Districts.

The category wise districts are as follows : -

1. "A" Category Districts (4 Districts) - Chengalpattu, Chennai, Kancheepuram and Tiruvallur.
2. "B" Category Districts (12 Districts) - Coimbatore, Erode, Karur, Krishnagiri, Namakkal, The Nilgiris, Ranipet, Salem, Tiruchirapalli, Tirupattur, Tiruppur and Vellore.
3. "C" Category Districts (22 Districts) - Ariyalur, Cuddalore, Dharmapuri, Dindigul, Kallakurichi, Kanniyakumari, Madurai, Mayiladuthurai, Nagapattinam, Perambalur, Pudukottai, Ramanathapuram, Sivagangai, Tenkasi, Thanjavur, Theni, Thiruvarur, Thoothukudi, Tirunelveli, Thiruvannamalai, Villupuram and Virudhunagar.

This order comes in effect from 01.04.2021.

Sd/---
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To,
All General Managers,
All HoDs,
All Project Officer,

Copy to

PS to MD
PA to ED
IT Dept.
Allotment Cell

//Forwarded by order//


General Manager (P-III)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED

19A, RUKMANI LAKSHMIPATHI ROAD, EGMORE, CHENNAI 600 008.

OFFICE ORDER

O.O.NO. 32 /2021

Dated 30.3.2021

SUB : SIPCOT – SIPCOT Information Technology Park, Siruseri –
Reduction of penalty amount from 5% to 2.5% on the prevailing
plot cost for granting extension of time of 12 months for
implementation of the project – Orders issued.

REF : Minutes of the 498th Board of SIPCOT held on 16.3.2021

.....

The Board of SIPCOT at its meeting held on 16.3.2021 decided to
reduce the penalty rate from 5% to 2.5% of the prevailing plot cost, for granting
extension of time of 12 months for implementation of the project beyond the
stipulated period of 36 months in respect of the allottees of SIPCOT Information
Technology Park, Siruseri, considering the high value of the plot cost at Siruseri.

This Order comes into force with immediate effect.

Sd/xxx

**J.KUMARAGURUBARAN
MANAGING DIRECTOR**

TO
All HoDs
All POs/PMs
PS to MD
PS to ED

/FORWARDED //BY ORDER//


30/3/21
ASSISTANT GENERAL MANAGER(P-VI)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI- 600008.

O.O.NO.35/2021

Date:8.4.2021

OFFICE ORDER

Sub: Creation of Risk Fund to meet the financial commitments of
LAOP – Allotment of plots on firm price basis – Modification of
relevant clauses in the allotment order / lease deed – Reg.

Ref: Minutes of Board meeting dt.16.3.2021

While considering a note on the creation of Risk Fund to meet the financial commitments of LAOP, the Board of SIPCOT at its meeting held on 16.3.2021 resolved to include 10% of the land cost additionally in the scheme cost proposals of new schemes towards the probable enhanced compensation while fixing the plot cost.

The Board has also resolved to modify the relevant clauses suitably with respect to enhanced compensation for land only, in the allotment order/ lease deed to be issued/executed henceforth and allot the land on firm price basis for the allotments made with effect from 16.3.2021.

Accordingly, the relevant clauses in the allotment order/lease deed to be issued/executed are modified as below:

ALLOTMENT ORDER : CONDITION No. 2.5

Existing	Modified
SIPCOT reserves the right to revise the amount payable for the plot as fixed in this allotment order. In the event of the SIPCOT having to pay enhanced compensation for the lands acquired and/or in the event of additional development facilities being taken up and/or in case of escalation in cost of development works in future, SIPCOT shall collect the pro-rata expenses and charges as additional plot cost and the allottee shall pay the amount as demanded by SIPCOT in such an event, the additional plot cost to be remitted, shall be intimated to the Allottee as and when revised and payment for the same	In the event of SIPCOT taking up any additional development facilities and/or in case of escalation in cost of development works in future, SIPCOT shall apportion such expenses among the Allottees of the Industrial Park on pro-rata basis. In such an event SIPCOT reserves the right to claim such apportioned expenses and the Allottee shall pay the same without any demur, within thirty (30) days from the date of issue of demand notice by SIPCOT.

242/14

shall be made within ninety (90) days from the date of demand notice issued by SIPCOT.

LEASE DEED : CLAUSE- 2.7

Existing	Modified
The LESSEE understands and agree that the plot cost prescribed in the allotment order is only tentative. The LESSOR reserves the right to revise the amount payable for the plot as fixed in the allotment order. In the event of the LESSOR having to pay enhanced compensation for the lands acquired and/or in the event of additional development facilities being taken up and/or in case of escalation in cost of development works in future, the LESSOR shall collect the pro-rata expenses and charges as additional plot cost and the LESSEE shall pay the amount as demanded by the LESSOR. In such an event, the additional plot cost to be remitted, shall be intimated to the LESSEE as and when revised and payment for the same shall be made within ninety (90) days from the date of demand notice issued by the LESSOR.	In the event of LESSOR taking up any additional development facilities and/or in case of escalation in cost of development works in future, LESSOR shall apportion such expenses among the Allottees of the Industrial Park on pro-rata basis. In such an event, the LESSOR reserves the right to claim such apportioned expenses and the LESSEE shall pay the same without any demur, within thirty (30) days from the date of issue of demand notice by the LESSOR.

The other conditions / clauses in Allotment Order and Lease Deed remain unchanged.

The above modification in the allotment order / lease deed shall be applicable for the allotments made with effect from 16.3.2021.

Sd/--

(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To

All GMS
All HODs
All Pos

} To modify the allotment order clause as above.
- To modify the lease deed clause as above.

Copy to
PA to MD
PA to ED
Projects Dept.
Finance Dept.

//Forwarded by Order//


General Manager (P-III)

**INCENTIVES
DEPARTMENT
CIRCULARS & OFFICE ORDERS**

1. Drawal of Funds From Govt. And Disbursement

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED,
MADRAS - 600 008.

O.O.No. 75 /91

Dated: 9-10-1991

†

OFFICE ORDER

Sub: Subsidy Schemes - Drawal of funds from Govt. and Disbursement. A

Proposals for sanction of subsidies under all heads should be submitted to Government in the first week of the quarter concerned on the basis of the estimated requirements in the quarter.

2. Subsidies due to the entrepreneurs should be disbursed only on receipt of funds from Government. The funds of SIPCOT should not be diverted for this purpose in anticipation of receipt of funds from Government.



(B. VIJAYARAGHAVAN)
CHAIRMAN & MANAGING DIRECTOR.

To:

All Officers concerned.

Copy to:

CMD's Table.

PS to CMD.

2. Reconstitution of Committee For Inspection of Beneficiary Units

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU
19-A, RUKMANILAKSHMIPATHY ROAD, EGMORE, CHENNAI - 8.

OFFICE ORDER

O/O.No.2 / 2006

Dt.9-5-2006

Sub: New Industrial Policy, 2003 – Sanction of structured Assistance Package to Single Investment exceeding Rs.300.00 crores - Committee constituted for administering the package – Reg.

Ref: G.O.(Ms).No.91, Inds. (MIF.I) Dept. dt.18.7.2005

State Government have evolved a policy on incentives in the New Industrial Policy, 2003. According to this policy, Govt., at their discretion will offer specific package to single investment exceeding Rs.300.00 crores in eligible fixed assets made within 3 years from the date of project approval. Subsequently, in the G.O. cited, SIPCOT has been appointed as implementing and monitoring agency for structured assistance under New Industrial Policy, 2003.

The salient features of the New Industrial Policy are listed below:

1. The Group Investment made by the same group for their individual units exceeding Rs.300.00 crores will be eligible for sanction of structured assistance provided all the units are launched simultaneously.
2. The period of 3 years is allowed for making investment of Rs.300.00 crores in eligible fixed assets. However, in deserving cases, the period of 3 years will be extended upto 5 years.
3. The units which are investing more than Rs.300.00 crores are eligible for a soft loan, which may start with 100% initially on the total TNGST / CST paid by the company after commencement of commercial production and thereafter progressively reduced. The soft loan will be charged at a nominal interest of 0.1% per year and overall cap on the loan will be 100% of the investment made in the eligible fixed assets within the prescribed time limit. Higher weightage will be given to units set up in Industrially Backward and Most backward areas.
4. Assignment of land will be made usually on cost basis. However, in deserving cases concession will be considered on a case to case basis.

..... 2

5. Investment made in second hand machinery installed in new or expansion projects will be considered for the purpose of incentives on a case to case basis.

On the basis of New Industrial Policy, 2003 Govt. have issued many structured assistance packages to large scale industries. In each structured assistance package, there is some minor variation depending upon the nature of industry, investment limit etc. Since Govt. have nominated SIPCOT as implementing and monitoring agency, the format for claiming the soft loan, the details to be furnished, budgetary allocations from Govt., etc. are to be worked out. A Special Committee to design the format, evolve the modus operandi to administer the structured assistance package and obtain budgetary allocation etc., is constituted with the following members:

1. The Director, Industrial Guidance Bureau and Director, SIPCOT
2. Assistance General Manager (Finance), SIPCOT
3. Deputy Manager (Incentives), SIPCOT

The Committee will recommend the details of administering the structured assistance package and place the matter before the Board of SIPCOT to make the scheme operational.

N.SUNDARADEVAN
CHAIRMAN AND MANAGING DIRECTOR.

To
All HODs
All Project Officers / Project Managers / Sr. Project Managers
P.S. to C.M.D
The Director, Industrial Guidance Bureau

// FORWARDED BY ORDER //


DEPUTY MANAGER (ID)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008

No.: 10 / 2013.

DATED: 03.10.2013

OFFICE ORDER

SUB : STRUCTURED PACKAGE OF ASSISTANCE – Inspection of Units -
Reconstitution of Committee for inspection of Units – Orders
Issued.

REF : 1. G.O.Ms.No.5, Industries (MIF.1) Department, dt.12.01.2009.
2. Connected records.

<><><>

SIPCOT is the implementing and monitoring Agency for the "Structured Package of Assistance" being extended for establishing new manufacturing facilities and expansion projects with large Investments in our State.

In the G.O. first cited, Government have issued guidelines for implementation of "Structured Package of Assistance", wherein, among others, it has been ordered that (i) SIPCOT will verify original Project documentation on creation of assets by the beneficiary company to whom "Structured Package of Assistance" was sanctioned by the Government and confirm creation of fixed assets by way of physical verification before issue of Eligibility Certificate; (ii) SIPCOT will carry a mandatory inspection of the beneficiary company within one month of completion of the Investment period to verify whether the company has fulfilled all Investor Obligations under the Package, etc.

In order to carry out the physical inspection / mandatory inspection of beneficiary companies to assess the investment made by them in the fixed assets and to find out the fulfilment of all Investor Obligations under the Package, a Committee of Officers comprising (i) General Manager (A&LA); (ii) Deputy General Manager (P&SP); and Deputy General Manager (Finance & Incentives) was earlier constituted during May 2011 and on retirement of Deputy General Manager (Finance & Incentives), during May 2012, the Committee was re-constituted, comprising (i) General Manager (A&LA); (ii) Deputy General Manager (P&SP); and (iii) Manager (Finance) and the same is still in force.

[P.T.O.]

21/10/13

Consequent on promotion, re-designation and transfer of Officers, the above Committee is re-constituted with the following Officers:

- (i) Tmt. Mathumathi Kumar, General Manager -II;
- (ii) Thiru SP. Meyyappan, Assistant General Manager (Finance); and
- (iii) Thiru E. Bathiah, Manager (Follow-up & Recovery).

The above Committee shall carry out the physical inspection / mandatory inspection of beneficiary companies to assess the investment made by them in the fixed assets and to find out the fulfilment of all Investor Obligations under the Package as per the guidelines issued in the G.O. first cited and also in the Government Orders sanctioning "*Structured Package of Assistance*" to the respective beneficiary companies and submit their inspection reports.

This order will come into force with immediate effect.

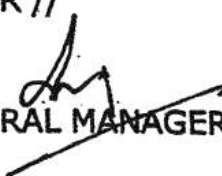
Sd/-.....
(N.S. PALANIAPPAN)
PRINCIPAL SECRETARY /
CHAIRMAN & MANAGING DIRECTOR

To

Tmt. Mathumathi Kumar, G.M.-II
Thiru SP. Meyyappan, AGM (F)
Thiru E. Bathiah, Manager (F & R)

Copy to:
Incentives Dept.
Finance Dept.
Internal Audit Dept.
All HoDs
PS to Prl.Secy/CMD.

// FORWARDED BY ORDER //


ASSISTANT GENERAL MANAGER (P&SP/HRD)


3/10/13

STATE INDUSTRIES PROMOTION CORPORATION OF
TAMILNADU LIMITED

19A, RUKMANI LAKSHMIPATHI ROAD, EGMORE, CHENNAI – 600 008.

O.O.No.: 2 / 2016

DATED: 25.07.2016

OFFICE ORDER

SUB: Structured Package of Assistance – Reconstitution of
Committee for inspection of the beneficiary units – reg.

REF: 01. GO Ms. No. 5 Inds (MIF.1) Dept. Dt.12.01.2009
02. Office Order no, 10 / 2013 Dt. 03.10.2013.

In the above office order, the Committee for inspection of beneficiary units for extending incentives under Structured Package of Assistance were reconstituted with the members of 1. General Manager –II, 2. Assistant General Manager (F) and 3. Manager (F&R) and the same is still in force.

Consequent on the promotion of Assistant General Manager (F) as Deputy General Manager (F) and on retirement of Manager (F&R) on promotion as Assistant General Manager (F&R), the Committee for inspection of units is reconstituted with the following officers.

1. Tmt. Madhumathikumar, General Manager II,
2. Thiru SP. Meyyappan, Deputy General Manager (F) and
3. Thiru A. R. Chandramohan, Assistant General Manager (DII)

The above Committee shall carry out physical inspection / mandatory inspection of beneficiary units to assess the investment made by them in Eligible Fixed Assets and to find out fulfillment of all investor obligations under Structured Package of Assistance as ordered by Govt., guidelines issued by Govt. in the GO first cited and submit their inspection reports.

This order will come into force with immediate effect.

Sd/-.....

(C.V.SANKAR)

ADDITIONAL CHIEF SECRETARY TO GOVT. /
CHAIRMAN AND MANAGING DIRECTOR

..2

..2..

To
Tmt. Madhumathikumar, General Manager II,
Thiru SP. Meyyappan, Deputy General Manager (F) and
Thiru A. R. Chandramohan, Assistant General Manager (DII)

Copy to
Incentive Dept.,
Finance Dept.
Internal Audit Dept.,
All HoDs
PS to ACS/CMD

//FORWARDED BY ORDER //


GENERAL MANAGER (II)

OK
madam
f/c
enquired.
26.7.16

3. Online Payment To Beneficiaries Under SPA

STATE INDUSTRIES PROMTION CORPORATION OF TAMILNADU LIMITED

19A, Rukmani Lakshmipathy Road, Egmore, Chennai - 600 008.

Cir.No.50/2020

Date : 24 / 07/2020

CIRCULAR

Sub : SIPCOT - On line payment to beneficiaries under
Structured Package of Assistance - Reg.


The Government issues G.O for sanction and release of funds under Structured Package of Assistance, based on which the Pay and Accounts Office (East) issues the Cheque in favour of the PD account of SIPCOT through Industries Commissioner and Director of Industries & Commerce.

SIPCOT submits a proposal to Finance (Ways and Means) Dept., for drawl of necessary funds from the PD account of SIPCOT, based on the Eligibility Certificate issued by SIPCOT and Tax Paid Certificates received from Commercial Tax Dept.

The cheque drawn from the PD account of SIPCOT shall be deposited in an earmarked account of SIPCOT.

The eligible amount shall be disbursed through online to the beneficiary units from the earmarked account of SIPCOT.

This Order comes into force with effect from 24/07/2020.


MANAGING DIRECTOR.

To

All HODs

Copy to :

All Departments

PS to MD

PS to ED

3/3

