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PROJECTS

Allotment of Plots

CIRCULARS

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Allotment of Plots

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SIPCOT

Circular No. 55/2021 **Dated: 06.05.2021**

CIRCULAR

Sub : SIPCOT Industrial Parks – Allotment of land based on the decision of Allotment Committee – Time line stipulated – Reg.

Ref : 1. Circular No.59/2020, dt.18.08.2020
2. O.O. No.33/2021, dt.31.3.2021

*****

As per the prevailing procedure, applications for allotment of land in SIPCOT Industrial Parks are placed before the Allotment Committee for a decision. Based on the decision of the Allotment Committee, allotment of plots are made and closure / rejection are informed accordingly.

As per the decision of the Allotment Committee, allotment orders shall be issued within two days from the date of issue of minutes of the Allotment Committee Meetings, by routing the files through Internal Audit Department only.

Wherever the Allotment Committee sought additional details / clarifications and not specifically recommended for allotment of plots, the details shall be obtained within 15 days and only those files for allotment of plots shall be routed through the members of the Allotment Committee and ensure that allotment order shall be issued thereafter in two days.

Closure / rejection orders as per the decision of the Allotment Committee shall also be issued within two days from the date of issue of minutes of Allotment Committee Meetings and shall not be routed through IA Dept.

In case further particulars are required from the applicants, 15 days time shall be given and further action taken for issue of allotment order / closure / rejection letter within two days thereafter.

Sd/-
MANAGING DIRECTOR

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

//Forwarded by order//

General Manager (Policy)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.
Phone : 45261777 Fax : 45261708 Website : www.sipcot.tn.gov.in

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Cir.No.22/2023 22-06-2023

CIRCULAR

Sub: SIPCOT Industrial Parks – Uploading of vacant plots / layout in the GIS portal / online portal – Instructions issued – Reg.

*****

While uploading the vacant plots / layout in the GIS portal / online portal and also for making changes in the vacant plots / layout, the concerned Projects Dept. are sending note to Allotment Cell / IT (GIS) Dept. on getting due approval from the Managing Director.

In order to avoid mismatch in vacant plots / layout in the GIS portal / online portal, the following instructions are issued, which has to be adhered scrupulously:

1. On obtaining approval from MD for uploading the vacant plot / layout in GIS portal / online portal, the concerned Projects Dept. shall send the note to Allotment Cell / IT Dept. and obtain proper acknowledgement, besides sending to Project / IT Dept e-mail IDs.

2. In the case of plots reserved/earmarked, the name of the company for which the plot is reserved/earmarked shall not be mentioned by the Projects Dept. in the note to be given to Allotment Cell/IT Dept.

3. On receipt of note from the Projects Dept., the Allotment Cell / IT Dept. officials have to get the approval from their concerned HoDs before uploading the vacant plot / layout in GIS portal / online portal.

4. The HoDs of Allotment Cell / IT Dept. shall cross check the correctness of the details from the concerned Projects Dept. HoDs before uploading the same in the portal.

5. On getting instructions from their HoDs only, the officials of Allotment Cell / IT Dept. shall upload the details in the portal.

6. On uploading the details, the officials of Allotment Cell/IT Dept. shall inform the same to the officials of Project Dept through e-mail.

7. The Officials of the Project Dept. shall ensure the correctness of the vacant plots / layout uploaded in the portal and discrepancy, if any noticed shall be viewed seriously.

8. The HoDs of Projects Dept. and Allotment Cell / IT Dept. shall also monitor the portal then and there for its correctness.

E. SUNDARAVALLI
MANAGING DIRECTOR

To:

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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, Perambulur, 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

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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)

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SIPCOT

O.O. No. 54/ 2021 **Date: 05.05.2021**

OFFICE ORDER

Sub: Delegation of Powers – Delegation of powers to Heads of Projects Dept. – Orders Issued.

Ref: O.O. No.33 / 2021, dated 31.03.2021

Further to the Office Order cited, the Heads of Projects Department are delegated with powers to issue automatic cancellation of allotment for non payment of plot cost within the stipulated period of 30 days from the date of allotment order. HODs shall issue such orders within 7 days from the due date within which the payment of plot cost would have been made. If such orders are not issued within the stipulated time the orders have to be obtained from MD along with an explanatory note for the delay.

This order comes into force with immediate effect.

Sd/...
MANAGING DIRECTOR

To

All General Managers
All Heads of Departments
All Project officers

Copy to:

PS to MD
PS to ED

/ Forwarded by Order /

GENERAL MANAGER (Policy Cell)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.
Phone : 45261777, Fax : 45261796 Website : www.sipcot.tn.gov.in

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SIPCOT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED

19-A, Rukmani Lakshmipathy Road, Egmore, Chzennai – 600 008

OFFICE ORDER

O.O No. 55/2021 **Dated:06.05.2021**

Sub: SIPCOT Aerospace Park at Vallam Vadagal, Sriperumbudur Taluk, Kancheepuram District – Allotment of plot to Aerospace component manufacturing units besides general engineering industries – Communication of Board's approval and earmarking plots for Aerospace Park and General Engineering Industries – Reg.

Ref: Minutes of the 499th Board meeting of SIPCOT on 20 04.2021.

The Board of SIPCOT at its meeting held on 20.04.2021 approved that 50% of the vacant plots in Aerospace Park at Vallam Vadagal shall be allotted to entrepreneurs for setting up of Defence/ Aerospace Component Manufacturing units @ Rs. 143 lakh per acre (i.e prevailing allotment rate of Aerospace Park) and the remaining 50% of the vacant plots in Aerospace Park shall be allotted to General Engineering Industries @ Rs.170 lakh per acre. (i.e. prevailing allotment rate of Vallam Vadagal Industrial Park Ph-I).

Out of balance vacant area of 100.48 acres (including litigation), plot Nos. S-7 to S-10, S-15, S-19/2, S-20, S-21, S-22/1 &2, S-23/1 & 2, S-24 to S-26, L-7, S-36, S-37, M-3 & CP totalling 50.11 (including litigation area of 10.67 acres) acres are earmarked for Aerospace Park. The remaining other vacant plot Nos. S-30, M-2, S-34, S-31, S-28, S-29, S-33, S-35, S-38, S-39, S-1/1, S-1/2, S-6/1 & S-6/2, S-27/1, L-9, S-2 to S-5 & S-32 totalling 50.37 (including litigation area of 33.21 acres) acres are earmarked for General Engineering Industries. The above area under litigation will be considered for allotment on disposal of the cases.

Sd/-
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

Verified by RealEstate™

SIPCOT

To
All GMs
All HoDs
All Project Officers

Copy to:

PA to MD
PA to ED
Copy to allotment cell

// forwarded by order //

H. Prathawaj
GENERAL MANAGER (P-II)

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNAU LIMITED.

19-A, Rukmani Lakshmipathy Road, Egmore, CHENNAI – 600 008

O.O. No.13/2022 **Date: 19.05.2022**

OFFICE ORDER

Sub: Establishment of dormitory facility as per ARHC Guidelines for industrial workers in SIPCOT Industrial Parks as a social amenity – Reg.

Ref: Minutes of the 504th Board Meeting of SIPCOT held on 30.03.2022

The Board of SIPCOT at its meeting held on 30.03.2022 discussed on the establishment of dormitory facility, on allotment basis and directed to ensure the compliance of ARHC guidelines by the allottee by stipulating suitable condition. The Board resolved the following:

To earmark plots in all SIPCOT Industrial Parks wherever lands are available and allot it to entrepreneurs to establish dormitory facility as per the guidelines of Affordable Rental Housing Complex (ARHC) scheme, as a social amenity at Industrial Plot cost of the concerned SIPCOT Industrial Parks.

In case if more than one application is received for the same plot, it shall be allotted as per price discovery method by obtaining quotations in sealed cover and the plot shall be allotted to H1 quotationer.

To authorize Managing Director to allot plots as resolved above.

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Accordingly, the allotment of plots for establishment of dormitory facility shall be made as above with the following special condition:

- The allottee shall furnish an undertaking on Rs.100/- non-judicial stamp paper that they shall construct/Operate/maintain the housing facility in the allotted plot in compliance of guidelines as specified under ARHC Scheme, Govt. of India.

Sd/-
MANAGING DIRECTOR

To:

All General Manager
All HOD's
All P.O's
IT & MIS Dept. - To Upload in the portal

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PA to ED

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M. Prabhavathy
GENERAL MANAGER (P-II)

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

O.O.No. 26/2022 Dt : 11.08.2022

OFFICE ORDER

Sub : SIPCOT industrial parks - remittance of entire plot cost within due date and remittance of caution deposit, lease rent and structure cost / other charges (other than plot cost) belatedly upto 30 days after due date - Board's approval - Reg.

Ref : 1. O.O.No.30/2020 dt. 31.07.2020
2. O.O.No.43/2020 dt. 07.10.2020.
3. Minutes of the Board Meeting held on 27.07.2022.

In the Office Orders 1st and 2nd cited, SIPCOT shall collect frontage charges, caution deposit @ 5% of plot cost alongwith upfront plot cost payable at the time of allotment for the allotments made on or after 21.07.2020.

Now, the Board of SIPCOT at its meeting held on 27.07.2022, has authorized the Managing Director, SIPCOT to approve based on merits in future, on remittance of caution deposit, lease rent and structure cost / other charges (other than plot cost) belatedly upto 30 days after due date alongwith interest @ 12% p.a. or as applicable at the time to the allotees of SIPCOT Industrial Parks, instead of cancelling the allotment order.

Sd/-
(E. SUNDARAVALLI)
MANAGING DIRECTOR.

To

All General Managers
All HoDs
All Project Officers
IT Dept. - To upload in portal.

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GENERAL MANAGER (P-II)

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

OFFICE ORDER

O.O.No. 03 / 2023 Dt: 19 .01.2023

Sub : SIPCOT Aerospace Park at Vallam Vadagal, Sriperumbudur Taluk, Kancheepuram District - Tamilnadu Aeropsace and Defence Industrial Policy, 2022 – implementation – reg.

Ref : Minutes of the Board Meeting dt. 20.12.2022.

The Board of SIPCOT at its meeting held on 20.12.2022 approved for adoption of the G.O.(Ms) No.225, Industries, Investment Promotion and Commerce (MIE.1) Department, dated 11.11.2022 including Tamilnadu Aerospace and Defence Industrial Policy, 2022 and to implement the same at SIPCOT and resolved the following :-

i) To act as the implementing agency for the disbursement of various incentives as listed out in this policy for all project categories except MSME.

ii) To pass on land cost subsidy @ 20% to the existing allottees who have executed / registered the Lease Deed in the Aerospace Park at Vallam – Vadagal.

iii) To pass on land cost subsidy @ 20% to the new allottees in the Aerospace Park at Vallam Vadagal.

E. SUNDARAVALLI
MANAGING DIRECTOR.

To

All General Managers
All HoDs
All Project Officers

Copy to :

PA to MD
PA to ED
Allotment Cell
IT & MIS Dept.

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K. Prabhakar
GENERAL MANAGER (P&II)
19/1/23

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SIPCOT

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

O.O.No. 05/2023 **Date: 30.01.2023**

OFFICE ORDER

Sub: SIPCOT Industrial Parks – Policy decision for allotment in case of receipt of more than one application for same plot - Adoption of revised Evaluation Criteria - Reg.

Ref: 1. Minutes of the Board Meeting dt.27.07.2022 (Item no.33).
2. Minutes of the Sub-Committee Meeting held on 13.01.2023

Consequent to the decision taken by the Board of SIPCOT at its meeting held on 27.07.2022, the Sub-Committee, formed to review and redefine the existing evaluation criteria, at its meeting held on 13.01.2023, has approved to adopt the revised Evaluation criteria (**Annexure)** for evaluating the applications received from more than one applicant for the same plot in respect of five industrial sectors, viz. Automobile / Auto components, Food Processing, Chemicals, Plastics and Textiles, which was prepared as per the outcomes of data collected from Facilitating MSMEs of Tamil Nadu (FaMeTN) and to adopt the revised Evaluation Criteria in respect of other industrial units with regard to the General Investment and Employment cap and also other evaluation parameters for all sectors shall be continued uniformly as resolved by the Board in the 506th Meeting of SIPCOT held on 27.07.2022 for allotment of plots.

As approved by the Board, the following are to be adhered :

1. MD & CEO, Guidance Tamil Nadu shall be referred for identifying the priority sector, wherever specific needs of the Guidance Tamil Nadu is required by the allotment committee.

2. The allotment of plots shall be made without any evaluation in order to facilitate Investment promotion in large scale into the State for MoU/G.O. cases / for which recommendations of ACS, IIP & C Dept./ MD & CEO, Guidance Tamil Nadu with specific reasons for preference have been received in writing and the same shall be reserved for major investment projects without uploading in the SIPCOT portal.

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3. The applications considered for allotment by due evaluation shall be insisted upon for additonal 5% Caution Deposit (excluding 5% of caution depost for implemenetation of the project within the stipulataed period) and shall be refunded only on implementation of the project and predominantly under priority sector (if in the evaluation the project considered under priority sector) besides compliance of investment and employment mentioned in the application submitted for allotment of plot within the implementation period.

This order comes into force with immediate effect.

Sd/---
MANAGING DIRECTOR

Encl. : Annexure.
To:

All General Managers
All HODs

Copy to:

PA to MD
PA to ED

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K. Selvarani

DEPUTY GENERAL MANAGER(P-I)

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ANNEXURE

REVISD EVALUATION CRITERIA

SL. NO.	CRITERIA	WEIGHTAGE	OTHER THAN FIVE INDUSTRIAL SECTORS, VIZ. AUTOMOBILES/AUTO COMPONENTS, FOOD PROCESSING, CHEMICALS, PLASTICS & TEXTILES	AUTOMOBILES / AUTO COMPONENTS	FOOD PROCESSING	CHEMICALS	PLASTICS	TEXTILES	MARKS
1	Priority Sector @	30	Electronics System Design & Manufacturing , Electric Vehicles & its Components, Aerospace & Defense, Specialty Chemicals, Renewable Energy & Life Science (including pharma, bio-tech and medical electronics)						30
2	Investment per acre	10	>Rs.25 crores	Rs.10 crores & above	Rs.2 crores & above	Rs.5 crores & above	Rs.8 crores & above	Rs.2 crores & above	10
			Rs.10 crore to <25 crores	Rs.7.50 crore to < 10 crores	Rs.1.5 crore to < 2 crores	Rs.3 crores to < 5 crores	Rs.6 crore to < 8 crores	Rs.1.75 crore to < 2 crores	8
			Rs.5 crore to <10 crores	Rs.5 crore to < 7.50 crores	Rs.1 crore to < 1.5 crores	Rs.2 crore to < 3 crores	Rs.4 crore to < 6 crores	Rs.1.6 crore to < 1.75 crores	6
			Rs.1 crore to < 5 crores	Rs.2.5 crore to < 5 crores	Rs.0.5 crore to < 1 crore	Rs.1 crore to < 2 crores	Rs.2 crore to < 4 crores	Rs.1.5 crore to < 1.6 crores	4
			<Rs. 1 crore	< Rs.2.50 crore	< Rs.0.5 crore	<Rs. 1 crore	<Rs. 2 crore	< Rs. 1.5 crore	2
3	Employment per acre	20	> 100	100 & above	200 & above	20 & above	70 & above	400 & above	20
			76 - 100	75 to < 100	100 to < 200	18 to < 20	60 to < 70	300 to < 400	16
			51 - 75	50 to < 75	50 to < 100	14 to < 18	40 to < 60	200 to < 300	12
			25-50	25 to < 50	30 to < 50	10 to < 14	20 to < 40	100 to < 200	8
			< 25	< 25	< 30	< 10	< 20	< 100	4
4	Impact on Environment **	20	White						20
			Green						15
			Orange						10
			Red						5
5	For expansion / diversification	10	Existing functioning Allottee in same Industrial Park						10
			Ancillary to existing OEM allottee in the same Industrial Park						5
6	Turnover of existing unit (average of last 3 years)	10	>Rs.250 crores						10
			Rs.100 crore to <250 crores						8
			Rs.50 crore to < 100 crores						6
			Rs.5 crore to < 50.crores						4
			< Rs. 5 crore						2
	Total	**100**							

@ In Sector Specific Park, allotment shall be made for that specific sector projects only.

** Weightage on Impact on environment shall be given maximum based on the category of Industrial park e.g. If red, all applicants shall be given uniformly the weightage as given for red category.

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

O.O.No.12/2024 **Date:10-06-2024**

OFFICE ORDER

Sub: Allotment of land in SIPCOT Industrial Parks – Extension of time for payment of plot cost – Reg.

Ref: Minutes of the Board meeting held on 16.05.2024

Considering the difficulties faced by the allottees in mobilizing funds from Banks /FIs for payment of plot cost within stipulated 30 days time as per the prevailing policy of SIPCOT, the Board of SIPCOT at its meeting held on 16.05.2024 has authorized MD SIPCOT to grant first additional 30 days time (beyond the original 30 days time as per the Allotment Order) without interest and to grant second additional 30 days time (beyond 60 days time) with interest to remit the plot cost, based on the merits of the case.

Sd/---
MANAGING DIRECTOR

To:

All General Managers
All HODs
All Project Officers
IT & MIS Dept. --- To upload the above O.O. in portal.
Finance Dept.

Copy to:

PS to MD

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I/173015/2024

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

OFFICE ORDER

O.O.No.17/2024 **Date:25.09.2024**

Sub: Establishment of Substations at SIPCOT Industrial Parks – Request of TANGEDCO for allotment of land at Free of Cost through Gift Deed - Decision of the Board communicated – reg.

Ref: Minutes of the Board Meeting held on 09.09.2024

******

The Board of SIPCOT at its meeting held on 09.09.2024 considered the request of TANGEDCO to allot land to them at free of cost for establishment of their sub-stations in SIPCOT Industrial Parks.

Accordingly, the Board approved to handover the earmarked land at free of cost for establishment of sub-station to cater the power need of the SIPCOT Industrial Parks and to execute the gift deed including the lands for which Enter-upon permission given to TANGEDCO.

Sd/-
MANAGING DIRECTOR

To

All General Mangers
All HODs
All Project Officers

Copy to

PA to MD
PA to ED

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ASSISTANT GENERAL MANAGER (P-VI)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

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CHANGE IN MANAGEMENT / TRANSFER OF LEASE HOLD RIGHTS

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukumani 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

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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.

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)

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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.

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In this regard, some of the allottees who have closed their units after functioned 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

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GENERAL MANAGER (P-II)

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

OFFICE ORDER

O.O No. 39/2021 **Dated: 09.04.2021**

Sub: SIPCOT - Procedure for according approval for transfer of lease hold rights on the allotted plot for the balance lease period in favour of transferee unit - Orders issued – Reg.

Ref: 1. Office Order No.46/1994, dated 12.12.1994.
2. Office Order No.01/2005, dated 05.01.2005.
3. Office Order No.19/2019, dated 31.07.2019.
4. Office Order No.03/2020, dated 23.01.2020.
5. Office Order No.11/2020, dated 11.03.2020.
6. Office Order No.23/2021, dated 17.03.2021.

.....

In the Office Orders 1 & 2nd cited, it has been ordered that if there is any change in the shareholding pattern of the allottee due to induction of new partners / shareholders and where more than 50% of the shareholding is transferred to new persons resulting in total change or substantial change in the ownership in the existing allottee unit or transfer to a unit where original promoters of the existing allottee hold less than 50% of the shares in the new transferee unit, the same will be construed as change in management/transfer of leasehold rights. The allottee will be asked to pay the difference in the prevailing plot cost at the time of transfer after adjusting the plot cost paid by them original promoters.

Accordingly, in supersession of earlier Office Orders, whenever there is a change in management/transfer of leasehold rights as prescribed above, the applicable transfer fee should be charged based on the functioning status of the allottee as per the Office Order in the reference 3rd cited.

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.

The procedure for according approval for transfer of leasehold rights of the allotted plot either in whole or in part in favour of the transferee unit for the balance lease period is under:

Procedure for according approval for transfer of leasehold rights of the plot

- The allottee shall submit the prescribed application along with the list of documents & processing fee.
- If required particulars / documents have not been received along with the application, the same has to be called for by SIPCOT from the allottee within one week from the date of receipt of the application.
- The allottee shall furnish the said particulars / documents within one week thereafter from the date of SIPCOT letter.
- In the mean time, PO's report on the functioning status of the allottee's to be obtained with supportive evidences.
- If the additional particulars/documents as called for by SIPCOT have not been received within the time, rejection letter on the request of the allottee for the transfer of leasehold rights shall be issued by SIPCOT within three days on expiry of time for submission of particulars/documents.
- If all the particulars/documents received, along with the application, it will be processed further and approval for transfer of leasehold rights shall be accorded within 20 days from the receipt of application from the allottee.
- On receipt of all particulars/documents from the allottee as called for by SIPCOT, the approval for transfer of leasehold rights will be issued within 20 days from the receipt of particulars/documents.

Workings of differential plot cost

- Comparison of the shareholding pattern of the allottee at the time of allotment /previous approval, if any, with the shareholding pattern of the allottee as on date is to be prepared by SIPCOT. If any change in management is found, as defined in office orders cited, functioning status of the allottee is to be checked by verifying the copies of sales invoice,/ EB Bill receipts and water charges payment receipts of the allottee/approved unit and differential land cost should be worked out i.e. the difference between the prevailing plot cost at the time of

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transfer for which approval is considered and the allotment rate at the time of allotment/at the time of immediate previous transfer and % of differential plot cost shall be worked out based on its functioning status, as per the office orders prevailing at that time.

- If there is change in management in the allottee company before 18.07.2019, the differential plot cost should be demanded as per O.O.No.1/2005 dt. 05.01.2005 based on the functioning status and accordingly approval shall be accorded for transfer of leasehold rights of the allotted plot in favour of the transferee unit by collecting the applicable differential plot cost besides other dues if any.

- If there is change in management in the allottee company after 18.07.2019 then differential plot cost should be demanded as per O.O.No.19/2019, dated 31.07.2019 and approval shall be accorded for transfer of leasehold rights of the allotted plot in favour of the transferee unit by collecting the applicable differential plot cost besides other dues if any.

- If the unit has not commenced commercial production, 100% differential plot cost should be demanded as transfer fee and if the unit functioning for more than 5 years / less than 5 years from the date of commencement of commercial production and without change in management in the allottee company, 10% / 20% of differential plot cost should be demanded respectively besides dues towards maintenance charges & water charges, if any, as per O.O.No.3rd cited

- As regards to sale of assets is made through Official Liquidator/Court/NCLT approval for transfer of leasehold rights of the allotted plot shall be accorded in favour Auction Purchaser (transferee unit) by collecting dues towards maintenance charges, water charges during prior & after possession period with 'NIL' transfer fee as per O.O.3rd cited.

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- In case of sale of assets by the Banks/Financial Institutions/Listed NBFC/ARC where NOC was issued for mortgaging the leasehold rights of the allotted plot to the Banks/Financial Institutions, approval for transfer of leasehold rights of the allotted plot shall be accorded in favour of the auction purchaser (transferee unit) by collecting dues towards maintenance charges & water charges during prior and after possession period with 'NIL' transfer fee as per O.O.3rd cited.

- If sale of assets by Banks/Financial Institutions/Listed NBFC/ARC where NOC was not issued for mortgaging the leasehold rights of the allotted plot to the Bank or Financial Institution, approval for such transfer shall be accorded by demanding 10% of differential plot cost and other dues if any.

- If the transfer of shares among the relatives of original promoter as defined under Income Tax Act 1961, approval shall be accorded for transfer of leasehold rights of the allotted plot in favour of the transferee unit with NIL transfer fee besides other dues if any.

- The details of project of transferee unit has to be verified and if the product comes under red category / attract Environment Clearance, necessary special condition shall be stipulated while according approval for such transfer.

- The approval for transfer shall be issued as per the format enclosed.

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Sl. No.	Documents / particulars	Period
1	Calling for additional particulars/ documents & report from PO.	1 week from the date of receipt of request letter.
2	Furnishing the particulars/ documents by the allottee.	1 week from the date of SIPCOT letter.
3	Issuance of closure / rejection letter for the transfer of leasehold rights of the allotted plot.	3 days on expiry of time for submission particulars/ documents by the allottee.
4	Issuance of approval for transfer of leasehold rights on receipt of all required particulars/ documents along with the application itself.	20 days from the receipt of application along with all the required particulars/ documents from the allottee.
5	Issuance of approval for transfer of leasehold rights upon receipt of all required particulars/ documents as called for by SIPCOT.	20 days from the receipt of all particulars/documents from the allottee as called for by SIPCOT.

This procedure has to be adopted scrupulously.

Sd/-
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To
To
All GMs
All HoDs
All Project Officers

Copy to:
PA to MD
PA to ED
IT Department

//Forwarded by Order//

H. Prabhavathy
General Manager (P-II)

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Lr.No, **Date:**

M/s. by RPAD

Sir(s),

Sub: SIPCOT Industrial Park .....– Plot No...../measuring ..... acres – Transfer of leasehold rights to M/s..... - Approval accorded – Reg.

Ref: 1.This Office Allotment Order dated .....
2.Your letter dated .....
3.This Office letter dated .....
4.Your letter dated .....

* * *

With reference to your letter 2nd 3rd & 4th cited, we hereby accord our approval for transfer of lease hold rights of the Plot Nos...../ measuring ..... acres at SIPCOT Industrial Park..... in favour of M/s..... to set up an unit for the manufacture of ..... with the following shareholding pattern and subject to conditions stipulated below : -

Sl. No	Name of the shareholder	% of shareholding pattern as on .....as per CA /CPA Certificate/
1		
2		
3		
	Total	**100.00%**

1. The allottee shall pay differential land cost of Rs..... within 30 days from the date of this letter along with processing fee of Rs..... (Inclusive of GST@18%). Also, remit the dues towards maintenance charges, water charges & interest on water charges of Rs..... And other dues if any immediately.

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2. The new incumbent shall execute Modified Lease Deed at their cost within 45 days from the date of approval of the draft MLD by SIPCOT.
3. The new incumbent shall implement the project within 12/24 months from the date of this letter.
4. The new incumbent shall establish Zero Liquid Discharge effluent treatment plant as prescribed by TNPCB for the proposed project.
5. The new incumbent shall obtain all statutory approvals including Consent to Establish from TNPCB for the proposed project before commencement of production.
6. The new incumbent shall furnish an Undertaking to abide by the terms and conditions of SIPCOT before execution of Modified Lease Deed.
7. The new incumbent shall furnish an Undertaking with regard to payment of service tax in the prescribed format in Rs.20/- non-judicial stamp paper before execution of Modified Lease Deed.
8. All other conditions of allotment order & Lease Deed executed by M/s..... and Modified Lease Deed executed by M/s..... in respect of the subject plot shall apply mutatis mutandis.

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9. All the payments shall be made ONLY through SIPCOT online portal and website : www.sipcot.tn.gov.in 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.

Yours faithfully,
Sd/-
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

Copy to :

1. M/s.....

2. The Project Officer,
   SIPCOT Industrial Park, :: You are advised to send a draft Modified Lease Deed for approval on compliance of the above conditions.

//Forwarded by Order//

H. Prabhavathy
General Manager (P-II)

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

OFFICE ORDER

O.O No.42/2021 **Dated: 23.04.2021**

Sub: SIPCOT – Change in management / Transfer of lease hold rights of the allotted plot– Implementation period by new incumbent /transferee unit -Orders issued – Reg.

Ref: 1. Office order no. 19/2019, dated.31.07.2019.
2. Office Order No.38 & 39/2021, dated 09.04.2021.

*****

In continuation of the office orders cited, it is ordered that, while according approval in respect of allottees for change in management / transfer of leasehold rights, the implementation of the project in the said plot by the new incumbent / transferee unit should be within the period as mentioned below:-

S.No	Classification	Period of Implementation from the date of approval
1.	Units not commenced commercial production.	12 Months
2.	Units functioning more than 5 years from the date of commencement of commercial production.	
3.	Units functioning less than 5 years from the date of commencement of commercial production.	
4.	Public Limited companies listed in Stock Exchange who have commenced commercial production.	
5.	Revival of sick units by a scheme approved by Banks / FI / BIFR/NCLT and other Legal Forums.	24 Months
6.	Sales of assets by Official Liquidator / Court / NCLT.	
7.	Sales of assets by the Banks / FI/ Listed NBFC/ARC, where NOC was issued for mortgaging the leasehold rights of allotted plots.	
8.	Sales of assets by the Banks / FI/ Listed NBFC/ARC, where NOC was not issued for mortgaging the leasehold rights of allotted plots.	
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.	

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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	Not Applicable

Sd/-
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All GMs
All HoDs
All Project Officers

Copy to:
PA to MD
PA to ED
IT Department

//Forwarded by Order//

H. Prathaparty
General Manager (P-II)

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

OFFICE ORDER

O.O No. 52/2021 **Dated: 30.04.2021**

Sub: SIPCOT Industrial Park – Change in management /Transfer of leasehold rights in respect of closed units and Public Limited Companies - Demand of transfer fee - Office Order issued – Reg.

Ref: 1. O.O No.19/2019, dt.31.07.2019.
2. O.O.No.30/2020, dt.31.07.2020.
3. O.O.No.43/2020, dt.07.10.2020.
4. O.O.No.23/2021, dt.17.03.2021.
5. O.O No.42/2021, dt.23.04.2021.

*****

Further to the decision of Board of SIPCOT at its meeting held on 20.04.2021 and in supersession of earlier Office Order No.23/2021, dt.17.03.2021, a transfer fee of 20% of differential plot cost shall be levied for approval in respect of change in management/transfer of leasehold rights for the closed units (after functioned for some years) including Public Limited companies listed in stock exchange who have commenced commercial production irrespective of the period of closure/no. of functioned years. The new incumbent shall implement the project and commence commercial production within one year from the date of approval.

For revival of closed units (after functioned for some years) by the allottee themselves including Public Limited Companies listed in stock exchange extension of time will be accorded for one year subject to levying a penalty depending upon the period of closure as detailed below:

Sl.No.	Period of closure	Penalty
1.	Upto 3 years	NIL
2.	More than 3 years and upto 7 years	5% of prevailing plot cost.
3.	More than 7 years	20% of differential plot cost.

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Further, in partial modification of the Office Order No.19/2019, dt.31.07.2019, the change in management / transfer of leasehold rights for Public Limited Companies listed in stock exchange who have commenced commercial production and functioning at the time of change in management/transfer of leasehold rights shall be approved subject to levy a transfer fee of 10% of differential plot cost. The transfer fee for other categories mentioned in the said Office Order remains unchanged.

Sd/-
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To

All GMs.
All HODs
All Project Officers

Copy to :

PA to MD
PA to ED

//Forwarded by Order//

H. Prabhawathy
General Manager (P-II)

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SIPCOT

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

O.O.No.14/2022 Date: 20.05.2022

OFFICE ORDER

Sub: SIPCOT - Industrial Parks – Transfer of leasehold rights of the allotted Plots for the balance lease period in favour of auction purchasers of Asset Reconstruction Companies (ARCs) / Banks / Entities –Reg.

Ref: 1. Office Order No.19/2019 dated 31.7.2019.
2. Office Order No.12/2020 dated 20.03.2020.
3. Office Order No.39/2021 dated 09.04.2021.
4. Minutes of the Board meeting dated 30.03.2022.

As per the Office Order 1st cited, in case of sale of assets by the Banks/Financial Institutions/Listed NBFC/ARC where NOC was issued for mortgaging the leasehold rights of the allotted plots, approval for transfer of leasehold rights shall be accorded in favour of auction purchaser with 'NIL' transfer fee. Further, if sale of assets by the Banks/ Financial Institutions /Listed NBFC/ARC, where NOC was not issued for mortgaging the lease hold rights of allotted plots, approval for such transfer shall be accorded by demanding 10% of differential plot cost.

As per the Office Order 1st cited, SIPCOT does not levy any differential plot cost for assignment of lease hold rights of plots to ARC/Banks/Entity by the Banks/FI to whom NOC was issued. Any transaction of the lease hold rights of the plots by ARC/Banks/Entity would attract differential plot cost from the auction purchaser if specific NOC has not been obtained from SIPCOT by that ARC/Bank/Entity.

The Board at its meeting held on 30.03.2022 approved to continue the existing policy of levying 10% differential plot cost from the auction purchasers of ARC/Banks/Entity where NOC was not specifically obtained from SIPCOT.

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Accordingly, the existing policy of levying 10% differential plot cost from the auction purchasers/assignees of ARC/Banks/Entity where NOC was not specifically obtained from SIPCOT is continued.

Sd/xxx
(T.ANAND)
MANAGING DIRECTOR

To:
All GMs/DROs
All HODs
All Project Officers
IT & MIS Dept. – To upload in the portal

Copy to:
PA to MD
PA to ED

// Forwarded by order //

G. Shaiy
GENERAL MANAGER(P-III)

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State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.
Phone : 45261777. Fax : 45261796 Website : www.sipcot.tn.gov.in

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED.

19-A, Rukmani Lakshmipathy Road, Egmore, CHENNAI – 600 008

O.O. No. 24/2022 **Date.25.07.2022**

OFFICE ORDER

Sub: SIPCOT Industrial Parks - Change in Management / Transfer of leasehold rights – Policy decision – Reg.

Ref: 1. Office Order No.46/1994 dt. 12.12.1994
2. Office Order No.35/1997 dt. 01.10.1997
3. Office Order No.1/2005 dt. 05.01.2005
4. Office Order No.19/2019 dt. 31.07.2019.
5. Minutes of the 492nd Board Meeting of SIPCOT held on 21.07.2020

The Board of SIPCOT at its meeting held on 18.07.2019 approved the policy of Change in Management/Transfer of Leasehold rights on allotment of plots in SIPCOT Industrial Parks whenever there is any change in the shareholding pattern due to induction of new partners/share holders and where more than 50% of the shareholding 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, an Office Order vide reference 4th cited was issued.

Further, the Board of SIPCOT at its meeting held on 21.07.2020 directed that in case the allottee has transferred 50% of the shareholding to the new incumbent, SIPCOT has to review the same with reference to Controlling Interest as per Companies Act, 2013 and demand differential plot cost in case the Controlling Interest is transferred to the new incumbent.

As per the provisions of the Companies Act. 2013, the term 'control' is defined under Sec. 2(27) as follows:-

> "Control" shall include the right to appoint majority of the directors to control the management or policy decision exercisable by a person or persons acting individually or in concert, directly or indirectly, including by virtue of their shareholding or management rights or shareholders agreement or voting agreements or in any other manner;

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As per the above definition 'control' is deemed to exists when a person individually or as a group or under an agreement or by virtue of shareholding has the ability to the following irrespective of the exercise it or not:-

i. right to appoint majority of the directors; or
ii. control the management or policy decisions

Transfer of 50% shareholding per-se does not create any Controlling Interest unless it also leads to the following:-

i. right to appoint majority of the directors; or
ii. control the management or policy decisions

Hence, in order to examine the controlling interest of the company, as per Companies Act 2013, the following documents shall be obtained from the allottee:-

i. Articles of Association (AoA)
ii. Shareholder agreement(s) if any
iii. Voting agreement if any

With regard to partnership firm, the Partnership Deed has to be perused in order to ascertain the Controlling Interest.

This O.O is applicable, where promoters retain 50% of the shareholding and the remaining 50% is transferred to the new incumbent

Sd/-
Managing Director

To:

General Managers
DROs
All HODs
All P.Os
IT & MIS Dept. - To Upload in the portal

Copy to: PA to MD
PA to ED

// Forwarded by order //

H. Prathwaraj
GENERAL MANAGER (P-II)
26/7/22

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600008.

O.O.No. 21/2024 **17-10-2024**

OFFICE ORDER

Sub: Issuance of "Approval for Change in Management" to the allottees - Instructions issued- Reg.

Ref: SIPCOT Office Order No.19/2019 dt.31.07.2019 (copy enclosed)

****

In the reference cited, detailed procedure for issuance of "Approval for Change in Management" to the allottees were enumerated.

In order to expedite the issue of approval for Change in Management to the allottees it has been decided to process the applications through online.

IT Department may make suitable provisions in the software to apply online by the allottees for the approval of Change in Management. Further, viewing option of the application for Change in Management may be provided to the concerned Project Department at Head Office.

The applications received through online for approval of Change in Management shall be processed adopting the following procedure and the Project Officers shall intimate the same to their allottees in this regard.

1. **List of Documents:**

1.1 List of Directors and current shareholding pattern of the company including Holding Company if any, upto individual level duly certified by a Chartered Accountant / CPA. The CA/CPA certificate should have been obtained within 90 days prior to the submission of application for NOC.

1.2 Copy of renewal of Letter of Acceptance (LoA) from MEPZ in respect of SEZ units.

1.3 Commercial Invoice of Operation with the Invoice atleast within 90 days before the date of application for those allottees which are functioning as per the

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interpretation of the allotment orders, or / and based on the EOT granted by SIPCOT.

1.4 NoC earlier issued by SIPCOT (if any). If yes, No Due Certificate/ No Objection Certificate for take over Finance by existing bankers may be attached

1.5 Permission for sublease issued by SIPCOT (if any)

1.6 Proof of Documents for the period of functioning of the units from the date of commercial production (less than / more than 5 years) viz. atleast One copy of commercial invoices / TNEB payment / water charges paid to SIPCOT per quarter for the period of operation or six years if the period of operation exceeds 5 years.

2. **Role of Project Officer:**

2.1 On receipt of application for change in management, the Project Officer concerned shall scrutinize the same and ensure whether all the documents are attached as per the checklist enclosed.

2.2 In case, the allottee has not enclosed any of the documents and/or the allottee has any dues payable to SIPCOT, the same shall be communicated to the allottee (within 3 Days from the date of receipt of application) to furnish the missing documents and remit the dues within 7 days from the date of receipt of communication (with a copy to concerned Project Department at Head Office).

2.3 Simultaneously the Project Officer shall forward all the documents furnished by the Allottee as per Sl. No. 1 in the list of documents to Head office within 3 Days from the date of receipt of application by creating an E Office File in this regard.

2.4 The Project Officer has to follow up with the Allottee to furnish the details called for along with the additional details called for by Head Office on the expiry of 10 Days from the date of application and ensure the allottee adheres to the timelines.

2.5 If the allottee fails to furnish the documents/clear the dues even after

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follow up by the Project officer, the Project Officer shall forward the documents submitted along with their recommendation letter to close the application on the expiry of 15 days (from the date of application) along with the reasons for closure.

2.6 The Project Officer shall forward a "No Due Certificate" duly certified by the Project Officer stating that Allottee has remitted all the dues and as on the date of certificate No Dues is pending from the allottee along with the list of documents (as per Sl. No 1) obtained from the allottee to the concerned Project Department at Head Office (by atleast 15 days from the date of application) through the same E Office File (received from Head Office) for further processing and issue of approval for change in management. Further, the Project Officer has to forward a copy of the latest monthly status report relating to the allottee submitted earlier(i.e. monthly status report sent within 30 days prior to the date of application)

3. **Role of Project Department at Head office:**

3.1 On receipt of documents from the Project Officer w.r.t Sl. no. 2.1 in the list of documents, the concerned Project Department has to check whether there is any change in management or not.

3.2 If the details furnished is in adequate, the Project Department shall within 3 Days from the date of receipt of particulars from the Project Officer through E Office File, intimate the allottee to furnish the additional particulars within 7 Days from the date of receipt of communication (with a copy to concerned Project officer) and return back the E Office File to the Project Officer for follow up.

3.3 In case the allottee fails to provide the additional information within7 days of 3.2, the application for change in management may be closed upon receipt of the recommendation letter for closure from the Project Officer and the same may be intimated to the allottee within 3 days by the concerned Head of the Project Department.

3.4 On receipt of details from the Project Officer as mentioned in Sl. No. 2.6,

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the Project Department has to process the application for change in management and the concerned Head of Project Department shall issue the approval for change in management within 5 Days.

3.5 The approval for change in management shall have a specific condition that the transfer fees (in case the change in shareholding pattern results in transfer of more than 50% of the shareholding of the existing allottee) has to be remitted within 30 days from the date of issue of approval for change in management, failing which the approval for change in management will stands automatically cancelled.

3.6 Upon receipt of transfer fees the concerned Project Officer shall be intimated to execute the Modified Lease Deed in respect of the allotted plot for which approval for change in management is accorded.

3.7 The E Office File created in this regard shall be merged with the Allottees main file at Head Office.

Timeline:

I. **In case the allottee has furnished the application along with the list ofdocuments in full:**

Project Officer			
Sl.No	**Particulars**	**Period**	**Cumulative Period**
1	Furnishing of Details to Head office as per Sl. No. 2.6 of role of Project Officer along with Sl. No. 1 of the list of documents	3 Days	T+3 Days
Head Office			
1	Calling for Additional Particulars, if any, w.r.t change in management	3 Days	T+6 Days (In cases where no additional

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			particulars are required, the permission for approval in change in management can be issued within 5 days following the scrutiny of documents. i.e., T+8 Days)
2	Furnishing the documents/particulars by the allottee	7 Days	T+13 Days
3	Issuance of approval for change in management on receipt of all required Documents / particulars	5 Days	T+18 Days

II. **In case the allottee has not furnished the application along with the list of documents in full and the Allottee requested to furnish the missing documents:**

Project Officer			
Sl. No	**Particulars**	**Period**	**Cumulative Period**
1	Calling for Additional Particulars w.r.t missing documents	3 Days	T+3 Days
2	Forwarding the documents w.r.t Sl.No.1in the list of documents to Head Office	3 Days	
3	Furnishing the documents / particulars by the allottee within 7 Days and follow up for the same for another 5 Days	12 Days	T+15 Days
4	Furnishing of Details to Head office as per Sl. No. 2.6 of role of Project Officer along with Sl. no. 1 of the list of documents / recommendation letter for closure of application in case the details are not furnished.	0 Days	T+15 Days

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Head Office			
1	Calling for Additional Particulars, if any.	3 Days	Period for Sl. No 1 & 2 at Head Office and Period for Sl. No 1 & 3 of Project Office are simultaneous
2	Furnishing the documents/particulars by the allottee	7 Days	
3	Calling for further additional particulars if the details furnished by P.O as sl. no. 2.6 is inadequate	3 Days	T+18Days
4	Issuance of approval for change in management on receipt of all required documents/particulars	5 Days	T + 20 Days (or) T + 23 Days

III. **Closure of application in case the allotee fails to furnish the documents/additional details called for / clear the dues within the prescribed time limit:**

Sl. No	Particulars	Period	Cumulative Period
1	Issuance of closure / Rejection of permission for approval in change in management by Head Office	3 Days	T+18 Days
T represents the Date of Application for approval in change in management, and the Days represents the Working Day.			
Hence the approval for change in management will be issued within 23 working Days from the Date of Application if the applications given in full shape. Beyond the stipulated period of 23 working Days, the file has to be put up to MD with reasons for delay for approval.			

The check list for the list of documents is enclosed at Annexure –I and the application for approval of Change in Management is enclosed at Annexure-II.

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The above procedure has to be adopted scrupulously and will be in force with effect from 01.11.2024.

Sd/--
MANAGING DIRECTOR

To
All GMs
All HoDs
All Projects Officers – To circulate the above office order to the allottees of their Industrial Parks.

Copy to:
PA to MD
PA to ED
IT Department

//Forwarded by Order//

Manager(HRD)

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State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005667
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

ANNEXURE-I

Check list for Issue of approval for Change in Management

1. Company Details

a. Application Reference No.
b. Application Date
c. Location of SIPCOT Industrial Park
d. Plot and Extent
e. Company Name
f. Contact Person
g. Contact Person Mobile No.
h. Contact Person Email
i. Address

2. List of Documents

S.No.	List of Documents	Whether furnished	
		Yes	No
1	List of Directors and current shareholding pattern of the company including Holding Company if any, up to 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.		
2	Copy of renewal of Letter of Acceptance (LoA) from MEPZ in respect of SEZ units		
3	Commercial Invoice of Operation with the invoice at least within 90 days before the date of application for those allottees which are functioning as per the interpretation of the allotment orders, or / and based on the EOT granted by SIPCOT.		
4	Proof of Documents for the period of functioning of the units from the date of commercial production (less than / more than 5 years) viz. alteast One copy of commercial invoices / TNEB payment / water charges paid to SIPCOT per quarter for the period of operation or six years if the period of operation exceeds 5 years.		

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5	NoC earlier issued by SIPCOT (if any). If yes, No Due Certificate/ No Objection Certificate for take over Finance by existing bankers may be attached		
6	Permission for sublease issued by SIPCOT (if any)		

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ANNEXURE-II

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED 19-A, Rukmani Lakshmipathy Road, Egmore, Chennai - 600008

Application for approval of Change in Management

1. Company Details

   a. Application Reference No.
   b. Application Date
   c. Location of SIPCOT Industrial Complex
   d. Plot and Extent
   e. Company Name
   f. Contact Person
   g. Contact Person Mobile No.
   h. Contact Person Email
   i. Address

2. Constitution Details (specify whether Sole Proprietorship / Partnership Firm / Public or Private Limited Company)
3. List of Directors/Share holding Pattern of the allottee at the time of Allotment and as on date duly certified by a CA/CPA–to be uploaded
4. Copy of renewal of Letter of Acceptance (LoA) from MEPZ in respect of SEZ units – to be uploaded
5. Commercial Invoice of Operation with the invoice atleast within 90 days before the date of application for those allottees which are functioning as per the interpretation of the allotment orders, or / and based on the EOT granted by SIPCOT – to be uploaded
6. Proof of Documents for the period of functioning of the units from the date of commercial production (less than / more than 5 years) viz. alteast One copy of commercial invoices / TNEB payment / water charges paid to SIPCOT per quarter for the period of operation or six years if the period of operation exceeds 5 years– to be uploaded
7. NoC earlier issued by SIPCOT (if any). If yes, No Due Certificate/No Objection Certificate for take over Finance by existing bankers may be attached.– to be uploaded
8. Permission for sublease issued by SIPCOT(if any)–to be uploaded
9. Payment Details – Processing Fee + GST

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

O.O.No.30/2024 Date: 20.12.2024

OFFICE ORDER

Sub: Allotment of land in SIPCOT Industrial Parks – Change in Management / Transfer of Leasehold Rights of the plot allotted - execution of Modified Lease Deed – Project Implementation period - proposed modification – Orders Issued – reg.

Ref: 1. O.O.38/2021 dt.09.04.2021
2. O.O.39/2021 dt.09.04.2021
3. O.O.42/2021 dt.23.04.2021

The Board of SIPCOT at its meeting held on 04.12.2024 has approved to adopt certain modifications in the conditions stipulated for Change in Management / Transfer of Leasehold Rights of the plot allotted at SIPCOT Industrial Park as detailed below:

1. To provide 30 days time from the date of approval for change in management / transfer of lease hold rights to pay the Differential Land Cost along with Processing Fee by the transferor/ transferee and any applicable interest thereafter in case of delayed payment.
2. To accord approval to the transferee (new management) for execution and registration of the Modified Lease Deed within 45 days from the date of payment of Differential Land Cost along with Processing Fee, and any applicable interest in case of delayed payment.
3. To authorize Managing Director to grant additional extension of time for 45 days for execution and registration of Modified Lease Deed based on merits of the case, without penalty and any further extension of time for execution of Modified Lease Deed shall be as per the delegation of powers accorded in O.O.No.21/2022, dt.08.07.2022.

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4. The implementation period by the transferee (new management) shall be within 12 months or 24 months from the date of execution/registration of Modified Lease Deed, as applicable as below:

Sl.No.	Category	Period of Implementation from the date execution / registration of Modified Lease Deed
1.	Units not commenced commercial production.	12 Months
2.	Units functioning more than 5 years from the date of commencement of commercial production.	
3.	Units functioning less than 5 years from the date of commencement of commercial production.	
4.	Public Limited companies listed in Stock Exchange who have commenced commercial production.	
5.	Revival of sick units by a scheme approved by Banks / FI / BIFR / NCLT and other Legal Forums.	24 Months
6.	Sales of assets by Official Liquidator / Court/ NCLT.	
7.	Sales of assets by the Banks/ FI/ Listed NBFC/ARC, where NOC was issued for mortgaging the leasehold rights of allotted plots.	
8.	Sales of assets by the Banks / FI/ Listed NBFC/ARC, where NOC was not issued for mortgaging the leasehold rights of allotted plots.	
9.	Joint ventures companies of TIDCO/ ELCOT/ TIDEL / SIPCOT/ Other Government Agencies and the change in share holding approved by the respective Board's of the Government Agencies.	

Sd/---
MANAGING DIRECTOR

To
All GMs
All HODs
All Project Officers

Copy to :
PA to MD
PA to ED
IT Department ..... To upload the Office Order in SIPCOT portal.

/ Forwarded by Order /

GENERAL MANAGER(P-I)

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Extension of Time

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

Circular No. 53/2021 Dt : 04 .05.2021

CIRCULAR

Sub : SIPCOT Industrial Parks – Existing Allottees - Extension of duration of implementation of the Project – Differential Plot Cost demanded – Period of payment – Reg.

Ref : O.O.No.43/2020 dt. 07.10.2020.

SIPCOT has initiated action as per Office Order cited, for the existing allottees under category 3 by way of issue of notices for non-implementation of the project. Whenever the allottees requests for extension of time for implementation of the project, SIPCOT has been insisting them to remit differential plot cost within 30 days to consider approval for extension of time of 12 months to implement the project in the allotted plot.

Considering the request from the existing allottees and the prevailing pandemic situation, it has been decided that 60 days time shall be given for payment of differential plot cost to the allottees under category 3 and provided 50% of the differential plot cost is paid within 60 days, another 30 days time shall be given to remit the balance differential plot cost amount alongwith interest @ 12% p.a.

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 (POLICY)

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

No. 60 / 2021 **Date: 28 .05.2021**

CIRCULAR

Sub: Covid-19 pandemic situation – Payment of plot cost and execution and registration of Lease Deed / Modified Lease Deed – Extension of time upto 30.06.2021 – Granted - Reg.

As per condition No.3 (b) of the allotment order, the allottee has to remit the plot cost within 30 days from the date of the order, failing which the allotment shall stand automatically cancelled and the initial deposit paid for the extent allotted shall be forfeited.

Further as per condition No. 3 (c) of the allotment order, the allottee has to execute the Lease Deed within 45 days from the date of payment of amount, failing which a penalty of 0.5% of the prevailing plot cost shall be levied for every 30 days beyond the stipulated time.

Considering the present Covid-19 pandemic and lockdown situation, the payment of plot cost by the allottees, whose due date (30 days period) for payment of plot cost falls on or after 10.05.2021 has been extended upto 30.06.2021. Further, the allottees whose due date (45 days period) for execution and registration of Lease Deed / Modified Lease Deed falls on or after 10.5.2021 be permitted for execution and registration of Lease Deed / Modified Lease Deed upto 30.06.2021 without any penalty.

28/5/21
MANAGING DIRECTOR

To

All General Managers
All Heads of Departments
All Project officers
IT & MIS Dept. -- To take note of the above and modify suitably in the portal

Copy to:

PS to MD

28/5/2021
AM (P)

28/5/21
GM (Policy)

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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)

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

O.O.No. 08/2022 **Date: 18.04.2022**

OFFICE ORDER

Sub: SIPCOT Industrial Parks – Existing allottees – Non-implementation of the project – Further Extension of Time due to COVID lockdown – Ordered - Reg.

Ref: 1. O.O.No.30/2020, dt.31.07.2020.
2. O.O.No.43/2020, dt.27.10.2020.
3. Minutes of the Board Meeting dt.30.03.2022.

The Board of SIPCOT at its meeting held on 30.03.2022 has taken note of the representation of Confederation of Indian Industries (CII) on the difficulties faced by the industries due to pandemic towards implementaion of the project and decided to grant additional extension of time to implement the project, as a onetime measure, without penalty for another 12 months to the allottees, provided the implementation period falls within the COVID lockdown period i.e 10.05.2021 to 12.06.2021.

sd/-
MANAGING DIRECTOR

To:
All General Managers
All HODs
All P.Os
IT & MIS Dept. – To upload in the portal

Copy to: PA to MD
PA to ED

/ Forwarded by Order /

GENERAL MANAGER (P-I)

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Execution of Lease Deed (MLD)

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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. Shail
GENERAL MANAGER(PROJECTS-I)

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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	BOUNDARIES 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

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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	BOUNDARIES NORTH SOUTH EAST WEST	
7	STATUS OF GROUND STRUCTURE DETAILS	
8	REFERENCE FROM MANAGING DIRECTOR, SIPCOT	
9	DATE OF TAKING OVER OF POSSESSION OD 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

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

Circular No. 59/2021 Dt : 15.05.2021

CIRCULAR

Sub : SIPCOT Industrial Parks - Allotment of land - Execution of Lease Deed - Discrepancies found in the registered Lease Deed Documents - Draft Lease Deed - Approval - Reg.

Ref : 1. H.O. Lr.No.D1/Lease Deed/2010 dt.13.08.2010 & 02.11.2010.
2. Circular No.4/2015 dt. 02.03.2015.

Further to the references cited, the following instructions are issued, which are to be strictly adhered to before execution / registration of Lease Deed, so as to avoid flaws in Lease Deed executed / registered by the allottees and subsequent execution / registration of Rectification Deed :-

1. The Project Officers shall send Soft Copy of the Draft Lease Deed to be executed / registered by the allottees to the concerned Projects Department within 7 days on payment of plot cost and submission of required documents by the allottee.

2. On receipt of the Draft Lease Deed, the concerned Projects Department shall forward the same to Legal Department for verification.

3. On receipt of the file from the Projects Department, Legal Department shall verify the draft Lease Deed and accord approval within 2 working days.

4. The draft Lease Deed as approved by the Legal Department shall be forwarded to the concerned Project Officer immediately for execution / registration of Lease Deed, so as to execute the same in time.

15/5/21

J. KUMARAGURUBARAN
MANAGING DIRECTOR.

To
All General Managers
All Heads of Departments
All Project Officers.

Copy to:
PS to MD
PA to ED

EA AM C(?) GM(Policy) E.D.

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SIPCOT

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

Cir.No.23/2024 **Date:10-06-2024**

CIRCULAR

Sub: Allotment of land in SIPCOT Industrial Parks – Proposed modification in Lease Deed clauses – Draft revised Allotment order / Lease deed -Reg.

Ref: Minutes of the Board meeting held on 16.05.2024

The Board of SIPCOT at its meeting held on 16.05.2024 has approved to adopt certain modifications in the Lease Deed clauses to be executed / registered in respect of land allotments to be made by SIPCOT and to incorporate the same in the Allotment Order to be issued henceforth.

Accordingly, the revised Lease Deed and Allotment Order formats for "A & B" Category and "C" Category, duly incorporating the changes as approved by the Board are also enclosed for adoption.

Sd/---
MANAGING DIRECTOR

To:

All General Managers
All HODs
All Project Officers
IT & MIS Dept. --- To upload the above O.O. in portal.

Copy to:

PS to MD

//Forwarded by Order//

GENERAL MANAGER(P-I)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

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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".

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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//

G. Sher
GENERAL MANAGER(P-I)

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

O.O.No.61/2021 **Date:28.09.2021**

OFFICE ORDER

Sub: COVID – 19 Pandemic Situation – Execution & Registration of Lease Deed / Modified Lease Deed – Extension of time granted upto 30.09.2021 - Reg.

Ref: Minutes of the Board Meeting held dt.07.09.2021.

****

Considering the prevailing pandemic situation, the Board of SIPCOT at its meeting held on 07.09.2021 has given permission to the allottees who have remitted the plot cost within the stipulated period to execute / register the Lease Deed / Modified Lease Deed upto 30.09.2021 without any penalty.

Sd/---
MANAGING DIRECTOR

To:

All General Managers
All HODs
All Project Officers
IT & MIS Dept. --- To take note of the above and modify suitably in the portal

Copy to:

PS to MD

//Forwarded by order//

GENERAL MANAGER(P-I)

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

OFFICE ORDER

O.O.No. 06/2022 **Date: 04.04.2022**

Sub: SIPCOT Industrial Parks – Allotment of land – Change in name of company/ Private Limited to Public Limited company – Execution of Modified Lease Deed dispensed with – Reg.

Ref: O.O.No.09/2015, dt.26.08.2015.

*****

In the Office Order cited, it was 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.

As per Sec. 18 of the Companies Act, 2013, conversion of class of Public Limited Company into another class of company (i.e. Private Limited Company), shall not affect the Lease Deed which was entered into before such conversion and such conversion can be given effect to by way of filing an Affidavit before the Sub-Registrar concerned rather than executing Modified Lease Deed as per law.

In view of the above, it has been decided that mere change in name of the company and / or also conversion of the company from Public Limited to Private Limited and vice versa without change in management is permitted to execute / register an Affidavit in Rs.20/- non-judicial stamp paper with the Sub-Registrar office concerned instead of executing / registering the Modified Lease Deed by collecting the processing fee of Rs.10,000/- plus GST.

Sd/-
MANAGING DIRECTOR

To:
All General Managers
All HODs
All P.Os
IT & MIS Dept. - To upload in the portal

Copy to: PA to MD
PA to ED

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General Manager (P-I)

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

O.O.No.11/2022 Date : 5.5.2022

OFFICE ORDER

Sub : SIPCOT Industrial Parks – Penalty for delay in execution of Lease Deed – Reg.

Ref : 1) O.O.No.30/2020 dt.31.7.2020
2) Minutes of the Board Meeting held on 30.3.2022

*****

In the above Office Order, it was decided "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".

Now, the Board of SIPCOT at its meeting held on 30.3.2022 has delegated the powers to the Managing Director for granting extension of time to the allottees after expiry of permitted period of 45 days from the date of payment of entire plot cost to execute and register the Lease deed without penalty on merits of the case, subject to a maximum period of another 45 days."

Sd/-
MANAGING DIRECTOR

To
All General Managers
All HODs
All Project Officers
IT & MIS Dept. – To upload in the portal

Copy to :
PA to MD
PA to ED

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General Manager (P-I)

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SIPCOT

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

O.O.No. 21/2022 **Date: 08.07.2022**

OFFICE ORDER

Sub: SIPCOT Industrial Parks - Execution of Modified Lease Deed beyond stipulated time - Levy of penalty @ 5% of prevailing plot cost as maximum cap - Reg.

Ref: 1. O.O.No.30/2020, dt.31.07.2020.
2. Minutes of the Board Meeting dt.09.06.2022 (Item no.19).

In the Office Order 1st cited, it has been ordered that 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 this regard, the Board of SIPCOT at its meeting held on 09.06.2022, has approved for levy of @ 5% of Prevailing plot cost as the maximum cap for imposing penalty in the case of delay in execution of Modified Lease Deed alone beyond the permitted time, as a policy.

Sd/---
MANAGING DIRECTOR

To:
All General Managers
All HODs
All P.Os
IT & MIS Dept. - To upload in the portal

Copy to:
PA to MD
PA to ED

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GENERAL MANAGER(P-I)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.

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50% Water Capital Cost

Verified RealEstate™

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SIPCOT

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

CIRCULAR

Circular No.43/2024 **Date: 23.09.2024**

Sub: SIPCOT Industrial Parks - Change in existing method of collection of 50% capital cost on water supply system based on the committed quantity of water by allottees - recovery of 50% capital cost in case of actual drawal of water exceeds committed quantity - Policy - Board's decision communicated - reg.

Ref: 1. Circular No.36/2003 dated 29.09.2003
2. Minutes of the meeting held on 09.09.2024

The Board of SIPCOT at its meeting held on 09.09.2024 while discussing the subject "Recovery of 50% capital cost on Water supply system" directed to change the existing method of collection of 50% capital cost on water supply system in case of actual drawal of water exceeds committed quantity by the allottees.

Accordingly, if the allottee consumes excess water over and above the committed quantity in any of the two months in the Financial year, the highest drawal may be taken into account as the revised committed quantity and 50% capital cost demand may be raised in the first quarter of the subsequent Financial year (ie. during June of every year) for the difference in old committed quantity and revised committed quantity. The revised committed quantity is re-set as the final committed quantity for the allottee and the same process of yearly review may be followed from the re-set committed quantity every year.

The Board further resolved to amend the Clause No.19 in the Water supply agreement accordingly.

The other terms and conditions stipulated in the circular first cited remain unchanged.

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

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SIPCOT

The Project Officers (where recovery of 50% capital cost on water supply system is applicable) are directed to give notice of this procedure to the allottees/Industries Association immediately. This procedure is effective from 09.09.2024.

Sd/-xxx
MANAING DIRECTOR

To
All General Managers
DRO-I
DRO- II/General Manager (HRD)
All HODs
All the Project Officers

Copy to:
PA to MD
PA to ED
IT Department --- for necessary action to upload in the portal

/Forwarded by Order/

GENERAL MANAGER (FINANCE)

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State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

NO OBJECTION CERTIFICATE (NOC)

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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.

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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.

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- 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. Prabhavathy
GENERAL MANAGER (P-II)

Verified by RealState

SIPCOT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADULIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai-600008.

O.O.No. 22/2024 **Dated:17.10.2024**

OFFICE ORDER

Sub: 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 - Instructions Issued – Reg.

Ref: SIPCOT Office Order No.21/2021, dt.12.03.2021 (copy enclosed)

****

In the reference cited, detailed procedure for issuance of "No objection Certificate (NoC)" to mortgage the lease hold rights of the allotted plot in favour of Bank / Financial Institution for availing financial assistance to implement the project were enumerated. However, instances were noticed that there is delay in issue of NOC due to want of additional particulars from the allottee besides report from the Project Officers concerned.

In order to expedite the issue of NOC and facilitate the allottees to avail the credit facilities from the Bank / Financial institutions in time, henceforth the applications received through online for issue of "No Objection Certificate" shall be processed adopting the following procedure and the Project officers shall intimate the same to their allottees in this regard.

IT Department may make suitable provisions in the software with Alert Notification with viewing option to Projects Department at Head Office.

1. **List of Documents:**

1.1 Bank /Banks (in case of consortium) sanction letters with full details including terms and conditions as detailed below:

a. The applicant shall highlight the SIPCOT property to be mortgaged with Clause No. and page No. in Bank's sanction letter.

b. In case of consortium of Banks, highlight the SIPCOT's property to be

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mortgaged with Clause No. and page No. in all Bank's sanction letter.

1.2 No Due /No Objection Certificate from the existing Bank/Financial Institution.

1.3 List of Directors and current shareholding pattern of the company including Holding Company if any, upto individual level duly certified by a Chartered Accountant / CPA. The CA/CPA certificate should have been obtained within 90 days prior to the submission of application for NOC.

1.4 Copy of renewal of Letter of Acceptance (LoA) from MEPZ in respect of SEZ units.

1.5 Commercial Invoice of Operation with the invoice at least within 90 days before the date of application for those allottees which are functioning as per the interpretation of the allotment orders, or / and based on the EOT granted by SIPCOT.

2. Role of Project Officer:

2.1 On receipt of application for NoC, the Project Officer concerned shall scrutinize the same and ensure whether all the documents are attached as per the checklist enclosed.

2.2 In case, the allottee has not enclosed any of the documents and/or the allottee has any dues payable to SIPCOT, the same shall be communicated to the allottee (within 3 Days from the date of receipt of application) to furnish the missing documents and remit the dues within 7 days from the date of receipt of communication (with a copy to concerned Project Department at Head Office).

2.3 Simultaneously the Project Officer shall forward the documents furnished by the Allottee w.r.t Sl. no 1 in the list of documents to Head office within 3 Days from the date of receipt of application by creating an E Office File in this regard.

2.4 The Project Officer has to follow up with the Allottee to furnish the details called for along with the additional details called for by Head Office, on the expiry of 10 Days from the date of application and ensure the allottee adheres to the timelines.

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2.5 If the allottee fails to furnish the documents/clear the dues even after follow up by the Project officer, the Project Officer shall forward the documents submitted along with their recommendation letter to close the application on the expiry of 15 days (from the date of application) along with the reasons for closure.

2.6 The Project Officer shall forward a "No Due Certificate" duly certified by the Project Officer stating that Allottee has remitted all the dues and as on the date of certificate No Dues is pending from the allottee along with the list of documents (as per Sl. No 1) obtained from the allottee to the concerned Project Department at Head Office (by at least 15 days from the date of application) through the same E Office File (received from Head Office) for further processing and issue of NoC. Further, the Project Officer has to forward a copy of the latest monthly status report relating to the allottee submitted earlier (i.e. monthly status report sent within 30 days prior to the date of application)

3. Role of Project Department at Head office:

3.1 On receipt of documents from the Project Officer w.r.t Sl. no. 1.3 in the list of documents, the concerned Project Department has to check whether there is any change in management or not.

3.2 If the details furnished is inadequate, the Project Department shall within 3 Days from the date of receipt of particulars from the Project Officer through E Office File, intimate the allottee to furnish the additional particulars within 7 Days from the date of receipt of communication (with a copy to concerned Project officer) and return back the E Office File to the Project Office.

3.3 In case the allottee fails to provide the additional information within 7 days of 3.2, the NoC application may be closed upon receipt of the recommendation letter for closure from the Project Officer and the same may be intimated to the allottee within 3 days by the concerned Head of the Project Department.

3.4 On receipt of details from the Project Officer as mentioned in Sl. No. 2.6, the Project Department has to process the application for NoC and the concerned

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Head of Project Department shall issue the same within 5 Days, provided there is no change in management in the allotted unit.

3.5 In case of change in management, the allottee may be intimated by the Head of concerned Project Department to remit the transfer fees by email and initiate further action in this regard. The application for NoC will be closed accordingly and the allottee has to apply afresh for NoC on settlement of the change in management issue.

3.6 The E Office File created in this regard shall be merged with the Allottees main file at Head Office.

4. Timeline:

I. **<u>In case the allottee has furnished the application along with the list of documents in full:</u>**

Project Officer			
Sl.No	**Particulars**	**Period**	**Cumulative Period**
1	Furnishing of Details to Head office as per Sl. No. 2.6 of roie of Project Officer along with Sl. no1. 1 to 1.5 of the List of documents	3 Days	T+3 Days
Head Office			
1	Calling for Additional Particulars, if any, w.r.t change in management	3 Days	T+6 Days (In cases where no additional particulars are required, the NoC can be issued within 5 days following the scrutiny of documents. i.e., T+8Days)
2	Furnishing the documents/particulars by the allottee	7 Days	T+13 Days
3	Issuance of NoC on receipt of all required documents/particulars	5 Days	T+18 Days

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II. **Incase the allottee has not furnished the application along with the list of documents in full and the Allottee requested to furnish the missing documents:**

Project Officer			
Sl.No	**Particulars**	**Period**	**Cumulative Period**
1	Calling for Additional Particulars w.r.t missing Documents	3 Days	T+3 Days
2	Forwarding the documents w.r.t Sl. No. 1.3 in the list of documents to Head Office	3 Days	
3	Furnishing the documents/particulars by the allottee with 7 Days and follow up for the same for another 5 Days	12 Days	T+15 Days
4	Furnishing of Details to Head office as per Sl.No.2.6 of role of Project Officer along with Sl. No. 1.1 to 1.5 of the list of documents / recommendation letter for closure of application in case the details are not furnished.	0 Days	T+15 Days
Head Office			
1	Calling for Additional Particulars, if any, w.r.t Change in management	3 Days	Period for Sl. No 1 & 2 at Head Office and Period for Sl. No 1 & 3 of Project Office are simultaneous
2	Furnishing the documents /particulars by the allottee	7 Days	

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3	Calling for further additional particulars if the details furnished by P.O as sl. no. 2.6 is inadequate	3 Days	T+18 Days
4	Issuance of NoC on receipt of all required documents/particulars	5 Days	T + 20 Days (or) T + 23 Days

III. **Closure of application in case the allotee fails to furnish the documents/additional details called for / clear the dues within the prescribed time limit:**

Sl.No	Particulars	Period	Cumulative Period
1	Issuance of closure/ Rejection of NOC by Head office	3 Days	T+18 Days
T represents the Date of Application for NoC, and the Days represents the Working Day.			
Hence the NOC will be issued within 23 working Days from the Date of Application if the applications given in full shape and without any ambiguity in change of management. Beyond the stipulated period of 23 working Days, the file has to be put up to MD with reasons for delay for approval.			

The check list for the list of documents is enclosed at Annexure - I.

The above procedure has to be adopted scrupulously and will be in force with effect from 01.11.2024.

Sd/-
MANAGING DIRECTOR

To
All GMs
All HoDs
All Projects Officers – To circulate the above office order to the allottees of their Industrial Parks.

Copy to:
PA to MD
PA to ED
IT Department

//Forwarded by Order//

Manager(HRD)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.

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ANNEXURE-I

Check list for Issue of No Objection Certificate(NOC)

1. Company Details

a. NOC Reference No.
b. Application Date
c. Location of SIPCOT Industrial Park
d. Plot and Extent
e. Company Name
f. Contact Person
g. Contact Person Mobile No.
h. Contact Person Email
i. Address

2. List of Documents

S. No.	List of Documents	Whether furnished	
		Yes	No
1.	Bank /Banks (in case of consortium) sanction letters with full details including terms and Conditions as detailed below:		
1.a	The applicant shall highlight the SIPCOT property to be mortgaged with Clause No. And page No. in Bank's sanction letter		
1.b	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 (if applicable)		
2	No Due /No Objection Certificate from the existing Bank/Financial Institution (if applicable)		
3	List of Directors and current shareholding pattern of the company including Holding Company if any, up to 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	Commercial Invoice of Operation with the invoice at least within 90 days before the date of application for those allottees which are functioning as per the interpretation of the allotment orders, or/and based on the EOT granted by SIPCOT.		

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipath Road, Egmore, Chennai - 8.

Cir. No. 08 /2023 Date : 6 .03.2023

CIRCULAR

Sub : Permission to mortgage the leasehold rights of the plot allotted in favour of Bank/Financial Institution - Revised NOC format - Issued - Reg.

Ref : Connected records.

A copy of the No Objection Certificate revised format to be issued to mortgage the leasehold rights of the plot allotted in SIPCOT in favour of Bank/Financial Institution to avail credit facilities by deleting the quantum of credit limits indicated is enclosed for adoption henceforth.

// By order of M.D. //

H. Prabhavathy
General Manager (P-II)

To

All General Managers
All HoDs
All Project Officers

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED,
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI 600 008.
Phone No.044-28554787 Fax No.044-28553746/42177333
CIN U74999TN1971SGC005967

Ref. No. _____ Dated: _____

To

Sirs,

Sub: Allotment of Plot No...../..... at SIPCOT Industrial Complex/Park/Growth Centre - Permission to Mortgage lease hold rights of the plot - Approval - Accorded - Reg.

Ref: 1. SIPCOT's allotment Order Lr.No. ..... dt.....
2. Your letter dt.....
3. ..... Bank sanction letter dt.....

****

In your letter ..... and Bank's sanction letter..... cited, you have requested permission to mortgage the lease hold rights of the Plot No...../ ..... acres in the SIPCOT Industrial Complex/Park/Growth Centre in favour of ..... Bank, ... for availing financial assistance from them for setting up an unit for the manufacture of ..... at SIPCOT Industrial Complex/Park/Growth Centre.

The Plot No...../ ..... acres at a tentative cost of Rs..... per acre in SIPCOT Industrial ..... was allotted to you as per the reference first cited. The Lease Deed was executed and registered on ..... as Doc.No...../.....

You have paid 100% of the plot cost. You have also to pay an annual rent of Rs.1/- per year for 98 years and Rs.2/- for the 99th year.

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In the circumstances stated above, we have "No Objection" in mortgaging your lease hold right of the plot No. ...../ ..... acres in SIPCOT Industrial Park, ..., subject to the terms and conditions of the allotment order for the plot and also the terms and conditions of the Lease Deed executed by you with SIPCOT. Earlier, we have issued NOC to the company to mortgage the above plot for the sanctioned financial assistance in favour of ..... on ....., which stands cancelled by virtue of No Due Certificate dt..... issued by the said Bank.

SIPCOT has no objection to the Bank advancing loan on the Plant, Machinery and other Fixed Assets/Current Assets/Others provided the regular payment of plot deposit amounts/rent or water charges, maintenance charges and other charges in respect of the said plot payable to SIPCOT for the use and occupation of the premises of the plot wherein the plant and machinery are erected in the plot in SIPCOT Industrial ..... are assured by you or regularly paid by you when demanded by us and that such advancing will not affect the terms and conditions of allotment and the lease deed executed by the unit concerning the land.

<u>This NOC is subject to the following terms and conditions:</u>

1 In the event of the Banks/Financial Institutions taking legal action against the unit they can only enforce the limited right or the lease hold rights and not the land as such.

2 The Bank/Financial Institutions should note that if the mortgaged assets including the lease hold right is sold, the auction purchaser should apply to SIPCOT for transfer of the plot and also agree to comply with all the terms and conditions that may be stipulated by SIPCOT.

3 We have also to inform you that a Notice of 90 days will be issued to you to remedy any breach of conditions (or) default under the lease deed executed by you before we decide to resume possession of the land under the conditions set out in the lease deed. A copy of such notices will also be sent to the Financial Institutions / Banks mentioned above.

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4 NOC shall be valid so long as the dues of SIPCOT have not become over due or outstanding.

5 The Bank/Financial Institutions should undertake to prevail upon the auction purchaser, when it invokes NOC and sells the lease hold right, to pay the differential land cost to SIPCOT at the time of execution of modified lease deed or effecting transfer of allotment as the case may be.

6 In the event of allotted area of land is not fully utilized by the allottee unit to the satisfaction of SIPCOT, SIPCOT reserves the right to resume the unutilized portion of the land from the unit pursuant to the lease deed free from any encumbrances.

7 As long as the company is not sub-leasing the premises (both the allotted land and the building constructed thereon) at SIPCOT Industrial Park, [redacted] as per the terms of allotment, the association with multiple principals to engage in different avenues of industrial related activities by entering into independent agreement with its principals with no cross over of each activity with one another are acceptable. However, the concept of creating only physical infrastructure and leasing / renting it out is not acceptable to SIPCOT.

8 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 charge.

9. SIPCOT as a lessor, shall have superior rights over the plot of land and before Financial Institutions/Banks take steps to recover their dues it may resume the plot of land free from encumbrances for non-compliance of terms and conditions of allotment order under TNPP(E) Act by giving 90 days notice to the Financial Institutions / Banks and

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the allottee. As per the Lease Deed terms and conditions, SIPCOT is free from payment of compensation of any superstructure made by the allottee when the land was evicted under TNPP(E) Act for non-compliance of terms and conditions.

Please acknowledge receipt of this letter.

Yours faithfully,
Sd/-
Managing Director

Copy to :

..... Bank

The Project Officers,
SIPCOT Industrial Park,
.....

//Forwarded By Order//

General Manager(P-II)

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PLOT COST

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19 A, RukmaniLakshmipathy Road, Egmore, Chennai – 600 008.

CIRCULAR

Cir.No.40/2021 **Dated:12.04.2021**

Sub: SIPCOT Industrial Parks – Implementation of Tamil Nadu Industrial Policy 2021 with modifications – Land Cost Incentive Policy of SIPCOT–Board's Approval - Communication -Reg.

Ref: 1.Circular No.16/2014 dated 26.04.2014.
2.Circular No.19/2020 dated 20.03.2020.
3.Circular No.110/2020 dated 31.12.2020
4. G.O.Ms.No.74 Industries (MIB.1) Department dated 11.02.2021
5. Minutes of the Board Meeting dated16.03.2021.

****

The Board of SIPCOT at its meeting held on 16.03.2021 noted that SIPCOT has evolved a concessional / incentive based land allotment policy which is generally in line with Tamil Nadu Industrial Policy 2021 granting 10% of land cost as incentive for "A" & "B" Districts and 50 % of land cost as incentive for "C" Districts. Accordingly, the Board approved the following:

i) The Land Cost Incentive policy of SIPCOT as contained in the Board Note.
ii) The Land Cost Incentive at the rate of 10 % of Land Cost in"A" & "B" Districts and 25 % of Land Cost in "C" Districts be extended by SIPCOT.
iii) SIPCOT shall approach the Government for reimbursement of balance 25 % of the land cost (out of 50 % land cost incentive) in respect of "C" Districts.
iv) SIPCOT shall approach the Government for reimbursement of the Land Cost incentive being/to be extended by it as per Tamil Nadu Aerospace and Defence Policy,2019, Tamil Nadu E-Vehicle Policy or any other specialized policies other than Tamil Nadu Industrial Policy 2021.

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The methodology to be followed in extending land cost incentive is detailed below:

I. LAND COST INCENTIVE IN SIPCOT INDUSTRIAL PARKS IN "A" & "B" DISTRICTS

In existing SIPCOT Industrial Parks in "A" & "B" districts as below, the land allotment will be made at a normal allotment rate as applicable at the time of allotment.

The land cost incentive at 10% of allotment rate per acre will be given for allotments made to the industries (except the industries in the Negative list as in **Annexure I**) for the extent allotted, **only as back ended incentive**, subject to complying the following conditions:

(i) Project implemented in 36 months/ any other project implementation period mentioned in the allotment order from the date of allotment order as per the terms of lease and also

(ii) create Eligible Fixed Assets (as defined in the Tamil Nadu Industrial Policy 2021 as in **Annexure II**) as committed at the time of application for allotmentand provide minimum employment of 50 persons within the investment period of four years / seven years (as indicated in investment commitment range for project category in accordance with the Tamil Nadu Industrial Policy 2021) or as stipulated in specific Government Order as certified by Statutory Auditors in case of companies and Tax Auditors in case of other legal entities.

(iii) The land cost incentive at 10% of allotment rate for the extent allotted(as indicated in the allotment order) will be given as back ended subject to a ceiling of 20% of Eligible Fixed Assets.

(iv) The land cost incentive in respect of SIPCOT Industrial Parks in "A" districts shall be applicable for the applications received/to be received on or after 01.01.2021 and in respect of SIPCOT Industrial Parks in "B"

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districts, the land cost incentive shall be applicable for the applications received/to be received on or after 01.02.2021 respectively.

(v) For compliance of (ii) above, a following condition in Allotment Order is to be included "The allottee is committed to bring the Eligible Fixed Assets (EFA) - (a) Land (----- in acres) – Rs. --- lakhs (b) Buildings (----- square feet) – Rs.------ lakhs (c) Plant & Machinery (New / second hand) – Rs.------ lakhs (d) Total EFA – Rs.----- lakhs and provide minimum employment of 50 persons within the investment period of --------- years to avail 10% land cost incentive for the extent of land allotted as back ended subject to a ceiling of 20% of Eligible Fixed Assets. After completion of stipulated investment period, the allottee shall furnish a certificate for the EFA created and employment generated during the said investment period duly certified by Statutory Auditors in case of companies and Tax Auditors in case of other legal entities to avail land cost incentive as mentioned above"

Sl. No.	Name of the Industrial Parks	Plot Allotment rate per acre	Land Cost Incentive per acre @ 10 %
	I) "A" Districts	**(Rs. in lakhs)**	
1	Irungattukottai (including Apparel Park & Footwear Component Park) / Kancheepuram District	153.00	15.30
2	Sriperumbudur (including SEZ) / Kancheepuram District	153.00	15.30
3 (a)	Oragadam Phase-I (including SEZ & R&N Park) / Kancheepuram District	153.00	15.30
(b)	Oragadam Phase-II (Vaipur-Mathur Scheme) / Kancheepuram District	170.00	17.00

4	Pillaipakkam / Kancheepuram District	153.00	15.30
5	Vallam – Vadagal Phase-I / Kancheepuram District	170.00	17.00
6	Siruseri / Chengalpet District	550.00	55.00
7	Gummidipoondi Phases I, II & EPIP / Tiruvallur District	110.00	11.00
8	Thervoykandigai / Tiruvallur District	110.00	11.00
9	Mappedu / Tiruvallur District	108.50	10.85
	II) "B" Districts	**(Rs. in lakhs)**	
10	Ranipet Phases I, II & III (DTA & SEZ) / Ranipet District	56.00	5.60
11	Hosur Phases I, II, Expn.I&Expn.II / Krishnagiri District	110.00	11.00
12	Bargur (DTA) / (SEZ) / Krishnagiri District	20.00	2.00
13	Perundurai Phases I, II & SEZ / Erode District	67.00	6.70
14	Manaparai / Tiruchirapalli District	70.00	7.00

II.

LAND COST INCENTIVE IN SIPCOT INDUSTRIAL PARKS IN "C" DISTRICTS

In existing SIPCOT Industrial Parks in "C" districts as below, the land allotment will be made at 50% subsidised rate per acre to the industries (except the industries in the Negative list as in **Annexure I**) for the extent allotted, (**front ended**) by obtaining an undertaking (**format in Annexure III**)

(i) Project implemented in 36 months/ any other project implementation period mentioned in the allotment order from the date of allotment order as per the terms of lease and also

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(ii) create Eligible Fixed Assets (as defined in the Tamil Nadu Industrial Policy 2021 as in **Annexure II**) as committed at the time of application for allotment and minimum employment of 50 persons within the investment period of four years / seven years (as indicated in investment commitment range for project category in accordance with the Tamil Nadu Industrial Policy 2021) or as stipulated in specific Government Order.

(iii) On completion of the above investment period, the allottee should furnish a certificate for the EFA created and employment generated during the said investment period and the Land Cost Subsidy availed is not beyond 20% of EFA from the Statutory Auditors in case of companies and Tax Auditors in case of other legal entities.

(iv) If not complied with, necessary action will be taken by SIPCOT to recover the subsidy amount extended with interest as fixed by SIPCOT / Government from time to time.

(v) The subsidized plot allotment rates in respect of SIPCOT Industrial Parks in "C" districts shall be applicable for the applications received/to be received on or after 01.02.2021.

(vi) For compliance of (ii) above, following condition in Allotment Order is to be included "The allottee is committed to bring the Eligible Fixed Assets(EFA) - (a) Land (----- in acres) - Rs. ----- lakhs (b) Buildings (----- square feet) - Rs.------ lakhs (c) Plant & Machinery (New / second hand) - Rs.------ lakhs (d) Total EFA - Rs.----- lakhs and provide minimum employment of 50 persons within the investment period of --------- years. In this regard, the allottee shall furnish an undertaking before execution of lease deed in the format prescribed by SIPCOT. After completion of stipulated investment period, the allottee shall furnish a certificate for the EFA created, employment generated during the said investment period and the Land Cost Subsidy availed is not beyond 20% of EFA duly certified by Statutory

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the conditions for the land cost incentive availed, the allottee has to repay the land cost incentives availed with interest fixed by SIPCOT, otherwise necessary action will be taken by SIPCOT to recover the incentive / subsidy amount extended with interest as fixed by SIPCOT / Government from time to time."

(vii) In addition, on par with the allotments made in Southern districts and Aerospace Industrial Park at Vallam Vadagal at subsidised rates, it has been decided to amend conditions ---- of Allotment Order and Clauses ---- of Standard lease deed of SIPCOT as detailed in **Annexure IV in respect of allotments made / to be made at the subsidised rate for setting up industries in "C" districts. Further, it has been decided to indicate the plot cost after adjustment of land cost incentive extended by SIPCOT (as per the Chargeable allotment rate per acre indicated below) in Schedule 'B' of the Lease deed with clear specification that the said amount is inclusive of Government subsidy @25% of the prevailing plot cost.**

Sl. No.	Name of the Parks	Plot Allotment rate per acre	Chargeable allotment rate per acre in Allotment Order (after adjustment of land cost incentive @ 25% of plot allotment rate per acre extended by SIPCOT)	Land cost subsidy per acre to be reimbursed by Government (@25% of plot allotment rate per acre)	Subsidised plot Allotment Rate per acre
	"C" Districts (50% concessional rate)	**(Rupees in lakhs)**			
1	Cheyyar – Phase I & Phase II / Thiruvannamalai District	80.00	60.00	20.00	40.00
2	Cuddalore Phases I & II / Cuddalore District	80.00	60.00	20.00	40.00

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3	Thindivanam / Villupuram District	80.00	60.00	20.00	40.00
4	Thoothukudi Phase-I / Thoothukudi District	20.00	15.00	5.00	10.00
5	Pudukottai / Pudukottai District	10.00	7.50	2.50	5.00
6	Manamadurai / Sivagangai District	10.00	7.50	2.50	5.00
7	Nilakottai / Dindigul District	25.00	18.75	6.25	12.50
8	Gangaikondan (DTA & SEZ) / Tirunelveli District	20.00	15.00	5.00	10.00

III. LAND COST INCENTIVE AS PER SPECIALISED POLICIES ANNOUNCED BY GOVERNMENT OTHER THAN TAMIL NADU INDUSTRIAL POLICY 2021

(i) Under Aerospace and Defence policy 2019

20% land cost subsidy extended for the allotments made at Aerospace Park, Vallam Vadagal will be continued. The company can choose to avail incentives under this policy or under Tamil Nadu Industrial Policy 2021 and option from the company is to be obtained before allotment.

Sl. No.	Name of the Industrial Park	Plot Allotment rate per acre	Land Cost Incentive /Subsidy per acre (Rupees in lakhs)	Subsidised plot Allotment Rate per acre (Rupees in lakhs)
1.	Aerospace Park Vallam Vadagal / Kancheepuram District (20% subsidy)	143.00	28.60	114.40

(ii) Land cost subsidy for other specialised policies for sunrise sectors as announced by the Government and applicable to SIPCOT will be extended.

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(iii) SIPCOT shall approach the Government for reimbursement of the Land Cost incentive being/to be extended by it as per Tamil Nadu Aerospace and Defence Policy, 2019, Tamil Nadu E-Vehicle Policy or any other specialized policies other than Tamil Nadu Industrial Policy 2021.

IV. LAND COST INCENTIVE FOR STANDALONE R&D PROJECTS

Stand –alone R&D projects shall be eligible for land cost incentive subject to the following conditions:

- Must have Minimum Investment of Rs.50 cr. in Eligible Fixed Assets and creation of Employment for 50 persons.
- Clearly demarcated facilities in or outside the Projects.
- Must be located in Tamil Nadu
- Must be registered with Department of Scientific and Industrial Research, Government of India (DSIR).

Accordingly, R&D projects shall be given an incentive of 50%of the cost of purchase or lease of land for up to 20 acre, subject to a ceiling of Rs.50lakh/acre, which shall be provided as a reimbursement upon commencement of the R&D Centre. R&D projects shall also be provided priority in land allotment in SIPCOT Industrial Parks.

V. Land Cost subsidy for the projects specified in the Negative list of Tamil Nadu Industrial Policy 2021 (**Annexure I**) is not applicable.

VI. Land Cost subsidy for allotments made/ to be made in New Industrial parks will be extended as applicable according to the classification of the districts and other specialised policies.

VII. Classification of districts as per the Tamil Nadu Industrial Policy 2021as follows:

"A" Category Districts (4 Districts) – Chengalpattu, Chennai, Kancheepuram and Tiruvallur.

"B" Category Districts (12 Districts) – Coimbatore, Erode, Karur, Krishnagiri, Namakkal, The Nilgiris, Ranipet, Salem, Tiruchirapalli, Tirupattur, Tiruppur and Vellore.

"C" Category Districts (22 Districts) - Ariyalur, Cuddalore, Dharmapuri, Dindigul, Kallakurichi, Kanniyakumari, Madurai, Mayiladuthurai,

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Nagapattinam, Perambulur, Pudukottai, Ramanathapuram, Sivagangai, Tenkasi, Thanjavur, Theni, Thiruvarur, Thoothukudi, Tirunelveli, Tiruvannamalai, Villupuram and Virudhunagar.

In case of notification of new districts during the policy period, the District Category of the parent district (in case of sub-division) or majority of constituent district by area (in case or merger or re-division), shall apply, or as notified by the Government.

VIII. Investment Commitment Range for Project Category

Project Category	**Investment Commitment Range (Rs. in Cr.)**		**Standard Investment Period**
	Minimum Investment	Maximum Investment	
Sub-Large	50	300	4 Years
Large	300	500	4 Years
Mega	500	5000	4 Years
Ultra-Mega	5000	-	7 Years

Sd/...
(J.KUMARAGURUBRAN)
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. Shan
GENERAL MANAGER(P-I)

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ANNEXURE I

List of Industries Ineligible for Incentives

1. Sugar Mills

2. Edible Oil Industries.

3. Rice, Wheat and Flour Mills

4. Mineral Water and aerated soft drinks.

5. Alcoholic Beverages.

6. Fertiliser and animal feed manufacture.

7. Mining and beneficiation.

8. Steel re-rolling, steel fabrication, stainless steel utensils

9. Tobacco processing, Cigarette or Beedi manufacture.

10. Timber or wood processing except furniture manufacturing.

11. Services sector or Servicing or repair facilities except Logistics Infrastructure and R&D which are specifically made available in the Policy.

12. Cement Industry.

13. Power Generation Projects such as thermal, hydel, solar and onshore wind generation projects.

14. Any other industries as may be notified by Government from time to time.

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ANNEXURE II

Definition of ELIGIBLE FIXED ASSETS

"Eligible Fixed Assets" or "EFA" shall mean and include land (including development cost such as fencing, construction of internal roads and other basic infrastructure facilities); permanent buildings; plants, indigenous machineries and equipment, imported equipment, computer equipment, material handling equipment (like forklifts, cranes, etc.); tools, dies, moulds, jigs and fixtures and similar production tools owned and used within the plant or elsewhere within Tamil Nadu; appliances; electrical installations; pollution control, quality control and laboratory equipment; fixtures, tubes, pipes, fittings and storage tanks, to the extend paid for by the project.

The terms "Eligible Fixed Assets" / "EFA" shall also mean and include waste treatment facilities, transformers, generators, captive power plants, etc., and other supportive facilities installed for use in the premises and includes installation charges.

EFA shall include investment in R&D such as land, building, plant and machinery.Unless otherwise specified, EFA shall exclude intangible assets including, without limitation, Intellectual Property rights and goodwill.

All fixed assets should have been paid for and should be owned or leased by the project, provided that the duration of such lease shall be:

(a) For land and building, no less than 10 years; and

(b) For all other fixed assets – no less than half the estimated residual lifetime of the asset (where such residual lifetime shall be estimated by a licensed engineer, in the manner that may be specified by the Government of Tamil Nadu, from time to time).

Fixed assets that are leased shall be valued at the Net Present Value of said assets, as on the date of execution of the lease deed or date of MoU (if applicable), whichever is later, using a discount rate of 10%, or as may be notified from time to time, provided that the lease is executed within the investment period.

All fixed assets (except tools, dies, moulds, jigs and fixtures and similar production tools) should be used and installed only within the Project Site.

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1.1 Second-hand machinery

No more than 20% of the total Eligible Fixed Assets of a project shall consist of indigenous second-hand machinery purchased by the unit/project. To decide the percentage of second-hand machinery that will constitute Eligible Fixed Assets, the market value of such second-hand machinery, shall be as certified by an independent chartered/licensed engineer, chartered accountant or such other authority or person authorised by the Government of Tamil Nadu from time to time. This is subject to the condition that such indigenous second-hand machinery shall have a minimum residual life of 10 years (as certified by the independent chartered/licensed engineer, chartered accountant or such other authority or person authorised by the Government of Tamil Nadu from time to time).

In case of imported machinery, all imported second-hand plant, machinery and equipment will be considered as new indigenous machinery, if it is imported directly by the unit/project. 100% of the value of imported plant, machinery and equipment shall be allowed under Eligible Fixed Assets. This value of imported plant, machinery and equipment shall include custom duty and insurance paid, freight charges from the port of arrival till destination and installation charges in addition to the CIF value of such plant & machinery, provided that freight and installation of charges would be limited to 10% of the basic price.

1.2 Captive Power plants

Upto 20 % of EFA will be allowed for the Investment made in captive power plants (including windmills / solar farms), provided that no less than 50% of power so generated is for captive consumption.

1.3 Industrial Housing

Residential facilities developed within the Industrial Park or accommodation and hostel facilities for employees within 5 km radius of the work area (i.e. entrance of the housing facility should be within 10 km of direct distance from the entrance of the project premises), shall be considered as Eligible Fixed Assets, provided that this does not exceed 10% of EFA.

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ANNEXURE III

(Rs.100/- Stamp Paper)

Undertaking for creation of Eligible Fixed Assets and Employment Generation

(to be given before execution of Lease Deed by allottees of SIPCOT Industrial Parks located in "C" districts)

We ---------- having Registered Office / Administrative Office at ------- and allottee of Plot No.----------, comprising of ------ acres SIPCOT Industrial Park, ------ located in --------- District, hereby undertake to implement the project in the allotted plot in 36 months / any other project implementation period mentioned in the allotment order from the date of allotment order as per the terms of lease and also create Eligible Fixed Assets (EFA)as per the Tamil Nadu Industrial Policy 2021 as committed at the time of application for allotment as detailed below and minimum employment of 50 persons within the investment period of ------- / four years / seven years or as stipulated in specific Government Order. On completion of the above investment period, we will furnish a certificate for the EFA created, employment generated and the Land Cost Subsidy availed is not beyond 20% of EFA from the Statutory Auditors (in case of companies) / Tax Auditors (in case of other legal entities). If not complied with, we undertake to remit the entire incentive/subsidy amount of Rs.--------- availed along with interest as fixed by SIPCOT / Government from time to time.

Eligible Fixed Assets Committed:

Amount (Rs.in lakhs)

1. Land (------acres)
2. Buildings (------ square feet)
3. Plant & Machinery
   (i) New
   (ii) Second Hand
4. Total

Signature of the allottee
Designation with address seal

PLACE:

DATE:

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ANNEXURE IV

Land Cost Incentive extended to "C" District:

I) Modified condition of Allotment Order:

Sl. No.	Description	Particulars (in Rs.)
A.	Plot cost	
i)	Amount towards plot extent allotted @ Chargeable allotment rate per acre (after adjustment of land cost incentive @ 25% of plot allotment rate per acre extended by SIPCOT):	
ii)	Less 25% Government Subsidy for extent allotted:	
iii)	Frontage Charges:	
iv)	50% Capital Cost on Water supply for the allocated quantity:	
B.	Less: Initial Deposit	
C.	Total amount payable	
D.	Caution Deposit	
E.	Lease Rent in Advance	
F.	Total amount Payable (C+D+E)	

II) Modified condition of Lease Deed

Schedule B

(Value of property Rs.------ as in 2A of Allotment order and Government subsidy @ 25% 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 Parks / new Industrial Parks to be developed in "C" Districts.

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SIPCOT

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

O.O.NO .01/2022 **4 .1.2022**

Sub: SIPCOT International Furniture Park, Thoothukudi - Fixation of Plot Allotment rate for Phase-I Industrial Plots - reg.

Ref: Minutes of the Board Meeting dt. 8.11.2021

.....

The Board of SIPCOT at its meeting held on 8.11.2021 approved to fix the plot allotment rate for developed plot of 255 acres on 99 years and 30 years lease basis respectively to the eligible Industries in International Furniture Park, Phase-I at SIPCOT Industrial Park, Thoothukudi The details of fixation of plot allotment rate is given below:

DEVELOPED PLOT OF 255 ACRES ON 99 YEARS LEASE BASIS

Name of the Industrial Park	Plot allotment rate per acre	Chargeable allotment rate per acre in allotment order (after adjustment of land cost incentive @ 25% and discount @ 50% of Enhanced subsidy extended by SIPCOT)	Land cost subsidy per acre to be reimbursed by Government @ 25% of plot allotment rate per acre and Enhanced Subsidy		Subsidised Plot Allotment Rate per acre
"C" District			**(RUPEES IN LAKHS)**		
Thoothukudi			Government Subsidy	Government Enhanced subsidy	
First Five anchor industries and ≥ 20 acres	60	37.65	15	7.35	15.30 *
For all other industries	60	41.50	15	3.50	23.00

* To allot at the subsidized rate of Rs.15.30 lakhs per acre to first five anchor industries with minimum offtake of 20 acres for 99 years lease period.

.2.

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DEVELOPED PLOT FOR A SHORT-TERM LEASE OF 30 YEARS FOR 255 ACRES

Name of the Industrial Park	Plot allotment rate per acre	Chargeable allotment rate per acre in allotment order (after adjustment of land cost incentive @ 25% and discount @ 50% of Enhanced subsidy extended by SIPCOT)	Land cost subsidy per acre to be reimbursed by Government @ 25% of plot allotment rate per acre and Enhanced Subsidy		Subsidised Plot Allotment Rate per acre
"C" District		**(RUPEES IN LAKHS)**			
Thoothukudi			Government subsidy	Government Enhanced subsidy	
First Five anchor Industries and ≥ 20 acres	45	27.50	11.25	6.25	10 *
For all other Industries	45	30.00	11.25	3.75	15

* To allot at the subsidized rate of Rs.10.00 lakhs per acre to first five anchor industries with minimum offtake of 20 acres for 30 years lease period.

To claim 25% of the plot cost due to the allotment at 50% subsidized rate from the Government and to meet the balance 25% of the plot cost to be extended as subsidy from SIPCOT's own fund and also 50% of Enhanced subsidy to be extended, apart from normal 50% subsidy shall be claimed from the Government and to meet balance 50% Enhanced subsidy from SIPCOT funds as discount.

Sd/-xxxx
MANAGING DIRECTOR

.3.

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.
Phone : 45261777, Fax : 45261796 Website : www.sipcot.tn.gov.in

SIPCOT

.3.

To

All General Managers
All HODS
PA to MD
PA to ED

Copy to:

All the Project Officers,
SIPCOT Industrial Parks

/Forwarded By order/

6/1/22

GENERAL MANAGER(F)

Verified RedEstate™

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.
Phone : 45261777, Fax : 45261796 Website : www.sipcot.tn.gov.in

SIPCOT

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

OFFICE ORDER

O.O.No. 09/2022 **Dated: 20.04.2022**

Sub: SIPCOT Industrial Park, Mambakkam (Sriperumbudur Phase - IV) - Fixation of plot allotment rate - Board's approval - Communication - reg.

Ref: Minutes of the Board Meeting dated 30.03.2022

The Board of SIPCOT at its meeting held on 30.03.2022 has approved to fix the plot allotment rate for land in respect of SIPCOT Industrial Park, Mambakkam (Sriperumbudur Phase - IV) at **Rs.399.00 lakhs per acre**.

Accordingly, the plot allotment rate for SIPCOT Industrial Park, Mambakkam (Sriperumbudur Phase - IV) is given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land Cost Incentive per acre @ 10%
"A" District	(Rs. in lakhs)	
SIPCOT Industrial Park, Mambakkam (Sriperumbudur Phase-IV)	399.00	39.90

The above plot allotment rate is applicable for all the allotments made with effect from 30.03.2022.

Sd/-xxx
MANAGING DIRECTOR

To
All General Managers
All HODs
PA to MD
PA to ED

Copy to
All the Project Officers,
SIPCOT Industrial Parks.

/Forwarded By Order/

General Manager (Finance)

Verified by RedFstate

SIPCOT

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

OFFICE ORDER

O.O.No. 17/2022 **Dated: 22.06.2022**

Sub: SIPCOT Industrial Park, Shoolagiri (Hosur Phase - IV) – Fixation of plot allotment rate - Board's confirmation – Communication –reg.

Ref: 1. Minutes of the Board Meeting dated 30.03.2022
2. O.O.No.12/2022 dated 12.05.2022
3. Minutes of the Board Meeting dated 09.06.2022

In supersession of earlier office order issued in the reference 2nd cited and pursuant to the reference 3rd cited, the plot allotment rate for land in respect of SIPCOT Industrial Park, Shoolagiri (Hosur Phase-IV) is fixed at **Rs.128.00 lakhs per acre**.

Accordingly, the plot allotment rate for SIPCOT Industrial Park, Shoolagiri (Hosur Phase-IV) is given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land Cost Incentive per acre @ 10%
"B" District	(Rs. in lakhs)	
Expansion of SIPCOT Industrial Park at Shoolagiri (Hosur Phase - IV)	128.00	12.80

The above plot allotment rate is applicable for all the allotments made with effect from 30.03.2022.

Sd/-xxx
MANAGING DIRECTOR

To
All General Managers
All HODs
PA to MD
PA to ED

Copy to
All the Project Officers,
SIPCOT Industrial Parks.

/Forwarded By Order/

GENERAL MANAGER (F)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.
Phone : 45261777, Fax : 45261796 Website : www.sipcot.tn.gov.in

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SIPCOT

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

OFFICE ORDER

O.O.No.18/2022 **Dated: 24.06.2022**

Sub: SIPCOT – Medical Devices Park, Oragadam Phase-II – Board's approval for Fixation of Plot allotment rate and other utility charges such as Annual Maintenance Charges & Water charges - Communicated – reg.

Ref: Minutes of the Board Meeting dated 30.03.2022

The Board of SIPCOT at its meeting held on 30.03.2022 has approved to fix the plot allotment rate for developed land for Medical Devices Park at SIPCOT Oragadam Phase – II @ Rs.125.00 lakhs per acre for an extent of 350 acres and other utility charges such as annual maintenance charges of Rs.4.00 per Sq.m. & water charges at Rs.45.00 per KL in the initial year. i.e. till 31.12.2022 and increase by 5% subsequently per annum for a period of 10 years and the rates fixed are given below:

PLOT ALLOTMENT RATE : (SUBSIDIZED RATE)

Sl. No.	Period		Plot Allotment Rate per acre
	From	To	(Rs. in lakhs)
Initial period	30.03.2022	31.12.2022	125.00
1	01.01.2023	31.12.2023	132.00
2	01.01.2024	31.12.2024	138.00
3	01.01.2025	31.12.2025	145.00
4	01.01.2026	31.12.2026	152.00
5	01.01.2027	31.12.2027	160.00
6	01.01.2028	31.12.2028	168.00
7	01.01.2029	31.12.2029	176.00
8	01.01.2030	31.12.2030	185.00
9	01.01.2031	31.12.2031	194.00
10	01.01.2032	31.12.2032	204.00

.2.

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ANNUAL MAINTENANCE CHARGES:

Sl. No.	Period		Annual Maintenance Charges per Sq. m.
	From	To	Amount (in Rs.)
Initial period	30.03.2022	31.12.2022	4.00
1	01.01.2023	31.12.2023	4.20
2	01.01.2024	31.12.2024	4.45
3	01.01.2025	31.12.2025	4.65
4	01.01.2026	31.12.2026	4.90
5	01.01.2027	31.12.2027	5.15
6	01.01.2028	31.12.2028	5.40
7	01.01.2029	31.12.2029	5.65
8	01.01.2030	31.12.2030	5.95
9	01.01.2031	31.12.2031	6.25
10	01.01.2032	31.12.2032	6.55

WATER CHARGES:

Sl. No.	Period		Water Charges per KL
	From	To	Amount (in Rs.)
Initial period	30.03.2022	31.12.2022	45.00
1	01.01.2023	31.12.2023	47.25
2	01.01.2024	31.12.2024	50.00
3	01.01.2025	31.12.2025	52.10
4	01.01.2026	31.12.2026	54.70
5	01.01.2027	31.12.2027	57.50
6	01.01.2028	31.12.2028	60.30
7	01.01.2029	31.12.2029	63.40
8	01.01.2030	31.12.2030	66.50
9	01.01.2031	31.12.2031	70.00
10	01.01.2032	31.12.2032	73.30

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
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The above plot allotment rate and other utility charges – i.e. annual maintenance charges and water charges for the proposed medical devices park is applicable for the allotments made with effect from 30.03.2022, pertaining to Medical Devices Park at Oragadam Phase –II.

Sd/-xxx
MANAGING DIRECTOR

To

All General Managers
All HODs
PA to MD
PA to ED

Copy to

All the Project Officers,
SIPCOT Industrial Parks.

/Forwarded By Order/

GENERAL MANAGER (F)

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

OFFICE ORDER

O.O.No. 19/2022 **Dated: 25.06.2022**

Sub: SIPCOT Industrial Park, Manapparai including Food Park (Phase-I) – Fixation of plot allotment rate - Board's approval – Communication –reg.

Ref: Minutes of the Board Meeting dated 09.06.2022

The Board of SIPCOT at its meeting held on 09.06.2022 has approved to fix the plot allotment rate for the developed land in **SIPCOT Manapparai Food Park (137.94 acres) at Rs.54.00 lakhs per acre** and **SIPCOT Industrial Park, Manapparai Phase-I (328.16 acres) at Rs.57.00 lakhs per acre.**

Accordingly, the plot allotment rate for SIPCOT Industrial Park, Manapparai including Food Park (Phase-I) are given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land Cost Incentive per acre @ 10% (Back ended)
"B" District	(Rs. in lakhs)	
SIPCOT Manapparai Food Park (Phase-I)	54.00	5.40
SIPCOT Industrial Park, Manappari (Phase-I)	57.00	5.70

The above plot allotment rate is applicable for all the allotments made with effect from 09.06.2022

Sd/-xxx
MANAGING DIRECTOR

To
All General Managers
All HODs
PA to MD
PA to ED

Copy to
All the Project Officers,
SIPCOT Industrial Parks.

/Forwarded By Order/

GENERAL MANAGER (F)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.
Phone : 45261777, Fax : 45261796 Website : www.sipcot.tn.gov.in

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State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)

CIN : U74999TN1971SGC005967

OFFICE ORDER

O.O.No. 20/2022 **Dated: 08.07.2022**

Sub: SIPCOT Industrial Park, Dharmapuri – Fixation of plot allotment rate - Board's approval – Communication – reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. Minutes of the Board Meeting dated 09.06.2022

The Board of SIPCOT at its meeting held on 09.06.2022 has approved to fix the plot allotment rate for SIPCOT Industrial Park, Dharmapuri at Rs.43.00 lakhs per acre.

Dharmapuri Industrial Park falls under "C" category District, 50% of land cost subsidy will be extended to eligible industries on the above plot allotment rate as per Board's direction dated 16.03.2021, which is generally in line with Tamil Nadu Industrial Policy 2021 granting 10% of land cost as incentive for "A" & "B" Districts and 50% of land cost as incentive for "C" Districts.

Accordingly, the fixation of plot allotment rate for SIPCOT Industrial Park, Dharmapuri is given below:

Plot Allotment Rate	Chargeable allotment rate per acre in allotment order (after adjustment of land cost incentive @ 25% of plot allotment rate per acre extended by SIPCOT)	(LESS) Land Cost Subsidy per acre to be reimbursed by Government (@ 25% of plot allotment rate per acre)	Subsidised plot allotment rate per acre
(Rupees in lakhs)			
43.00	32.25	10.75	21.50

The above plot allotment rate is applicable for all the allotments made with effect from 09.06.2022.

Sd/-xxx
MANAGING DIRECTOR

.2.

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State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)

CIN : U74999TN1971SGC005967

.2.

To

All General Managers
All HODs
PA to MD
PA to ED

Copy to

All the Project Officers,
SIPCOT Industrial Parks.

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GENERAL MANAGER (F)

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State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)

CIN : U74999TN1971SGC005967

OFFICE ORDER

O.O. No.27/2022 **Date: 26.08.2022**

Sub: SIPCOT Industrial Park, Theni including Food Park – Fixation of plot allotment rate - Board's approval – Communication – reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. Minutes of the Board Meeting dated 27.07.2022

The Board of SIPCOT at its meeting held on 27.07.2022 has approved to fix the plot allotment rate for developed land at SIPCOT Theni Food Park (109.80 acres) at Rs.46.00 lakhs per acre and for balance allotable area (General Park - 209.33 acres) in SIPCOT Industrial Park, Theni at Rs.49.00 lakhs per acre to eligible industries on 99 years lease basis.

Theni Industrial Park falls under "C" category District, 50% of land cost subsidy will be extended to eligible industries on the above plot allotment rate as per Board's direction dated 16.03.2021, which is generally in line with Tamil Nadu Industrial Policy 2021 granting 10% of land cost as incentive for "A" & "B" Districts and 50% of land cost as incentive for "C" Districts.

Accordingly, the fixation of plot allotment rate for SIPCOT Industrial Park, Theni including Food Park are given below:

Name of the SIPCOT Industrial Park	Plot Allotment Rate	Chargeable allotment rate per acre in allotment order (after adjustment of land cost incentive @ 25% of plot allotment rate per acre extended by SIPCOT)	(LESS) Land Cost Subsidy per acre to be reimbursed by Government (@ 25% of plot allotment rate per acre)	Subsidised plot allotment rate per acre
	(Rupees in lakhs)			
Theni Food Park	**46.00**	34.50	11.50	23.00
Theni Industrial Park	**49.00**	36.75	12.25	24.50

.2.

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The above plot allotment rate is applicable for all the allotments made with effect from 27.07.2022 in respect of SIPCOT Industrial Park, Theni including Food Park.

Sd/-xxx
MANAGING DIRECTOR

To

All General Managers
All HODs
PA to MD
PA to ED

Copy to

All the Project Officers,
SIPCOT Industrial Parks.

/Forwarded By Order/

S.Lv
GENERAL MANAGER (F)

Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 45261777, **Fax** : 45261796, **Website** : www.sipcot.tn.gov.in

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SIPCOT

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

OFFICE ORDER

O.O. No. 29/2022 **Dated:12.09.2022**

Sub: SIPCOT Industrial Park, Thirumudivakkam – Fixation of plot allotment rate - Board's approval – Communication –reg.

Ref: Minutes of the Board Meeting dated 24.08.2022

The Board of SIPCOT at its meeting held on 24.08.2022 has approved to fix the plot allotment rate for the developed land in SIPCOT Industrial Park, Thirumudivakkam at Rs.661.00 lakhs per acre.

Accordingly, the plot allotment rate for SIPCOT Industrial Park, Thirumudivakkam is given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land Cost Incentive per acre @ 10%
"A" District	(Rs. in lakhs)	
SIPCOT Industrial Park, Thirumudivakkam	661.00	66.10

The above plot allotment rate is applicable for all the allotments made with effect from 24.08.2022

Sd/-xxx
MANAGING DIRECTOR

To

All General Managers/DRO's
All HODs
PA to MD
PA to ED

Copy to

All the Project Officers,
SIPCOT Industrial Parks.

/Forwarded by Order/

GENERAL MANAGER (F)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.
Phone : 45261777, Fax : 45261796 Website : www.sipcot.tn.gov.in

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

OFFICE ORDER

O.O. No.30/2022 **Dated: 12.09.2022**

Sub: SIPCOT Industrial Park, Nemili – Fixation of plot allotment rate - Board's approval – Communication –reg.

Ref: Minutes of the Board Meeting dated 24.08.2022

The Board of SIPCOT at its meeting held on 24.08.2022 has approved to fix the plot allotment rate for the developed land in SIPCOT Industrial Park, Nemili at Rs.785.00 lakhs per acre.

Accordingly, the plot allotment rate for SIPCOT Industrial Park, Nemili is given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land Cost Incentive per acre @ 10%
"A" District	(Rs. in lakhs)	
SIPCOT Industrial Park, Nemili	785.00	78.50

The above plot allotment rate is applicable for all the allotments made with effect from 24.08.2022.

Sd/-xxx
MANAGING DIRECTOR

To
All General Managers
All HODs
PA to MD
PA to ED

Copy to
All the Project Officers,
SIPCOT Industrial Parks.

/Forwarded by Order/

GENERAL MANAGER (F)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.
Phone : 45261777, Fax : 45261796 Website : www.sipcot.tn.gov.in

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

OFFICE ORDER

O.O. No.31/2022 **Date: 14.09.2022**

Sub: SIPCOT Industrial Park, Tindivanam – Fixation of plot allotment rate for M/s.TANSIDCO – Revision of plot allotment rate for other allottees - Board's approval – Communication – reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. O.O.No.64/2021 dated 01.11.2021
3. Minutes of the Board meeting dated 24.08.2022

The Board of SIPCOT at its meeting held on 24.08.2022 has approved to fix the plot allotment rate for bulk allotment of 113 acres of undeveloped land to M/s.Tamil Nadu Small Industries Development Corporation Ltd. (TANSIDCO) at SIPCOT Industrial Park, Tindivanam at Rs.74.00 lakhs per acre and to allot the land to M/s.TANSIDCO without subsidy on outright sale basis by including clauses in the allotment order and sale deed that

(i) the enhanced compensation, if any, incurred by SIPCOT for M/s.TANSIDCO land of 113 acres, will be claimed from M/s.TANSIDCO.

(ii) the cost of infrastructure facilities, if any, provided for M/s.TANSIDCO should be borne by M/s.TANSIDCO.

Further, the Board has approved to revise the rate of allotment at Rs.150.00 lakhs per acre for other allottees (Developed land) and allot at the subsidized rate at Rs.75.00 lakhs per acre to eligible industries in SIPCOT Industrial Park, Tindivanam as Villupuram District comes under "C" District.

.2.

State Industries Promotion Corporation of Tamil Nadu Limited
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Accordingly, the fixation of plot allotment rate for other allottees (developed land) in SIPCOT Industrial Park, Tindivanam is given below:

Name of the SIPCOT Industrial Park	Plot Allotment Rate per acre	Chargeable allotment rate per acre in allotment order (after adjustment of land cost incentive @ 25% of plot allotment rate per acre extended by SIPCOT)	(LESS) Land Cost Subsidy per acre to be reimbursed by Government (@ 25% of plot allotment rate per acre)	Subsidised plot allotment rate per acre
	(Rupees in lakhs)			
Tindivanam	**150.00**	112.50	37.50	75.00

The above plot allotment rate is applicable for all other allottees at SIPCOT Industrial Park, Tindivanam for the allotments made with effect from 24.08.2022.

Further, the Board has approved to demand 50% capital cost on water supply system in addition to the plot allotment rate as and when the external water supply scheme is funded by SIPCOT.

Sd/-xxx
MANAGING DIRECTOR

To
All General Managers
All HODs
PA to MD
PA to ED
IT Department - for necessary action

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12/9/22
GENERAL MANAGER (F)

State Industries Promotion Corporation of Tamil Nadu Limited
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OFFICE ORDER

O.O. No.32/2022 **Date: 05.12.2022**

Sub: Food Park at SIPCOT Industrial Park, Tindivanam – Fixation of plot allotment rate - Board's approval – Communication – reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. Minutes of the Board Meeting held on 07.11.2022

The Board of SIPCOT at its meeting held on 07.11.2022 has approved to fix the plot allotment rate for developed land (101.85 acres) in Food Park at SIPCOT Industrial Park, Tindivanam at Rs.143.00 lakhs per acre and to allot at the subsidized rate at Rs.71.50 lakhs per acre to eligible industries on 99 years lease basis.

Tindivanam Food Park falls under "C" category District, 50% of land cost subsidy will be extended to eligible industries on the plot allotment rate as per Board's direction dated 16.03.2021, which is generally in line with Tamil Nadu Industrial Policy 2021 granting 10% of land cost as incentive for "A" & "B" Districts and 50% of land cost as incentive for "C" Districts.

Accordingly, the fixation of plot allotment rate for the developed land in Food Park at SIPCOT Industrial Park, Tindivanam is given below:

Name of the SIPCOT Industrial Park	Plot Allotment Rate	Chargeable allotment rate per acre in allotment order (after adjustment of land cost incentive @ 25% of plot allotment rate per acre extended by SIPCOT)	(LESS) Land Cost Subsidy per acre to be reimbursed by Government (@ 25% of plot allotment rate per acre)	Subsidised plot allotment rate per acre
	(Rupees in lakhs)			
Tindivanam Food Park	**143.00**	107.25	35.75	71.50

.2.

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.2.

The above plot allotment rate is applicable for all the allotments made with effect from 07.11.2022 in respect of Food Park at Tindivanam SIPCOT Industrial Park.

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All HODs
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OFFICE ORDER

O.O. No.34/2022 **Date: 07.12.2022**

Sub: SIPCOT Industrial Park, Sivagangai – Fixation of plot allotment rate - Board's approval – Communication – reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. Minutes of the Board Meeting held on 07.11.2022

The Board of SIPCOT at its meeting held on 07.11.2022 has approved to fix the plot allotment rate for developed land at SIPCOT Industrial Park, Sivagangai at Rs.58.00 lakhs per acre and to allot at the subsidized rate at Rs.29.00 lakhs per acre to eligible industries on 99 years lease basis.

Sivagangai Industrial Park falls under "C" category District, 50% of land cost subsidy will be extended to eligible industries on the plot allotment rate as per Board's direction dated 16.03.2021, which is generally in line with Tamil Nadu Industrial Policy 2021 granting 10% of land cost as incentive for "A" & "B" Districts and 50% of land cost as incentive for "C" Districts.

Accordingly, the fixation of plot allotment rate for SIPCOT Industrial Park, Sivagangai is given below:

Name of the SIPCOT Industrial Park	Plot Allotment Rate	Chargeable allotment rate per acre in allotment order (after adjustment of land cost incentive @ 25% of plot allotment rate per acre extended by SIPCOT)	(LESS) Land Cost Subsidy per acre to be reimbursed by Government (@ 25% of plot allotment rate per acre)	Subsidised plot allotment rate per acre
	(Rupees in lakhs)			
Sivagangai	**58.00**	43.50	14.50	29.00

.2.

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The above plot allotment rate is applicable for all the allotments made with effect from 07.11.2022 in respect of SIPCOT Industrial Park, Sivagangai.

Sd/-xxx
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All HODs
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(A Government of Tamil Nadu Undertaking)

CIN : U74999TN1971SGC005967

OFFICE ORDER

O.O. No.35/2022 **Date: 23.12.2022**

Sub: SIPCOT Industrial Park, Thirumudivakkam - Revision of plot allotment rate - Board's approval - Communication -reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. O.O. No.29/2022 dated 12.09.2022
2. Minutes of the Board Meeting held on 07.11.2022

The Board of SIPCOT at its meeting held on 07.11.2022 has approved to revise the plot allotment rate for the developed land in SIPCOT Industrial Park, Thirumudivakkam from Rs.661.00 lakhs per acre to **Rs.710.00 lakhs per acre.**

Accordingly, the revised plot allotment rate for SIPCOT Industrial Park, Thirumudivakkam is given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land Cost Incentive per acre @ 10%
"A" District	(Rs. in lakhs)	
SIPCOT Industrial Park, Thirumudivakkam	710.00	71.00

The above plot allotment rate is applicable for the allotments made with effect from 07.11.2022.

Sd/-xxx
MANAGING DIRECTOR

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All General Managers
All HODs
PA to MD
PA to ED
IT Department – for necessary action to upload in the portal

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ASSISTANT GENERAL MANAGER (F)

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

OFFICE ORDER

O.O. No. 01 /2023 **Date:** 3.01.2023 .12.2022

Sub: SIPCOT Industrial Parks – Ethanol manufacturing – Option to remit 50% of the amount payable for the plot upfront as down payment – Payment of balance 50% in 4 equal installments within 12 months along with interest – Reg.

773 cb **Ref:** Minutes of the Board meeting held on 07.11.2022

&&&&&&

Government of India (GoI) introduced the Ethanol Blended Petrol (EBP) Programme with several schemes including the Interest Subvention Scheme (5:95 – 5% promoter and 95% Bank Finance) in order to increase the blending of Ethanol in Petrol.

The Board of SIPCOT during meeting held on 07.11.2022 considered the steps being taken by the Government of India to encourage the indigenous Ethanol manufacturing units and decided to allow the future allottees of SIPCOT proposing to manufacture Ethanol under the Ethanol Blended Petrol (EBP) Programme with Interest Subvention Scheme (5:95 – 5% promoter, 95% Bank Finance) with an option to remit 50% of the amount payable for the plot upfront as down payment within 30 days from the date of allotment along with execution of lease deed and the balance 50% of the amount payable for the plot to be remitted in 4 equal installments within 12 months along with interest at the prevailing rate of SIPCOT from the date of remittance of the down payment.

The arrangements towards the allotment to Ethanol manufacturing units in SIPCOT Industrial Parks shall be made as above.

MANAGING DIRECTOR

To

All General Managers
All HoDs
All Project Officers

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

OFFICE ORDER

O.O. No.02/2023 **Date: 18.01.2023**

Sub: SIPCOT International Furniture Park at Thoothukudi – Fixation of plot allotment rate for Phase-I & II Industrial Plots - Board's approval – Communication –reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. O.O. No.1/2022 dated 04.01.2022
3. Minutes of the Board Meeting held on 20.12.2022

The Board of SIPCOT at its meeting held on 20.12.2022 has approved to extend the concessional rate of allotment i.e. at the subsidized rate of Rs.15.30 lakhs per acre for the remaining three anchor industries with a minimum off take of 20 acres for 99 years lease period in Phase-I & Phase-II and extend the applicability of G.O.(Ms).No.339, Industries (MIG.1) Department, dt.4.12.2021 to Phase-II too as given below:

Name of the Industrial Park	Plot allotment rate per acre	Chargeable allotment rate per acre in allotment order (after adjustment of land cost incentive @ 25% and discount @ 50% of Enhanced subsidy extended by SIPCOT)	Land cost subsidy per acre to be reimbursed by Government @ 25% of plot allotment rate per acre and Enhanced Subsidy		Subsidised Plot Allotment Rate per acre
"C" District		**(Rupees in lakhs)**			
Thoothukudi Furniture Park			Government Subsidy	Government Enhanced subsidy	
For the remaining three anchor industries and ≥ 20 acres for 99 years lease period	60	37.65	15	7.35	15.30

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The Board has further approved to fix the plot allotment rate for developed plot of 677.64 acres at Rs.60.00 lakhs per acre and to allot at the subsidized rate at Rs.30.00 lakhs per acre to eligible industries on 99 years lease basis in International Furniture Park for Phase-I & Phase-II as given below:

Name of the SIPCOT Industrial Park	Plot Allotment Rate	Chargeable allotment rate per acre in allotment order (after adjustment of land cost incentive @ 25% of plot allotment rate per acre extended by SIPCOT)	(LESS) Land Cost Subsidy per acre to be reimbursed by Government (@ 25% of plot allotment rate per acre)	Subsidised plot allotment rate per acre
	(Rupees in lakhs)			
Thoothukudi Furniture Park (Phase-I & II)	**60.00**	45.00	15.00	30.00

The above plot allotment rate is applicable for the allotments made with effect from 20.12.2022 in respect of SIPCOT International Furniture Park at Thoothukudi.

Sd/-xxx
MANAGING DIRECTOR

To
All General Managers
All HODs
PA to MD
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GENERAL MANAGER (F)

State Industries Promotion Corporation of Tamil Nadu Limited
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STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, RUKMANI LAKSHMIPATH ROAD, EGMORE, CHENNAI - 8.

OFFICE ORDER

O.O. No.06/2023 24-03-2023

Sub : SIPCOT Industrial Park, Pollachi - Fixation of plot allotment rate - Board's approval - Communication - reg.

Ref : Minutes of the Board Meeting dated 25.01.2023.

The Board of SIPCOT at its meeting held on 25.01.2023 has approved to fix the plot allotment rate for the undeveloped land as a standalone site in **"As is where is condition"** on 99 years Lease in SIPCOT Industrial Park, Pollachi without infrastructure facilities at Rs.20.00 lakhs per acre and with cost of external road at Rs.25.00 lakhs per acre.

Accordingly, the allotment rate for SIPCOT Industrial Park, Pollachi is given below:

Name of the Industrial Park 'B" District	Plot Allotment rate per acre	Land Cost Incentive per acre @ 10% (Back ended)
SIPCOT Industrial Park, Pollachi	(Rs. in lakhs)	
Without infrastructure facilities	20.00	2.0
With infrastructure facilities	25.00	2.5

The above plot allotment rate is applicable for the allotments made with effect from 25.01.2023.

Sd/-
MANAGING DIRECTOR

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All General Managers
All HoDs

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H. Prabhavathy
General Manager (P-II)

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, RUKMANI LAKSHMIPATH ROAD, EGMORE, CHENNAI - 8.

OFFICE ORDER

O.O. No.87/2023 24-03-2023

Sub : SIPCOT Industrial Park, Katpadi - Fixation of plot allotment rate - Board's approval - Communication - reg.

Ref : Minutes of the Board Meeting dated 25.01.2023.

The Board of SIPCOT at its meeting held on 25.01.2023 has approved to fix the plot allotment rate for the undeveloped lands (72.34 acres) as a stand-alone project in " As is where is condition" on 99 years lease in SIPCOT Industrial Park, Katpadi at Rs.54 lakhs per acre.

Accordingly, the allotment rate for SIPCOT Industrial Park, Katpadi is given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land Cost Incentive per acre @ 10% (Back ended)
'B' District	(Rs. in lakhs)	
SIPCOT Industrial Park, Katpadi	54.00	5.4

The above plot allotment rate is applicable for the allotments made with effect from 25.01.2023.

Sd/-
MANAGING DIRECTOR

To
All General Managers
All HoDs

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H. Prabhavathy
General Manager (P-II)

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OFFICE ORDER

O.O. No.8/2023 **Date: 14-04-2023**

Sub: SIPCOT Industrial Park, Panapakkam (Phase-I) - Fixation of plot allotment rate - Board's approval - Communication -reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. Minutes of the Board Meeting held on 31.03.2023

The Board of SIPCOT at its meeting held on 31.03.2023 has approved to fix the plot allotment rate for the developed land in SIPCOT Industrial Park, Panapakkam, Phase-I at **Rs.73.00 lakhs per acre.**

Accordingly, the fixation of plot allotment rate for SIPCOT IndustrialPark, Panapakkam is given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land Cost Incentive per acre @ 10% (Back ended)
"B" District	(Rs. in lakhs)	
SIPCOT Industrial Park Panapakkam (Phase - I)	73.00	7.30

The above plot allotment rate is applicable for all the allotments made with effect from 31.03.2023.

Approved by
E. SUNDARAVALLI
MANAGING DIRECTOR

To
All General Managers
DROs
All HODs
PA to MD
PA to ED
IT Department - for necessary action to upload in the portal

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GENERAL MANAGER (F)

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OFFICE ORDER

O.O.No.9/2023 Date: **15-04-2023**

Sub: SIPCOT Industrial Park, Manapparai (Phase - I, II & III) including Food Park at Phase-I - Revision of plot allotment rate - Board's approval - Communication -reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. O.O. No.19/2022 dated 25.06.2022
3. Minutes of the Board Meeting held on 31.03.2023

In supersession of earlier office order issued in the reference 2nd cited and pursuant to the reference 3rd cited, the Board of SIPCOT at its meeting heldon 31.03.2023 has approved to fix the plot allotment rate for the developedland in **SIPCOT Manapparai Food Park at Phase - I at Rs.68.00 lakhs per acre** and **SIPCOT Industrial Park, Manapparai (Phase-I, II & III) at Rs.77.00 lakhs per acre.**

Accordingly, the plot allotment rate for SIPCOT Industrial Park, Manapparai (Phase - I, II & III) including Food Park at Phase-I are given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land cost incentive per acre @ 10% (Back ended)
"B" District	(Rs. in lakhs)	
SIPCOT Manapparai FoodPark at Phase - I	68.00	6.80
SIPCOT Industrial Park, Manapparai (Phase - I, II & III)	77.00	7.70

The above plot allotment rate is applicable for all the allotments madewith effect from 31.03.2023.

Approved by
E. SUNDARAVALLI
MANAGING DIRECTOR

.2.

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
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State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)

CIN : U74999TN1971SGC005967

OFFICE ORDER

O.O. No.13/2023 **Dated: 08-09-2023**

Sub: SIPCOT Industrial Park, E. Velayuthapuram, Vilathikulam Taluk, Thoothukudi District - Fixation of plot allotment rate for standalone project - Board's approval – Communication – reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. Minutes of the Board Meeting held on 09.08.2023

The Board of SIPCOT at its meeting held on 09.08.2023 has approved to fix the plot allotment rate for standalone project in SIPCOT Industrial Park, E.Velayuthapuram, Vilathikulam Taluk, Thoothukudi District at Rs.33.00 lakhs acre and to allot for eligible Industry as standalone project at the subsidised rate at Rs.16.50 lakhs per acre, since Thoothukudi district comes under "C" District.

Accordingly, the plot allotment rate for SIPCOT Industrial Park, E.Velayuthapuram as a standalone project is given below

Name of the Industrial Park	Plot allotment rate per acre	Land cost incentive per acre @ 50%	Subsidised plot allotment rate per acre
"C" District	(Rs. in lakhs)		
SIPCOT Industrial Park, E. Velayuthapuram, Vilathikulam Taluk, Thoothukudi District.	33.00	16.50	16.50

The above plot allotment rate is applicable for the allotments made with effect from 09.08.2023.

Sd/-xxx
MANAGING DIRECTOR

2.

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State Industries Promotion Corporation of Tamil Nadu Limited

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State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)

CIN : U74999TN1971SGC005967

OFFICE ORDER

O.O.No.14/2023 **Dated: 15.09.2023**

Sub: SIPCOT Industrial Park, Shoolagiri Phase-I (Hosur, Phase-IV) - revision of plot allotment rate - Board's approval - Communication -reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. O.O. No.17/2022 dated 22.06.2022
3. Minutes of the Board Meeting held on 02.09.2023

In supersession of earlier office order issued in the reference 2nd cited and pursuant to the reference 3rd cited, the plot allotment rate for the land in SIPCOT Industrial Park, Shoolagiri Phase-I (Hosur, Phase-IV) is revised at 170.00 lakhs per acre.

Accordingly, the plot allotment rate for SIPCOT Industrial Park, Shoolagiri Phase-I (Hosur, Phase - IV) is given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land cost incentive @ 10% per acre (Back ended)
"B" District	(Rs. in lakhs)	
SIPCOT Industrial Park, Shoolagiri Phase-I (Hosur, Phase - IV)	170.00	17.00

The above plot allotment rate is applicable for all the allotments made with effect from 02.09.2023.

Sd/-xxx
MANAGING DIRECTOR

To
All General Managers
DROs
All HODs
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GENERAL MANAGER (F)

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Phone : 45261777, **Fax** : 45261796, **Website** : www.sipcot.tn.gov.in

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I/88852/2024

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

OFFICE ORDER

O.O.No.04/2024 **Dated: 07.03.2024**

Sub: SIPCOT – Medical Devices Park, Oragadam Phase-II – Board's approval for Fixation of Plot allotment rate and other utility charges such as Annual Maintenance Charges & Water charges – Amendment issued – reg.

Ref: O.O. No.18/2022 dated 24.06.2022

The following amendment to the above O.O. No.18/2022 dated 24.06.2022 is issued and other matter remains unchanged.

Existing	Amendment
The plot allotment rate and other utility charges – i.e. annual maintenance charges and water charges for the proposed Medical devices park is applicable for the allotment made with effect from 30.03.2022, pertaining to Medical Devices Park at Oragadam Phase-II.	The plot allotment rate and other utility charges – i.e. annual maintenance charges and water charges for the proposed Medical devices park is applicable with effect from 30.03.2022 based on the date of Allotment Committee Meeting held pertaining to Medical Devices Park at Oragadam Phase-II.

Sd/-xxx
MANAGING DIRECTOR

.2.

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

Verified by RedEstate™

SIPCOT

To

All General Managers
All HODs
PA to MD
PA to ED
IT Department–for necessary action to upload in the portal

Copy to

All the Project Officers,
SIPCOT Industrial Parks.

/Forwarded By Order/

GENERAL MANAGER (F)

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State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 4525 1777 Fax : 4526 1736 Website : www.sipcot.tn.gov.in

SIPCOT

SIP-HO/652/2024-EA
I/91204/2024

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

OFFICE ORDER

O.O. No.05/2024 **Date: 13.03.2024**

Sub: SIPCOT Industrial Park, Sivagangai - Revision of plot allotment rate - Board's approval - Communication - reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. O.O. No.34/2022 dated 07.12.2022
3. Minutes of the Board meeting held on 20.02.2024

In supersession of the earlier Office Order issued in the reference 2nd cited and pursuant to the reference 3rd cited, the Plot allotment rate for the developed land in SIPCOT Industrial Park, Sivagangai is revised at Rs.50.00 lakhs per acre and to allot at the subsidized rate at Rs.25.00 lakhs per acre to eligible industries on 99 years lease basis.

Accordingly, the revision of plot allotment rate for SIPCOT Industrial Park, Sivagangai is as given below:

Name of the Industrial Park	Plot allotment rate per acre	Land cost incentive per acre @ 50% (front ended)
"C" District	(Rs. in lakhs)	
Sivagangai	50.00	25.00

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The above plot allotment rate is applicable for all the allotments made with effect from 20.02.2024 in respect of SIPCOT Industrial Park, Sivagangai.

Sd/-xxx
MANAGING DIRECTOR

To
All General Managers
All HODs
PA to MD
PA to ED
IT Department --- for necessary action to upload in the portal

Copy to
All the Project Officers,
SIPCOT Industrial Parks.

/Forwarded by Order/

GENERAL MANAGER (F)

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SIPCOT

SIP-HO/4831/2023-PROJECTS-2
I/126861/2024

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

OFFICE ORDER

O.O. No.11/2024 **Date: 10.06.2024**

Sub: SIPCOT Industrial Park, Manallur (Phase – I & II) – Fixation of plot allotment rate - Board's approval - Communication –reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. Minutes of the Board Meeting held on 16.05.2024

The Board of SIPCOT at its meeting held on 16.05.2024 has approved to fix the plot allotment rate for the developed land at Rs.127.00 lakhs per acre and for the undeveloped land at Rs.70.00 lakhs per acre at SIPCOT Industrial Park, Manallur, Phase – I & II.

Accordingly, the fixation of plot allotment rate for SIPCOT Industrial Park, Manallur (Phase – I & II) are given below:

SIPCOT Industrial Park, Manallur (Phase – I & II)	**Plot Allotment rate per acre**
"A" District	**(Rs. in lakhs)**
Developed land	127.00
Undeveloped land	70.00

Further, Manallur Industrial Park falls under "A" category District, 10% of land cost subsidy as back-ended incentive will be extended to eligible industries on the above plot allotment rate as per Tamil Nadu Industrial Policy 2021.

.2.

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SIPCOT

.2.

The above plot allotment rate is applicable for the allotments made with effect from 16.05.2024.

Sd/-xxx
MANAGING DIRECTOR

To
All General Managers
All HODs
PA to MD
PA to ED
IT Department – for necessary action to upload in the portal

Copy to
All the Project Officers,
SIPCOT Industrial Parks.

//Forwarded by Order//

GENERAL MANAGER (FINANCE)

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SIPCOT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
No.19A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

OFFICE ORDER

O.O. No.16/2024 **Date: 23.09.2024**

Sub: SIPCOT Industrial Parks – Revision of Plot allotment rates – Board's approval – Communication – reg.

Ref: 1. Circular No.110/2020 dated 31.12.2020
2. Minutes of the Board meeting held on 09.09.2024

The Board of SIPCOT at its meeting held on 09.09.2024 has approved to revise the plot allotment rate for the following SIPCOT Industrial Parks.

Sl. No.	Name of the Industrial Parks	Revised plot allotment rate per acre * (Rs. in lakhs)
I	**Parks located in and around Chennai**	
(A)	**Parks located on Chennai –Bangalore National Highway**	
1 (a)	Irungattukottai (including apparel park & footwear Component park)	230.00
(b)	Irungattukottai (Denotified SEZ area)	230.00
2	Sriperumbudur (including SEZ)	230.00
(B)	**Park located on ECR**	
3	Siruseri	780.00
(C)	**Parks located away from these two Highways**	
4	Oragadam phase-I (including SEZ & R&N Vendors' Park)	205.00
5	Pillaipakkam	205.00
6(a)	Vallam - Vadagal (Phase-I)	205.00
(b)	Vallam - Vadagal, Phase-II	205.00
(c)	Vallam-Vadagal (Aero space)	205.00

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

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Sl. No.	Name of the Industrial Parks	Revised plot allotment rate per acre * (Rs. in lakhs)
7	Gummidipoondi (Phases I, II & EPIP)	133.00
8	Thervoykandigai	133.00
9	Mappedu	131.00
II	**Parks located in other districts**	
10	Ranipet Phases I, II & III (DTA & SEZ)	73.00
11	Hosur (Phases - I, II, Expn.I & II)	187.00
12	Kurubarapalli	187.00
13	Shoolagiri, Krishnagiri District	187.00
14	Bargur (DTA & SEZ)	43.00
15	Perundurai (Phases-I, II & SEZ)	81.00
16	Cheyyar - Phase I & II	96.00
17	Cuddalore -Phase I & II	96.00
18	Cuddalore-Phase -III (undeveloped land)	16.00
III	**Parks located in Southern Districts**	
19	Thoothukudi (Phase –I)	60.00
20	Pudukottai	12.00
21	Manamadurai	12.00
22	Nilakottai	30.00
23	Gangaikondan (Phase-I) (DTA & SEZ)	53.00

*The Board further resolved that the existing land cost subsidy will be extended as applicable in line with Tamil Nadu Industrial Policy 2021.

.2.

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

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SIPCOT

The above revised plot allotment rates shall be applicable for the applications received through SIPCOT online portal on or after 09.09.2024 and the pending applications shall be considered at the pre-revised allotment rate.

Sd/-xxx
MANAGING DIRECTOR

To

All General Managers
DRO-I
DRO- II/General Manager (HRD)
All HODs
All the Project Officers

Copy to:

PA to MD
PA to ED
Allotment Cell
IT Department --- for necessary action to upload in the portal

/Forwarded by Order/

GENERAL MANAGER (FINANCE)

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State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005987
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.
Phone : 45261777, Fax : 45261796 Website : www.sipcot.tn.gov.in

SIPCOT

O.O.NO.18/2024 DATE:08-10-2024

OFFICE ORDER

Sub: SIPCOT Industrial Park, Gangaikondan Phase-II - fixation of plotallotment rate - Board's approval communication - reg.

Ref: 1. Circular No.40/2021 dated 12.4.2021
2. Minutes of the Board Meeting dated 9.9.2024

.....

Pursuant to the reference second cited, the plot allotment rate for the lands in SIPCOT Industrial Park, Gangaikondan Phase-II is fixed at Rs.53.00 lakhsper acre.

Accordingly, the plot allotment rate is given below:

NAME OF THE INDUSTRIAL PARK	PLOT ALLOTMENT RATE PER ACRE
"C" District	(Rupees in lakhs)
SIPCOT INDUSTRIAL PARK, GANGAIKONDN PHASE- II,	53.00

Since Gangaikondan Industrial Park falls under "C" category 50% front ended land cost subsidy will be extended to eligible industries on the above rate as per Tamil Nadu Industrial Policy 2021.

The above allotment rate is applicable for the application received through SIPCOT online portal on or after 9.9.2024.

approved by
K. SENTHIL RAJ
MANAGING DIRECTOR

To
All General Managers
DRO-I
DRO-II/General Manager(HRD)
All HODs
All the Project Officers
Copy to:
PA to MD
PA to ED
IT Department ..... for necessary action to upload in the portal.

/forwarded by order/

GENERAL MANAGER(F)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.

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SIPCOT

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

OFFICE ORDER

O.O. No.19/2024 **Date: 08.10.2024**

Sub: SIPCOT Industrial Park, Panapakkam – Mega Leather Footwear Park & General Engineering Park – Fixation of plot allotment rate - Board's approval – Communication – reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. O.O.No.8/2023 dated 14.04.2023
3. Minutes of the Board Meeting dated 09.09.2024

In supersession of the earlier Office Order issued in the reference 2nd cited and pursuant to the reference 3rd cited, the plot allotment rate is fixed for Mega Leather Footwear Park at Rs.73.00 lakhs per acre and for General Engineering Park at Rs.135.00 lakhs per acre in SIPCOT Industrial Park, Panapakkam.

Accordingly, the fixation of plot allotment rate for SIPCOT Industrial Park, Panapakkam is given below:

SIPCOT Industrial Park, Panapakkam	Plot Allotment rate per acre
"B" District	(Rs. in lakhs)
Mega Leather Footwear Park	73.00
General Engineering Park	135.00

Further, Panapakkam Industrial Park falls under "B" category District, 10% back-ended land cost subsidy will be extended to eligible industries on the above plot allotment rate as per Tamil Nadu Industrial Policy 2021.

.2.

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

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SIPCOT

The above plot allotment rate is applicable for the applications received through SIPCOT online portal on or after 09.09.2024 and the pending application shall be considered at the pre-revised allotment rate.

Approved by
(K. SENTHIL RAJ)
MANAGING DIRECTOR

To
All General Managers
DRO-I
DRO-II/General Manager (HRD)
All HODs
All the Project Officers,
SIPCOT Industrial Parks.

Copy to
PA to MD
PA To ED
IT Department ---- for necessary action to upload in the portal

/Forwarded by Order/

GENERAL MANAGER (F)

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State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Channai - 600 008.
Phone : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

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SPECIAL PROJECTS
Structured Package Assistance (SPV)

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

Circular No. 27/2021 **Date:12.03.2021**

CIRCULAR

Sub: Processing of application for Structured Package of Assistance (SPA) – Reg.

******

Government vide G.O. Ms. No. 5 Inds. (MIF.1) Dept. dated 12.01.2009 issued guidelines for implementation of Structured Package of Assistance(SPA) and also ordered that Financial incentive for all structured package will be dealt by SIPCOT as Nodal agency. Incentives extended to various categories of industries are as per the Industrial Policy of Govt. of Tamilnadu. Govt. sanctions SPA for each project of the company based on Industrial policy besides considering the socio economic benefits accrue to the state. Further, the Govt. issues G.O for sanctioning the same. In general the system followed at SIPCOT with regard to SPA, besides adhering to the directions given in the GO issued to the company concerned for sanctioning SPA are as follows:

1. The companies to whom GO is issued, after commencement of commercial production during the obligation period / after completion of the obligation period shall submit their application for availing Structured Package of Assistance except for the companies for which specific directions given in the GO for availing incentives prior to commencement of commercial production.

2. The applicant company along with the Processing fee of Rs.50,000/- with applicable GST has to file their online application and upload copies of GO., MoU., Statutory Auditor's Certificate (SA) for the investment made during the obligation period, Chartered Engineer's (CE) Certificate for the buildings constructed during the obligation period / after completion of obligation period (in the prescribed formats which are available in SIPCOT

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portal) and other document as per the check list attached in the Application. For availing various incentives covered in one SPA sanctioned by Government to the applicant company, SIPCOT collects processing fee from the applicant one time only.

3. The SA certificate should be in the prescribed format and it should contain investment made during the obligation period by mentioning starting date of investment and ending date of investment as prescribed in the GO incase if the company applies for incentive on completion of investment period.

4. In case of interim period, the SA has to certify the starting date of investment and ending date of investment, the starting date of investment should be as per GO.

5. The SA certificate should contain the pre-op. expenditure capitalised / to be capitalised. If it is capitalised, whether it has been apportioned among the building and Plant & Machinery. Amount payable to creditors at the end of Investment period, if any., investment made on the brand new machineries, investment made on second hand machinery, if any, as prescribed in the application.

6. In case of expansion scheme, the company has to furnish the SA certificate on the production achieved / sales made during the last three years/ for the period if any specified in the GO prior to commencement of commercial production, installed capacity in terms of quantity etc. for fixing the base volumes and the base volume to be fixed in line with the GO issued sanctioning SPA to the applicant company.

7. In case of multiple products involved, the base volume may be fixed in terms of value after getting approval from Govt.

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8. The application received along with supporting documents have to be processed on the details of investment made under various heads viz., Land, Building, Plant & machinery etc. and the detailed list furnished by the applicant to be verified for its creation, arithmetic accuracy, repetition of any items etc. and employment created etc.

9. In case if the applicant company submits insufficient details, specifying the details required at once, they have to be addressed to submit additional details.

10. On receipt of all the required details, inspection of the beneficiary unit, to assess the implementation of project, commencement of commercial production, to test check the investment made and employment created have to be carried out by the Committee of Officials from SIPCOT accompanied by the dealing officer (initiating officer) of the said application.

11. The Inspection Committee shall comprise of (i) the HoD of Project Dept. concerned, (ii) General Manager (F) or Chief Finance Officer or Asst. General Manager (F), and (iii)Superintending Engineer or Executive Engineer of Civil Dept. The dealing officer of the application concerned has to prepare the Inspection report and get it approved by the Inspection Committee members.

12. During the inspection / based on the inspection report, details if any required have to be called for by the dealing officer concerned of the application .

13. On submission of all required details, an appraisal note to arrive the investment made in Eligible Fixed Assets (EFA) have to be prepared by the initiating officer of the Project Dept. concerned based on the SA/CE certificates, inspection report and GO, for issue of Final Eligibility Certificate (EC) if the investor commitments as per GO are fulfilled.

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14. Whereas in case of interim investment period, issue of Interim EC may be processed without waiting for fulfillment of commitments by the applicant, however it should be verified with the GO sanctioning SPA to the applicant company on the conditions if any exists.

15. The file shall be put up for issue of Interim / Final Eligibility Certificate along with draft Eligibility Certificate to be issued to the beneficiary unit for approval of MD routing the file through Internal Audit Dept.

16. Once the Eligibility Certificate is approved, EC addressed to the applicant company with a copy to MoU Cell of CT Dept., Legal Dept. and Finance Dept. of SIPCOT shall be uploaded in SIPCOT portal.

17. If the applicant company do not fulfill the obligations, a report shall be sent to Govt. for its orders and on receipt of orders, the same shall be communicated to the company requesting the details if any to be submitted by the company (or) based on Govt. orders, file to be put up for issue of EC as the case may be.

18. Based on the EC, the beneficiary unit shall execute the legal documents with SIPCOT in coordination with Legal Department and also request the MoU Cell of CT Dept. to issue the tax paid/payable certificate.

19. The Legal Dept. forwards the draft legal documents to Project Dept. concerned and Project Dept. verifies the facts and figures in the draft legal documents and forward the same to Legal Dept. for further course of action / executing the legal documents after getting orders from M.D.

20. The Joint Commissioner / Deputy Commissioner of Commercial Taxes, Special Cell for MoU Companies (MoU Cell) uploads Tax Paid Certificate (TPC) in SIPCOT portal by mentioning the eligible amount for refund, Tax paid period etc. based on the GO and EC issued by SIPCOT.

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21. On confirmation from the Legal Dept. of SIPCOT in respect of execution of legal documents by the company, based on the TPC received from MoU Cell of CT Dept. and availability of funds in PD account, the concerned Project Dept. have to initiate note for disbursement and get the approval from M.D. and forward the file to Finance Dept. for online disbursement of the same to the Beneficiary unit's (company) bank account.

Sd/-
MANAGING DIRECTOR

To
All HODs

Copy to:
All Departments
PS to MD
PS to ED

//Forwarded by Order//

K. Selvarani
12/03/2021

Deputy General Manager(P-IV)

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SUB-LEASING

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

Cir.No.25/2022 **Date:20.04.2022**

CIRCULAR

Sub: Remittance of Caution Deposit to the amount equivalent to GST payable on Subleasing charges – Adjustment of Caution Deposit - Reg.

****

At present, an amount equivalent to GST payable on subleasing charges for the 1st year are being collected upfront as Caution Deposit and retain this amount till the entire sublease period is over.

Many allottees, who have remitted Caution Deposit, expressed difficulties to keep their money as Caution Deposit with SIPCOT even after payment of applicable GST and insisted for refund / adjustment in the respective demand for subleasing with GST. In order to alleviate the difficulties faced by the allottees, it has been decided to collect the Caution Deposit (equivalent to GST) upfront for every sublease approval and adjust the same against the GST payable in the demand raised for respective sublease charges.

In respect of allottees from whom Caution Deposit (equivalent to GST for subleasing) have already been collected and who have also remitted the GST for subleasing, the same will be adjusted in the subsequent demand raised for subleasing.

sd/-
MANAGING DIRECTOR

To:
All General Managers
All HODs
All Project Officers
IT & MIS Dept. --- To upload the above Office Order in the portal

Copy to:
PS to MD
PA to ED

/ Forwarded by Order /

GENERAL MANAGER (P-I)

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

CIRCULAR No.51/2022 Date: 16.8.2022

CIRCULAR

Sub:- Government lands alienated to SIPCOT and subsequently allotted to Private Industrial Parks on 99 years lease basis – Subleasing of vacant land – Reg.

Ref:- 498th Board meeting on 16.3.2021

The Board of SIPCOT in its meeting held on 16.3.2021 authosied the Managing Director to accord approval for subleasing the vacant land without any transfer fee in respect of the Government land alienated to SIPCOT and subsequently allotted to Private Industrial Parks on 99 years long term lease basis.

Sd/--
MANAGING DIRECTOR

To
All GMs
All HODs
All Pos

Copy to

PA to MD
PA to ED

// Forwarded by order //

H. Prathowaty
General Manager (P-II)

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

CIRCULAR No. 68 /2022 Date: 22.11.2022

CIRCULAR

Sub:- Government lands alienated to SIPCOT and subsequently allotted to Private Industrial Parks on 99 years lease basis – Subleasing of vacant land by the allottee to the developer/Industrial unit / Industrie through its developer without any sublease charges – Reg.

Ref:- 1. Circular No.51/2022, dated 16.8.2022.
2. 509th Board meeting on 7.11.2022.

The Board of SIPCOT in its meeting held on 7.11.2022 permitted subleasing of the allotted land in part or full of the Private Industrial Park, wherein Govt. facilitated for leasing of intermittent Govt. poromboke land for contiguity purpose through SIPCOT, by the allottee to the developer / Industrial unit through its developer without any sublease charges for any subleasing within 99 years lease period.

MANAGING DIRECTOR

To
All GMs
All HODs
All Pos
IT & MIS

Copy to

PA to MD
PA to ED

DM AGM(P-II) M(IA) G M (Policy) E.D.

AO (IA)

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukumani Lakshmipathy 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

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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)

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On Non-Judicial Stamp Paper
to the value of Rs.20/-

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.

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SIP-HO/2999/2023-PI-EA2

48207/2023

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

O.O.No. 16 /2023 **Date: 01-12-2023**

OFFICE ORDER

Sub: SIPCOT Industrial Parks – Policy for allotting / subleasing of lands for the development of Plug & Play facilities for Manufacturing and Warehousing & Logistics – Directions issued by the Board - Reg.

Ref. : 1. Minutes of the Sub-Committee Meeting dt.08.11.2023.
2. Minutes of the Board Meeting dt.10.11.2023.

The Board of SIPCOT at its meeting held on 10.11.2023 had taken note on the policy for allotting / sub-leasing the lands for the development of Plug & Play facilities for Manufacturing and Warehousing & Logistics under various scenarios considered by the Sub-Committee.

As per the decision taken in the above Board Meeting, the following directions / guidelines are issued :

(i) The existing allottees who got allotment of commercial plots at commercial rate are permitted to develop Plug & Play facilities for warehousing & logistics without any sublease charges / land premium cost and the allottees are allowed to sub-lease the plots without prior approval of SIPCOT. However, the allottees have to give prior intimation of the sub-lessee details, its area and activity / purpose to SIPCOT.

(ii) The Plug & Play facilities for manufacturing and / or warehousing & logistics to be developed through PPP mode under DFBOT model duly vetted by TNIDB for a lease period of 33 years only.

(iii) Managing Director, SIPCOT is authorized for development of Plug & Play facility initially in four SIPCOT Industrial Parks viz., Vallam Vadagal, Shoolagiri, Nemili and Manallur under PPP mode (DFBOT model) duly vetted by TNIDB as above.

MANAGING DIRECTOR

To:

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/48207/2023

All General Managers
All HODs
All P.Os
IT & MIS Dept. - To upload in the portal

Copy to: PA to MD
PA to ED

DM(P-I) DGM(P-I) GM(P-I) ED

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

OFFICE ORDER

O.O.No.23/2024 **17-10-2024**

Sub: Issuance of "Permission for sublease" to the allottees for subleasing the Built-up area - Instructions issued- Reg.

Ref: SIPCOT Office Order No.20/2019 dt.31.07.2019 (copy enclosed)

****

In the reference cited, detailed procedure for issuance of "Permission for sublease" to the allottees for subleasing the Built-up area were enumerated.

In order to expedite the issue of Permission for sublease to the allottees it has been decided to process the applications through online.

IT Department may make suitable provisions in the software to apply online by the allottees for sublease permission. Further, viewing option of the application for sublease may be provided to the concerned Project Department at Head Office.

The applications received through online for sublease permission shall be processed adopting the following procedure and the Project Officers shall intimate the same to their allotees in this regard.

1. List of Documents:

1.1 List of Directors and current shareholding pattern of the company including Holding Company if any, upto individual level duly certified by a Chartered Accountant / CPA. The CA/CPA certificate should have been obtained within 90 days prior to the submission of application for NOC.

1.2 Copy of renewal of Letter of Acceptance (LoA) from MEPZ in respect of SEZ units.

1.3 Commercial Invoice of Operation with the invoice at least within 90 days before the date of application for those allottees which are functioning as per the interpretation of the allotment orders, or / and based on the EOT granted by SIPCOT.

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1.4 DTCP approval copy/Certified Engineer approved copy stating that DTCP application is submitted.

1.5 Total Built-up area in sq. ft in the allotted plot and the Built-up area in sq. ft already subleased/ to be subleased for which the approval is requested (with a sketch)

1.6 Copy of sublease Agreement (if already entered)

1.7 Shareholding pattern of sublessee duly certified by CA

2. Role of Project Officer:

2.1 On receipt of application for sublease, the Project Officer concerned shall scrutinize the same and ensure whether all the documents are attached as per the checklist enclosed.

2.2 In case, the allottee has not enclosed any of the documents and/or the allottee has any dues payable to SIPCOT, the same shall be communicated to the allottee (within 3 Days from the date of receipt of application) to furnish the missing documents and remit the dues within 7 days from the date of receipt of communication (with a copy to concerned Project Department at Head Office).

2.3 Simultaneously the Project Officer shall forward the documents furnished by the Allottee w.r.t Sl.no 1 in the list of documents to Head office within 3 Days from the date of receipt of application, by creating an E Office File in this regard.

2.4 The Project Officer has to follow up with the Allottee to furnish the details called for along with the additional details called for by Head Office, on the expiry of 10 Days from the date of application and ensure the allottee adheres to the timelines.

2.5 If the allottee fails to furnish the documents/clear the dues even after follow up by the Project officer, the Project Officer shall forward the documents submitted along with their recommendation letter to close the application on the expiry of 15 days (from the date of application) along with the reasons for closure.

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2.6 The Project Officer shall forward a "No Due Certificate" duly certified by the Project Officer stating that Allottee has remitted all the dues and as on the date of certificate No Dues is pending from the allottee along with the list of documents (as per Sl. No 1) obtained from the allottee to the concerned Project Department at Head Office (by at least 15 days from the date of application) through the same E Office File (received from Head Office) for further processing and issue of permission for sublease. Further, the Project Officer has to forward a copy of the latest monthly status report relating to the allottee submitted earlier (i.e monthly status report sent within 30 days prior to the date of application)

3. Role of Project Department at Head office:

3.1 On receipt of documents from the Project Officer w.r.t Sl.no. 1.1, 1.6 & 1.7 in the list of documents, the concerned Project Department has to check whether there is any change in management or not.

3.2 If the details furnished is inadequate, the Project Department shall within 3 Days from the date of receipt of particulars from the Project Officer through E Office file, intimate the allottee to furnish the additional particulars within 7 Days from the date of receipt of communication (with a copy to concerned Project officer) and return back the E Office File to the Project Office.

3.3 In case the allottee fails to provide the additional information within 7 days of 3.2, the sublease application may be closed upon receipt of the recommendation letter for closure from the Project Officer and the same may be intimated to the allottee within 3 days by the concerned Head of the Project Department.

3.4 The concerned Project Department shall verify the Built-up area furnished by the allottee with that of the periodical status report furnished by the concerned Project Officer.

3.5 On receipt of details from the Project Officer as mentioned in Sl. No. 2.6, the Project Department has to process the application for sublease and the concerned Head of Project Department shall issue the permission for sublease within 5 Days, provided there is no change in management in the allotted unit.

3.6 The permission for sublease shall have a specific condition that the sublease charges has to be remitted within 30 days from the date of issue of permission for sublease, failing which the permission for sublease will stands automatically cancelled.

3.7 The caution deposit remitted by the allottee at the time of application is tentative. The concerned Project Department shall work out the caution deposit amount based on the industrial park and the excess/shortfall if any shall be intimated to the allottee in the permission for sub lease.

3.8 The caution deposit remitted by the allottee shall be refunded on expiry of the sub-lease period without interest.

3.9 In case of change in management, the allottee may be intimated by the Head of concerned Project Department to remit the transfer fees by email and initiate further action in this regard. The application for sublease will be closed accordingly and the allottee has to apply afresh for sublease on settlement of the change in management issue.

3.10 The E Office file created in this regard shall be merged with the Allottees main file at Head Office.

4. Timeline:

I. In case the allottee has furnished the application along with the list of documents in full:

Project Officer			
Sl.No	Particulars	Period	Cumulative Period
1	Furnishing of Details to Head office as per Sl. No. 2.6 of role of Project Officer along with Sl.no 1.1 to 1.7 of the list of documents	3 Days	T+ 3 Days
Head Office			
1	Calling for Additional Particulars, if any, w.r.t change in management	3 Days	T + 6 Days (In cases where no additional particulars are required, the permission for sublease can be issued within 5 days following the scrutiny of documents. i.e., T+8 Days)
2	Furnishing the documents/particulars by the allottee	7 Days	T + 13 Days
3	Issuance of permission for sublease on receipt of all required documents/particulars	5 Days	T + 18 Days

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II. In case the allottee has not furnished the application along with the list of documents in full and the Allottee requested to furnish the missing documents:

Project Officer			
Sl.No	Particulars	Period	Cumulative Period
1	Calling for Additional Particulars w.r.t missing documents	3 Days	T+ 3 Days
2	Forwarding the documents w.r.t Sl. No. 1.1, 1.6 & 1.7 in the list of documents to Head Office	3 Days	
3	Furnishing the documents / particulars by the allottee within 7 Days and follow up for the same for another 5 Days	12 Days	T + 15 Days
4	Furnishing of Details to Head office as per Sl. No. 2.6 of role of Project Officer along with Sl.no 1.1 to 1.7 of the list of documents / recommendation letter for closure of application in case the details are not furnished.	0 Days	T+ 15 Days
Head Office			
1	Calling for Additional Particulars, if any.	3 Days	Period for Sl. No 1 & 2 at Head Office and Period for Sl. No 1 & 3 of Project Office are simultaneous
2	Furnishing the documents/particulars by the allottee	7 Days	
3	Calling for further additional particulars if the details furnished by P.O as sl.no. 2.6 is inadequate	3 Days	T+18 Days
4	Issuance of permission for sublease on receipt of all required documents/particulars	5 Days	T + 20 Days (or) T + 23 Days

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III. Closure of application in case the allotee fails to furnish the documents/ additional details called for / clear the dues within the prescribed time limit:

Sl.No	Particulars	Period	Cumulative Period
1	Issuance of closure / Rejection of permission for sublease by Head office	3 Days	T + 18 Days
T represents the Date of Application for sublease, and the Days represents the Working Day.			
Hence the permission for sublease will be issued within 23 working Days from the Date of Application if the applications given in full shape and without any ambiguity in change of management. Beyond the stipulated period of 23 working Days, the file has to be put up to MD with reasons for delay for approval.			

The checklist for the list of documents is enclosed at Annexure-I and the application for Issuing Permission for Sublease is enclosed at Annexure-II.

The above procedure has to be adopted scrupulously and will be in force with effect from 01.11.2024.

Sd/--
MANAGING DIRECTOR

To
All GMs
All HoDs
All Projects Officers – To circulate the above office order to the allottees of their Industrial Parks.

Copy to:
PA to MD
PA to ED
IT Department

/ Forwarded By Order /

Manager (HRD)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

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ANNEXURE-I

Checklist for Issuing Permission for Sublease to Allottees

1. Company Details

a. Application Reference No.
b. Application Date
c. Location of SIPCOT Industrial Park
d. Plot and Extent
e. Company Name
f. Contact Person
g. Contact Person Mobile No.
h. Contact Person E mail
i. Address

2. List of Documents

S.NO	List of Documents	Whether furnished	
		Yes	No
1	List of Directors and current shareholding pattern of the company including Holding Company if any, up to 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.		
2	Copy of renewal of Letter of Acceptance (LoA) from MEPZ in respect of SEZ units		
3	Commercial Invoice of Operation with the invoice at least within 90 days before the date of application for those allottees which are functioning as per the interpretation of the allotment orders, or / and based on the EOT granted by SIPCOT.		
4	Total Built-up area in squre feet in the allotted plot and the Built-up area in squre feet already subleased/ to be subleased for which the approval is requested (with a sketch)		
5	Copy of sublease Agreement (if already entered)		
6	Shareholding pattern of sublessee duly certified by CA		
7	DTCP approval copy/Certified Engineer approved copy stating that DTCP application is submitted		

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ANNEXURE-II

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

Application For Sub-leasing

1. Company Details

   a. Application Reference No.
   b. Application Date
   c. Location of SIPCOT Industrial Park
   d. Plot and Extent
   e. Company Name
   f. Contact Person
   g. Contact Person Mobile No.
   h. Contact Person E mail
   i. Address

2. Constitution Details (specify whether Sole Proprietorship / Partnership Firm / Public or Private Limited Company)
3. Total Built-up area in sqft in the allotted plot(with a sketch – to be uploaded)
4. Name of the sublessee
5. Line of Activity by the sublessee along with category as TNPCB norms
6. Built-up area subleased / to be subleased in sqft
7. Date of commencement of sublease and sublease period
8. Copy of sublease Agreement (if already entered) – to be uploaded
9. List of Directors / Shareholding Pattern of the allottee at the time of allotment and as on date duly certified by a CA / CPA – to be uploaded
10. Shareholding pattern of sublessee duly certified by CA – to be uploaded
11. DTCP approval copy/Certified Engineer approved copy stating that DTCP application is submitted – to be uploaded
12. Payment Details –
    a. Caution Deposit @ Rs. 4.50 per sq ft for the area proposed to be subleased
    b. Processing Fee + GST

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Transfer of Leasehold Rights

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

OFFICE ORDER

O.O No. 38 /2021 **Dated: .03.2021**

Sub: SIPCOT - Application requesting for transfer of lease hold rights of the allotted plot for the balance lease period in favour of transferee unit – Reg.

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 Lease Deed condition, if the allottee wishes to transfer the leasehold rights either in whole or in part, the same shall be proceeded with after obtaining prior approval from SIPCOT. The approval for transfer of leasehold rights will be considered subject to conditions as applicable, ~~It may be noted that~~ The transfer of leasehold rights of the vacant land alone shall not be considered.

If the allottee wishes to transfer the leasehold rights either in whole or in part, the allottee shall submit application for transfer of leasehold rights of the allotted plot in the prescribed format and documents / particulars as annexed along with processing fee of Rs.15000/- plus applicable GST.

9/4/21
MANAGING DIRECTOR

2/5

To
All GMs
All HoDs
All Project Officers

Copy to:
PA to MD
PA to ED

29/3/2021 GM(P-II) 2/6

AGM(P-VI) 7/6

AGM(P-V) 7/6

07/04/2021 DGM(P-IV) 7/6

GM(P-III)

8/4/2021 GM(P-I)

05042021 Mgr.(IA)

ED

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APPLICATION ON REQUEST FOR TRANSFER OF LEASEHOLD RIGHTS OF THE ALLOTTED PLOT.

Allottee

1	~~Company~~ Details		
	Application date	:	
	Location of SIPCOT Industrial Park	:	
	Plot & Extent (in acres)	:	
	Contact persons Mobile No.	:	
	Contact person E-mail	:	
	Address	:	
2	Constitution Details		
	Type of constitution	:	Proprietary concern/ Partnership firm/ Private Limited/LLP/Society / Public limited Comp. Co-op. Trust ~~Company~~
3	Allotment details	:	
	Date of allotment	:	
	Plot No. & extent in acre	:	
	Product	:	
	Amount remitted	:	
	i. Plot cost remitted per acre	:	
	ii. 50% water supply cost if remitted	:	
	iii. Lease Deed document No. & date	:	
	iv. Functioning status	:	
	Building details	:	
	i. Factory area in sq.ft.	:	
	ii. Amenity area in acre	:	
	iii. Vacant area in acre	:	
	iv. % utilization of plot	:	

SHP @ time of allotment as on date
If 50:50, the Controlling interest may be indicated

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4	Details of Transfer of Leasehold rights of the allotted plot						
(A)	**Approval for transfer earlier accorded by SIPCOT**						
Sl. No.	Date & year of approval	Name of the transferor unit	Name of the transferee unit	Plot No.& extent (in acres)	Approved products	Differential plot cost demanded	Date of differential plot cost remitted.

5	Whether Modified Lease deed (MLD) executed & registered	:	Yes / No
	If yes		
	MLD Document No. & Date		
	If No, reasons for not registered the MLD	:	
6	Whether NOC issued by SIPCOT in favour of Bank/Financial Institution.	:	Yes/No
	If yes, whether No due/No objection certificate from the said Bank/Financial Institutions obtained.	:	
7	Whether built up area in the allotted plot has been sub-leased to group company/third party etc.	:	
	Period of sub-lease	:	
8	Whether there is change in management in the allottee company.	:	Yes / No
9	Functioning status	:	Yes / No
a)	If yes, No. of years of functioning		
⊗ b)			
10	Details of property to be transferred		
	Extent of land (in acres)	:	
	Built up area	:	
	Open Space & Amenities	:	

⊗ The date on which the Transfer is effected.

RegiEstore

11	Details of transferee unit		
	Name	:	
	Constitution	:	
	Proposed product	:	
	Capacity	:	
	Current shareholding pattern	:	
12	Upload documents		
	Upload documents as per checklist		
13	Payment details		

	Payment	Amount (Rs.)
	Processing Fee (Rs)	
	GST (Rs.)	
	Total fee (Rs.)	

Date **Signature of the applicant**

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Delegation of Powers

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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)
APPOINTMENT RELATED:		
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 **18.07.2015**, "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.	a. HoDs b, c, d. 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	a. Approval for change of name of the company / directors / shareholders resulting no change in management. b. Approval for revision in the committed quantity of water c. Re-connection of water supply in case of non-payment of water / maintenance charges cases only d. Approval for change in the project / product / line of activity e. Approval for sub-leasing of the built up area f. Approval for extension of time for implementation of the project in the allotted plot as per the prevailing policy	MD
6.4	Issue of NOC to Bank /Financial Institutions to enable them to mortgage the leasehold rights. If, application for issue of NOC is pending for more than one month, it will be approved by MD.	- HoDs - MD
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

MANAGING DIRECTOR

To

General Managers
DRO-I
DRO-II
All HODs
All Project Officers

Copy to,

PS to MD
PA to ED