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

O.O. No. 01 /2021 **Date:06.1.2021**

OFFICE ORDER

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

Ref: 1. O.O.No.28 / 2020 dated 31.7.2020.
2. Circular No. 59/2020 dt.18.8.2020.
3. O.O.No.39/2020 dt. 11.09.2020.

******

In continuation of the Office Order under reference 3rd cited, the following orders are issued:

The Project Officer concerned shall execute/ register the surrender deed within 7 days from the date of communication of the approved draft surrender deed from Head Office.

Sd/--
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To

All General Managers
All HODs
All Project Officers

Copy to:

PS to MD
PA to ED

GENERAL MANAGER (P-III)i/c.

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Track Rent

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

CIRCULAR

No : 33/2022 Dt. 02.06.2022

Sub: SIPCOT Industrial Parks City Gas Distribution Projects (CGD) - General Guidelines – Restoration Charges & track rent at SIPCOT Industrial Parks - reg.

Ref: 1. Industries (MIA.1) Department G.O (MS).No.127, dt.27.05.2020
2. Minutes of the 504th Board Meeting held on 30.03.2022

As per the Minutes of the 504th Board meeting held on 30.03.2022, the Board of SIPCOT has resolved to record and adopt the G.O (MS).No.127, Industries (MIA.1) Department, dt.27.05.2020. The Board has also resolved to collect the road cuts, upfront restoration charges from City Gas Distribution Companies by SIPCOT at the rates fixed for Highways Roads.

The Board has further resolved that the Track rent charges fixed and revised from time to time by Government in Revenue and Disaster Management Department shall be applicable to the City Gas Distribution Companies.

Restoration charges for SIPCOT Roads:

Sl.No.	Types of Surface	Cost per Km (Rs.)
1.	BT Roads	20.11 lakhs
2.	Berms	6.07 lakhs
3.	Paver Block Roads	17.50 lakhs

Note: the rate for roads is inclusive of GST and centage charges.

General:

a) For road cuts, upfront restoration charges will be collected from City Gas Distribution Companies by SIPCOT (owning the road) at rates fixed above.

b) The road cut restoration charges fixed above shall be valid for a period of three financial years from 2020-2021 onwards.

c) The cost of shifting of utilities, if involved, will be met by the City Gas Distribution Company.

d) Once an application for road cut is submitted to Project Officer, SIPCOT Industrial Park with payment at the rate per kilometer fixed above, if any further payment is required from the City Gas Distribution Company on account of shifting of utilities, the amount must be informed to the City Gas Distribution Company within 10 days of application.

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e) Once all payments are made by the City Gas Distribution Company, requisite permission for road cut must be issued within 10 days of receipt of payment.

f) Track rent charges fixed and revised from time to time by Government in Revenue and Disaster Management Department shall be applicable.

g) Land required for ancillary infrastructure will be allotted on lease, for such number of years as requested by companies as per existing rules.

h) The City Gas Distribution Companies while laying and maintaining gas pipelines, shall comply with all applicable national norms.

i) The above fixed rates and guidelines will be applicable to all further City Gas Distribution projects also.

j) Damages if any found in the line already laid, SIPCOT should not be held responsible.

k) While carrying out the maintenance work in the pipe line, the service provider should not disturb any Industrial unit inside the Industrial Park.

l) The company is liable for any loss or damage caused to SIPCOT property or other company property in the Parks, while laying or while maintaining the gas pipelines.

Sd/-
MANAGING DIRECTOR

Encl: Annexure I, II & III

To
All General Managers
All HODs
All POs
IT & MIS Dept. - To upload the above Circular in the SIPCOT portal

Copy to
PA to MD
PA to ED

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Annexure - I

Restoration Charges for Highways Roads
BT Roads - Estimate Breakup (Tentative)

S.No.	Description	Amount (Rs. in lakhs)
1	Civil Works	14.06
2	Centage Charges@12.5%	1.76
3	GST@12%	1.69
4	Labour Welfare Fund@1%	0.14
5	Escalation @15%	2.11
6	Contingencies & PS Charges@2.5%	0.35
	Total	**20.11**

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Annexure - II

Restoration Charges for Highways Roads Berms - Estimate Breakup (Tentative)

S.No.	Description	Amount (Rs. in lakhs)
1	Civil Works	4.245
2	Centage Charges@12.5%	0.531
3	GST@12%	0.509
4	Labour Welfare Fund@1%	0.042
5	Escalation @15%	0.637
6	Contingencies & PS Charges@2.5%	0.106
	Total	**6.07**

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Annexure - III

Restoration Charges for Highways Roads
Paver Block Roads - Estimate Breakup (Tentative)

S.No.	Description	Amount (Rs. in lakhs)
1	Civil Works	12.235
2	Centage Charges@12.5%	1.530
3	GST@12%	1.468
4	Labour Welfare Fund@1%	0.122
5	Escalation @15%	1.835
6	Contingencies & PS Charges@2.5%	0.310
	Total	**17.50**

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED

19-A, Rukmani Lakshimpathy Road, Egmore, Chennai - 600 008

O.O.No.02 /2021 Dated 07.01.2021

OFFICE ORDER

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

Ref : Office Order No.04/2020, dated 23.01.2020.

*****

The Board of SIPCOT at its meeting held on 26.12.2019 has delegated powers to the Managing Director for according permission to the Industries / Builders / Residents located outside SIPCOT Industrial Complexes / Parks / Growth centres (applicant), for utilizing SIPCOT's road / land as an access to their plots through the shortest route from SIPCOT's main entrance on collection of applicable one time service charges for the extent of land owned by the applicant for SIPCOT road usage and annual service charges in case where the applicant uses SIPCOT land, apart from one time service charges for the road usage, besides annual maintenance charges for the extent of land owned by the applicant on par with the allottees of SIPCOT, subject to the conditions as given below :

i) Permission shall be cancelled immediately, if damages are noticed on the road and it will be reconsidered, if the damaged portion of the road is set right by the beneficiaries at their cost to the satisfaction of SIPCOT.

ii) SIPCOT's road shall be used only for the purpose for which it was permitted.

iii) If the unit sells / transfers its land to others, permission given is not valid and the new incumbent should obtain permission afresh, which shall be as per the policy prevailing at that time.

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Accordingly, one time service charges and annual service charges in respect of each Industrial Complexes / Parks / Growth centres is given below :

Sl. No.	Name of the Complex	One time Service Charges for the extent of land held by the applicant for SIPCOT road usage / per acre /	Annual Service Charges for the extent of SIPCOT land utilized as an access (in addition to one time service charges for SIPCOT road usage) / per acre /
		/ Rupees in Lakhs /	
1	Bargur	8.20	0.60
2	Cheyyar	6.71	2.40
3	Cuddalore	2.86	3.00
4	Gangaikondan	3.84	1.20
5	Gummidipoondi	7.31	4.20
6	Hosur	3.60	4.80
7	Irungattukottai	8.19	7.20
8	Manamadurai	1.69	0.42
9	Nilakottai	5.93	0.60
10	Oragadam	3.13	7.20
11	Perundurai	2.93	2.40
12	Pillaipakkam	6.29	7.20
13	Pudukkottai	2.04	0.42
14	Ranipet	5.48	2.40
15	Siruseri	27.80	18.00
16	Sriperumbudur	6.06	7.20
17	Thervoykandigai	13.56	4.20
18	Thoothukudi	2.03	2.40
19	Vallam Vadagal (including Aerospace)	22.02	9.00

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

To :

All General Managers,
All HoDs
All Project Officers

Copy to:
PA to MD
PA to ED

/FORWARDED BY ORDER/

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

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

O.O.No.12 /2023 **Date:20-08-2023**

OFFICE ORDER

Sub:	City Gas Distribution Projects (CGD) – Track rent to be collected for laying CGD pipelines in SIPCOT Industrial Parks – reg.

Ref: 1. Minutes of the Board Meeting of SIPCOT held on 28.06.2023.
2. Circular No.33/2022, dt.02.06.2022
3. Council Resolution No.317/2021, dt.25.02.2021, Bus Route Road Dept., Greater Chennai Corporation.

****

The Board of SIPCOT at its meeting held on 28.06.2023 while adopting the Tamilnadu City Gas Distribution Policy 2023 and G.O.Ms.No.72 ,IIP&C (MIA.1) Dept., dt.18.03.2023 in SIPCOT and on the request of one CGD entity for waiver or charging of nominal track rent, has issued directions to levy nominal track rent charges for the laying of CGD pipelines as adopted by Greater Chennai Corporation in all the SIPCOT Industrial Parks besides applicable restoration charges as per the Tamilnadu Gas Distribution Policy 2023.

In this regard, as per the Council resolution (No.317/2021, dt.25.02.2021), Bus Route Road Dept.,(BRR) Greater Chennai Corporation, GCC is currently charging Rs.9,400/- per KM as track rent charges for laying of CGD pipelines in the roads owned by them and the Track rent charges fixed and revised from time to time by Government in Revenue & Disaster Management Dept. shall be applicable.

Accordingly, the track rent charges for laying of City Gas Distribution pipelines in all SIPCOT Industrial Parks is hereby fixed @ Rs.9,400/- per KM and the track rent charges fixed and revised from time to time by Government in Revenue & Disaster Management Dept. shall be made applicable to SIPCOT mutatis mutandis.

MANAGING DIRECTOR

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To:

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

Copy to:

PS to MD
PA to ED

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

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SIPCOT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600008.

OFFICE ORDER

O.O.No. 20/2024 **Date: 17-10-2024**

Sub: Issuance of "Approval for Permission to use SIPCOT Road/ Land as access to the Industries / Residents located Outside SIPCOT Industrial Park"- Instructions issued- Reg.

Ref: SIPCOT Office Order No.02/2021 dt.07.01.2021 (copy enclosed)

****

In the reference cited, detailed procedure for issuance of "Approval for Permission to use SIPCOT Road / Land as access to the Industries / Residents located outside SIPCOT Industrial Park" to the neighbouring Industries / Residents of the Industrial Parks were enumerated.

In order to expedite the issue of approval for Permission to use SIPCOT Road / Land as access to the Industries / Residents located outside SIPCOT Industrial Park to the neighbouring Industries / Residents it has been decided to process the applications through online.

IT Department may make suitable provisions in the software with alert notification with viewing option to Project Departments at Head Office.

The applications received through online for approval for Permission to use SIPCOT Road / Land as access to the Industries / Residents located outside SIPCOT Industrial Park 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 Copy of the Sale Deed in favour of the applicant along with the schedule of Property specifying the land area for which access is requested through SIPCOT Road / Land.

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1.2 Proof of documents for the existence/commencement of Industries (Certificate of Incorporation OR DTCP approval copy/ Certified Engineer approved copy stating that DTCP application is submitted, as applicable).

2. Role of Project Officer:

2.1 On receipt of application for Approval of Permission to use SIPCOT Road / Land as access to the Industries / Residents located outside SIPCOT Industrial Park, the Project Officer has to inspect the land for which access is requested w.r.t the schedule of Property furnished by the applicant in the Sale Deed copy.

2.2 The Project Officer shall ensure whether there is any access to the land other than SIPCOT Road is available or not.

2.3 The Project Officer shall forward a "Track Rent Proposal" for the access road computed as per the Office Order cited under reference along with the inspection report and his recommendations within 10 days from the date of receipt of application by creating an E Office File in this regard.

3. Role of Project Department at Head office:

3.1 On receipt of track rent proposal and inspection report from the Project Officer through E Office the concerned Project Department at Head office shall scrutinize the same and process the application for Approval of Permission to use SIPCOT Road / Land as access to the Industries / Residents located outside SIPCOT Industrial Park.

3.2 The applicant may be intimated by the concerned Head of the Project Department within 15 days from the date of application, by email to remit the track rent within 7 days.

3.3 The concerned Head of Project Department shall issue the approval for Permission to use SIPCOT Road / Land as access to the Industries / Residents located outside SIPCOT Industrial Park within 3 days from the date of remittance of Track rent.

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3.4 In case, the issue of approval is delayed beyond the stipulated time limit of T + 25 days, the approval may be accorded after obtaining orders from MD duly stating the reasons for delay.

3.5 The E Office file created in this regard shall be merged with the Track Rent File of the concerned Industrial Park maintained at Head Office.

4. Timeline:

Project Officer			
Sl. No	**Particulars**	**Period**	**Cumulative Period**
1	Track Rent Proposal for the access road computed as per the Office Order cited under reference along with the inspection report and his recommendations	10 Days	T+10 Days
Head Office			
1	Issue of intimation to the applicant to remit the track rent	5 Days	T+15 Days
2	Remittance of Track rent by The allottee	7 Days	T+22 Days
3	Issue of Approval for Permission to use SIPCOT Road / Land as access to the Industries / Residents located outside SIPCOT Industrial Park	3 Days	T+25 Days

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SIPCOT

Closure of application in case the Project Officer reports that the access through SIPCOT Road / Land is not feasible:

Sl.No	Particulars	Period	Cumulative Period
1	Issuance of closure / Rejection for Approval of Permission to use SIPCOT Road/Land as access to the Industries / Residents located outside SIPCOT Industrial Park	3 Days	T+13 Days
T represents the Date of Application for permission, and the Days represents the Working Day.			
Hence the Approval of Permission to use SIPCOT Road / Land as access to the Industries / Residents located outside SIPCOT Industrial Park will be issued within 25 working Days from the Date of Application if the applications given in full shape.			

The check list for the list of documents is enclosed at Annexure-I and the application for Issue of Permission to use SIPCOT Road / Land as access to the Industries / Residents located outside SIPCOT Industrial Park 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 Issue of Permission to use SIPCOT Road / Land as access to the Industries / Residents located outside SIPCOT Industrial Park

1. Applicant Details

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

2. List of Documents

S.NO	List of Documents	Whether furnished	
		Yes	No
1	Copy of the Sale Deed in favour of the applicant along with the schedule of Property specifying the land area for which access is requested through SIPCOT Road / Land		
2	Proof of documents for the existence/commencement of Industries (Certificate of Incorporation OR DTCP approval copy / Certified Engineer approved copy stating that DTCP application is submitted, as applicable)		

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ANNEXURE-II

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

Application For Permission to use SIPCOT Road / Land as Access to the Industries / Residents located outside SIPCOT Industrial Park

1. Applicant Details

a) Application Reference No.

b) Application Date
c) Location of SIPCOT Industrial Park
d) Company Name
e) Contact Person
f) Contact Person Mobile No.
g) Contact Person Email
h) Address

2. Constitution Details (specify whether Sole Proprietorship / Partnership Firm / Public or Private Limited Company)
3. Access required for(specify Industry/Residents)
4. Land Extent for which access is required (copy of the Sale Deed in favour of the applicant to be uploaded)
5. Access required through(specify SIPCOT Road/Land/Both)
6. In case access through SIPCOT Land is required, please specify the land area required along with the sketch mentioning the plot number or utility area
7. Whether any access to the land other than SIPCOT Road is available (Yes /No)
8. Proof of documents for the existence/commencement of Industries (Certificate of Incorporation OR DTCP approval copy / Certified Engineer approved copy stating that DTCP application is submitted, as applicable)– to be uploaded
9. Payment Details – Processing Fee +GST

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

CIRCULAR

Cir.No39/2021 **Dated:09.04.2021**

Sub: SIPCOT Industrial Parks –DTA/SEZ -Renaming of Phases - Reg.

****

In order to have administrative convenience, it has been decided to rename the DTA/ SEZ Phases as in annexure enclosed.

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. Shej
GENERAL MANAGER(PROJECTS-I)

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Annexure

Sl.No	Existing		Proposed	
	Name of the Park /Phases	*Area in acres*	***Name of the Parks /Phases***	***Area in acres***
1.	*Bargur*		**Bargur**	
	DTA	*994.41*	DTA	994.41
	SEZ	*379.96*	SEZ	379.96
	Total	*1374.37*	**Total**	**1374.37**
2.	*Cheyyar*		**Cheyyar**	
	Phase – I		Phase – I (Including Cheyyar SEZ developers)	643.40
	DTA	*368.40*	Phase-II	1381.92
	SEZ	*275.00*		
	Phase-II	*1381.92*		
	Total	*2025.32*	**Total**	**2025.32**
3.	*Cuddalore*		**Cuddalore**	
	Phase-I	*518.79*	Phase-I	518.79
	Phase-II	*154.72*	Phase-II	154.72
	Phase-III (Layout not approved)	*1934.41*	Phase-III	1934.41
	Total	*2607.92*	**Total**	**2607.92**
4.	*Gangaikondan*		**Gangaikondan**	
	DTA	*1736.59*	DTA	1736.59
	SEZ	*255.00*	SEZ	255.00
	Total	*1991.59*	**Total**	**1991.59**
5.	*Gummidipoondi*		**Gummidipoondi**	
	Phase-I	*798.72*	Phase-I	798.72
	Phase-II	*455.82*	Phase-II	455.82
	EPIP	*224.11*	EPIP	224.11
	Total	*1478.35*	**Total**	**1478.35**
6.	*Hosur*		**Hosur**	
	Phase-I	*1235.86*	Phase-I	1235.86
	Phase-II	*456.88*	Phase-II	855.67
	Phase-II Expansion-I	*179.06*		
	Phase-II Expansion-II	*220.73*		
	Total	*2092.53*	**Total**	**2092.53**
7.	*Irungattukottai*		**Irungattukottai**	
	Hyundai	*536.54*	DTA-(including Hyundai)	1579.43
	General Plots-DTA	*957.33*	Apparel Park	123.85
	Commercial Plots	*19.68*	Footwear Component Park	52.63
	Apparel Park	*123.85*		
	Footwear Park-SEZ	*153.65*		
	FootwearComponent Park	*52.63*		
	Total	*1843.68*	**Total**	**1755.91**
8.	*Manamadurai*	*492.07*	**Manamadurai**	**492.07**
9.	*Nilakottai*	*386.68*	**Nilakottai**	**386.68**
10.	*Oragadam*		**Oragadam**	
	DTA	*1280.00*	Phase-I (including Stand alone Projects)	2583.93
	SEZ	*321.59*	SEZ	321.59

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	Stand alone	*1303.93*	R&NS Park	168.73
	R&NS-Expansion-I	*168.73*	Phase-II (Vaippur Mathur)	616.00
	Total	*3074.25*	**Total**	**3690.25**
11.	*Perundurai*		**Perundurai**	
	Phase-I	*1361.56*	Phase-I	1361.56
	Phase-II	*1063.12*	Phase-II	1063.12
	SEZ	*197.94*	SEZ	197.94
	Total	*2622.62*	**Total**	**2622.62**
12.	*Pillaipakkam*	*847.00*	**Pillaipakkam**	**847.00**
13.	*Pudukottai*	*421.10*	**Pudukottai**	**421.10**
14.	*Ranipet*		**Ranipet**	
	Complex Phase-I	*729.78*	Phase-I	729.78
	Complex Phase-II	*133.13*	Phase-II	133.13
	Complex Phase-III	*299.04*	Phase-III	424.04
	Phase-III-EXT.DTA	*125.00*	SEZ	133.76
	SEZ	*133.76*		
	Total	*1420.71*	**Total**	**1420.71**
15.	*Siruseri*	*782.51*	**Siruseri**	**782.51**
16.	*Sriperumbudur*		**Sriperumbudur**	
	Phase-I	*470.94*	Phase-I	470.94
	Phase-II	*368.62*	Phase-II (including Stand alone Projects)	845.32
	Phase-II-Exp.stand alone	*476.70*	SEZ	685.72
	Phase-II-Exp-SEZ	*685.72*	Phase-III-Stand alone	220.61
	Phase-III-stand alone	*220.61*		
	Total	*2222.59*	**Total**	**2222.59**
17.	*Thervoykandigai*	*997.78*	**Thervoykandigai**	**997.78**
18.	*Tuticorin*		**Tuticorin**	
	Phase-I	*1014.94*	Phase-I	1014.94
19.	*Vallam Vadagal*		**Vallam Vadagal**	
	Phase-I	*1146.31*	Phase-I	1146.31
	Aerospace	*241.76*	Aerospace	241.76
	Phase-II	*356.00*	Phase-II	356.00
	Total	*1744.07*	**Total**	**1744.07**
20.	*Kurubarapalli*	*124.39*	**Kurubarapalli**	**124.39**
21.	*Mappedu (stand alone)*	*121.74*	**Mappedu**	**121.74**

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

/FORWARDED BY ORDER/

G. Shej
GENERAL MANAGER(PROJECTS-I)

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

O.O.No. 22/2021 **Date:17.03.2021**

OFFICE ORDER

Sub: SIPCOT Industrial Complexs / Parks / Growth Centers – Revised format for commencement of commercial production – Forwarded – Reg.

Ref: This officer letter dt.12.01.2021

*****

Further to the reference cited, a draft revised format to establish the commencement of commercial production by the allottee in the allotted plot in respect of category 2 & 3 units is enclosed.

A joint inspection by the concerned Project Officer and the dealing Officer at Head Office shall be carried out and the details as per the format under Part I shall be verified by the Project Officer and Part II by the dealing Officer.

The joint inspection shall be carried out within 7 days from the date of representation received from the allottee and the inspection report shall be submitted within 3 days from the date of inspection. Necessary orders shall be passed within 7 days thereafter.

This order comes into immediate effect.

Sd/--
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

Encl: As Above

To

All General Managers
All HODs
All Project Officers

Copy to:

PS to MD
PA to ED

//Forwarded by Order//

General Manager (P-III)

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FORMAT FOR COMMENCEMENT OF COMMERCIAL PRODUCTION
(For category 2 & 3 Units)

Date of Inspection :

Name of the Inspecting Officer :

Representative of the allottee present :

Name of the allottee :

Name of the Industrial Complex :

Plot no : Extent Area(in Acres):

PART - I

Land Utilization : (Attach Layout sketch)

Factory Building Area (in Sq Ft) :

Admin Building Area (in Sq Ft) :

Security Building Area (in Sq Ft) :

Utility Building Area (in Sq Ft) :

Other Building Area (in Sq Ft) :

Road Area (in Sq Ft) :

Parking Area (in Sq Ft) :

Applicable OSR Area(in Sq Ft) :

Total Utilized Land Area (in Sq Ft): (in Acres):

Total area allotted (in Acres) :

Land Utilization (in %) :

EB/Water Consumption Records (For the last 1 Year-Month wise):

1. EB Records:

i) EB Units consumption :

II) EB Bill Payment details :

2. Water Records:

i) Water consumption statement :

ii) Water charge payment details :

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PART - II

Invoices/ Bills:

First Commercial / Sales Invoice :

Raw material Purchase Invoice :

Machinery Invoices :

Accessories Invoices :

Tools & tackle Invoices :

Buildings Payments Bills :

Contractor payment bills :

Computer& accessories Bills :

Office furniture bills :

Bank Account statement (1 year) :

Audited Financial IT statements(3years):

HR Records (for the last one year) :

List of Employees particulars (with ID) :

Employee's attendance :

Wage register/ Salary drawn details :

Office Timings and work force plan :

Security Records (for the last one year):

Material Movement In/Out Register :

Man Movement In/Out Register :

Tapals /Postal Movement In/Out Register :

Vehicle Movement In/Out Register :

Statutory Approvals Obtained specific to product manufacturing/ service rendered:(copies to be attached) (all necessary certificates should be mentioned in the same allotted address only):

Building Plan Approval for all the buildings :

NOC from Fire service & rescue Dept :

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Factory License :

CTE/CTO from TNPCB :

GST Registration Certificate :

Building Stability :

Sanitary Certificate :

Trade Mark (if any) :

Latest Share Holding Pattern certified by CA :

Others (if any) :

Type of Business: 1.Manufacturing Industries / 2.Service Sector (√)

Approved activity by SIPCOT :

Actual activity at the time of Inspection :

1.Manufacturing Industries:

List of Raw materials:

S.no	Description	Required Qty	Remarks

List of Products:

S.no	Product Name	Production Capacity	Remarks

List of By-Products:

S.no	Product Name	Production Capacity	Remarks

List of Plant & Machineries:

S.no	Plant / Machinery Name	Production Capacity	Installed Power	Commissioned Date	Remarks

Erection Completion Date : Plant Commissioning Date :

Commencement of commercial Production Date :

List of Waste generated/ disposal details :

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2.Service Sector

List of computer / Laptops available :

List of Copier/ Printers Available :

E waste Generation/ Disposal Details :

Service bills / Receipts :

Inspection Findings:

Details Of Dues with SIPCOT (PO Report) :

Identifications / Findings of Inspection :

Fenced/ Compounded/ Open (length in Mtr) :

No of Toilet & Urinals Availability :

Drinking water Availability :

Housekeeping / Disposal of waste :

Photographs:

- Office functioning / Product / Raw material/ Machinery Running photographs.
- All Buildings, Compound wall, Entrance gate & Security office photos.
- Internal road availability, OSR land Photos.
- Drinking water availability status with photos.
- Emergency exit routings photos and drawings.
- Fire extinguisher availability details with photos.
- First Aid availability details with photos.

Declaration:

I hereby certifying that the above mentioned company details are correct and verified by myself. Hence I am certifying that commencement of commercial production of the company is inline with our requirement.

Date of Inspection : Time Duration :

Name of the Inspecting Officer :

Signature of the Inspecting Officer :

Sd/--
Managing Director

General Manager (P-III)

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.

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

O.O.No.43/2021 **DATE: 23.04.2021**

OFFICE ORDER

Sub : SIPCOT – Standard Instructions to Project Officers for laying / shifting of power lines within SIPCOT Industrial Parks – Orders issued – reg.

******

The location of the power lines and their orientation is one of the crucial aspect for the fruitful utilization of the plots by the Allottees. In the existing SIPCOT Industrial Parks, it has been observed that in few instances the power lines were observed to be passing through the allottable areas of the park, causing a major hindrance for the utilization of those allottable areas by other Allottees.

Also, in case of shifting of the existing lines that are already present in the allottable area, it was noticed that in some cases, the orientation of the shifted lines were not along the approved utility corridor/OSR areas of the industrial park, causing hindrance to other Allottees.

In this regard, the following instructions are issued to the Project Officers with respect to laying of new power lines / shifting of the existing power lines in the SIPCOT Industrial Parks for hindrance free utilization of the plots by the Allottees.

1. In case TANGEDCO lay new Power lines /shifts the existing Power lines within SIPCOT Industrial Park, the Project Officer has to ensure that the power line(s)shall pass **only** through/along the utility corridor and/or OSR areas of the SIPCOT Industrial Park without crossing the allottable plots and also TANGEDCO have to lay the power lines after obtaining necessary permission from SIPCOT.

Contd.2..

2. In case the existing power line(s) passes through the allottable plots, causing hindrance to the allottees, the Project Officer shall take following action for shifting of the same:

   a) Inspect the site immediately and address TANGEDCO for estimates towards shifting of the line.

   b) Send proposal to Civil Department, Head Office with the estimate received from TANGEDCO along with his specific recommendation.

   c) Obtain necessary approval from Head Office and make the payment to TANGEDCO.

   d) Follow up with TANGEDCO and ensure shifting of power lines within 3 months from the date of making payment to TANGEDCO.

23/4/21

(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All General Managers
All HODs
All Project Officers

Copy to :
PA to MD
PA to ED

DM DGM(P-IV) AGM(P-VI) AGM(P-V) SE

GM(P-III) (GM(P-II) GM(P-I) ED

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

O.O.No.45/2021 **Date:23.04.2021**

OFFICE ORDER

Sub: SIPCOT Industrial Parks – Plot utilization – Method of calculation - Reg.

Ref: 1) O.O.No.30/2020 dt.31.7.2020
2) O.O.No.43/2020 dt.27.10.2020

*****

As per the lease deed, "Implementation" means the condition where the unit has commenced commercial production / operation within the stipulated time as specified in the allotment order/lease deed or within the permitted extension time and also complying with 50% plot utilization.

Further, "Plot Utilization" means the extent of the allotted plot covered with built-up space comprising of factory building/shed and covered utility/storage area, internal roads etc.

As the allottee units require minimum set back for the built up area and parking area as per the DTCP norms, the plot utilization shall be calculated on the extent of allotted plot covered with built up space comprising of factory building / shed and covered utility / storage area, internal roads and minimum set back / parking space as per Tamil Nadu Combined Development & Building Rules (TNCDBR) 2019, besides greenery requirement as per TNPCB Consent order. The set back and parking space requirement for the category of industries is at Annexure.

The plot utilization shall be calculated as above.

Sd/--
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To

All General Managers
All HODs
All Project Officers

Copy to:
PS to MD
PA to ED

//Forwarded by Order//

General Manager(P-III)

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Annexure

Setback/Parking space requirement as per TNCDBR 2019

A) Minimum Setback Requirements

S.No	Description	Category of Industries			
		Cottage Industries		Green & Orange Industries	Red Industries(Special &Hazardous)
(i)	Front Setback	Abutting road width	Front Setback	6.0m.	6.0m.
		less than 9m.	1.5m.		
		9m. to 18m.	3.0m.		
		18m. to 30.50m.	4.5m.		
		More than 30.5m.	6.0m.		
(ii)	Side Setback	1.50m.		3.0m.	6.0m.
(iii)	Rear Setback	Nil		2.0m.	6.0m.

B) Parking Space Requirements

(a) Manufacturing industries, service industries, biotechnology industries
1 car space for every 100sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof and 1 lorry space for every 500sqm or workshop floor area or part thereof
(b) Cottage Industries
1 car space for every 100sq.m of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof.
(c) Garments / Packaging Industries
1 car space for every 200sq.m of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof.
(d) Electrical and Electronic Industries including Computer hardware industries
1 car space for every 100sq.m of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof.
(e) IT Industries, Software, Bio Informatics Industries
1 car space for every 50sq.m of floor area or part thereof and 1 two-wheeler space for every 25sq.m of floor area or part thereof

Sd/---
Managing Director

//Forwarded by Order//

General Manager(P-III)

Verified eTendEstate™

STATE INDUSTRIAL PROMOTION CORPORATION OF TAMIL NADU LTD.

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

OFFICE ORDER

O.O.No.8/2024 07-05-2024

Sub: Standard Operating Procedure (SOP) to the Project Officers for the Site Visits by Stakeholders / Investors / Guidance and other Delegates – Reg.

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1. The approach road to the proposed site should be properly maintained and kept clean including greenery in the centre median, in the case of existing Industrial Parks and should be clearly demarked in the case of new land parcels.
2. Jungle Clearance should be undertaken in the site and the land area should be clearly visible.
3. The proposed site should be flagged along the boundaries at 10 mts. interval to identify the land area.
4. The delegates should be able to walk through the site physically / pass through the site by vehicle in case of large parcel of land and ascertain the soil condition.
5. The Revenue Authorities / Land Acquisition team should be informed well in advance, to be present during the site visit with connected land records.
6. Patta copy in favour of SIPCOT should be readily available for showing to the investors.
7. In case of new parcel of land, whether the possession has been taken over / probable date of possession.
8. The Master Plan of the Industrial Park along with Site Layout of the proposed land area.
9. CAD drawing of the Industrial Park / Proposed Site should be available with the Project Officers.
10. The linear measurement along with water bodies of the proposed site and in case of new parcel of land, the approximate linear measurement of the proposed site along with water bodies if any.
11. The topography / contour details of the proposed site.
12. Geo-Technical Report for the Industrial Park should be prepared for Manallur, Manapparai & Allikulam.
13. Flood report should be obtained from the Revenue Authorities and kept ready.
14. The details of utilities viz., nearest TNEB sub-station along with its capacity / distance and surplus power available in the sub-station for immediate utilization by the industries, source of water / arrangements, widening of approach road, etc.
15. The following facilities should be provided at the site enabling the delegates to have a discussion during the site visit:
    a. Gazebo Tent (10x20 ft. with 3 side cover with SIPCOT logo)
    b. Plastic Chairs
    c. Aluminum Rollup Standees (to display Master Plan, Site Layout, etc.)
    d. Stationery Items
    e. Refreshments

GM /DGM /AGM in charge of the project shall review the SOP on the previous day of site

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visit for its compliance.

This order comes in to force with immediate effect.

K. SENTHIL RAJ
MANAGING DIRECTOR

To

All General Managers
All HODs
All Project Officers

Copy to:

PA to MD
PA to ED
Allotment Cell

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FINANCE DEPARTMENT

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FINANCE DEPARTMENT

Fixation of Plot Cost / Maintenance Charges

CIRCULARS

Sl.No.	Circular No. & Date	SUBJECT	Page
1.	43/2021 Dated : 19.4.2021	SIPCOT Industrial Parks - Fixation of Maintenance Charges for the year 2020-21 (Demand Year 2021-22) - as Corporation specific collection of maintenance charges at a fixed rate per acre on monthly basis - instructions issued - Reg.	209
2.	48/2021 Dated : 28.4.2021	SIPCOT Industrial Park - Vallam-Vadagal phase-II - Revision of Plot allotment rate for undeveloped land - Board's approval - Communication - Reg.	215

OFFICE ORDERS

Sl.No.	O.O. No. & Date	SUBJECT	Page
1.	26/2021 Dated : 19.3.2021	SIPCOT Industrial Parks - Fixation of Maintenance Charges for the year 2020-21 (Demand Year 2021-22) - as Corporation specific collection of maintenance charges at a fixed rate per acre on monthly basis - instructions issued - Reg.	216
2.	62/2021 Dated : 28.09.2021	SIPCOT Industrial Park - Tindivanam Revision of Plot allotment rate - Board's approval - Communication - Reg.	219
3.	64/2021 Dated : 1.11.2021	SIPCOT Industrial Park - Tindivanam - Revision of plot allotment rate - Board's approval - Communication - Reg.	220
4.	65/2021 Dated : 7.12.2021	SIPCOT Industrial Park (Denotified SEZ area) - Irungattukottai - Revision of plot allotment rate - Board's approval - Communication - Reg.	222
5.	01/2022 Dated : 4.1.2022	SIPCOT International Furniture Park, Thoothukudi - Fixation of Plot Allotment rate for Phase-I Industrial Plots - Reg.	223
6.	02/2022 Dated : 21.1.2022	SIPCOT Industrial Parks - Fixation of Maintenance Charges for the year 2020-21 (Demand Year 2021-22) - as Corporation specific collection of maintenance charges at a fixed rate per acre on monthly basis - instruction issued - Reg.	226
7.	07/2022 Dated : 11.4.2022	SIPCOT Industrial Parks - Fixation of Maintenance Charges for the year 2021-22 (Demand Year 2022-23) - as Corporation specific collection of maintenance charges at a fixed rate per acre on monthly basis - instruction Issued - Reg.	234
8.	09/2022 Dated : 20.04.2022	SIPCOT Industrial Park, Mambakkam (Sriperumbudur Phase - IV) - Fixation of plot allotment rate Board's approval Communication - Reg.	236
9.	12/2022 Dated : 12.05.2022	SIPCOT Industrial Park, Shoolagiri (Hosur Phase - IV) - Fixation of plot allotment rate - Board's approval - Communication - Reg.	237

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10.	17/2022 Dated : 22.06.2022	SIPCOT Industrial Park, Shoolagiri (Hosur Phase - IV) - Fixation of plot allotment rate - Board's approval - Communication - Reg.	238
11.	18/2022 Dated : 24.06.2022	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.	239
12.	19/2022 Dated : 25.06.2022	SIPCOT Industrial Park, Manapparai including Food Park (Phase-I) - Fixation of plot allotment rate - Board's approval - Communication - Reg.	242
13.	20/2022 Dated : 08.07.2022	SIPCOT Industrial Park, Dharmapuri - Fixation of plot allotment rate Board's approval Communication - Reg.	243
14.	27/2022 Dated : 26.08.2022	SIPCOT Industrial Park, Theni including Food Park - Fixation of plot allotment rate - Board's approval - Communication - Reg.	245
15.	29/2022 Dated : 12.09.2022	SIPCOT Industrial Park, Thirumudivakkam - Fixation of plot allotment rate - Board's approval - Communication - Reg	247
16.	30/2022 Dated : 12.09.2022	SIPCOT Industrial Park, Nemili - Fixation of Plot allotment rate - Board's approval - Communication - Reg.	248
17.	31/2022 Dated : 14.09.2022	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.	249
18.	32/2022 Dated : 5.12.2022	Food Park at SIPCOT Industrial Park, Tindivanam - Fixation of plot allotment rate - Board's approval - Communication - Reg.	251
19.	34/2022 Dated : 07.12.2022	SIPCOT Industrial Park, Sivagangai - Fixation of plot allotment rate - Board's approval - Communication	253
20.	35/2022 Dated : 23.12.2022	SIPCOT Industrial Park, Thirumudivakkam - Revision of plot allotment rate - Board's approval - Communication - Reg.	255
21.	02/2023 Dated : 18.01.2023	SIPCOT International Furniture Park at Thoothukudi - Fixation of plot allotment rate for Phase-I & II Industrial Plots - Board's approval - Communication - Reg.	256
22.	04/2023 Dated : 23.01.2023	SIPCOT Industrial Parks - Fixation of Maintenance charges with effect from April 2023 - Reg.	258
23.	08/2023 Dated : 14.04.2023	SIPCOT Industrial Park, Panapakkam (Phase-I) - Fixation of plot allotment rate - Board's approval - Communication - Reg.	263
24.	09/2023 Dated :15.04.2023	SIPCOT Industrial Park, Manapparai (Phase - I, II & III) including Food Park at Phase-I - Revision of plot allotment rate - Board's approval - Communication - Reg.	264
25.	13/2023 Dated :08.09.2023	SIPCOT Industrial Park, E. Velayuthapuram, Vilathikulam Taluk, Thoothukudi District - Fixation of plot allotment rate for standalone project - Board's approval - Communication - Reg.	266
26.	14/2023 Dated : 15.09.2023	SIPCOT Industrial Park, Shoolagiri Phase-I (Hosur, Phase-IV) - revision of plot allotment rate - Board's approval - Communication - Reg.	268

27.	04/2024 Dated : 07.03.2024	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.	269
28.	05/2024 Dated : 13.03.2024	SIPCOT Industrial Park, Sivagangai - Revision of plot allotment rate - Board's approval - Communication - Reg.	271
29.	06/2024 Dated : 27.03.2024	SIPCOT Industrial Parks - Fixation of Maintenance charges with effect from April 2024 (for the year 2023-24) - Reg.	273
30.	09/2024 Dated : 23.05.2024	Joint Venture Industrial Park, Varapatti - Fixation of plot allotment rate - Board's approval - Communication - Reg.	275
31.	11/2024 Dated : 10.06.2024	SIPCOT Industrial Park, Manallur (Phase - I & II) - Fixation of plot allotment rate - Board's approval - Communication - Reg.	276
32.	16/2024 Dated : 23.09.2024	SIPCOT Industrial Parks - Revision of Plot allotment rates - Board's approval - Communication - Reg.	278
33.	18/2024 Dated : 08.10.2024	SIPCOT Industrial Park, Gangaikondan Phase-II - fixation of plot allotment rate - Board's approval communication - Reg.	281
34.	19/2024 Dated : 08.10.2024	SIPCOT Industrial Park, Panapakkam - Mega Leather Footwear Park & General Engineering Park - Fixation of plot allotment rate - Board's approval - Communication - Reg.	282
35.	28/2024 Dated : 04.11.2024	SIPCOT Industrial Park, Oragadam Phase II (Vaipur - Mathur Scheme) (Other than Medical Devices Park) - Revision of plot allotment rate communication - Reg.	284
36.	31/2024 Dated : 26.12.2024	SIPCOT Industrial Park, Dharmapuri - Revision of Plot cost - communicated - Reg.	286

General

CIRCULAR

Sl.No.	Circular No. & Date	SUBJECT	Page
1.	46/2021 Dated : 22.4.2021	Tamil Nadu Transparency in Tenders Rules, 2000 - Rule 33 - "Low Value Procurement" Amendment issued to Tamil Nadu Transparency in Tenders Rules, 2000 - Tamil Nadu Government Gazette - Notification issued by Government - adoption in SIPCOT - Reg.	289

OFFICE ORDERS

Sl.No.	O.O. No. & Date	SUBJECT	Page
1.	3/2022 Dated : 24.01.2022	State PSUs - SIPCOT - Strengthening of Internal Control Mechanism for counter checks for prevention of fraudulent activities in future - Certain guidelines issued with respect to acceptance of Bank Guarantee(BG)-Strengthening of Internal Control System - Reg.	291

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PIDP

OFFICE ORDERS

Sl.No.	O.O. No. & Date	SUBJECT	Page
1.	07/2024 Dated : 27.03.2024	SIPCOT Industrial Parks - Fixation of charges for completed PIDP/Major maintenance works - Reg.	295
2.	13/2024 Dated : 05.07.2024	SIPCOT Industrial Park - Gummidipoondi - Recovery of cost incurred for Upgradation of infrastructure under Participatory Infrastructure Development Programme (PIDP) - Reg.	299

Service Tax / GST

CIRCULARS

Sl.No.	Circular No. & Date	SUBJECT	Page
1.	50/2021 Dated : 03.05.2021	TDS rates for FY 21-22 - communication - Reg.	301
2.	40/2023 Dated : 25.09.2023	SIPCOT - GST-Circular - Revised GST Rate on Supply of Goods and Services made by SIPCOT based on Authority for Advance Ruling (AAR) - Reg.	303

OFFICE ORDERS

Sl.No.	O.O. No. & Date	SUBJECT	Page
1.	04/2022 Dated : 07.02.2022	Revision in GST rate in respect of Composite supply of works contract from 12% to 18% with effect from 1st January, 2022 - Reg.	310
2.	10/2022 Dated : 21.04.2022	SIPCOT-E Invoice should be issued by the Supplier/ Vendor/Contractor whose annual aggregate turnover exceeds Rs. 20 crores with effect from 1st April 2022 - Reg.	312
3.	28/2022 Dated : 05.09.2022	SIPCOT -E Invoice should be issued by the Supplier/ Vendor/Contractor whose annual aggregate turnover exceeds Rs. 10 crores with effect from 1st October 2022. - Reg.	314
4.	10/2023 Dated : 23.06.2023	SIPCOT Circular - E Invoice should be issued by the Supplier/Vendor/ Contractor, whose annual aggregate turnover exceeds Rs. 5 crores in any Financial Year from 2017-18, with effect from 1st August 2023. - Reg.	317

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Transfer of Funds

OFFICE ORDERS

Sl.No.	O.O. No. & Date	SUBJECT	Page
1.	58/2021 Dated : 07.06.2021	Transfer of funds - Delegation of powers to General Manager (F) - Orders issued - Reg.	319
2.	27 /2024 Dated : 25.11.2024	Transfer of Funds to Project Officers - Instructions issued - Reg.	320

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FIXATION OF PLOT COST / MAINTENANCE CHARGES

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

Circular No.43/2021 **19.4.2021**

Sub: SIPCOT Industrial Parks - Fixation of Maintenance Charges for the year 2020-21 (Demand Year 2021-22) - as Corporation specific collection of maintenance charges at a fixed rate per acre on monthly basis - instructions issued - reg.

Ref: 1. Minutes of the 492nd Board Meeting
2. O.O No.26/2021 dt.19.03.2021

.....

The Board of SIPCOT at its meeting held on 21.7.2020 has decided to adopt the method of recovery of maintenance charges as Corporation specific instead of Industrial Park specific and to collect maintenance charges uniformly at a fixed rate per acre on monthly basis from the financial year (2020-21) (Demand year 2021-22).

During the FY 2020-21 the corporation has incurred the maintenance expenditure under the following major heads:

Particulars	**Rs. in lakhs**
Roads & Drains	707.35
Streetlights	683.75
Buildings / Fire station	240.57
OSR Lands / Greenery	684.02
Manpower cost	847.90
Solid waste management, security charges, patrolling vehicle, etc	334.45
50% admin cost	561.39
Total (A)	**4059.43**

The above maintenance expenses are apportioned over an Allottable Area of 23228.4 acres as on 1.4.2020 as detailed below:

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Name of the Park	Area in acres
Hosur – I	983.74
Hosur – II	396.85
Hosur II Expn I	150.84
Hosur II Expn II	189.68
Gummidipoondi - I	652.94
Gummidipoondi II	370.72
EPIP, GPD	160.12
Ranipet Ph – I	578.37
Ranipet Ph – II	112.47
Ranipet Ph - IIII	191.48
Ranipet Ph - IIII - Unit-II	92.72
Cuddalore Ph I	427.03
Pudukottai	318.30
Manamadurai	386.96
Tuticorin Ph – I	880.06
Tuticorin Ph – I	1234.33
Sriperumbudur Ph I	382.94
Sriperumbudur Ph II	295.97
Sriperumbudur Ph II Expn	459.75
Sriperumbudur Ph III	9.74
Irungattukottai	1262.89
Pillaipakkam	624.98
Siruseri IT Park	407.06
Gangaikondan	1389.14
Nilakottai	288.79
Perundurai	1928.02
Cheyyar Ph-I	347.28
Cheyyar Ph-II	1189.25
Bargur	749.06
Oragadam	2099.83
Thervoykandigai	819.57
Vallam Vadagal	828.61
Vallam Vadagal (Aerospace Park)	186.77
Apparel Park - Irungattukottai	92.18
Footwear Component Park Irungattukottai	23.07
Renault & Nissan Vendor Park, Oragadam	142.96
R&M Suppliers Park, Pillaipakkam	73.68
India Yamaha vendor Park Vallam Vadagal	67.25

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NATRIP Oragadam	304.00
SEZ, Sriperumbudur	298.90
SEZ, Oragadam	274.03
SEZ, Perundurai	163.42
SEZ, Ranipet	106.95
SEZ, Gangaikondan	245.24
SEZ, Bargur	178.81
Flextronics Technologies, Sriperumbudur	250.00
Cheyyar SEZ Developers, Cheyyar	275.00
IT TIES SEZ Siruseri	189.93
Cheyyar SEZ Developers, Bargur	146.72
Total (B)	**23228.40**

The following industrial parks are not covered under maintenance charges as they are standalone (OR) the corporation has not incurred any maintenance expenditure during 2020-21

Name of the Park	**Area in acres**
Cuddalore Ph II	122.72
Cuddalore Ph III	1931.78
Sriperumbudur Ph IV	190.25
Cheyyar Ph - II Undeveloped	928.86
Mappedu	121.74
Vallam Vadagal Ph II	350.00
Kurubarapalli	100.22
Tindivanam	694.42
Manaparai	1077.05
SEZ, Irungattukottai	101.00
Nokia, Sriperumbudur	210.87
Total	**5828.91**

The Corporation has incurred the following expenditure under 50% PIDP for which demand will be raised on completion of the work and over the period as per circular No.61/2020 dt.21.8.2020 in half yearly instalments during July and January.

Name of the Park	Name of work	Estimate amount (Rs. in lakhs)
Irungattukottai	Construction of RCC Precast Cable duct including 1m vent Box Culvert	944
Gummidipoondi	Construction of RCC side drain and culverts	2700
Siruseri	Construction of RCC Side drain with Paver blocks on road side berms	1540
Ranipet	Relaying of roads, construction of RCC drains & culverts in Phase III	1510
Perundurai	Replacement of pipeline in pumping main from Konavaikkal Booster pumping station	6272
Irungattukottai	Construction of RCC Side drain along both sides of roads	5450
Sriperumbudur	Construction of RCC Side drain along both sides of roads	3500
Oragadam	Construction of RCC Side drain with Paver blocks on both sides of Roads including culverts for DTA & SEZ	4000
Gummidipoondi	Relayhing and widening of roads & providiing laybay along the road side area	1780
Ranipet	Relaying of roads, construction of RCC side drain & culverts in Phase - I & II	1477

The Corporation has incurred the following expenditure under 100% Deferral (major maintenance expenditure) for which demand will be raised on completion of the work and the recovery will be as per PIDP scheme.

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Name of the Park	Nature of work	Name of contractor	Amount of contract (Rs in lakhs)	No of half yearly instal ments	Amou-nt spent 19-20 (Rs in lakhs)	Amou-nt spent 20-21 (Rs in lakhs)	Recov ery install ment starts from
Gummidi-poondi	Providing St.Light arrangement	Kumaran Industries	611.04	6	0.00	586.28	Jul-21
Oragadam	Maintenance of street lights	Karthikeyan Electricals	114.81	2	0.00	109.89	Jul-21
Oragadam	Relaying of Roads	Apex Civil Engineering	414.86	2	0.00	434.91	Jul-21
Perundurai	St.Light LED / poles / cables	Kumaran Industries	287.78	2	12.00	276.61	Jul-21
Perundurai	Spl Repairs to Roads	P.Lakshmi	1393.1	20	858.57	412.54	Jul-21
Ranipet	Replacement of St Lights / clearing light jungles/ desilting / kerb wall painting	Kumaran Industries	178.37	2	26.00	124.00	Jul-21
Siruseri	Relaying of BT Surface	V.Vasudevan	197.32	6	0.00	158.99	Jul-21
Siruseri	Replacing St Lights	Kumaran Industries	186.87	6	0.00	166.85	Jul-21
Tuticorin	Relaying of Roads	Pearl Engineering	123.15	2	0.00	125.68	Jul-21

Accordingly the monthly maintenance charges for the FY 2020- 21 (DY 2021 - 22) is fixed as follows :

$$\text{Maintenance Charges per acre/per month} = \frac{\text{Maintenance expenditure incurred in respect of all industrial park (A)}}{\text{Allottable area of all the industrial park (as on 01.04.2020) (B)}} \times \frac{1}{12}$$

$$= \frac{\text{Rs.4059.43 lakhs}}{\text{23228.40 acres}} \times \frac{1}{12} = \text{Rs 1456 per acre p.m.}$$

Rounded off to Rs.1500 p.m. (subject to Third party audit)

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The first invoice may be raised in the portal on 20/4/21 for Rs.1500/- (per acre) + applicable GST and due date may be fixed as 5/5/21 for recovery of the amount from the allottees as on 31.03.2021.

Subsequent demands may be raised in the portal on 10th and recovery of the amount on 25th of every month as per circular 2nd cited in the reference. The applicable GST may also be collected.

A third party audit will be conducted for fixation of Maintenance Charges and the Report will be uploaded during July 2021. The excess / short demand will be adjusted in the monthly demand of August 2021.

Sd/-xxx
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To

All the Project Officers,
SIPCOT Industrial Parks

Copy to:

All General Managers
All HODs
PA to MD
PA to ED

AGM(IT) ..... You are advised to make necessary provision in the portal to raise invoices.

//Forwarded By Order//

19/4/2021
General Manager (F)

Verified RealEstate™

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

CIRCULAR

Cir.No.48/2021 **28.04.2021**

Sub: SIPCOT Industrial Park – Vallam-Vadagal phase-II – Revision of Plot allotment rate for undeveloped land – Board's approval – Communication – reg.

Ref:
1. Circular No.01/2020 dated 13.01.2020
2. Office Order No.44/2020 dated 07.10.2020
3. Minutes of the Board Meeting dated 02.12.2020
4. Minutes of the Board Meeting dated 29.12.2020
5. Circular No.110/2020 dated 31.12.2020
6. Minutes of the Board Meeting dated 20.04.2021

The Board of SIPCOT at its meeting held on 20.04.2021 has revised the plot allotment rate for undeveloped land in respect of SIPCOT Industrial Park, Vallam-Vadagal Phase-II **at Rs.120 lakhs per acre.**

The above plot allotment rate is applicable for all the allotments made with effect from 20.04.2021.

Sd/--
(J. KUMARAGURUBARAN)
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//

28/4/2021
General Manager (F)

Verified RealEstate

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

O.O.No.26/2021 **19.3.2021**

Sub: SIPCOT Industrial Parks - Fixation of Maintenance Charges for the year 2020-21 (Demand Year 2021-22) - as Corporation specific collection of maintenance charges at a fixed rate per acre on monthly basis – instructions issued – reg.

Ref: Minutes of the 492nd Board Meeting dated 21.07.2020.

.....

The Corporation maintains the infrastructure assets such as roads, street lights, drains, etc., in all its industrial parks. Expenditure on maintenance of roads, street lights, drains and other infrastructure including manpower and 50% of the administrative expenditure of an Industrial park incurred during the financial year (say 2019-20) is recovered from the allottees of that Industrial Park during the subsequent Financial year (say 2020-21) in two half yearly instalments. The above system of recovery of maintenance charges is in force till Financial Year 2019-20 (Demand Year 2020-21).

During the current financial year 2020-21, the corporation provides the maintenance services such as solid waste management, patrolling of vehicles for security of the employees of the allottees besides infrastructure assets, greenery of the Industrial Parks, maintaining the infrastructure assets uniformly at all Industrial Parks throughout the State irrespective of the size or location of the Industrial Park. The Corporation is having Industrial Parks with an allottable area ranging from 300 acres to 3000 acres. The deployment of manpower and its cost for maintaining the infrastructure assets / providing services and administrative staff strength of each Industrial Park is almost similar irrespective of the size of the Industrial Park.

Hence, the Board of SIPCOT at its meeting held on 21.7.2020 has decided to adopt the method of recovery of maintenance charges as Corporation specific instead of Industrial Park specific and to collect maintenance charges uniformly at a fixed rate per acre on monthly basis from the financial year (2020-21) (Demand year 2021-22).

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$$\text{Maintenance Charges per acre/per month} = \frac{\text{Maintenance expenditure incurred in respect of all industrial parks}}{\text{Allottable area of all the industrial parks (as on 01.04.2020)}} \times \frac{1}{12}$$

The maintenance expenditure shall include the following:

1. Maintenance of Roads & Drains
   - Cleaning of Roads & Drains
   - Patch Works and minor repairs
   - Contractor payments for road works excluding reconstruction/ relaying works
2. Maintenance of Street Lights
   - TNEB charges
   - Spares and consumables
3. Maintenance of Avenue Plants/Greenery
4. Fuel for patrolling vehicles/tractor etc.
5. Solid waste management expenditure
6. Man power cost for maintenance of infrastructure assets/patrolling staff
7. Maintenance of AO Block
8. 50% of Administrative expenditure

Total :

The income received by way of rent on letting out the amenity block will be deducted from the maintenance expenditure.

The maintenance charges per acre/per month shall not include:

(a) Expenses on maintenance works taken up under Participatory Infrastructure Development Programme (PIDP), since SIPCOT is bearing 50% of the project cost out of its own fund, the recovery of balance 50% of the project cost from the allottees as per the agreed terms between SIPCOT and the allottees of the concerned complexes.

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(b) Major expenditure incurred towards any specific maintenance work such as reconstruction/relaying of roads, which is attributable to a particular park will be recovered from allottees of that particular park and the period of recovery will be in consonance with PIDP.

Maintenance Charges Demand shall be raised for the allottees as on 31.03.2021.

The rate of maintenance charges fixed as per the above norms will be intimated by H.O. on or before 13th April, 2021 for adoption by all the Project Officers uniformly. For April 2021, invoice for recovery of maintenance charges should be raised in portal on 15th April and due date for the same is on or before 30.04.2021.

From May 2021 onwards, all the Project Officers are instructed to raise the Maintenance charges to the allottees in the portal, on monthly basis, uniformly on 10th of every month and due date for the same is on or before 25th of the same month, failing which applicable interest as adopted at present may be collected for the defaulted amount/period.

Further in respect of the PIDP, the half yearly recovery instalments shall fall on 1st July and 1st January.

It is the sole responsibility of the Project Officers concerned to raise invoice properly to all the allottes and ensure collection of the same, in time.

Sd/-xxx
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All the Project Officers,
SIPCOT Industrial Parks

Copy to:
All General Managers
All HODs
PA to MD
PA to ED
AGM(IT) .....

You are advised to make necessary provision in the portal to raise invoices.

//Forwarded By Order//

19/3/2021
General Manager (F)

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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.62/2021 **Dated: 28.09.2021**

Sub: SIPCOT Industrial Park – Tindivanam – Revision of plot allotment rate – Board's approval – Communication –reg.

Ref: 1. Circular No.1/2020 dated 13.01.2020
2. Office Order No.44/2020 dated 7.10.2020
3. Circular No.110/2020 dated 31.12.2020
4. Minutes of the Board Meeting dated 7.9.2021

The Board of SIPCOT at its meeting held on 7.9.2021 has revised the plot allotment rate for land in respect of SIPCOT Industrial Park, Tindivanam from Rs.80.00 lakhs per acre to Rs.112.00 lakhs per acre.

The above plot allotment rate is applicable for all the allotments made with effect from 7.9.2021.

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/

28/9/2021
General Manager (Finance)

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.64/2021 **Dated: 1.11.2021**

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

Ref: 1. Circular No.1/2020 dated 13.01.2020
2. Office Order No.44/2020 dated 7.10.2020
3. Circular No.110/2020 dated 31.12.2020
4. Circular No.40/2021 dt.12.4.2021
5 Minutes of the Board Meeting dated 7.9.2021
6. O.O.No.62/2021 dt.28.9.2021

The Board of SIPCOT at its meeting held on 16.3.2021 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 "Ä" & "B" Districts and 50% land cost as incentive for "C" Districts.

Hence in continuation of the O.O. 6th cited above, the land allotment will be made at 50% subsidised rate per acre to the industries for the extent allotted in **"Tindivanam Industrial Park"** (**"C" District)** as 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)			
112.00	**84.00**	**28.00**	**56.00**

The above plot allotment rate is applicable for all the allotments made with effect from 7.9.2021.

Sd/-xxxx
MANAGING DIRECTOR

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SIPCOT

-2-

To

All General Managers
All HODs
PA to MD
PA to ED

Copy to

All the Project Officers,
SIPCOT Industrial Parks.

/Forwarded by order/

1/11/2021
GENERAL MANAGER(F)

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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.65/2021 **Dated: 7.12.2021**

Sub: SIPCOT Industrial Park (Denotified SEZ area) – Irungattukottai – Revision of plot allotment rate – Board's approval – Communication –reg.

Ref: 1. Circular No.1/2020 dated 13.01.2020
2. Circular No.110/2020 dated 31.12.2020
3. Minutes of the Board Meeting dated 8.11.2021

The Board of SIPCOT at its meeting held on 8.11.2021 has approved to revise the plot allotment rate for land in respect of denotified SEZ area at SIPCOT Industrial Park, Irungattukottai from Rs.153.00 lakhs per acre to **Rs.170.00 lakhs per acre**. Accordingly, the plot allotment rate for denotified SEZ area at SIPCOT Industrial Park, Irungattukottai is given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land Cost Incentive per acre @ 10%
"A" District	(Rs. in lakhs)	
Denotified SEZ area at SIPCOT Industrial Park, Irungattukottai, Kancheepuram District	170.00	17.00

The above plot allotment rate is applicable for all the allotments made with effect from 8.11.2021.

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/

7.12.2021
General Manager (Finance)

State Industries Promotion Corporation of Tamil Nadu Limited

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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

O.O No.2/2022 **21.1.2022**

OFFICE ORDER

Sub: SIPCOT Industrial Parks - Fixation of Maintenance Charges for the year 2020-21 (Demand Year 2021-22) - as Corporation specific collection of maintenance charges at a fixed rate per acre on monthly basis - instruction issued - reg.

Ref: 1. Minutes of the 492nd Board Meeting
2. O.O No.26/2021 dt.19.03.2021
3. O.O.No.43/2021 dt.19.4.2021

.....

The Board of SIPCOT at its meeting held on 21.7.2020 has decided to adopt the method of recovery of maintenance charges as Corporation specific instead of Industrial Park specific and to collect maintenance charges uniformly at a fixed rate per acre on monthly basis from the financial year (2020-21) (Demand year 2021-22).

Accordingly, the maintenance charges for the FY-2020-21 had been fixed as Rs.1500/- p.m. per acre based on the provisional accounts. The annual accounts for FY 2020-21 have been approved by the Board and the maintenance charges have to be revised in the light of the audited financial statements.

During the FY 2020-21 the corporation has incurred the maintenance expenditure under the following major heads:

(Rs in lakhs)

Particulars	As per Provisional P&L	As per Audited P&L
Roads & Drains	707.35	960.89
Streetlights	683.75	949.40
Buildings / Fire station	240.57	488.13
OSR Lands / Greenery	684.02	464.96
Manpower cost	847.90	990.91
Solid waste management, security charges, maintenance of patrolling vehicle etc	334.45	514.27
50% admin cost	561.39	559.96
Total maintenance expenditure (A)	**4,059.43**	**4,928.51**

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SIPCOT

The above maintenance expenses are apportioned over an Allottable Area of **21994.07 acres as on 1.4.2020 (as against 23228.40 acres considered in the provisional maintenance fixation)** as detailed below:

Name of the Park	Area in acres
Hosur – I	983.74
Hosur – II	396.85
Hosur II Expn I	150.84
Hosur II Expn II	189.68
Gummidipoondi – I	652.94
Gummidipoondi II	370.72
EPIP, Gummidipoondi	160.12
Ranipet Ph – I	578.37
Ranipet Ph – II	112.47
Ranipet Ph – IIII	191.48
Ranipet Ph - IIII - Unit-II	92.72
Cuddalore Ph I	427.03
Pudukottai	318.30
Manamadurai	386.96
Tuticorin Ph – I	880.06
Sriperumbudur Ph I	382.94
Sriperumbudur Ph II	295.97
Sriperumbudur Ph II Expn	459.75
Sriperumbudur Ph III	9.74
Irungattukottai	1262.89
Pillaipakkam	624.98
Siruseri IT Park	407.06
Gangaikondan	1389.14
Nilakottai	288.79
Perundurai	1928.02
Cheyyar Ph-I	347.28
Cheyyar Ph-II	1189.25
Bargur	749.06
Oragadam	2099.83
Thervoykandigai	819.57
Vallam Vadagal	828.61
Vallam Vadagal (Aerospace Park)	186.77
Apparel Park – Irungattukottai	92.18

SIPCOT

Sl. No	Name of the Park	Name of work	Estimate amount (Rs. In lakhs)
1	Gummidipoondi	Construction of RCC side drain and culverts	2700/-
2	Siruseri	Construction of RCC Side drain with Paver blocks on road side berms	1540/-
3	Ranipet	Relaying of roads, construction of RCC drains & culverts in Phase III	1510/-
4	Perundurai	Replacement of pipeline in pumping main from Konavaikkal Booster pumping station	6272/-
5	Irungattukottai	Construction of RCC Side drain along both sides of roads	5450/-
6	Sriperumbudur	Construction of RCC Side drain along both sides of roads	3500/-
7	Oragadam	Construction of RCC Side drain with Paver blocks on both sides of Roads including culverts for DTA & SEZ	4000/-
8	Gummidipoondi	Relayhing and widening of roads & providling laybay along the road side area	1780/-
9	Ranipet	Relaying of roads, construction of RCC side drain & culverts in Phase - I & II	1477/-
10	Irungattukottai	Upgradation of works such as improvements of roads including relaying and desilting drain, providing foot path & kerbwall at North Avenue road, improvement of street lights, and providing new solar lights and highmast lights, providing bus shelter, security booth, CCTV camera and construction of shopping complex, labour office building and special repairs to A.O. Block, OHT, Women's hostel, pump room at Chembarambakkam Head works in SIPCOT Industrial Park, Irungattukottai	2797/-
11	Perundurai	Special repairs to the existing roads and special repairs to AO block at Perundurai	1478/-

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SIPCOT

In addition to the above, the works as detailed below are under progress in SIPCOT Industrial Parks, Siruseri, Oragadam & Perundurai for which the cost incurred is not considered while fixing maintenance charges for 2020-21. However, on completion of the work, the demand will be raised in number of instalments as per PIDP scheme, if the cost per acre is above Rs.25,000/- otherwise the same will be included while fixing the maintenance charges for the year in which the work is completed.

Sl. No.	Name of the Industrial Park	Name of the contractor	Name of the civil work	Contract value (Rs. in lakhs)
1	Siruseri	V. Vasudevan	relaying of existing BT surface at SITP, siruseri	197.31
2	Siruseri	Kumaran Industries	Replacing existing sodium vapour lamp with LED fitting	166.85
3	Oragadam	Apex Civil engineering	Clearing the jungles along the roads on both sides, centre median and OSR area at SIGC, Oragadam	480.85
4	Perundurai	Kumaran Industries	Upgradation of street light system viz.Replacing SV lamps at SIGC,Perundurai	287.78

Accordingly the monthly maintenance charges for the FY 2020-21 (Demand Year 2021-22) is fixed as follows :

Footwear Component Park Irungattukottai	23.07
Renault & Nissan Vendor Park, Oragadam	142.96
R&M Suppliers Park, Pillaipakkam	73.68
India Yamaha vendor Park Vallam Vadagal	67.25
NATRIP Oragadam	304.00
SEZ, Sriperumbudur	298.90
SEZ, Oragadam	274.03
SEZ, Perundurai	163.42
SEZ, Ranipet	106.95
SEZ, Gangaikondan	245.24
SEZ, Bargur	178.81
Flextronics Technologies, Sriperumbudur	250.00
Cheyyar SEZ Developers, Cheyyar	275.00
IT TIES SEZ Siruseri	189.93
Cheyyar SEZ Developers, Bargur	146.72
Total (B)	**21994.07**

The following industrial parks are not covered under maintenance charges as they are standalone (OR) the corporation has not incurred any maintenance expenditure during 2020-21:

Name of the Park	Area in acres
Cuddalore Ph II	122.72
Cuddalore Ph III	1931.78
Tuticorin Ph II	1234.33
Sriperumbudur Ph IV	190.25
Cheyyar Ph - II Undeveloped	928.86
Mappedu	121.74
Vallam Vadagal Ph II	350.00
Kurubarapalli	100.22
Tindivanam	694.42
Manaparai	1077.05
SEZ, Irungattukottai	101.00
Nokia, Sriperumbudur	210.87
Total	**7063.24**

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SIPCOT

In SIPCOT Industrial Parks, Irungattukottai & Gummidipoondi the following works under PIDP scheme have been completed and an amount of Rs.6,050/- and Rs.52,050/- per acre per instalment respectively is arrived at for 6 half yearly instalments commencing from January 2022 and July 2022 until July 2024 (as per Circular No.61/2020 dated 21.8.2020) which is to be recovered from the allottees with applicable GST.

Industrial Park	Name of the civil work	Amount to be recove-red (Rs. in lakhs)	Allotable area (acres)	Cost/ acre (in Rs.)	No of half yearly instal-ments	Instal ment value /acre (in Rs.)
Irungattu-Kottai	Construction of precast cable duct including 1 m vent box culvert opposite to TNEB at SIP, Irungattu-kottai	498.24	1,378.14	36,153/-	6	6,050/-
Gummidi-Poondi	Upgradation of existing roads of RCC Drain EPIP at Gummidi-poondi	500.00	160.12	3,12,265/-	6*	52,050/-

* As resolved by the Board of SIPCOT at its meeting held on 28.6.2018

Further, in 11 SIPCOT Industrial Parks, the following works are in progress under 50% PIDP for which demand will be raised on completion of the work in two half yearly instalments as per Circular No.61/2020 dated 21.8.2020.

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$$\text{Maintenance Charges per acre/per month} = \frac{\text{Maintenance expenditure incurred in respect of all industrial park (A)}}{\text{Allottable area of all the industrial park (as on 01.04.2020) (B)}} \times \frac{1}{12}$$

$$= \frac{\text{Rs.4928.51 lakhs}}{\text{21994.07 acres}} \times \frac{1}{12} = \text{Rs.1,867/- per acre p.m. Rounded off to Rs.1900/- p.m}$$

In view of the above, the invoice may be raised for the next 3 months from January 2022 to March 2022 as detailed below:

1) Maintenance Charges for the year 2020-21 (Demand Year 2021-22) is fixed @ Rs.1,900/- per acre per month.

2) The Arrears @ Rs.400/- per acre per month for 9 months for the period from April 2021 to December 2021 works out to Rs.3,600/-, which may be recovered from the allottees for the period commencing from April 2022 to March 2023 along with the Maintenance Charges to be fixed for the year 2021-22 (Demand Year 2022-23). (i.e. Rs.3,600/- ÷ 12 months = Rs.300/- per acre per month)

3) **The invoice value will be Rs.1,900/- per acre per month for the next 3 months.** The maintenance charges for the FY-2021-22 (Demand Year 2022-23) will be fixed based on the expenditure incurred on Maintenance works for the year 2021-22.

4) The first invoice may be raised in the portal on 27.1.2022 for Rs.1,900/- + applicable GST and due date may be fixed as 10.2.2022 for recovery of the amount from the allottees.

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SIPCOT

5) SIP, Irungattukottai:

The works under PIDP scheme have been completed and an amount of **Rs.6,050/-** per acre per instalment which may be recovered from the allottees with applicable GST **at 6 half yearly instalments** commencing from January 2022 and July 2022 until July 2024.

6) SIP, Gummidipoondi:

The works under PIDP scheme have been completed and an amount of **Rs.52,050/-** per acre per instalment which may be recovered from the allottees with applicable GST **at 6 half yearly instalments** commencing from January 2022 and July 2022 until July 2024.

Sd/-xxxx
MANAGING DIRECTOR

To
All the Project Officers,
SIPCOT Industrial Parks

Copy to:

All General Managers
All HODs
PA to MD
PA to ED

AGM(IT) ..... You are advised to make necessary provision in the portal to raise invoices.

/Forwarded by order/

GENERAL MANAGER (F)

Verified RealEstore™

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967

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

O.O No. 7/2022 **11.4.2022**

OFFICE ORDER

Sub: SIPCOT Industrial Parks - Fixation of Maintenance Charges for the year 2021-22 (Demand Year 2022-23) - as Corporation specific collection of maintenance charges at a fixed rate per acre on monthly basis - instruction issued - reg.

Ref: 1. Minutes of the 492nd Board Meeting
2. O.O No.26/2021 dt.19.03.2021
3. Circular No.43/2021dt.19.04.2021
4. O.O.No.2/2022 dt.21.01.2022

.....

The Board of SIPCOT at its meeting held on 21.7.2020, resolved further to adopt the method of recovery of maintenance charges as Corporation specific instead of Industrial Parks uniformly at a fixed rate per acre on monthly basis from the FY 2020-21 (Demand Year 2021-22).

Accordingly, for the year 2020-21 (Demand year 2021-22) the Maintenance charges was tentatively worked out to Rs.1500/- per acre per month (+ GST as applicable) based on the provisional accounts and the same was communicated to vide Circular No.43/2021 dated 19.4.2021.

Subsequently, after completion of statutory audit for the FY-2020-21 the Maintenance charges was computed at Rs.1900/- per acre per month during December 2021 and billed from January 2022. However, it was decided to collect the arrears of Rs.400/- (Rs.1900/- (-) Rs.1500/-) per acre per month for 9 months (for the period from April 2021 to December 2021) which worked out to Rs.3600/- from the allottees **from April 2022 to March 2023** along with the maintenance charges to be fixed for the year 2021-22 (Demand year 2022-23) (ie. Rs.3600/- ÷ 12 months = Rs.300/- per acre p.m.) The maintenance charges for three months ie. January to March 2022 was collected at Rs.1,900/- per acre per month.This decision was communicated vide O.O.No.2/2022 dated 21.1.2022.

.2.

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State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)

CIN : U74999TN1971SGC005967

.2.

The invoice for Maintenance charges for the year 2021-22 (Demand year 2022-23) for all SIPCOT Industrial Parks has to be raised from April 2022 for all the allottees as on the date of raising invoice. Hence all the Project Officers are instructed to raise the demand in the portal for maintenance charges on monthly basis at Rs.2200/- (ie.Rs.1900/- for Demand year 2022-23 and arrears of Rs.300/-) per acre + GST as applicable from April 2022 until audited accounts are completed for the FY 2021-22 and communication received from H.O.

Sd/-xxxx
MANAGING DIRECTOR

To

All the Project Officers,
SIPCOT Industrial Parks

Copy to

All General Managers
All HODs
PA to MD
PA to ED

AGM(IT) .... You are advised to make necessary provision in the portal to raise invoice.

/Forwarded/by order/

11/9/22
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. 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)

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. 12/2022 **Dated: 12.05.2022**

Sub: SIPCOT Industrial Park, Shoolagiri (Hosur 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 tentative plot allotment rate for land in respect of SIPCOT Industrial Park, Shoolagiri (Hosur Phase-IV) 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 (Tentative)	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/ 12/5/22

General Manager (Finance)

Verified by PropEstate

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

Verified by PropEstate

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

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SIPCOT

.3.

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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SIPCOT

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

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)

Verified RealEstate™

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.

Regd. Office : 19-A, Rukmani Lakshmipathy Road Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 45261777, **Fax** : 45261795, **Website** : www.sipcot.tn.gov.in

Verified by RealEstate™

.2.

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)

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.2.

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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SIPCOT

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/

12/9/22

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.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
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
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Phone : 45261777, Fax : 45261796 Website : www.sipcot.tn.gov.in

Verified RedEstate

SIPCOT

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

Copy to
All the Project Officers,
SIPCOT Industrial Parks.

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12/9/22
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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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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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.

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

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GENERAL MANAGER (F)

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CIN : U74999TN1971SGC005967

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
MANAGING DIRECTOR

To
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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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

To
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)

Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
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STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
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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
PA to ED
IT Department – for necessary action to upload in the portal

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All the Project Officers,
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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
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OFFICE ORDER

O.O No.04/2023 **23.01.2023**

Sub: SIPCOT Industrial Parks - Fixation of Maintenance charges with effect from April 2023 - reg.

Ref: 1. Minutes of the Board Meeting dated 21.07.2020
2. O.O.No.61/2020 dated 21.08.2020
3. O.O.No.26/2021 dt 19.03.2021
4. O.O.No.2/2022 dt.21.01.2022

The Board of SIPCOT at its meeting held on 21.7.2020 has decided to adopt the method of recovery of maintenance charges as Corporation specific instead of Industrial Park specific and to collect maintenance charges uniformly at a fixed rate per acre on monthly basis from the year 2021-22. Accordingly maintenance charges was fixed at Rs.1,900/- per acre per month for demand year 2021-22 vide O.O.No.2/2022 dated 21.01.2022.

The Corporation specific maintenance charge to be demanded from April 2023 works out to Rs.2,900/- per acre per month for all SIPCOT Industrial Parks except Oragadam, Perundurai & Siruseri. However, the maintenance charges demand at 50% or 25% as the case may be will be raised to SIDCO, ELCOT etc as per approval of competent authority.

As per clause (b) of O.O.No.26/2021 dt.19.03.2021, i.e. "Major expenditure incurred towards any specific maintenance work such as reconstruction/relaying of roads, which is attributable to a particular park will be recovered from the allottees of that particular park and the period of recovery will be in consonance with PIDP."

Hence, an amount of **Rs.1774.56 lakhs** which was incurred by SIPCOT and booked under the head of "Maintenance Work" have been excluded from the computation of "Maintenance Charges".

.2.

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Of the above amount of Rs.1774.56 lakhs, an expenditure of **Rs.1106.30 lakhs** in respect of completed works may be recovered from the allottees of the following Industrial parks for whom the maintenance work was undertaken, since the maintenance works have been completed and it does not cover under PIDP.

Sl. No	Industrial Park	Major Maintenance work undertaken	Actual cost (Rs. in lakhs)	Allotable area (acres)	Cost per acre (in Rs.)
1	Siruseri	Relaying of existing BT surface at SITP, Siruseri	174.79	596.99	29,278.00
		Replacing existing sodium vapour lamp with LED fitting	194.86	596.99	32,640.00
2	Oragadam	Clearing the jungles along the roads on both sides, centre median and OSR area at SIGC, Oragadam	438.33	2796.02	15,677.00
3	Perundurai	Upgradation of street light system viz.Replacing SV lamps at SIGC,Perundurai	298.32	2104.93	14,173.00
		Total	**1106.30**		

As per O.O.No.2/2022 dt.21.01.2022, "on completion of the work, the demand will be raised in number of instalments as per PIDP scheme, if the cost per acre is above Rs.25,000/- otherwise the same will be included while fixing the maintenance charges for the year in which the work is completed. From the above statement the per acre cost for SIP Siruseri is above Rs.25,000/-.

.3.

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As such, the expenditure may be recovered in consonance with PIDP, i.e., in 6 half yearly instalments as per Circular No.61/2020 dated 21.8.2020 apart from recovery of Corporation specific maintenance charges to be demanded from April 2023. The first instalment of PIDP would commence for SIP, Siruseri from January 2023 and the last instalment would fall due in July 2025 as detailed below:

Industrial Park	Maintenance work undertaken	Half yearly cost per acre
Siruseri	Relaying of existing BT surface & replacing sodium vapour lamp with LED fitting	Rs.10,400 /-

For other 2 industrial Parks Orgagadam & Perundural the amount of Rs.15,677/- (i.e. Rs.15,677/- ÷ 12 = Rs.1,300/- per month) & Rs.14,173/- (i.e. Rs.14,173/- ÷ 12 = Rs.1,200/- per month) respectively is apportioned in 12 monthly instalments which may be recovered along with Corporation specific maintenance charges to be demanded from April 2023.

Of the balance amount included in Rs.1774.56 lakhs, the following maintenance work amounting to **Rs.668.26 lakhs** are in progress:

Industrial Park	Maintenance work undertaken	Contract value (Rs. in lakhs)	Cost incurred upto 31.03.2022 (Rs lakhs)
Gummidipoondi	Providing precast PCC Kerb wall	949.46	668.26

On completion of the above maintenance work, the amount incurred will be taken up for computation of maintenance charges.

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Hence, the Project Officers are instructed to raise the maintenance invoice in the portal as detailed below:

A. Corporation specific maintenance Charges is fixed at **Rs.2,900/- per acre per month** with applicable GST for all SIPCOT Industrial Parks except Oragadam, Perundural and Siruseri with effect from April 2023.

B. Maintenance charges for SIP, Oragadam is fixed at **Rs.4,200/- per acre per month with applicable GST.** (i.e. Mtc. Charges - Rs.2,900/- + Industrial Park specific maintenance work - Rs.1,300/-)

C. Maintenance charges for SIP, Perundural is fixed at **Rs.4,100/- per acre per month with applicable GST.** (i.e. Mtc. Charges - Rs.2,900/- + Industrial Park specific maintenance work - Rs.1,200/-)

D. **SIP, Siruseri:**

The maintenance charges of Rs.2,900/- per acre per month with applicable GST may be recovered from the allottees of SIP, Siruseri with effect from April 2023.

Also the expenditure of Rs.10,400/- with applicable GST may be recovered in consonance with PIDP in 6 half yearly instalments commencing from January 2023 to July 2025 from the allottees of SIP, Siruseri.

Sd/-xxx
MANAGING DIRECTOR

To
All the Project Officers,
SIPCOT Industrial Parks

.5.

State Industries Promotion Corporation of Tamil Nadu Limited
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.5.

Copy to:

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All HODs
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PA to ED
AGM(P-II/IT) ..... You are requested to arrange necessary provision in the portal to raise invoices.

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GENERAL MANAGER (F)

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I/1739/2023

SIPCOT

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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I/1752/2023

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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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2.

To
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State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)

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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
PA to MD
PA to ED
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Copy to
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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.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

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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
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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.

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SIP-HO/262/2024-EA1
I/97699/2024

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

O.O No.06/2024 27.03.2024

OFFICE ORDER

Sub: SIPCOT Industrial Parks - Fixation of Maintenance charges with effect from April 2024 (for the year 2023-24) - reg.

Ref: 1. Minutes of the 492nd Board Meeting
2. O.O No.26/2021 dt.19.03.2021
3. Circular No.43/2021dt.19.04.2021
4. O.O.No.2/2022 dt.21.01.2022
5. O.O.No.7/2022 dt.11.04.2022
6. O.O.No.4/2023 dt.23.01.2023

.....

The Board of SIPCOT at its meeting held on 21.07.2020, resolved further to adopt the method of recovery of maintenance charges as Corporation specific instead of Industrial Parks uniformly at a fixed rate per acre on monthly basis from the FY 2020-21 (DY 2021-22).

Accordingly, the Maintenance charges was worked out for the year 2020-21, 2021-22 & 2022-23 and the same was communicated videreferences fourth, fifth & sixth cited respectively.

The Corporation specific maintenance charge for the year FY 2023-24 (based on estimated expenditure) to be demanded from April 2024works out to Rs.2,900/- per acre per month for all SIPCOT Industrial Parks.

Hence all the Project Officers are instructed to raise the demand in the portal for maintenance charges on monthly basis at **Rs.2,900/- peracre + GST** as applicable from April 2024 before 10th of every month.

The maintenance charges demand at 50% or 25% as the case may be will be raised to SIDCO, ELCOT etc. as per approval of Competent Authority.

.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.
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Further, the PO's are instructed to follow the guidelines given below for raising maintenance charges in case of surrender of plot:

With reference to 5th cited, Allottees those who have executed lease deed/possession allowed prior to **01.04.2022** and executed surrender deed during the maintenance charges demand period, the demand for maintenance charge is to be raised for one year period from the date of the surrender deed executed as below:

(i) at the prevailing maintenance charges applicable up to the end of that Financial Year and

(ii) at 120% of last demanded amount/acre for the subsequent Financial Year i.e.for the balance remaining period of that one year.

And allottees those who have executed lease deed/possession allowed on or after **01.04.2022** and executed surrender deed during the maintenance charges demand period, the demand for maintenancecharge is to be raised till the date of execution of Surrender deed.

The term "Allottee" refers to **"Possession of Plot/Land or execution of lease deed whichever is earlier"** for the purpose of raising maintenance charges.

Maintenance charges will be raised for the allottees who have satisfiedthe above criteria on or before 10th of each such month and for the allottees satisfying the criteria post 10th of such month, the said maintenance charges demand will be started from the next month onwards and the above practice shall be effective from 01.04.2024.

Sd/-xxx
MANAGING DIRECTOR

To
All the Project Officers,
SIPCOT Industrial Parks

Copy to
All General Managers
All HODs
PA to MD
PA to ED
AGM(IT) ... You are advised to make necessary provision in the portal to raise invoice.

/Forwarded by Order/

22/3/24
GENERAL MANAGER (FINANCE)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC005967
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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.09/2024 **Date:23-05-2024**

Sub : Joint Venture Industrial Park, Varapatti - Fixation of plot allotment rate - Board's approval – Communication - reg.

Ref : Minutes of the Board Meeting dated 24 01.2024, 20.02.2024.

****

The Board of SIPCOT at its meeting held on 20.02.2024 has approved to fix the plot allotment rate for the developed lands in the proposed Joint Venture Varappati Industrial Park of SIPCOT & TIDCO, Varapatti Village, Sulur Taluk, Coimbatore District at Rs.140 Lakhs per acre.

Accordingly, the allotment rate for Joint Venture Industrial Park, Varapatti is given below:

Name of the Industrial Park	Plot Allotment rate per acre	Land Cost Incentive per acre @10% (Back ended for "B" district)**
'B' District	(Rs. in lakhs)	
Joint Venture Industrial Park, Varapatti	140.00	14.0

The units who manufacture Aerospace and Defence products, as per eligibility, may avail 20% land cost subsidy (front ended) ; the units may avail any one of the land cost subsidy only as per eligibility.

The above plot allotment rate is applicable for the allotments made with effect from 20.02.2024.

K. SENTHIL RAJ
MANAGING DIRECTOR

To

All General Managers
All HoDs

Copy to

M.D,TIDCO
All Project Officers

//Forwarded By Order//

H. Prabhavathy
General Manager (P-II)

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

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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.

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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

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GENERAL MANAGER (FINANCE)

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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:
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PA to ED
IT Department ..... for necessary action to upload in the portal.

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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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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.

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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
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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.28/2024 **Date: 04.11.2024**

Sub: SIPCOT Industrial Park, Oragadam Phase-II (Vaipur-Mathur Scheme) (Other than Medical Devices Park) – Revision of plot allotment rate - Communication – reg.

Ref: 1. O.O.No.110/2020 dated 31.12.2020
2. Circular No.40/2021 dated 12.04.2021
3. O.O.No.16/2024 dated 23.09.2024

The Board of SIPCOT at its meeting held on 24.09.2020 approved to fix the tentative plot allotment rate at Rs.153.00 lakhs per acre for Oragadam Phase-II (Vaipur-Mathur Scheme) and subsequently, the Board at its meeting held on 29.12.2020 revised the plot allotment rate at Rs.170.00 lakhs per acre.

The Board had approved the rate of Oragadam Phase-I (including R&N vendors park & SEZ) at Rs.205.00 lakhs per acre with effect from 09.09.2024, the same plot allotment rate is applicable for Oragadam Phase-II (Vaipur-Mathur Scheme) (Other than Medical Devices Park).

Accordingly, the revised plot allotment rate for SIPCOT Industrial Park, Oragadam Phase-II (Vaipur Mathur Scheme) (Other than Medical Devices Park) is given below:

Name of the SIPCOT Industrial Park	Plot Allotment rate per acre
"A" District	(Rs. in lakhs)
Oragadam Phase-II (Vaipur Mathur Scheme) (other than Medical Devices park)	205.00

Sd/-xxx
MANAGING DIRECTOR

.2.

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN I U74999TN1971SGC005967
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.2.

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

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GENERAL MANAGER (F)

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SIP-HO/2950/2024-Cons
1/214225/2024

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

OFFICE ORDER

O.O. No.31/2024 **Date: 26.12.2024**

Sub: SIPCOT Industrial Park, Dharmapuri - Revision of Plot cost - communicated - reg.

Ref: 1. Circular No.40/2021 dated 12.04.2021
2. O.O.No.20/2022 dated 08.07.2022
3. Minutes of the Board Meeting dt.04.12.2024

The Board of SIPCOT at its meeting held on 04.12.2024 resolved to approve the note on revision of plot cost and to fix the revised allotment rate at Rs.140.00 lakhs per acre (with 50% subsidy making it Rs.70.00 lakhs per acre for subsidized allotment) for the cost of developed land at SIPCOT Industrial Park, Dharmapuri Phase-I.

As per Circular first cited, land cost incentive of 50% for "C" Districts will be extended by SIPCOT which is generally in line with the Tamil Nadu Industrial Policy 2021. Dharmapuri Industrial Park falls under "C" category District.

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

Name of the SIPCOT Industrial Park	Plot Allotment rate per acre
"C" District	(Rs. in lakhs)
Dharmapuri (Developed land)	140.00

.2.

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This office order issued in supersession of O.O. second cited.

The above revised plot allotment rate is applicable from the date of this Board Meeting.

Sd/-xxx
MANAGING DIRECTOR

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

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26/12/2019
GENERAL MANAGER (F) i/c.

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

CIRCULAR

Cir.No.46/2021 Dt.22.4.2021

Sub: Tamil Nadu Transparency in Tenders Rules, 2000 - Rule 33 - "Low Value Procurement" Amendment issued to Tamil Nadu Transparency in Tenders Rules, 2000 - Tamil Nadu Government Gazette - Notification issued by Government - adoption in SIPCOT - reg.

Ref: G.O.Ms.No.374, Finance (Salaries) Department dated 19.10.2020 notified in Tamil Nadu Government Gazette Part-III-Section 1(a) Notification No.429 dt.19.10.2020

.....

In the Government Order cited above, the Government of Tamil Nadu have issued Gazette notification for amendment to the Tamil Nadu Transparency in Tenders Rules, 2000 with effect from 19.10.2020 substituting rule 33 - Low value procurement as follows:

Existing	Amended
33. Low Value Procurement: For the purposes of clause(d) of Section 16 of the Act, 'Low Value procurement' means any procurement, which is less than **Rupees Twenty Five Lakhs in value for construction,** which is less than Rupees Twenty Lakhs in value for vehicles and which is less than **Rupees Ten Lakhs in value for all other categories of procurement** inclusive of consultancies for construction".	**33. Low Value Procurement:** For the purposes of clause(d) of Section 16 of the Act, 'Low Value procurement' means any procurement, which is less than **Rupees Fifty Lakhs in value for construction,** which is less than Rupees Twenty Lakhs in value for vehicles and which is less than **Rupees Twenty Five Lakhs in value for all other categories of procurement** inclusive of consultancy for construction".

.... (2)

The above amendment shall be followed jn SIPCOT for all the "Low value Procurement".

This circular comes into immediate effect.

Sd/-xxx
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To

All HoDs
All Project Officers

Copy to:

PA to MD
PA to ED

//Forwarded By Order//

22/4/2021
GENERAL MANAGER (F)

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

OFFICER ORDER

O/O. No. 3/2022 **DATED 24.01.2022**

Sub: State PSUs – SIPCOT – Strengthening of Internal Control Mechanism for counter checks for prevention of fraudulent activities in future – Certain guidelines issued with respect to acceptance of Bank Guarantee(BG)- Strengthening of Internal Control System - Reg

Ref: 1) Government letter No.34542/Finance (BPE)/2021, dated 18.09.2021.
2) Minutes of the Board Meeting held on 27.12.2021.

****

The Government in Finance (BPE) Department Letter No.34542/Finance(BPE)/2021, dated 18.09.2021 has informed that recently, it has come to the notice of the Government that one of the Public Sector Undertakings, the Bank guarantee submitted by a successful bidder was forged and found out fake on verification of the genuineness and authenticity from the respective bank.

In view of the above and in order to streamline the system for obtaining Bank Guarantee from the bidders/suppliers to eliminate the possibility of acceptance of any forged/fake bank guarantees, Government has issued certain guidelines with respect to acceptance of Bank Guarantee (BG) in the reference cited.

Accordingly, while reiterating the earlier guidelines issued in the letter cited, it has been requested by Government to strengthen the internal control systems of the organization and to

i) Streamline the system of acceptance of bank guarantees from the bidders/suppliers to eliminate the possibility of acceptance of any forged/fake bank guarantees;

ii) Evolve your own procedure for obtaining Bank Guarantee from the Nationalized/ Schedules Commercial Banks duly ensuring the genuineness of Bank Guarantees such as

(a) All Bank Guarantees shall be confirmed by physical paper based verification from issuing Banks;

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(b) All Bank Guarantees shall be confirmed through digitally signed secured e-mails from issuing Banks;

(c) Information Technology enabled confirmation system which is swift and secured in addition to the existing paper based confirmation system for ensuring genuineness of Bank Guarantees.

(iii) ensure that a separate clause is included in the tender documents wherever necessary specifically to the effect that (a) the Bank Guarantees shall be obtained from the Nationalized/scheduled Commercial Banks only (b) the bids shall become invalid/rejected and the bidder shall forfeit Earnest Money Deposit, Security Deposit etc., and the Tender Acceptance Authority is empowered to initiate criminal (ie, filing First Information Report), legal action in addition to taking steps to blacklist the bidder on the event of Bank Guarantees being found forged / fake upon verification of the genuineness / authenticity with the respective Banks;

(iv) ensure that the validity period of bank Guarantee covers the entire contract period ie., including the extended contract period due to delays in completion of contract as well as extension of contract period;

(v) ensure that the bank Guarantees submitted are unconditional and irrevocable one and are without any qualifying conditions and in certain unavoidable cases where qualifying conditions are prescribed, such cases shall be analyzed properly and reasons for accepting the conditional Bank Guarantee be noted clearly by the appropriate authority;

(vi) ensure that the bank Guarantees are periodically verified since there is a possibility that the Banks may withdraw the Bank Guarantee cover provided to it's customers and therefore onus lies with procuring entity to verify the validity of Bank Guarantees with the issuing Banks on a regular basis;

(vii) ensure that one officer is specifically designated with the responsibility for verification, timely renewal, timely encashment of Bank Guarantees, maintenance of records related to Bank Guarantees and timely monitoring, updation and validation of the Bank Guarantees;

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Hence, Departments dealing with Bank Guarantee (BG) are instructed to ensure that one officer is specifically designated with the responsibility for verification, timely renewal, timely encashment of Bank Guarantees, maintenance of records related to Bank Guarantee and timely monitoring, updation and validation of the Bank Guarantees of concerned Departments.

A compliance report in this regard shall be furnished.

Sd/xxx

MANAGING DIRECTOR

All GMs
All HOs
All Project Officers

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PA to ED
IT Department

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GENERAL MANAGER (FINANCE)

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SIP-HO/262/2024-EA1
1/97700/2024

SIPCOT

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

O.O No.07/2024 **27.03.2024**

OFFICE ORDER

Sub: SIPCOT Industrial Parks - Fixation of charges for completed PIDP/Major maintenance works - reg.

Ref:
1. Minutes of the 492nd Board Meeting
2. O.O No.26/2021 dt.19.03.2021
3. Circular No.43/2021dt.19.04.2021
4. O.O.No.2/2022 dt.21.01.2022
5. O.O.No.7/2022 dt.11.04.2022
6. O.O.No.4/2023 dt.23.01.2023

The Board of SIPCOT at its meeting held on 12.8.2020 approved the guidelines for implementation of Participatory Infrastructure Development (PIDP) scheme and the Board further suggested that the list of works proposed under the scheme is to be utilised only for common use of the allottees in the respective Parks. Accordingly Office order was issued vide reference second cited.

As per Clause (a) of O.O.No.26/2021 dt.19.3.2021, "Expenses on maintenance works taken up under Participatory Infrastructure Development Programme (PIDP), since SIPCOT is bearing 50% of the project cost out of its fund, the recovery of balance 50% of the project cost from the allottees as per the agreed terms between SIPCOT and the allottees of the concerned complexes".

As on March 2024, the Corporation has completed the following works under Participatory Infrastructure Development Programme (PIDP) and the details of amount to be recovered from July 2024 onwards from the allottees are given below:

Industrial Park	Upgradation work undertaken
Siruseri	Construction of RCC side Drain with paver block on road side berms.
Gummidipoondi	Construction of RCC side Drain with culverts and Renovation of existing AO Block building.
Gummidipoondi	Relaying and widening of roads and providing laybay along the road sides
Perundurai	Replacement of pipeline in pumping main from Konavaikkal booster pumping station to PV Palayam booster pumping station via Nasiyanoor booster.

.2.

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S. No	Industrial Park	Amount to be recovered (Rs in lakhs)	Area (allotted acres)	Cost/ acre (Rs lakhs)	No of half yearly install ments	Installment value/acre
1.	Siruseri	731.01	554.38	1.32	16	Rs. 8,300/-
2.	Gummidipoondi	1,319.77	1021.72	1.29	16	Rs. 8,100/-
3.	Gummidipoondi	964.51	1021.72	0.94	12	Rs. 7,900/-
4.	Perundurai	1,819.35	2085.89	0.87	12	Rs.7,300/-

As per Clause (b) of O.O.No.26/2021 dt.19.3.2021, i.e. "Major expenditure incurred towards any specific maintenance work such as reconstruction/relaying of roads, which is attributable to a particular park will be recovered from the allottees of that particular park and the period of recovery will be in consonance with PIDP".

Hence an amount of Rs.966.88 lakhs which was incurred by SIPCOT will be recovered as per PIDP Scheme, if the cost per acre is above Rs.25,000/- otherwise the same will be included while fixing the maintenance charges for the year in which the work is completed and the recovery period will be 12 half yearly installments as per circularNo.61/2020 dated 21.08.2020. From the below statement the per acre cost for SIP Gummidipoondi is Rs.93,834.80.

S.No	Industrial Park	Major Maintenance Work undertaken	Actual cost (Rs lakhs)	Allotable area (acres)	Cost/acre (Rs)
1.	Gummidipoondi	Providing precast PCC Kerb wall	966.88	1030.41	93,834.80

.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 : 4526 1777, Fax : 4526 1796 Website : www.sipcot.tn.gov.in

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The First installment of recovery would commence for SIP, Gummidipoondi from July 2024 and the last installment would fall due in January 2030 as detailed below:

Industrial Park	Maintenance work work undertaken	Half Yearly cost per acre
Gummidipoondi	Providing precast PCC Kerb wall	Rs. 7,850 /-

Hence, the Project Officers are instructed to raise the **PIDP/Major expenditure** invoices in the portal as detailed below:

A. <u>SIP, Gummidipoondi:</u>

(i) The major expenditure of **Rs.7,850/-** with applicable GST shall be recovered in consonance with PIDP in 12 half yearly installments commencing from July 2024 to January 2030 from the allottees of SIP, Gummidipoondi

(ii) The completed PIDP works (Construction of RCC side Drain with culverts) of **Rs.8,100/-** with applicable GST shall be recovered as per Circular No.61/2020 dt.21.8.2020 in 16 half yearly installments commencing from July 2024 to January 2032 from the allottees of SIP, Gummidipoondi.

(iii) The completed PIDP works (Relaying and widening of roads and providing laybay along the road sides) of **Rs.7,900/-** with applicable GST shall be recovered as per Circular No.61/2020 dt.21.8.2020 in 12 half yearly installments commencing from July 2024 to January 2030 from the allottees of SIP, Gummidipoondi.

B. <u>SIP, Siruseri:</u>

The completed PIDP works (Construction of RCC side Drain with paver block on road side berms) of **Rs.8,300/-** with applicable GST shall be recovered as per Circular No.61/2020 dt.21.8.2020 in 16 half yearly installments commencing from July 2024 to January 2032 from the allottees of SIP, Siruseri.

.4.

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SIPCOT

.4.

C. SIP, Perundurai:

The completed PIDP works (Replacement of pipeline) of **Rs.7,300/-** with applicable GST shall be recovered as per Circular No.61/2020 dt.21.8.2020 in 12 half yearly installments commencing from July 2024 to January 2030 from the allottees of SIP, Perundurai.

Sd/-xxx
MANAGING DIRECTOR

To
All the Project Officers,
SIPCOT Industrial Parks

Copy to
All General Managers
All HODs
PA to MD
PA to ED
AGM(IT) ... You are advised to make necessary provision in the portal to raise invoice.

/Forwarded by Order/

S.L 22/3/24
GENERAL MANAGER (FINANCE)

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SIPCOT

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED

O.O.No. 13 /2024 **05-07-2024**

OFFICE ORDER

Sub : SIPCOT Industrial Park - Gummidipoondi – Recovery of cost incurred for Upgradation of infrastructure under Participatory Infrastructure Development Programme (PIDP) - Reg

Ref : 1. O.O.No.2/2022 dt.21.01.2022 and Letter No.F/MC-PIDP-GPD/2022 dt.26.04.2022.
2. Minutes of the 479th Board meeting held on 28.06.2018.
3. Minutes of the 489th Board meeting held on 26.12.2019.
4. Minutes of the 497th Board meeting held on 19.02.2021.
5. O.O.No.07/2024 dated 27.03.2024.
6. Letter No. PO/SIPG/PIDP Scheme/2024 dated 18.06.2024.

***

In partial modification of the office order No.07/2024 dated 27.03.2024 the following para may be substituted in respect of **SIPCOT Industrial Park, Gummidipoondi:**

EXISTING:

i) The major expenditure of Rs.7,850/- with applicable GST shall be recovered in consonance with PIDP in 12 half yearly installments commencing from July 2024 to January 2030 from the allottees of SIP, Gummidipoondi.

ii) The completed PIDP works (Construction of RCC side Drain with culverts) of Rs.8,100/- with applicable GST shall be recovered as per Circular No.61/2020 dt.21.08.2020 in 16 half yearly installments commencing from July 2024 to January 2032 from the allottees of SIP, Gummidipoondi.

iii) The completed PIDP works (Relaying and widening of roads and providing laybay along the road sides) of Rs.7,900/- with applicable GST shall be recovered as per No.61/2020 dt.21.08.2020 in 12 half yearly installments commencing from July 2024 to January 2030 from the allottees of SIP, Gummidipoondi.

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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REVISED:

i) The major expenditure of Rs.7,850/- with applicable GST shall be recovered in consonance with PIDP in 12 half yearly installments commencing from July 2024 to January 2030 from the allottees of SIP, Gummidipoondi.

ii) The completed PIDP works (Construction of RCC side Drain with culverts) of Rs.13,000/- with applicable GST shall be recovered in half yearly Installments spread over a period of 5 years (ie., 10 Installments) shall be commenced after the end of EPIP road cost installments (ie., 2025-26 to 2029-30) commencing from July 2025 to January 2030 from allottes of Sip, Gummidipoondi.

iii) The completed PIDP works (Relaying and Widening of roads and providing laybay along the road sides) of Rs.16,500/-with applicable GST shall be recovered in half yearly Installments spread over a period of 3 years (ie., 6 Installments) shall be commenced after the end of EPIP road work and RCC drain cost installments (ie., 2030-31 to 2032-2033) commencing from July 2030 to January 2033 from allottees of SIP, Gummidipoondi.

Sd/-xxx
MANAGING DIRECTOR

TO
Project officer, SIPCOT
Industrial Park, Gummidipoondi

Copy to.
All General Managers
All HODs
PA to MD
PA to ED
AGM (IT) . . . You are advised to make necessary provision in the portal to raise invoices.

Forwarder by Order,

GENERAL MANAGER (FINANCE)

State Industries Promotion Corporation of Tamil Nadu Limited
(A Government of Tamil Nadu Undertaking)
CIN : U74999TN1971SGC006967
Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
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STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai-600 008.

CIRCULAR

Cir. No.50/2021 **03.05.2021**

Sub: TDS rates for FY 21-22 – communication – reg.

The TDS rate applicable for the FY-2021-2022 is as given below:

Section	Nature of payment	Rate of TDS
Section 194C	Payment to contractors - vendor is an Individual / HUFs (TDS is applicable where payment exceeds Rs 30,000 in a single transaction or Rs 1,00,000 in the aggregate for a financial year)	1 percent
Section 194C	Payment to contractors - vendor is other than an Individual / HUF (TDS is applicable where payment exceeds Rs 30,000 in a single transaction or Rs 1,00,000 in the aggregate for a financial year)	2 percent
Section 194H	Commission / brokerage payments (TDS is applicable where payment exceeds Rs 15,000 in a financial year)	5 percent
Section 194-I	Rent for land / building (including furniture or fittings) (TDS is applicable where payment exceeds Rs 240,000 in a financial year)	10 percent
Section 194-I	Rent for machinery / equipment (TDS is applicable where payment exceeds Rs 240,000 in a financial year)	2 percent
Section 194J	Payments to professionals (TDS is applicable where payment exceeds Rs 30,000 in a financial year)	10 percent
Section 194J	Fees for technical services (TDS is applicable where payment exceeds Rs 30,000 in a financial year)	2 percent
Section 194LA	Payment of compensation on acquisition of land (TDS is applicable where payment exceeds Rs 250,000 in a financial year)	10 percent

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The above rates are to be followed while processing the invoice. Similarly, if an advance payment is made to a vendor, TDS at the above rates shall apply.

Sd/-xxx
(J. KUMARAGURUBARAN)
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/

3/5/2021
GENERAL MANAGER (F)

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

FINANCE DEPARTMENT
Date: 25-09-2023

Circular No: 40/2023

Sub: SIPCOT – GST-Circular – Revised GST Rate on Supply of Goods and Services made by SIPCOT based on Authority for Advance Ruling (AAR) -Reg.

*****

SIPCOT is being a registered Tax payer under GST Act, 2017 bearing GSTIN 33AAACS4643J1ZF, approached Authority for Advance Ruling (AAR) for seeking ruling on applicability of GST for the following cases:

1. Supply of raw water and its incidental charges.
2. Maintenance charges for usage of common facilities.
3. Participatory Infrastructure Development Scheme (PIDP) charges.
4. a) Interest collected towards delayed payment for Upfront lease premium.
   b) Interest collected towards delayed payment of Differential lease premium.
5. Interest for delayed payment of consideration for the points mentioned in Sr. No. 01 to 03, as above.
6. a) Penalty for delay in execution of the project by the Allottee(s).
   b) Penalty for delay in execution of lease deed.

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After the explanation/necessary documents are produced by SIPCOT during the hearing, the Authority for Advance ruling has passed ruling as follow:

1. Supply of raw water and its incidental charges:

SIPCOT is being supplying raw water through pipelines to the Allottee(s) (Tenants) from the infiltration wells/bore wells/open wells/storage reservoir without any process. In this context, SIPCOT had submitted before AAR that as per the notification no. 2/2017- Central Tax (Rate) dated June 28, 2017, which exempts supply of goods specified in the notification from CGST. Entry 99 of the notification grants exemption from CGST to water (except to water which has undergone specified treatment, or the water sold in sealed container).

Further, SIPCOT has submitted that the Interest on water charges and reconnection charges for Water charges are incidental to supply of raw water to industries unit located at SIPCOT and the same is exempt from GST.

Accordingly based on the above explanation, Authority for Advance ruling has given that the following supply is exempt and not liable to be taxed under prevailing GST law:

a. Supply of raw water to all the industrial units.
b. Reconnection Charges for water supply
c. Interest charged on delay in payment of water bills

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2. Lease of Plot:

SIPCOT collects upfront lease payment (Inclusive of Plot Cost & Pre-determined Interest free Caution deposit) to obtain the earmarked area for a pre-determined lease term (99 years in general). Further, SIPCOT also collects differential lease premium (as per prevailing policy) from Allottee(s) upon transfer of remaining Leasehold rights/Change in Management of Shareholding Pattern.

As per Entry No. 41 of Exemption Notification 12/2017 – Central Tax (R) dated 28.06.2017, a GST exemption is applicable on the Upfront amount (called as premium, salami, cost, price, development charges or by any other name) payable in respect of service by way of granting of long term lease of thirty years, or more of industrial plots or plots for development of infrastructure for financial business, provided by the State Government Industrial Development Corporations or Undertakings or by any other entity having 20 per cent. or more ownership of Central Government, State Government, Union territory to the industrial units or the developers in any industrial or financial business area.

In this regard, if the principal supply is exempt from GST then the incidental charges to the principal supply is also to be exempt from GST.

Accordingly based on the above explanation, Authority for Advance ruling has given that the following supply is exempt and not liable to be taxed under prevailing GST law:

a. Income from lease of plot if plot is leased for industrial purpose for more than 30 years.
b. Interest charged on delay in payment of Upfront lease amount and Difference lease amount.

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3. Penalty Charges for Non implementation of Project/Execution of Lease Deed:

As per the terms & condition of Lease Deed, Allottee shall implement the project within 36 months from the date of allotment order. However, if the allottee requests for extension of duration for implementation of the project, SIPCOT shall grant extension of time subject to penalty as per the prevailing policy. Failure will entail cancellation and resumption of the allotted plot.

In this regard, SIPCOT stated that the above is not taxable as the main supply is exempted vides Entry no. 41 of Notification No. 12/2017 – Central Tax (Rate) dated June 28, 2017.

Further, the CBIC (Central board of Indirect Taxes and customs) issued clarification vide Circular No.178/10/2022-GST dated 03rd August 2022, reads as follows "breach or non-performance of contract by one party results in loss and damages to the other party, the party which suffers by such breach is entitled to receive from the other party compensation for any loss or damage caused to him by such breach. The compensation is not by way of consideration for any other independent activity, it is just an event in the course of performance of that contract. Also, such penalty payments should not constitute consideration for another independent contract envisaging tolerating an act or situation or refraining from doing any act or situation or simply doing an act".

Hence, CBIC has clarified that the penalty amount is a mere flow of money and does not constitute consideration for another independent contract envisaging tolerating an act or situation or refraining from doing any act or situation or simply doing an act.

Accordingly based on the above explanation, Authority for Advance ruling has given that the following supply is not liable to be taxed under prevailing GST law:

a. Penalty for delay in execution of the projects within the stipulated period.
b. Penalty for delay in execution of lease deed.
c. Interest charged on delay in payment for the above.

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4. Maintenance Charges & PIDP:

SIPCOT collects maintenance cost for the usage of common basic infrastructure facilities from Allottee(s) such as road, streetlights, drainage, avenue plants, etc., as per the prevailing policy.

The above said cost is collected based on the actual cost incurred by the SIPCOT on behalf of Allottee(s) for maintaining the Industrial parks in a usable condition. There are no separate value-added services rendered by the SIPCOT on its own to become a taxable service. Considering the above explanation, SIPCOT is of the view that the cost collected is only a reimbursement of actual cost towards maintaining the Industrial parks in a usable condition.

PIDP:

SIPCOT will undertake the infrastructure works such as upgradation of roads, drains, street-light and others on a request received from the Allottee(s) or Association of Allottee(s). However, the total project cost shall be borne by SIPCOT and the Allottee(s) collectively.

Further, SIPCOT shall divide the actual cost incurred based on the mutually agreed ratio and raise a demand to Allottee(s) in installments. Since only actual cost incurred is collected, there are no separate services which are rendered by SIPCOT on its own to become taxable supply.

Considering the above explanation, SIPCOT is of the view that the cost collected is only a reimbursement of actual cost and hence shall not be liable to tax under GST laws.

Accordingly based on the above explanation, Authority for Advance ruling has given that the following supply **is liable to be taxed** under prevailing GST law due to absence of pure agent provided under Rule 33 of the CGST rules:

a. Supply of service of maintenance charges.
b. Supply of service of PIDP
c. Interest charged on delay in payment of the above.

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5. **Other than above:**

All other supply of goods and Services like Sublease charges, Track Rent, Rental Charges etc,, and the interest on the same are liable to be taxed under prevailing rate of GST Law.

The summary of the above ruling is as follow:

Summary of Advance Ruling No. 22/ARA/2023				
Question in AAR	**Taxability**	**Invoicing**	**HSN and Rate**	**Tax impact**
Supply of raw water to all the industrial units & Reconnection charges	No	Bill of Supply	2201 - Exempt	Supply of raw water through pipelines and its incidental charges is exempted from GST and not taxable vide Entry 99 of Notification 02/2017 under CGST Law.
Interest charged on delayed in payment of Water Charges & Reconnection charges	No	Bill of Supply	2201 - Exempt	
Interest charged on delayed payment of: 1. Upfront Lease premium 2. Differential Lease premium	No	Bill of Supply	997212- Exempt	Interest charged on delayed payment of upfront lease premium and differential plot cost are not taxable as it is incidental to main supply of lease over 99 years which is exempt vide Entry 41 of Notification 12/2017 under CGST Law.
Penalty charged on payment of delay in execution of: 1. Projects 2. Lease Deed	No	Bill of Supply	997212 – Exempt	Penalty charged on payment of delay in execution of/late implementation is not taxable as it is incidental to main supply of lease over 99 years which is exempt vide Entry 41 of Notification 12/2017 under CGST Law.

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Hence, Head office and all the Project officers shall adopt the revised GST Rates in respect of the items mentioned above where raising invoices with effect from **01st October 2023** and for other items, the existing GST Rates prevailing will be applicable. Further for invoices raised upto 30th September 2023 along with GST, the same may be collected from the allottees.

Further, IT department may take necessary action on above to proceed further for invoicing from 01st October 2023.

Sd/-
MANAGING DIRECTOR

GENERAL MANAGER (F)

Copy to

1. PA to MD
2. PA to ED
3. All GMs
4. All HODs
5. All Project Offices
6. All Project Departments.

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED

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

OFFICE ORDER

O.O No. 04/2022 **DATED 07.02.2022**

Sub: Revision in GST rate in respect of Composite supply of works contract from 12% to 18% with effect from 1st January, 2022.

Government of India, Ministry of Finance, New Delhi vide its Notification No. 22/2021 (Union Territory Tax (Rate) dated 31.12.2021 had removed the word Government Authority or Government Entity from the Table 3, Item 6 of Notification No .11/2017 vide 22/2021-Central Tax (Rate). In this regards, CBIC has notified revision in GST rates on the Intra-State supply of services in respect of composite supply of works contract as defined in clause (119) of section 2 of the Central Goods and Services Act, 2017 (GST Act) supplied to **a Government Authority or a Government Entity (SIPCOT) with effect from 1st January 2022.**

Hence, as per the notification no.22/2021 issued by the Government of India, Ministry of Finance, New Delhi, the supply of services in respect of composite supply of works contract as defined in clause (119) of section 2 of the Central Goods and Services Act, 2017 provided by a Contractor to SIPCOT being a Government Entity would fall under the GST rate of **"18%"** with effect from 1st January, 2022.

Therefore, for the invoices issued on or after 1st January, 2022 for the supply of service in respect of works contract, GST rate would be applicable at the rate of **"18%"**.

Sd/-

MANAGING DIRECTOR

Civil Department
All Project Officers

Copy to

All GMs
All HODs
PA to MD
PA to ED
IT Department

//Forwarded by Order//

S.R 7/2/2022

GENERAL MANAGER FINANCE

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[TO BE PUBLISHED IN THE GAZETTE OF INDIA, EXTRAORDINARY, PART II, SECTION 3, SUB-SECTION (i)]

Government of India
Ministry of Finance
(Department of Revenue)

Notification No. 22/2021- Central Tax (Rate)

New Delhi, 31st December, 2021.

G.S.R.....(E).- In exercise of the powers conferred by sub-section (1), sub-section (3) and sub-section (4) of section 9, sub-section (1) of section 11, sub-section (5) of section 15, sub-section (1) of section 16 and section 148 of the Central Goods and Services Tax Act, 2017 (12 of 2017), the Central Government, on being satisfied that it is necessary in the public interest so to do, on the recommendations of the Council, and in supersession of notification of the Government of India in the Ministry of Finance (Department of Revenue), No. 15/2021 – Central Tax(Rate), dated the 18th November, 2021, published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (i), vide number G.S.R. 807(E), dated the 18th November, 2021, hereby makes the following amendments in the notification of the Government of India, in the Ministry of Finance (Department of Revenue) No.11/2017- Central Tax (Rate), dated the 28th June, 2017, published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (i), vide number G.S.R. 690(E), dated the 28th June, 2017, namely:-

In the said notification, in the TABLE, against serial number 3,-

1) in column (3),in the heading "Description of Service", in items (iii),(vi),(ix) and (x), for the words "Union territory, a local authority, a Governmental Authority or a Government Entity" the words "Union territory or a local authority" shall be substituted;
2) in column (3), in the heading "Description of Service", in item (vii), for the words "Union territory, local authority, a Governmental Authority or a Government Entity" the words "Union territory or a local authority" shall be substituted;
3) in column (5), in the heading "Condition", the entries against items (iii),(vi),(vii),(ix) and (x) shall be omitted.

2. This notification shall come into force with effect from the 1st day of January, 2022.

[F. No.354/79/2021-TRU

(Gaurav Singl
Deputy Secretary to the Government of Ind

Note: - The principal notification No. 11/2017 - Central Tax (Rate), dated the 28th June, 2017 was published the Gazette of India, Extraordinary, vide number G.S.R. 690 (E), dated the 28th June, 2017 and last amended l notification No. 06/2021 - Central Tax (Rate), dated the 30th September, 2021 vide number G.S.R. 687(E), dat the 30th September, 2021.

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

OFFICE ORDER

O.O No:10 /2022 **DATE: 21/04/2022**

Sub: SIPCOT–E Invoice should be issued by the Supplier/Vendor/Contractor whose annual aggregate turnover exceeds Rs. 20 crores with effect from 1st April 2022.

Ref: 1. Notification no.05/2021 dated 08th March 2021 issued by Central Board of Indirect taxes and Customs.
2. Amended Notification no.01/2022 dated 24th February 2022 issued by Central Board of Indirect taxes and Customs.

*****

In the reference 1ST cited, Government of India, Ministry of Finance, New Delhi vide its Notification No. 05/2021 dated 08.03.2021 stated that registered person whose annual aggregate turnover exceeds Rs.50 crores shall mandatorily issue E invoice for B2B supply. In the reference 2nd cited the threshold limit for annual aggregate turnover has been amended from Rs.50 crores to "Rs.**20 crores**" with effect from 1st April 2022.

E-Invoicing or electronic invoicing is a system in which B2B invoices are authenticated electronically by generating IRN (Invoice Reference number) in the E Invoice Portal. E Invoice should be issued by the Supplier/Vendor/Contractor whose annual aggregate turnover exceeds Rs. 20 crores as per above notification.

Since SIPCOT being a registered person under GST, every Supplier/Vendor/Contractor of SIPCOT whose annual aggregate turnover exceeds Rs. 20 crores shall mandatorily issue E invoice with effect from 01.04.2022.

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In view of the above, all the Departments are instructed to ensure receipt of E invoices from the Supplier/Vendor/Contractor whose annual aggregate turnover exceeds Rs 20 crores.

Sd/-
MANAGING DIRECTOR

Copy to

All GMs
All HODs
All Project offices
All Departments
PS to MD
PA to ED

//Forwarded b/ order//

GENERAL MANAGER (FINANCE)

29/4
AM (F)

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

OFFICE ORDER

O.O No: 28/2022 **DATE: 05/09/2022**

Sub: SIPCOT–E Invoice should be issued by the Supplier/Vendor/Contractor whose annual aggregate turnover exceeds Rs. 10 crores with effect from 1st October 2022.

Ref:
1. Notification no.05/2021 dated 08th March 2021 issued by Central Board of Indirect taxes and Customs.
2. Amended Notification no.01/2022 dated 24th February 2022 issued by Central Board of Indirect taxes and Customs.
3. Office order No.4 dated 21.04.2022
4. Further amended Notification no.17/2022 dated 1st August 2022 issued by Central Board of Indirect taxes and Customs.

*****

In the reference 1ST cited, Government of India, Ministry of Finance, New Delhi vide its Notification No. 05/2021 dated 08.03.2021 stated that registered person whose annual aggregate turnover exceeds Rs.50 crores shall mandatorily issue E invoice for B2B supply. In the reference 2nd cited, threshold limit for annual aggregate turnover has been reduced to Rs 20 crores the same was communicated vide reference 3rd cited. In the reference 4th cited the threshold limit for annual aggregate turnover has been further amended from Rs.20 crores to "Rs.**10 crores**" with effect from 1st October 2022.

E-Invoicing or electronic invoicing is a system in which B2B invoices are authenticated electronically by generating IRN (Invoice Reference number) in the E-Invoice Portal. E-Invoice should be issued by the Supplier/Vendor/Contractor whose annual aggregate turnover exceeds Rs. 10 crores as per above notification.

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Since SIPCOT being a registered person under GST, every Supplier/Vendor/Contractor of SIPCOT whose annual aggregate turnover exceeds Rs. 10 crores shall mandatorily issue E invoice with effect from 01.10.2022.

In view of the above, all the Departments are instructed to ensure receipt of E invoices from the Supplier/Vendor/Contractor whose annual aggregate turnover exceeds Rs 10 crores in the preceding Financial Year 2021-22.

(Sd/-)

MANAGING DIRECTOR

Copy to

All GMs
All HODs
All Project offices
All Departments
PS to MD
PA to ED

//Forwarded by order//

GENERAL MANAGER (FINANCE)

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[TO BE PUBLISHED IN THE GAZETTE OF INDIA, EXTRAORDINARY, PART II, SECTION 3, SUB-SECTION (i)]

GOVERNMENT OF INDIA
MINISTRY OF FINANCE
(DEPARTMENT OF REVENUE)
CENTRAL BOARD OF INDIRECT TAXES AND CUSTOMS

NOTIFICATION
No. 17/2022 – Central Tax

New Delhi, the 1st August, 2022

G.S.R.....(E).– In exercise of the powers conferred by sub-rule (4) of rule 48 of the Central Goods and Services Tax Rules, 2017, the Government, on the recommendations of the Council, hereby makes the following further amendment in the notification of the Government of India in the Ministry of Finance (Department of Revenue), No. 13/2020 – Central Tax, dated the 21st March, 2020, published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (i) *vide* number G.S.R. 196(E), dated 21st March, 2020, namely:-

In the said notification, in the first paragraph, with effect from the 1st day of October, 2022, for the words "twenty crore rupees", the words "ten crore rupees" shall be substituted.

[F. No. CBIC-20021/2/2022-GST]

(Rajeev Ranjan)
Under Secretary

Note: The principal notification No. 13/2020 – Central Tax, dated the 21st March, 2020 was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (i) *vide* number G.S.R. 196(E), dated the 21st March, 2020 and was last amended *vide* notification No. 01/2022-Central Tax, dated the 24th February, 2022, published *vide* number G.S.R. 159(E), dated the 24th February, 2022.

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STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LTD.

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

O.O No: 10/2023 **DATE:23-06-2023**

OFFICE ORDER

Sub : SIPCOT Circular - E Invoice should be issued by the Supplier/Vendor/ Contractor, whose annual aggregate turnover exceeds Rs. 5 crores in any Financial Year from 2017-18, with effect from 1st August 2023.

Ref : 1. Notification no.05/2021 dated 08th March 2021 issued by Central Board Of Indirect taxes and Customs.
2. Amended Notification no.01/2022 dated 24th February 2022 issued by Central Board of Indirect taxes and Customs.
3. Office order No.4 dated 21.04.2022.
4. Further amended Notification no.17/2022 dated 1st August 2022 issued by Central Board of Indirect taxes and Customs.
5. Office Order No.28 dated 05/09/2022.
6. Notification No. 10/2023-Central Tax dated 10 May 2023.

*****

In the reference 1st cited, Government of India, Ministry of Finance, New Delhi vide its Notification No. 05/2021 dated 08.03.2021 stated that registered person whose annual aggregate turnover exceeds Rs.50 crores shall mandatorily issue E-invoice for B2B supply. In the reference 2nd cited, threshold limit for annual aggregate turnover has been reduced to Rs 20 crores the same was communicated vide reference 3 rd cited. In the reference 4th cited the threshold limit for annual aggregate turnover has been further amended from Rs.20 crores to Rs.10 crores with effect from 1st October 2022. In the reference 6th cited the threshold limit for annual aggregate turnover has been further reduced from Rs.10 crores to **"Rs.5 crores"** with effect from 1st August 2023.

E-Invoicing or electronic invoicing is a system in which B2B invoices are authenticated electronically by generating IRN (Invoice Reference number) in the E-Invoice Portal. E-Invoice should be issued by the Supplier/Vendor/Contractor whose annual aggregate turnover exceeds Rs. 5 crores in any financial year from 2017-18 as per the above notification.

Since SIPCOT being a registered person under GST, every Supplier/Vendor/Contractor of SIPCOT whose annual aggregate turnover

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exceeds Rs. 5 crores in any financial year from 2017-18 shall mandatorily issue E-invoice with effect from 01.08.2023.

In view of the above, all the Departments may be instructed to ensure receipt of E-invoices from the Supplier/Vendor/Contractor whose annual aggregate turnover exceeds Rs. 5 crores in any financial year from 2017-18.

Sd/xxx
MANAGING DIRECTOR

To,

All General Managers,
All District Revenue Officers
All HODs,
All Project Officers,

Copy to
PS to MD
PA to ED

//Forwarded by Order//

GENERAL MANAGER (FINANCE)

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TRANSFER OF FUNDS

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SIPCOT

O.O. No.58/2021 Dt.07.06.2021

OFFICE ORDER

Sub: Transfer of funds – Delegation of powers to General Manager (F) – Orders issued – Reg.

Ref: Office Order No.33 /2021, dated 31.03.2021

Further to the Officer Order cited, the General Manager (F) is delegated with powers for transfer of funds irrespective of value to the Project Officers as and when requested by them to meet the routine expenses as well as to make statutory payments.

This order comes into force with immediate effect.

Sd/.....
MANAGING DIRECTOR

To

The General Manager (F)

Copy to:

All General Managers
All Heads of Departments
All Project Officers
PS to MD
PA to ED

/ Forwarded by order /

GENERAL MANAGER (Policy)

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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

SIPCOT

O.O No. 27/2024 **Dated :25.11.2024**

OFFICE ORDER

Sub: Transfer of Funds to Project Officers – Instructions issued – Reg.

Ref: Office order No. 58/2021, dated 07.06.2021.

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Hitherto the request of fund transfer by the project officers are scrutinized and initiated by Civil Department and transfer of funds to the project officers are made through General Manager (Finance). Henceforth, it is herby instructed that any fund transfer proposals to the project offices should be submitted to Executive Director, SIPCOT for approval.

The files requesting for transfer of funds to the project offices (on request from the respective project offices) shall be scrutinized and initiated by Civil Department and routed through respective Project Head of Departments and to General Manager (Finance) before obtaining final approval from Executive Director, SIPCOT.

This order will come into immediate effect.

Sd/xxx
MANAGING DIRECTOR.

Copy to:
All General Managers
All Heads of Departments
Superintending Engineer
All Project Officers.
PA to MD
PA to ED

/Forwarded by Order/

GENERAL MANAGER (FINANCE)

te 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 : 45281777, Fax : 45281798, Website : www.sipcot.tn.gov.in

F & R

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F&R
Term Loan Recovery through OTS

OFFICE ORDERS

Sl.No.	O.O. No. & Date	SUBJECT	Pages From & to
1	29/2021 Dated : 30.3.2021	SIPCOT - Term loan lending activity - Recovery of dues through One Time Settlement (OTS) ~ Modification to the Existing OTS policy 2019 - Board's approval- Reg.	321
2.	47/2021 Dated : 27.04.2021	SIPCOT - Term loan lending activity - Recovery of dues through One Time Settlement (OTS) - policy and guidelines - revision in the interest rate - Board's approval- Reg.	323

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Term Loan Recovery through OTS

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

O.O.No.29/2021 **30.3.2021**

Sub: SIPCOT – Term loan lending activity – Recovery of dues through One Time Settlement (OTS) – Modification to the Existing OTS policy 2019 – Board's approval – reg.

Ref: O.O.No.40/2019 dated 18.11.2019

The Policy/Guidelines to be followed for One Time Settlement of term loan dues have been issued in the reference cited above.

The Board of SIPCOT at its meeting held on 16.03.2021, approved the following modifications in the existing OTS policy. The clauses relating to existing OTS policy and modifications thereon are given below:

Existing	Amended
10% of the principal outstanding amount has to be paid as upfront fee at the time of submitting application for One Time Settlement.	25% of the principal outstanding amount has to be paid as upfront fee at the time of submitting application for One Time Settlement.
The applicant shall pay the entire balance OTS amount within 90 days from the date of communication.	The applicant shall pay the entire balance OTS amount within 60 days from the date of communication failing which the OTS offer stands cancelled automatically.
MD may accord Extension of Time upto 12 months from the date of communication.	Dispensed with
The OTS amount would carry a simple interest @ 13% p.a. from the 91st day of OTS communication.	Dispensed with

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The request of the assisted units for OTS has to be placed before the OTS Committee/Board of SIPCOT for approval/sanction.	The assisted unit can apply for OTS only once which will be placed before the OTS Committee/Board of SIPCOT for approval/sanction. In case the OTS offer is cancelled due to non-adherence of conditions of the OTS offer, recovery proceedings will be initiated U/s.29 of SFC Act and further OTS application will not be entertained.

The other guidelines issued in the Office Order cited above remain unchanged.

The modified OTS policy is effective from 16.03.2021. This modification is applicable for all pending OTS applications also.

Sd/-xxx
(J. KUMARAGURUBARAN)
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//

31/3/2021
General Manager (F)

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

O.O.No.47/2021 **27.04.2021**

Sub: SIPCOT – Term loan lending activity – recovery of dues through One Time Settlement (OTS) – policy and guidelines – revision in the interest rate - Board's approval –reg.

Ref: 1. O.O.No.40/2019 dated 18.11.2019
2. O.O.No.29/2021 dated 30.03.2021

The Policy/Guidelines to be followed for One Time Settlement of term loan dues have been issued in the references cited above.

The Board of SIPCOT at its meeting held on 20.04.2021, approved the following revisions to the existing OTS policy and guidelines.

EXISTING POLICY OTS AMOUNT	AMENDED POLICY OTS AMOUNT	CONCESSION TO BE EXTENDED
The Market value of the primary and collateral security (valuation done by TIIC/IT panel valuer within one year) is **less than the term loan principal outstanding to SIPCOT/TIIC and other institutions** the OTS would be principal + other dues + **4% Simple Interest** will be charged on the principal outstanding as per books of accounts of SIPCOT and the interest amount already paid by the company will be adjusted against this component. In case the interest already collected by SIPCOT is in excess of **4% simple interest** the OTS amount would be principal outstanding and other dues.	The OTS would be principal + other dues + **6% Simple Interest** will be charged on the principal outstanding as per books of accounts of SIPCOT and the interest amount already paid by the company will be adjusted against this component. In case the interest already collected by SIPCOT is in	Waiver of penal interest, interest on interest and part of simple interest.
The Market value of the primary and collateral security (valuation done by TIIC/IT panel valuer within one year) is more **than the term loan principal outstanding to SIPCOT/TIIC and other**		

institutions the OTS would be principal + other dues + **6% Simple Interest** will be charged on the principal outstanding as per books of accounts of SIPCOT and the interest amount already paid by the company will be adjusted against this component. In case the interest already collected by SIPCOT is in excess of **6% simple interest** the OTS amount would be principal outstanding and other dues.	excess of 6**% simple interest** the OTS amount would be principal outstanding and other dues.	

The other guidelines issued in the Office Orders cited above remain unchanged.

The above revised interest rate @ 6% is effective from 20.04.2021 for all OTS applications.

Sd/--
(J. KUMARAGURUBARAN)
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//

28/4/202(
General Manager (F)

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