

DEVELOPED PLOTS – OUT RIGHT SALE BASIS

TERMS AND CONDITIONS

(Advertisement Notice on 18.09.2019)

1. The applications can be obtained from Corporate Office of SIDCO and concerned Branch Office of SIDCO in person by producing Demand Draft or by post by sending Demand Draft with self-addressed envelope of size 25cmX13cm. The cost of the **application is Rs.1,000/- + 5% GST**. Application can also be downloaded from the SIDCO's website www.sidco.tn.nic.in and <https://www.tansidco.in> and the Demand draft for cost of application should be sent while submitting the application.
2. The Plot will be allotted on "Outright purchase" basis only.
3. The applicants should mention the name of the Industrial Estate for which they apply by superscribing the envelope with the words "Application for allotment of Developed Plot at ----- Industrial Estate"- Industrial Plot / Shed / Module. Completed applications should reach the "The General Manager (Admn), Tamilnadu Small Industries Development Corporation Limited, SIDCO Corporate Office Building, Thiru-Vi-Ka Industrial Estate, Guindy, Chennai – 600 032.

or

Entrepreneurs also avail the facility of filing online applications through our website <https://www.tansidco.in> for allotment of Developed Plots / Sheds / Modules.

4. The **Earnest Money Deposit of Rs.10,000/-** and non refundable **processing fee of Rs.3,000/- + GST 18%** as prescribed in the application form, by means of DD drawn in favour of TANSIDCO, payable at Chennai, should be enclosed along with filled up application form. **NO APPLICATION WILL BE CONSIDERED UNLESS ACCOMPANIED BY EMD, AND PROCESSING FEE AND APPLICATION FEE** (if downloaded from www.sidco.tn.nic.in)

or

Applicants those who are filling online application should make online payment through our website <https://www.tansidco.in>

5. The Screening Committee will screen the applications received. For screening, Screening Committee will adopt a transparent procedure which may entail interview of the applicants who have filed applications for allotment of Plots.

6. SIDCO develops and allots plots with the ultimate objective of fostering growth of MSMEs in the state. It shall therefore strive to allot plots only to such entrepreneurs whose projects are viable and conform to Government policies and VISION 2023. For this purpose SIDCO will evolve its own criteria and process. The ability of the applicant to pay for the plot within the time limit prescribed by SIDCO and utilise the plot (for the purpose for which it is allotted) in a most reasonable time would be of foremost consideration. Entrepreneurs with sound financial tie-up and viable project for immediate commencement of production & proper knowledge about the industry will be given preference in the allotment of plots.
7. Allotment for specific plot will not be considered if the same plot is sought by more than one applicant. Applications will be considered by the Screening Committee as per procedure and allotment of Plot will be made accordingly.
8. Priority will be given to transgender, SC/ST, physically challenged, Ex-service man & Women Entrepreneurs as per SIDCO's policy in force.
9. In the Women Industrial Park (WIP), the application of Women Entrepreneurs only will be considered for allotment.
10. The allotment of 6 Vacant plots at Industrial Estate, Alathur will be made to the Pharmaceutical manufacturing and its allied Raw Material manufacturing units only.
11. The cost of land indicated is tentative and the cost of Plot/Module will be charged at the cost prevailing at the time of issue of allotment order.
12. Application should be submitted in complete shape along with GST registration details. Incomplete applications will be summarily rejected.
13. The allotment will be governed by the terms and conditions mentioned in the allotment order to be given at the time of allotment.
14. Filing of application shall not confer any right on the applicant for allotment.
15. SIDCO reserve rights to cancel this entire process without assigning any reasons therefore.

**CHAIRMAN AND MANAGING DIRECTOR,
TANSIDCO**

**PROCEDURE AND TERMS AND CONDITIONS FOR ALLOTMENT OF
DEVELOPED PLOTS UNDER 30 YEARS LEASE BASIS OR ORS
PROCEDURE**

1. The applications can be obtained from Corporate Office of SIDCO and concerned Branch Office of SIDCO in person by producing Demand Draft or by post by sending Demand Draft with self-addressed envelope of size 25cmX13cm. The cost of the **application is Rs.1000/- + 5% GST** Application can also be downloaded from the SIDCO's website www.sidco.tn.nic.in and <https://www.tansidco.in> and the Demand draft for cost of application should be sent while submitting the application.

2. The applicants should mention the name of the Industrial Estate for which they apply by superscribing the envelope with the words "Application for allotment of Developed Plot at ----- Industrial Estate"- Industrial Plot / Shed / Module. Completed applications should reach the "The General Manager (Admn), Tamilnadu Small Industries Development Corporation Limited, SIDCO Corporate Office Building, Thiru-Vi-Ka Industrial Estate, Guindy, Chennai – 600 032.

or

Entrepreneurs also avail the facility of filing online applications through our website <https://www.tansidco.in> for allotment of Developed Plot / Shed / Module.

3. The **Earnest Money Deposit of Rs.10,000/-** and non refundable **processing fee of Rs.3,000/- + GST 18%** as prescribed in the application form, by means of DD drawn in favour of TANSIDCO, payable at Chennai, should be enclosed along with filled up application form. **NO APPLICATION WILL BE CONSIDERED UNLESS ACCOMPANIED BY EMD, AND PROCESSING FEE AND APPLICATION FEE (if downloaded from www.sidco.tn.nic.in)**

or

Applicants those who are filling online application should make online payment through our website <https://www.tansidco.in>

4. The Screening Committee will screen the applications received. For screening, Screening Committee will adopt a transparent procedure which may entail interview of the applicants who have filed applications for allotment of Plots.

5. SIDCO develops and allots plots with the ultimate objective of fostering growth of MSMEs in the state. It shall therefore strive to allot plots only to such entrepreneurs whose projects are viable and conform to Government policies and VISION 2023. For this purpose SIDCO will evolve its own criteria and process. The ability of the applicant to pay for the plot within the time limit prescribed by SIDCO and utilise the plot (for the purpose for which it is allotted) in a most reasonable time would be of foremost consideration. Entrepreneurs with sound financial tie-up and viable project for immediate commencement of production & proper knowledge about the industry will be given preference in the allotment of plots.

6. Allotment for specific plot will not be considered. Applications will be considered by the Screening Committee as per procedure and allotment of Plot will be made accordingly.
7. Priority will be given to transgender, SC/ST, physically challenged, Ex-service man & Women Entrepreneurs as per SIDCO's policy in force.
8. The cost of plot indicated is tentative and subject to revision at the cost prevailing at the time of issue of allotment order.
9. Application should be submitted in complete shape. Incomplete applications will be summarily rejected.
10. The allotment will be governed by the terms and conditions mentioned in the allotment order to be given at the time of allotment.
11. SIDCO reserves the right of NOT proceeding ahead with the allotment of the plot/plots advertised without assigning any reason.
12. Filing of application shall not confer any right to the applicant for allotment of plots.

TERMS AND CONDITIONS

1. APPLICATION

- | | |
|----------------------------------------|------------------------|
| 1.1.EMD | : Rs.10,000/- |
| 1.2 Processing fee
(Non refundable) | : Rs. 3000/- + GST 18% |

2. NATURE OF ALLOTMENT

: Allotment will be on 30 years lease basis with option to purchase at the end of 30 years.

3. LEASING

- | | |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.1 Lease Period | : 30 Years |
| 3.2 Lease Rent | : Rs.1, plus GST 1%, per year for 30 years (i.e. Rs.30/- plus GST 18%) |
| 3.3 Payment plot cost | : a) 60% of plot cost including development charges shall be collected initially, as follows: <ol style="list-style-type: none"> i. 25% of plot cost within 60 days from the date of allotment and ii. 75% of plot cost within 120 days. iii. This 60% plot cost is not refundable. <p>b) Balance 40% of plot cost shall be collected over a period of 30 years with 9% interest, annually, as per annuity.</p> |

- 3.4 .Allotment order : Allottee has to accept within 30 days from the date of issue of allotment order otherwise the allotment shall stand automatically cancelled and the EMD shall be forfeited.
- 3.5 Payment of lease rent : The allottee has to pay lease rent every year and on successful payment of lease rent every year shall become eligible for sale deed.
- 3.6 Renewal of lease : Renewal will be on the same terms for a further period of 30 years with lease rent at Re.1 plus GST 18%, per annum.
- 3.7 Surrender of plot : a) On expiry of lease period of 30 years
40% of Plot cost including EMD will be refunded.
- b) Before the expiry of 30 years
40% of Plot cost will be refunded after forfeiting EMD.
Refund shall not carry any interest. No compensation for improvement or for building or for other structures erected in the plot will be made.
- 3.8 Cancellation of allotment : Allotment will be cancelled if industrial activity / commercial production is not commenced within the time stipulated. On cancellation, 40% of plot cost will be refunded by forfeiting EMD

4. SALE OF PLOT

- 4.1 Sale Deed : Sale deed shall be issued after payment the entire plot cost and after commencement of commercial production.
Sale deed shall contain a condition that the buyer will continue to carry out the industrial activity on the land and no change in land use will be carried out except with the approval of SIDCO subject to such terms and conditions as may be prescribed by SIDCO.

5. Transfer of plots during lease period : Any transfer of plot before the commencement of the commercial operation shall not be permitted. If any violation noticed, the allotment shall be cancelled and EMD forfeited.
- Processing Fee: Rs. 3,000/- plus GST 18% shall be paid.
- The following shall be construed as transfers / change in constitution.
1. Where the original allottee sells its unit along with leasehold rights on land.
 2. Where there is change in the shareholding pattern due to induction of new partners / directors and where more than 50% of the shares is held by such new persons.
- 5.1 Transfers / Changes within family members : If the shareholding of the allottee concerned is altered within the family members (having direct blood relationship) such change shall not be construed as transfer or change in constitution.
- 5.2 Transfers /Changes arising out of sale by financial institutions / Banks : No differential cost will be collected.
- 5.3 On Resale : Change of land use shall not be permitted.
- 6. OTHERS**
- 6.1 Time limit for execution of lease deed. : Within 30 days from the date of payment of plot cost.
- 6.2 Time limit for taking possession of plot. : Within 30 days from the date of execution of lease deed.

- 6.3 Time limit for Implementation of project / commercial production : Within 24 months from the date of handing over of the plot.
- 6.4 Issue of NOC to financial institutions : Issue of NOC to financial institution for mortgaging the leasehold right will be considered.
- 6.5 Eligible activities : The allotment of plot will be considered for industrial activities recognized by the Director of Industries and Commerce for getting Udyog Aadhaar Number.
- 6.5 Other conditions : The allotment will be governed by the terms and conditions mentioned in the allotment order to be given at the time of allotment.

**CHAIRMAN AND MANAGING DIRECTOR
TANSIDCO**

ALLOTMENT OF COMMERCIAL PLOTS
(Non-industrial purpose / activities)
TERMS AND CONDITIONS

1. Application can be downloaded from the SIDCO's website www.sidco.tn.nic.in and <https://www.tansidco.in> and sent along with Demand draft for cost of application Rs 1000 plus 5% GST with a self addressed envelope of size 25 cm x 13 cm.
2. The Plot/shed etc will be allotted on "Outright purchase" and on as is where is condition
3. The applicants should mention the category and name of the Industrial Estate for which they apply by superscribing the envelope with the words "Application for allotment of (mention category of allotment) CP at ----- Industrial Estate". Completed applications should reach the "The General Manager (Admn), Tamilnadu Small Industries Development Corporation Limited, SIDCO Corporate Office Building, Thiru-Vi-Ka Industrial Estate, Guindy, Chennai – 600 032.
4. The **Earnest Money Deposit of Rs.10,000/-** and non refundable **processing fee of Rs.3,000/-+GST 18%** as prescribed in the application form, by means of DD drawn in favour of TANSIDCO, payable at respective Branch Office of SIDCO, should be enclosed along with filled up application form. NO APPLICATION WILL BE CONSIDERED UNLESS ACCOMPANIED BY EMD, AND PROCESSING FEE AND APPLICATION FEE .
5. The Screening Committee will screen the applications received. For screening, Screening Committee will adopt a transparent procedure which may entail interview of the applicants who have filed applications for allotment of Plots.
6. SIDCO develops and allots plots/sheds with the ultimate objective of fostering growth of MSMEs in the state. It shall therefore strive to allot only to such applicants whose proposals are viable and conform to Government policies and VISION 2023. For this purpose SIDCO will evolve its own criteria and process. The ability of the applicant to pay for the cost within the time limit prescribed by SIDCO and utilise the allotted space (for the purpose for which it is allotted) in a most reasonable time would be of foremost consideration. Applicant with sound financial tie-up and viable proposal for immediate requirement & proper knowledge about the industry/activity will be given preference in the allotment of plots/sheds etc.
7. If the proposed activity involves pollution/hindrance to other allottees or affect the industrial homogeneity of the industrial estates, allotment to such activities will not be considered.

8. Priority on allotment will be given to transgender, SC/ST, physically challenged, Ex-service man & Women Entrepreneurs as per SIDCO's policy in force.
9. In case, more than one application received for a Commercial Plot then the allotment is only by "Tender cum Auction method". Applications will be considered by the Screening Committee as per procedure and such allotment will be made to the highest bidder.
10. The cost of land/shed indicated is tentative and the cost of Plot/shed etc will be charged at the cost prevailing at the time of issue of allotment order.
11. Application should be submitted in complete shape along with GST registration details. Incomplete applications will be summarily rejected.
12. The allotment will be governed by the terms and conditions mentioned in the allotment order to be given at the time of allotment.
13. Filing of application shall not confer any right on the applicant for allotment.
14. SIDCO reserve rights to cancel this entire process without assigning any reasons therefore.

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