

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.

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

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

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

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

The maintenance expenditure shall include the following:

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

Total :

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

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

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

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

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

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

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

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

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

Sd/-xxx
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All the Project Officers,
SIPCOT Industrial Parks

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

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

//Forwarded By Order//

Q. @negoe 19/3/2021
General Manager (F)