



SIPCOT

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

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.

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

CIN : U74999TN1971SGC005967

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



SIPCOT

.2.

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.

State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)

CIN : U74999TN1971SGC005967

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



SIPCOT

.3.

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 & Perundurai 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.

.4.

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

.4.

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, Perundurai 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, Perundurai 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
(A Government of Tamil Nadu Undertaking)

CIN : U74999TN1971SGC005967

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



SIPCOT

.5.

Copy to:

All General Managers

All HODs

PA to MD

PA to ED

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

/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

