



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

State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)

CIN : U74999TN1971SGC005967

Regd. Office : 19-A, Rukmani Lakshmiipathy Road, Post Box No.7223, Egmore, Chennai - 600 008.

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



SIPCOT

The above maintenance expenses are apportioned over an Allotable 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 - III	191.48
Ranipet Ph - III - 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

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

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

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

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 recovered (Rs. in lakhs)	Allotable area (acres)	Cost/acre (in Rs.)	No of half yearly instalments	Instalment 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/-
Gummidipoondi	Upgradation of existing roads of RCC Drain EPIP at Gummidipoondi	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.

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

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	Relaying and widening of roads & providing 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/-

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

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 :

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.sincot.tn.gov.in



SIPCOT

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

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

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.

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

CIN : U74999TN1971SGC005967

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



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/

s. l. v.

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