



SIP-HO/262/2024-EA1  
1/97699/2024

**SIPCOT**

**STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED**  
**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

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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 2024 works 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/- per acre + GST as applicable from April 2024 before 10<sup>th</sup> 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.

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



## SIPCOT

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 5<sup>th</sup> 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 maintenance charge 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 satisfied the above criteria on or before 10<sup>th</sup> of each such month and for the allottees satisfying the criteria post 10<sup>th</sup> 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/

*S. Pr*  
*27/3/24*  
GENERAL MANAGER (FINANCE)

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