L A
DEPARTMENT

LA DEPARTMENT

Delegation Of Powers & Work Allocation

CIRCULAR

SIPCOT LAND ACQUISTION SCHEMES
Scheme Cost / Constitution of Committee to Acquire Land / Payment of Land Cost / Establishment Charges

CIRCULAR

OFFICE ORDER

DELEGATION OF POWERS & WORK ALLOCATION

SIP-HO/4455/2023
I/28422/2023

SIPCOT

Cir. No.41/2023 **Date:02-10-2023**

CIRCULAR

Sub: SIPCOT - Establishment of new Industrial Parks - Find out large portion of lands by District Revenue Officers-I and II - Orders – Issued – Reg.

-x-x-x-x-x-

During the Review Meeting convened by the Secretary, Industries, Investment Promotion & Commerce Department on 12.9.2023, it has been instructed that the DRO - I and DRO - II of SIPCOT shall inspect and find out large chunk of lands if any available in the districts viz. Coimbatore, Tiruppur, Erode, Tiruvannamalai, Vellore, Chengalpet, Kancheepuram and Tiruvallur in order to establish new industrial parks in the state.

Accordingly, Tmt. M. Kasichelvi, District Revenue Officer - I shall find out the lands in the districts viz. Tiruppur, Erode, Vellore, Kancheepuram & Tiruvallur districts and Thiru K. Karthikeyan, District Revenue Officer - II shall look into the districts viz. Coimbatore, Chengalpet and Tiruvannamalai.

Approved by
(E. SUNDARAVALLI)
MANAGING DIRECTOR

To:

Tmt. M. Kasichelvi,
District Revenue Officer-I

Thiru K. Karthikeyan,
District Revenue Officer-II

Copy to:

All GMs
SE
DGMs
All HoDs
All POs
PA to MD
PA to ED

/ Forwarded by order /

G. Sheir
General Manager (HRD)

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

Cir. No. 41/2024 **Date: 19.09.2024**

CIRCULAR

Sub: SIPCOT – HRD - Industrial Parks – Data Collection – Inspection of the lands identified – Officials deputed – Report Called for - Reg.

Ref: Circular No.38/2024, dt.12.09.2024.

*****

Further to the reference cited, the Officials, who were deputed to Biz Buddy meeting (Annexure enclosed) are hereby instructed to visit the respective Industrial Park on 20.09.2024 and to collect the details as per the format shared by Project Management Unit (PMU) Cell. Further, they are also directed to inspect the Lands identified if any and ensure Land Plan Schedule (LPS) is prepared and sent to the Managing Director for approval. For cases, where LPS is already sent to District Collector, the same should be followed-up with Taluk Office and District Collectorate and ensure Administrative Sanction proposal is sent to Commissioner of Land Administration Office. The present status to be furnished as a report to the concerned HoDs, without fail.

Sd/-
MANAGING DIRECTOR

Encl: as above.

To:-

All GMs
DRO I & II
SE
All HoDs
All POs
PA to MD
PA to ED

/ Forwarded by Order /

19.09.2024

Manager (HRD)

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

DATA COLLECTION OFFICIALS		
Sl. No.	**Industrial Parks**	**Name of the Officials (Tvl.)**
1	Pillaipakkam	D. Ramalingam, DM
2	Cuddalore	M.C. Srinivasan, AM
3	Vallam Vadagal	E. Devasana, AO
4	Manamadurai	M.D. Chandrasekaran, JE (Retd.)
5	Irungattukottai	S. Thamaraiselvi, AM
6	Sriperumbudur, Nemili	G. Ahila, AM
7	Siruseri	A. Rajalakshmi, DM
8	Manapparai, Eraiyur	L. Sudakar, AEE(Retd.)
9	Tindivanam	R. Yuvaraj, AM
10	Hosur, Kurubarapalli, Shoolagiri	S. Ganesh Boopathy, Consultant
11	Oragadam, Thirumudivakkam	A. Leelavathy, AM
12	Thoothukudi	S.K. Sarojini, AM
13	Bargur, Dharmapuri	N. Srikanth, AO
14	Theni	V. Parthiban, Assistant
15	Nilakkottai	V. Viswanathan, Consultant
CONSULTANTS		
16	Cheyyar	R. Saraswathi, AO
17	Thervoykandigai, Mappedu	R. Anitha, AO
18	Ranipet, Panapakkam	G.J. Vimala Rohini, AM
19	Gangaikondan	A.S. Leo Vaz, Consultant.
20	Pudukottai	C. Thangavel, Consultant
21	Gummidipoondi, Manallur	D. Ambika, Consultant
22	Perundurai, Pollachi	K.P.V. Prabakaran, SDO (Retd.)

SIPCOT LAND ACQUISTION SCHEMES

Scheme Cost / Constitution of Committee to acquire Land / Payment of Land Cost / Establishment Charges

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU
19A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008

No.38 /2021 **Date: 08.04.2021**

CIRCULAR

Sub: Land Acquisition - Acquisition of land for SIPCOT projects in future through private negotiation at a viable price - Procedure prescribed by the Board of SIPCOT - Committee constituted to arrive at the viable price in respect of new projects - Orders issued - Reg

Ref: Minutes (Item No.17) of the 496th of Board Meeting of SIPCOT held on 29.12.2020

The Board of SIPCOT, at its meeting held on 29.12.2020, has resolved that in future the acquisition of land for SIPCOT projects be made through private negotiation at a viable price by arriving at the same through consented amount with the land owners and has prescribed the following procedure to be adopted for the purpose:

(i) Land identification for acquisition through negotiation may be initiated by SIPCOT on its own or by inviting expression of interest from land owners or land owners offering lands themselves with clear title deeds for industrial purpose.

(ii) Preliminary inspection by a team of members as constituted by the Managing Director, SIPCOT will make site visit and assess basic feasibility of the projects and suitability of the lands.

(iii) A Techno-Economic Feasibility Study (TEFS) to be prepared by consultancy agencies in respect of the project / land found prima facie suitable for industrial use.

(iv) TEFS report shall, apart from the report on feasibility aspect, suggest the maximum cost that can be paid for the land, taking into account the extent of land to be left over for road and common areas, net leasable land area, cost of development, cost on capital and overhead, service charge of SIPCOT, maximum cost that can be charged for the developed industrial land in that location, market price of undeveloped land etc. TEFS shall also arrive at a probable land acquisition cost by applying the

PA. For circulation.

prevailing Rules, Government Orders and Circulars of the Commissioner of Land Administration.

(v) The cost that has been recommended in TEFS shall be the maximum cost that can be paid during negotiation and any cost above the ceiling shall be considered as unviable cost. In case the above said maximum cost is more than the maximum cost that can be paid under the Government Orders in force on acquisition of land through private negotiation, then the cost shall be restricted to the amount that can be arrived at as per the G.O. in force.

(vi) The negotiation process may be commenced immediately after serving of Form-A Notice on the land owners and publication of Form-B Notice under section 3(2) of the Tamil Nadu Acquisition of Land for Industrial Purposes Act, 1997.

(vii) Only where a viable cost that could be arrived at by a mutual agreement between the land owner and the Land Acquisition Officer with respect to patta land covered in the whole scheme area or in the reduced portion of the scheme area to a major extent (approximately 70% to 80%) with contiguity, desirable for implementation of the scheme, which shall be decided by the Board of SIPCOT, the acquisition proceedings shall be proceeded with publication of notice under section 3(1) for the whole scheme area or the reduced part of the scheme area, as the case may be. Prior approval of the Board of SIPCOT is mandatory to invoke the proceedings under section 3(1) of TNALIP Act, 1997. Land Acquisition Officers to be suitably informed about this so that the legal hurdles can be avoided at later stage.

(viii) The award may then be passed under section 7(2) of the said Act in respect of those mutually agreed cases.

(ix) Out of the remaining extent in the whole scheme area or any reduced part of the scheme area, as the case may be, the acquisition with passing of award under section 7(3) [compulsory award] may be considered only to the extent that is required for contiguity / approach road etc. Only thereafter the possession and post award works may be proceeded with.

(x) Where no such mutual agreement could be reached to a major extent (approximately 70% to 80%) of the patta land covered in the whole scheme area or a reduced portion of the scheme area with contiguity, as the case may be, or where the compensation that could be arrived is unviable for SIPCOT for industrial purpose, the acquisition proceedings may be dropped for the entire extent proposed for the particular scheme before issuance of notice under section 3(1) of said Act.

2. After the preliminary inspection by the committee constituted for the purpose and while the Techno Economic Feasibility Study is done by private expert agency, it is also felt desirable that SIPCOT makes its internal assessment about the affordable acquisition cost as mentioned in the procedure prescribed by the Board. In this regard, a Committee with the following officials as members is constituted:

1. General Manager (Project - I)
2. General Manager (Project - II)
3. General Manager (Project - III)
4. General Manager (Finance)
5. District Revenue Officer - I
6. District Revenue Officer - II
7. Deputy General Manager (Project - IV)
8. Superintending Engineer
9. Assistant General Manager (Project - V)
10. Assistant General Manager (Project - VI)

The Special Deputy Collector (LA) shall be the convener of this committee.

3. The committee shall on case to case basis look into all the aspects connected to this issue, especially the ground reality and the marketability of the land, and shall arrive the maximum cost that can be allowed for the land under acquisition and shall report the same in writing to the Managing Director. If the amount so arrived by the committee is more than the amount suggested in TEFS, then the amount as per TEFS shall be the maximum amount that can be considered for negotiation with the land owners on behalf of SIPCOT during the District Level Private Negotiation Committee (DLPNC) / State Level Private Negotiation Committee (SLPNC) meetings. If the amount so arrived by the committee is less than the amount suggested in TEFS, then the amount so arrived by the committee shall be the maximum amount that can be considered for negotiation with the land owners on behalf of SIPCOT during the District

Level Private Negotiation Committee (DLPNC) / State Level Private Negotiation Committee (SLPNC) meetings.

4. In a nutshell, the maximum amount that can be considered for negotiation with the land owners on behalf of SIPCOT during the District Level Private Negotiation Committee (DLPNC) / State Level Private Negotiation Committee (SLPNC) meetings shall be the lowest of:

(i) Amount arrived at as per TEFS
(ii) Amount arrived at by the committee in internal assessment
(iii) Compensation amount that would be payable for the land as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 [which shall be obtained from the District Collector (Land Acquisition Officer) of the district concerned].
(iv) Maximum amount (including incentive) upto which the negotiation can be made towards acquisition/ purchase of land through private negotiation as per the Government orders in force [which shall also be obtained from the District Collector of the district concerned].

5. Consequent on the Board's decision stated in Para 1 above, as and when the new scheme is taken up for acquisition upon obtaining administrative sanction of the Government, while sending the formal request to the District Collector (Land Acquisition Officer) of the district concerned to commence the acquisition proceedings, they shall be requested to initiate the negotiation process immediately after the 3(2) enquiry process by conducting DLPNC and SLPNC meetings, so that SIPCOT, the requisition body, which is also a member in both these committees, can intervene at that stage and ensure whether the viable cost towards land value is arrived between the land owner and the LAO for at least 70 to 80 % of the land area, and decide the further course of action depending upon the outcome of the negotiation process. The District Collector shall also be requested to arrive in the meantime with the approval of the competent authority (i) the probable amount of compensation that would be payable for each and every land covered under the scheme area as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013) and as per the Circular Instructions of the Commissioner of Land Administration and (ii) the probable

cost (both the minimum and the maximum) that would be payable for the said land under private negotiation towards purchase of land as per the Government Orders now in force and report the same to this office well in advance before the DLPNC meeting is convened.

6. The Special Deputy Collector (LA), Land Acquisition Department, shall take necessary action at the appropriate time to refer the new schemes to the Committee constituted above for the purpose of arriving the maximum cost that can be allowed for the land covered under the respective scheme.

Sd/--
(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To

The Officers concerned.

Copy to:

All GMs / DRO-I / DRO-II / SE / All HODs,
SIPCOT

/Forwarded By Order/

9/4/2024

DISTRICT REVENUE OFFICER -II

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

Cir. No.103 /2021 **Dt. : 2.12.2021**

CIRCULAR

Sub : HRD – Constitution of a Committee to acquire land through stressed Assets from Banks/Financial Institutions/Official Liquidator etc.- Nomination of Officers– Reg.

-x-x-x-x-x-

The acquisition of lands for development of SIPCOT Industrial Parks are being made under The Tamil Nadu Acquisition of Land for Industrial Purposes Act,1997 as well as The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Tamil Nadu Amendment) Act 2013.

Due to changes in the global economic environment, it is necessary to evolve a strategy on the acquisition of lands for setting up Industrial Parks in order to suit the present economic conditions and thus in addition to the above acts, it is proposed to acquire land through stressed Assets, where the account becomes Non Performing Assets, from the Banks/Financial Institutions/Official Liquidator etc. Hence, a Committee consisting of the following Officers have been constituted for this purpose:-

1) Consultant (Operations) – Head of the Committee
2) General Manager (Project-I) – Member
3) General Manager (Finance) - Member
4) Dist. Revenue Officer (LA-I) - Member
5) Asst. General Manager(Legal) - Member

The Committee shall find out the stressed assets available with the Official Liquidator / Banks / Other financial institutions and the suitability / modality for purchase of those lands. The above Committee shall also study the Assets in detail taking into account the provisions of the standing procedures etc. assess the risk elements, evolve mitigation plans for acquisition and submit report on or before 31.1.2022 for taking further action.

(Sd/-xxx)
MANAGING DIRECTOR

To

The Officers concerned

Copy to

All GMs
DROs
SE
All HoDs
PS to MD

/FORWARDED BY ORDER/

G. Shen
GENERAL MANAGER (HRD)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

Cir. No.104 /2021 **Dt. : 2.12.2021**

CIRCULAR

Sub : HRD – Constitution of a Committee to assess SIPCOT lands under the possession of Official Liquidator / Banks / Other Financial Institutions - Nomination of Officers– Reg.

-x-x-x-x-x-

During the Review Meeting held on 16.11.2021 under the chairmanship of the Additional Chief Secretary to Government, Industries Department at Secretariat, it has been directed to assess the SIPCOT lands under the possession of Official Liquidator/Banks/Other Financial Institutions, by forming a Committee and to have meetings with them to make use of those lands.

Hence, a Committee consisting of the following Officers have been constituted for this purpose:-

1) General Manager (P-II) – Head of the Committee
2) Dist. Revenue Officer, (LA-II) – Member
3) Asst. General Manager (Finance)- Member
4) Asst. General Manager (Legal) - Member

The Committee shall find out the SIPCOT lands available with the Official Liquidator / Banks / Other financial institutions and study the Assets in detail taking into account of the provisions of the standing procedures etc. and submit report in this regard on or before 31.1.2022 for taking further action.

(Sd/-xxx)
MANAGING DIRECTOR

To
The Officers concerned

Copy to

All GMs
DROs
SE
All HoDs
PS to MD

/FORWARDED BY ORDER/

G. Shei
GENERAL MANAGER (HRD)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

Cir. No. 108/2021 **Dt.: 10.12.2021**

CIRCULAR

Sub : HRD – Constitution of a Committee to acquire land through stressed Assets from Banks / Financial Institutions / Official Liquidator etc.- Reconstitution of Committee – Reg.

Ref : 1) Office Order No.63/2021 dt.22.10.2021
2) Minutes of the Board Meeting held on 7.9.2021.
3) Circular No.103/2021 dt.2.12.2021.

-x-x-x-x-x-

In the reference 1st cited, the Board of SIPCOT at its meeting held on 7.9.2021 has agreed to acquire the stressed assets (lands) which are brought for sale by the Nationalised Banks under SARFAESI Act, 2002, through private negotiation at a cost viable to SIPCOT without participating in the tender process. Accordingly, a Sub-Committee has been constituted by the Board with the following Directors as members:-

1)The Secretary to Government, Industries Department
2)The Secretary to Government, Finance Department,
3) Managing Director, SIPCOT.

Further, it has been informed that in order to find out the suitability of stressed assets (lands) for industrial use, its marketability, cost viability, legal issues if any, etc. would be studied prima facie by a committee of internal officials constituted by the Managing Director and thereafter the Techno Economic Feasibility cum Viability Study would be carried out through a consultancy agency and legal due diligence by the empanelled law firm.

2.

Consequently, a Committee has been constituted vide reference 3rd cited to find out the stressed assets available with the Official Liquidator / Banks / Other Financial Institutions and the suitability/modality for purchase of those lands.

In this regard, in order to bring uniformity to execute the purchase of stressed assets from the Official Liquidator/Banks/Other Financial Institutions, the committee formed vide Circular No.103/2021 dt.2.12.2021 is re-constituted with the following Officers:-

1) Dist. Revenue Officer (LA-I)	-	Head of the Committee
2) General Manager (Project – I)	-	Member
3) General Manager (Finance)	-	Member
4) Superintending Engineer	-	Member
5) Asst. General Manager (Legal)	-	Member
6) Consultant (Operations)	-	Special Invitee

The Special Deputy Collector (LA-I) will be the Convenor of the said Committee.

The above said Committee is hereby requested to submit their report to MD and the agenda will be placed by the respective LA Departments before the Sub-Committee of the Board for taking further action in this regard.

All other parameters of the Office Order and Circular cited stands unchanged.

(Sd/-xxx)
MANAGING DIRECTOR

To

The Officers concerned

Copy to

All GMs
DROs
SE
All HoDs
PS to MD

/FORWARDED BY ORDER/

G. Sheir
GENERAL MANAGER (HRD)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU
19A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008

No.03/2022 **Date:21.01.2022**

CIRCULAR

Sub: Land Acquisition - Acquisition of land for SIPCOT projects in future through private negotiation at a viable price - Procedure prescribed by the Board of SIPCOT - Orders issued constituting a Committee to arrive at the viable price in respect of new projects - Partial modification ordered - Reg

Ref: 1. Minutes (Item No.17) of the 496th of Board Meeting of SIPCOT held on 29.12.2020
2. Circular No.38/2021, dated 8.4.2021.

The Circular order issued in the reference 2nd cited is partially modified as hereunder:

The Para 4 in the Circular is substituted with the following:

"4. In a nutshell, the maximum amount that can be considered for negotiation with the land owners on behalf of SIPCOT during the District Level Private Negotiation Committee (DLPNC) / State Level Private Negotiation Committee (SLPNC) meetings shall be the lowest of:

(i) Amount arrived at as per TEFS

(ii) Amount arrived at by the committee in internal assessment

(iii) Maximum amount (including incentive) upto which the negotiation can be made towards acquisition/ purchase of land through private negotiation as per the Government orders in force [which shall ~~also~~ be obtained from the District Collector of the district concerned]."

MANAGING DIRECTOR

To

The Committee members concerned.

Copy to:

All GMs / DRO-I / DRO-II / SE / All HODs

CT(LA) SDC(LA) DRO-I DRO-II C(G) ED 21/1/22

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008.

Cir. No. 53/2022 **Dt. : 26.8.2022**

CIRCULAR

Sub : SIPCOT Land Acquisition Schemes – Payment of land cost/Establishment charges etc. – Instructions - Issued – Reg.

-x-x-x-x-x-

It is noted that there has been inordinate delay on processing of proposals received from the Land Acquisition Officer/District Administration/ Head of the LA Schemes concerned towards remittance of land cost payable to the land owners & Government / Establishment charges of the Land Acquisition staff and other charges.

In order to avoid such undue delay, it is instructed that the proposals received from the Land Acquisition Officer/District Administration/Head of LA Schemes towards payment of land cost payable to the land owners & Government / Establishment charges of the Land Acquisition staff and other charges shall be scrutinised at once and payment will be made within 10 days.

The Head of the Department in Land Acquisition – I & II Departments are requested to take necessary follow up action for early payment.

The above instructions should be strictly adhered to and any deviation in this regard will be viewed severely.

(Sd/-xxx)
MANAGING DIRECTOR

To

DRO-I & II

HoD of LA Dept. I & II :- To circulate among the Officers & Staff working under their control

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
19-A RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI- 600008.

O.O.NO.35/2021 **Date:8.4.2021**

OFFICE ORDER

Sub: Creation of Risk Fund to meet the financial commitments of LAOP – Allotment of plots on firm price basis – Modification of relevant clauses in the allotment order / lease deed – Reg.

Ref: Minutes of Board meeting dt.16.3.2021

*****

While considering a note on the creation of Risk Fund to meet the financial commitments of LAOP, the Board of SIPCOT at its meeting held on 16.3.2021 resolved to include 10% of the land cost additionally in the scheme cost proposals of new schemes towards the probable enhanced compensation while fixing the plot cost.

The Board has also resolved to modify the relevant clauses suitably with respect to enhanced compensation for land only, in the allotment order/ lease deed to be issued/executed henceforth and allot the land on firm price basis for the allotments made with effect from 16.3.2021.

Accordingly, the relevant clauses in the allotment order/lease deed to be issued/executed are modified as below:

ALLOTEMENT ORDER : CONDITION No. 2.5

Existing	Modified
SIPCOT reserves the right to revise the amount payable for the plot as fixed in this allotment order. In the event of the SIPCOT having to pay enhanced compensation for the lands acquired and/or in the event of additional development facilities being taken up and/or in case of escalation in cost of development works in future, SIPCOT shall collect the pro-rata expenses and charges as additional plot cost and the allottee shall pay the amount as demanded by SIPCOT in such an event, the additional plot cost to be remitted, shall be intimated to the Allottee as and when revised and payment for the same	In the event of SIPCOT taking up any additional development facilities and/or in case of escalation in cost of development works in future, SIPCOT shall apportion such expenses among the Allottees of the Industrial Park on pro-rata basis. In such an event SIPCOT reserves the right to claim such apportioned expenses and the Allottee shall pay the same without any demur, within thirty (30) days from the date of issue of demand notice by SIPCOT.

shall be made within ninety (90) days from the date of demand notice issued by SIPCOT.	

LEASE DEED : CLAUSE- 2.7

Existing	Modified
The LESSEE understands and agree that the plot cost prescribed in the allotment order is only tentative. The LESSOR reserves the right to revise the amount payable for the plot as fixed in the allotment order. In the event of the LESSOR having to pay enhanced compensation for the lands acquired and/or in the event of additional development facilities being taken up and/or in case of escalation in cost of development works in future, the LESSOR shall collect the pro-rata expenses and charges as additional plot cost and the LESSEE shall pay the amount as demanded by the LESSOR. In such an event, the additional plot cost to be remitted, shall be intimated to the LESSEE as and when revised and payment for the same shall be made within ninety (90) days from the date of demand notice issued by the LESSOR.	In the event of LESSOR taking up any additional development facilities and/or in case of escalation in cost of development works in future, LESSOR shall apportion such expenses among the Allottees of the Industrial Park on pro-rata basis. In such an event, the LESSOR reserves the right to claim such apportioned expenses and the LESSEE shall pay the same without any demur, within thirty (30) days from the date of issue of demand notice by the LESSOR.

The other conditions / clauses in Allotment Order and Lease Deed remain unchanged.

The above modification in the allotment order / lease deed shall be applicable for the allotments made with effect from 16.3.2021.

Sd/--

(J.KUMARAGURUBARAN)
MANAGING DIRECTOR

To

All GMs } To modify the allotment order clause as above.
All HODs
All Pos - To modify the lease deed clause as above.

Copy to

PA to MD
PA to ED
Projects Dept.
Finance Dept.

//Forwarded by Order//

General Manager (P-III)

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED
19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008

OFFICE ORDER

O.O No. 38/2021 **Dated: 09.04.2021**

Sub: SIPCOT - Application requesting for transfer of lease hold rights of the allotted plot for the balance lease period in favour of transferee unit – Reg.

SIPCOT allots plot to entrepreneurs in SIPCOT Industrial Parks on 99 years long term lease basis to set up industrial / commercial unit and issue allotment orders with terms and conditions. As per Lease Deed condition, if the allottee wishes to transfer the leasehold rights either in whole or in part, the same shall be proceeded with after obtaining prior approval from SIPCOT. The approval for transfer of leasehold rights will be considered subject to conditions as applicable. The transfer of leasehold rights of the vacant land alone shall not be considered.

If the allottee wishes to transfer the leasehold rights either in whole or in part, the allottee shall submit application for transfer of leasehold rights of the allotted plot in the prescribed format and documents / particulars as annexed along with processing fee of Rs.15000/- plus applicable GST.

Sd/-
(J. KUMARAGURUBARAN)
MANAGING DIRECTOR

To
All GMs
All HoDs
All Project Officers

Copy to:
PA to MD
PA to ED
IT Dept

//Forwarded by Order//

H. Prathavathy
General Manager (P-II)

APPLICATION ON REQUEST FOR TRANSFER OF LEASEHOLD RIGHTS OF THE ALLOTTED PLOT.

1	Allottee Details		
	Application date	:	
	Location of SIPCOT Industrial Park	:	
	Plot & Extent (in acres)	:	
	Contact persons Mobile No.	:	
	Contact person E-mail	:	
	Address	:	
2	Constitution Details		
	Type of constitution	:	Proprietary concern/ Partnership firm/ Private Limited/LLP/Society/Public Limited company/ Company – listed in stock exchange / Trust
3	Allotment details	:	
	Date of allotment	:	
	Plot No. & extent in acre	:	
	Product	:	
	Amount remitted	:	
	i. Plot cost remitted per acre	:	
	ii. 50% water supply cost if remitted	:	
	iii. Lease Deed document No. & date	:	
	iv. Functioning status	:	
	Building details	:	
	i. Factory area in sq.ft.	:	
	ii. Amenity area in acre	:	

	iii. Vacant area in acre	:	
	iv. % utilization of plot	:	
4	Details of Transfer of Leasehold rights of the allotted plot		
	Approval for transfer earlier accorded by SIPCOT		

Sl. No.	Date & year of approval	Name of the transferor unit	Name of the transferee unit	Plot No.& extent (in acres)	Approved products	Differential plot cost demanded	Date of differential plot cost remitted.

5	Whether Modified Lease deed (MLD) executed & registered	:	Yes / No
	If yes		
	MLD Document No. & Date		
	If No, reasons for not registered the MLD	:	
6	Whether NOC issued by SIPCOT in favour of Bank/Financial Institution.	:	Yes/No
	If yes, whether No due/No objection certificate from the said Bank/Financial Institutions obtained.	:	
7	Whether built up area in the allotted plot has been sub-leased to group company/third party etc.	:	
	Period of sub-lease	:	
8	Whether there is change in management in the allottee company.	:	Yes / No
9	Functioning status	:	Yes / No
a) b)	If yes, No. of years of functioning The date on which the transfer is effected.		
10	Details of property to be transferred		

	Extent of land (in acres)	:	
	Built up area	:	
	Open Space & Amenities	:	
11	Details of transferee unit		
	Name	:	
	Constitution	:	
	Proposed product	:	
	Capacity	:	
	Current shareholding pattern	:	
12	Upload documents		
	Upload documents as per checklist		
13	Payment details		
	Payment		Amount (Rs.)
	Processing Fee (Rs)		
	GST (Rs.)		
	Total fee (Rs.)		

Date **Signature of the applicant**

-Annexure

List of documents to be furnished by the allottee (Transferor Unit)

Sl.No.	Documents
1	In case of companies, copy of Board Resolution approving for transfer of the allotted plot in favour of the proposed transferee unit for the balance lease period in the allottee's letter head duly signed by the Company Secretary or any other authorized signatory of the company. In case of proprietary concern/partnership firm, consent letter from the proprietor/all partners agreeing for such transfer.
2	No Objection Certificate / No due certificate from the Bankers for the above transfer to whom NOC was issued to mortgage the plot.
3	List of Directors and shareholding pattern of the company/firm at the time of allotment/previous transfer of leasehold rights approval if any, /year wise share holding pattern if any and as on current date, upto individual level duly certified by a Chartered Accountant / CPA. The CA / CPA certificate should have been obtained within 30 days prior to the submission of request letter for transfer.
4	Particulars on functioning status of the allottee unit along with proof viz. copies of EB bill receipts, Sales invoice, water supply payment receipts for more than five years and also Audited Annual Reports / profit & loss account duly certified by a Chartered Accountant.
5	Copy of renewed CTE /CTO from TNPCB.

List of documents to be furnished by the transferee unit

Sl.No.	Documents
1	In case of company, copy of Board Resolution agreeing to purchase the leasehold rights of the plot from the allottee unit in their favour for the balance lease period. In case of proprietary concern/partnership firm consent letter from the proprietor/all partners for such purchase of the leasehold rights of the allotted plot.
2	Detailed Project Report including process, name of end products with capacity etc.
3	List of Directors and current shareholding pattern of the company upto individual level duly certified by a Chartered Accountant / CPA.
4	In case of company, copy of Memorandum and Articles of Association and copy of certificate of incorporation from ROC.
5	In case of Proprietary concern certificate about the proprietor of the unit as on the date duly certified by a Chartered Accountant.
6	In case of Partnership firm copy of registration of firm and copy of registered partnership Deed of the transferee unit and latest shareholding pattern duly certified by a Chartered Accountant.
7	Schedule of implementation of the project by the transferee unit.
8	In case of public limited Companies details of listing in stock exchanges.

STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU
19A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008

O.O. No. 63 /2021 dated 22.10.2021

OFFICE ORDER

Sub: LA - SIPCOT - Acquisition of stressed assets (lands) brought for sale by the Nationalized Banks under SARFAESI Act, 2002 - Procedures to be adopted - Orders issued

Ref: Minutes (Item No.68) of 500th Board Meeting of SIPCOT held on 07.09.2021

The acquisition of private pattadars' land has now become more expensive and time consuming after the enactment of the new Central Act, viz., The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. In order to overcome the situation, as approved by the Board at its meeting held on 29.12.2020, it has been decided that in future the acquisition of land for SIPCOT projects be made through private negotiation at a viable price by arriving at the same through consented amount with the land owners. Further, SIPCOT is exploring various other options to acquire lands through private negotiation. In the above process, it is felt that the Corporation may consider acquiring the stressed assets, which are brought for sale by the nationalized banks under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, through private negotiation at a viable cost.

2. The Board, at its meeting held on 7.9.2021, after considering the note placed on the subject, has agreed in principle to acquire the stressed assets (lands), which are brought for sale by the Nationalized Banks under SARFAESI Act, 2002, through private negotiation at a cost viable to SIPCOT without participating in the tender process.

3. As the first step, the suitability of such lands for industrial use, its marketability, cost viability, legal issues if any, etc. would be studied prima facie by a committee of internal officials constituted by the Managing Director and thereafter the Techno Economic Feasibility Cum Viability Study would be carried out through a consultancy agency and legal due diligence by the empanelled law firm.

4. The proposals, which satisfy all the above said requirements, would only be placed before the Sub-Committee of the Board constituted by the Board with the following directors as members, vide minutes cited above:

1. Secretary to Government, Industries Department
2. Secretary to Government, Finance Department
3. Managing Director, SIPCOT

5. The Sub-Committee would go through the proposals placed before it towards purchase of the stressed assets (lands), which are brought for sale by the nationalized bank under SARFAESI Act, 2002, and give its recommendations on the same to the Board for taking a final decision. The Government orders would be obtained based on Board's final decision before entering into the transaction.

MANAGING DIRECTOR

To

All GMs

DRO- I/DRO-II

All HODs

Copy to

The Principal Secretary to Government,
Industries Department,
Secretariat,
Chennai - 600 009.

Company Secretary / SIPCOT

CT(LA) SDC(LA) DRO - I