

STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED

19-A, RukmaniLakshmiPathy Road, Egmore, Chennai – 600 008

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**CIRCULAR**

**Cir.No. 37/2020**

**Dated: 08.06.2020**

Sub: SIPCOT-COVID 19- measures taken-Maintenance charges, Water charges, lease rentetc- Deferment of dues, waiver of interest charges - regarding.

Ref: 1.Hon'ble CM Announcementdated 31.03.2020  
2. SIPCOT circular dated 2<sup>nd</sup> April 2020

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**With reference to the Hon'ble CM Announcement cited above, SIPCOT had earlier issued certain instructions regarding payment of Maintenance Charges, Water Charges, Lease Rent etc as follows:**

- Water charges invoice to be raised as per the metered units on 5th April 2020. There is no change in the billing and collection due dates.
- Maintenance charges Original date of billing is 15th April 2020 and due date for payment is one month from the date of billing. However, as per the Hon'ble CM Announcement dated 31st March due date for payment extended upto 30th June 2020 (SI no. 8)
- Hence invoice towards Maintenance Charges can be raised on 1st June 2020 and payment due date for the allottee will be 1st July 2020.
- For sub lease (ongoing), track rent, road sharing etc falling due in the first quarter ( April to June 2020) invoices can be raised on 1st July 2020 inorder to avoid hardship to the allottees. The amount billed will be upto 31st March 2021 on prorata basis as per MDs circular dated 20.2.2020.
- To conclude water charges alone will be billed and collected without any deviation and hence interest for belated payments will apply.
- However other dues will not be tagged while making payment towards water charges from April to June 2020 in order to give effect to the Govt. instructions.

In continuation of the measures already taken to support the Industries during this difficult period, to provide an enabling environment and to avoid hardship faced by Industries the following further instructions are issued.

**1. Maintenance charges :**

As per the present procedure Maintenance Charges is levied as follows :

Sl. No.	Period of billing	Due Date for billing	Due Date for payment
1.	1 <sup>ST</sup> Half year	15 <sup>th</sup> April	One month from the date of billing
2.	2 <sup>nd</sup> Half Year	15 <sup>th</sup> October	One month from the date of billing

- The cost incurred towards Maintenance of the Complexes for the period ending 31.03.2020 (01.04.2019 to 31.03.2020) is shared among the allottees in two installments.
- The Demand for the 1<sup>st</sup> Half year (2019-2020) raised in April 2020 is fixed at 50 % of the previous year's Actual Demand (2018-19)
- The Demand for the 2<sup>nd</sup> Half Year (2019-20) is fixed as per the final maintenance expenditure of the respective complex arrived at after completion of Statutory audit and demand is raised in Oct. 2020 after deducting the 1<sup>st</sup> installment.
- **However, due to COVID 19, the demand on Maintenance Charges (2019-20) is postponed for nine months, and it is now decided to raise the full invoice towards maintenance charges (19-20) on 15<sup>th</sup> January 2021.**

Sl. No.	Period of billing	Due Date for billing	Deferred due date for raising the full Demand
1.	1 <sup>ST</sup> Half year	15 <sup>th</sup> April 2020	15.01.2021
2.	2 <sup>nd</sup> Half Year	15 <sup>th</sup> October 2020	

- **In addition, for any outstanding dues towards Maintenance Charges pending from the allottees as on 31.03.2020, the interest pertaining to the period commencing from 01.04.2020 is waived as a special case due to COVID 19 upto 30.09.2020 only. For any belated payments beyond 30.09.2020, interest will be charged @15.5% p.a. as per the SIPCOT Policy.**
- **If any allottee has already paid, the dues outstanding towards maintenance charges as on 31.03.2020 along with interest after 01.04.2020, the interest amount pertaining for the period commencing from 1<sup>st</sup> April 2020 will be adjusted in subsequent maintenance bills. This waiver will be applicable upto 30.09.2020 only.**

## **2. Water charges:**

As per the earlier instructions, there was no change in the due date for billing or levy of interest on belated payments.

The present procedure is as follows.

Sl. No.	Period of billing	Due Date for billing	Due Date for payment
1.	March 2020	5 <sup>th</sup> April 2020	21 <sup>st</sup> April 2020
2.	April 2020	5 <sup>th</sup> May 2020	21 <sup>st</sup> May 2020
3.	May 2020	5 <sup>th</sup> June 2020	21 <sup>st</sup> June 2020

Interest on belated payments is charged at 15.5% p.a.

**However, due to the hardship faced by Industries, the following revised instructions are issued with regard to waiver of interest on belated payments towards water charges.**

The interest on belated payments towards water charges is waived for the invoice raised/to be raised as follows :

Due Date for billing	Due Date for regular payment	Extended due date for payment without interest
5 <sup>th</sup> April 2020	21 <sup>th</sup> April 2020	30.09.2020
5 <sup>th</sup> May 2020	21 <sup>th</sup> May 2020	
5 <sup>th</sup> June 2020	21 <sup>th</sup> June 2020	
5 <sup>th</sup> July 2020	21 <sup>th</sup> July 2020	
5 <sup>th</sup> August 2020	21 <sup>th</sup> August 2020	
5 <sup>th</sup> Sep. 2020	21 <sup>th</sup> Sep. 2020	

The interest waiver will be valid up to 30/09/2020 only. However, for any belated payment beyond 30/09/2020 towards water charges interest will be levied @ 15.5 % p.a. as per SIPCOT Policy.

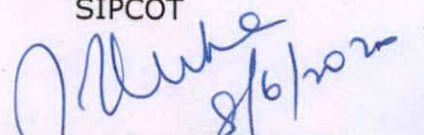
- **In addition, for any outstanding dues towards Water Charges pending from the allottees as on 31.03.2020, the interest pertaining to the period commencing from 01.04.2020 is waived as a special case due to COVID 19 upto 30.09.2020 only. For any belated payments beyond 30.09.2020, interest will be charged @15.5% p.a. as per the SIPCOT Policy.**
- **If any allottee has already paid the dues outstanding as on 31.03.2020 along with interest after 01.04.2020, the interest amount pertaining for the period commencing from 01.04.2020 will be adjusted in subsequent water bills. This waiver will be applicable upto 30.09.2020 only.**

### **3. Sub Lease, Track Rent, Road Sharing etc.**

- For Sub Lease (ongoing), Track Rent, Road Sharing Cost etc falling due in the first quarter ( April to June 2020) invoices has to be raised on 1<sup>st</sup> October 2020 in order to avoid hardship to the allottees. The amount billed will be upto 31st March 2021 on prorata basis as per MDs circular dated 20.2.2020.

- In addition, for any outstanding dues towards above said dues pending from the allottees as on 31.03.2020, the interest pertaining to the period commencing from 01.04.2020 may be waived as a special case due to COVID 19 upto 30.09.2020 only. For any belated payments made towards above said dues beyond 30.09.2020, interest will be charged @15.5% p.a. as per the SIPCOT Policy.
- If any allottee has already paid the dues outstanding as on 31.03.2020 along with interest after 01.04.2020, the interest amount pertaining for the period commencing from 01.04.2020 may be adjusted in subsequent demands. This waiver will be applicable upto 30.09.2020 only.

Sd/-  
MANAGING DIRECTOR.  
SIPCOT

  
GENERAL MANAGER (FINANCE)

To

Projects - I  
Projects - II  
Projects - III

Allotment Cell

All Project Offices