

## **Objective criteria for evaluating the applications received by SIPCOT for allotment of Developed land in SIPCOT Industrial complexes / Parks / Growth Centres**

### **Application process :**

1. Applicants who wish to establish an industry at SIPCOT Industrial Complexes/ Parks/ Growth Centres can download the application for allotment of land from SIPCOT website [www.sipcot.com](http://www.sipcot.com).

2. The application has to be filled up in all respects and submitted along with the initial deposit & processing fee (mentioned below) by way of local cheque/DD drawn in favour of M/s. SIPCOT Limited.

**Initial deposit** : Rs.5000/- per acre for all industrial complexes and Rs.1000/- per acre for Manamadurai & Pudukkottai Complexes. The initial deposit amount will be adjusted in the plot cost amount. It shall be refunded if the application is rejected.

**Processing fee (non-refundable)** : Rs.5000/- + applicable Service tax and application fee of Rs.250/-

3. The list of documents to be submitted by the applicant along with the duly filled in application form are as follows :

a) Brief Project Report mentioning the Promoters background, Product to be manufactured, process, raw materials, etc.

b) Certificate of Incorporation and Memorandum & Articles of Association for Private/ Public Limited / Joint sector companies.

c) Partnership deed and Firm's Registration Certificate for Partnership firm.

- d) In case of FDI, applicant should submit copy of application submitted to RBI for FDI approval / copy of approval of RBI.
- e) Copies of Consent to Establish and Consent to Operate obtained from TNPCB and copies of any other statutory approval obtained for the existing company.
- f) Rough building layout indicating the factory, office, godown, open space, future expansion etc.
- g) Break up details of water requirement for the project.
- h) Details of effluents to be generated and Effluent Treatment Plant (ETP) arrangement for the project.
- i) Proof for Term Loan sanction, if available.
- j) Latest Annual Report / Profit & Loss Account for the last three years in case of existing companies/firms.
- k) List of Directors / Partners, Shareholders with shareholding pattern of the company / firm duly certified by a Chartered Accountant and in case of foreign company, it should be certified by a CPA (Certified Public Accountant).

xxx. The applicant shall have to attach DD / Cheque (Local Bank) for initial deposit and Processing fee as mentioned above.

**Procedure for land allotment :**

- The filled in application in the prescribed format duly signed by the Managing Director / Partner / Proprietor of the Company / Concern along with the requisite documents mentioned above and initial fees should be submitted for allotment of land.
- On receipt of the application with document and necessary fees will be considered complete and it will be placed in the Allotment Committee constituted for this purpose
- The date of the Allotment Committee meeting will be intimated to the applicant(s) 7 days in advance before the Allotment Committee Meeting.
- The Managing Director / Partner / Proprietor of the company should attend the allotment committee meeting to be held in the Head Office at Chennai for discussion.
- The allotment Committee chaired by the MD, SIPCOT as Chairman and others, will discuss with the representative of the company about the project on the date of Allotment Committee Meeting.
- An External Expert, Environmental Advisor will also be present in the Allotment Committee Meeting to discuss about the environmental issues. If need arises, experts in the respective fields will also be included.

- The application is proposed to be scrutinized by the Allotment Committee on the following parameters :

| Sl. No. | Criterion             | Weightage | Elements   |
|---------|-----------------------|-----------|--|
| 1       | Constitution          | 5         | Proprietary / Partnership/Pvt. Ltd., Co                |
|         |                       |           | Closely held public Co.                                |
|         |                       |           | Widely held Public Ltd., Co. <sup>1</sup> / Listed Co. |
| 2       | Financial tie-up      | 10        | Firm Sanction from financial institutions (FIs)        |
|         |                       |           | In-Principle approval from FIs                         |
|         |                       |           | Not yet sanctioned / Own funds                         |
| 3       | Promoter's background | 10        | Experience in related field                            |
|         |                       |           | Technocrat   |
|         |                       |           | Existing successful profit-making entrepreneurs        |
| 4       | Project type          | 5         | Unique <sup>2</sup>                                    |
|         |                       |           | Specialised <sup>3</sup>                               |
|         |                       |           | Conventional <sup>4</sup>                              |
|         |                       |           | Stereo type <sup>5</sup>                               |
| 5       | Investment per acre   | 10        | > Rs.5 crores  |
|         |                       |           | Rs.2.5 crores  |
|         |                       |           | Rs.1.2 crores  |
|         |                       |           | Rs.50 lakhs to 1 crore                                 |
|         |                       |           | < Rs.50 lakhs  |

|    |                        |     |                           |
|----|------------------------|-----|---------------------------|
| 6  | Employment per acre    | 15  | > 100                     |
|    |                        |     | 51-100                    |
|    |                        |     | 21-50                     |
|    |                        |     | 11- 20                    |
|    |                        |     | < 10                      |
| 7  | Foreign Investment     | 5   | > Rs.100 crores           |
|    |                        |     | > Rs.50 but < 100 crores  |
|    |                        |     | > Rs.25 but < 50 crores   |
|    |                        |     | < Rs.25 crores            |
| 8  | Export Orientation     |     | > 50% meant for export    |
|    |                        |     | 25-50% for export         |
| 9  | Impact on Environment  |     | Green                     |
|    |                        |     | Orange                    |
|    |                        |     | Red                       |
|    |                        |     | White                     |
| 10 | Water Intensity        | 6   | < 1KL per acre            |
|    |                        |     | 1-2 KI per acre           |
|    |                        |     | 2-5 KI per acre           |
|    |                        |     | > 5 KI per acre           |
| 11 | Ancillary Status       | 2   | Ancillary of a major unit |
|    |                        |     |                           |
|    |                        |     |                           |
| 12 | Committee's perception | 18  | Presentation              |
|    |                        |     | Promoter                  |
|    |                        |     | Project                   |
|    | Maximum                | 100 | Applicant's Score         |

|   |  |
|---|--|
| 1 | Not less than 50% of equity is held by Public  |
| 2 | Being the first of its type in Tamil Nadu  |
| 3 | Not more than 5 such units have been set up in Tamilnadu; sunrise industries will be considered specialised, irrespective of the existing number |
| 4 | Traditional units, but not more than 20 such units have been set up in the SIPCOT Industrial estates in the State                                |
| 5 | Note less than 20 such units have already been set up in SIPCOT Industrial estates in the State  |

**Time line**

- Allotment Committee meetings are held on a regular basis at SIPCOT Head Office and the applicants are called for discussion.
- The Allotment committee decides on allotment of plot with extent to the applicant based on the above criteria, subject to availability of land, etc.
- Based on the Allotment Committee decision, allotment orders will be issued to the eligible applicant within 10 days from the date of allotment committee meeting.

**Tenure of allotment :**

SIPCOT will allot the developed plots on 99 years lease basis for manufacturing / commercial industries.