

State Industries Promotion Corporation of Tamil Nadu
Limited
(SIPCOT)

19-A, Rukmani Lakshmi pathy Road, Egmore, Chennai - 600 008



Date of Notification : 09-10-2020

Request for Applications

from

**Private Landowners owning 100 acres and above for Formation of
Industrial Parks on Joint Venture mode with SIPCOT**

Date of Notification	09-10-2020
Last Date for Submission of Applications	On or before 3:00 p.m. on 25-11-2020

Instructions

SIPCOT requests interested applicants to submit their applications in compliance with the JV Park Guidelines and the Application form indicated in the RFA document.

The RFA consists of :

- I. Notice Inviting Application
- II. Guidelines for Formation of Industrial Parks with Private Landowners through Joint Venture
- III. Application Form

The Applicants shall submit the application in hard copies through registered post/speed post/courier or hand delivered at “ The Managing Director, State Industries Promotion Corporation of Tamil Nadu Limited, 19-A, Rukmani Lakshmipathy Salai, Egmore, Chennai - 600 008” on or before 3:00 p.m. on 25-11-2020. Also the applicants shall submit their submissions in soft copies to pmu@sipcot.in and projects@sipcot.in

I. Notice Inviting Application



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

Request for Applications (RFA) Notice

Date of Notification : 09-10-2020

Applications are invited from private landowners owning 100 acres and above for the Formation of Industrial Parks on Joint Venture mode with SIPCOT

1	Inviting Authority	Managing Director, SIPCOT, 19-A,Rukmani Lakshmi pathy Road, Egmore, Chennai 600008.
2	Name of the Work	EOI from private landowners owning 100 acres and above for the Formation of Industrial Parks on Joint Venture mode with SIPCOT
3	Guidelines and Application Form	The RFA document which contains the guidelines and the application form can be downloaded from 11:00 am on 09.10.2020 from www.sipcot.tn.gov.in and www.tenders.tn.gov.in
4	Application Processing Fee	INR 1,18,000/- to be paid as per the mode of payment indicated in the RFA.
5	Due Date, Time & Place of submission of the Applications	Applications shall be submitted in hard copies through registered post/speed post/courier or hand delivered at the address of the Inviting Authority on or before 3:00 p.m. on 25-11-2020.

Managing Director.

II. Guidelines for Formation of Industrial Parks with Private Landowners through Joint Venture

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1 Background

State Industries Promotion Corporation of Tamil Nadu Limited (SIPCOT) was established in the year 1971 to drive industrial growth in the State by setting up of Industrial Parks. One of the objectives of SIPCOT is to promote balanced industrial development with focus on economically backward regions. Harnessing a forward-looking growth, over the past five decades, SIPCOT has made tremendous contribution in nurturing 23 Industrial Parks/Growth Centres, including 7 Special Economic Zones (SEZ), with basic amenities in a total extent of about 34,000 acres spread over 15 districts in Tamil Nadu, India.

Due to the success of SIPCOT Industrial Parks, there is constant and increasing demand for Integrated Industrial Parks and SIPCOT is in the pursuit of increasing its industrial land bank. In this regard, Government of Tamil Nadu has decided to encourage development of Industrial Parks by SIPCOT partnering with Private Landowners under a Joint Venture (JV) format. Following this, Government of Tamil Nadu has issued G.O. (Ms). No.88, Industries (MIG.1) Department, dated 13.3.2020 allowing SIPCOT to implement Industrial Parks through Joint Ventures entered into with Private Landowners owning lands, subject to a minimum of 100 acres, as an alternate mode for development of Industrial Parks.

Therefore, SIPCOT has now devised these **JV Industrial Park Guidelines** for private landowners detailing the key aspects of SIPCOT's Joint Venture Industrial Park scheme, the application process, eligibility conditions, the JV structure and operational obligations required to be adhered to by the private landowner for setting up the JV Park. This document is solely for the purpose of information of private landowners who wish to set up an industrial park in association with SIPCOT and does not amount to an offer to contract or contract and does not bind SIPCOT in any manner, whatsoever.

2 Definitions

- 2.1 “Applicant”** shall mean any an individual / HUF / association / registered society / partnership / LLP incorporated under the Limited Liability Partnership Act, 2008 / Company incorporated under the Companies Act 1956/ 2013 and / Trust, that proposes to develop and operate Industrial Parks, subject to applicable laws;
- 2.2 “Closing”** means the state of achieving the agreed shareholding pattern by SIPCOT and the Promoter and as more specifically described in the JV Agreement to be entered into between SIPCOT and the successful applicant / Promoter;
- 2.3 “Common Internal Infrastructure”** shall include the following infrastructure facilities within the Industrial Park, which shall be shared by the Industrial Units
- a) Internal Roads within the Industrial Park
 - b) Drainage Facilities
 - c) Streetlights
 - d) Storage areas / facilities
 - e) Water Distribution Network and related facilities
 - f) Electricity/ Energy/Gas Distribution Network and related facilities
 - g) Communication Network and related facilities
 - h) Effluent Treatment Plant and related Infrastructure
 - i) Facilities Centre, Primary Health Centre, Product Development Centre, Training Centre, Testing Centre, R&D Centre and or any Common Facilities Centre, and
 - j) Any other required infrastructure facilities.
- 2.4 “Commercial Facilities”** includes any non-industrial activity comprising of Residential Township, Hotels & Restaurants, Malls, Office Spaces, Fuel Stations, etc;
- 2.5 “Corporation or SIPCOT”** means the State Industries Promotion Corporation of Tamil Nadu Limited;
- 2.6 “Detailed Feasibility Report (DFR)”** shall mean a detailed study indicating the development components proposed in the Industrial Park, estimated project cost, layout plan, development plan, estimated revenues, financial model, expected IRR, break even period, etc. to be submitted by the Applicant as part of the JV Park Application;

- 2.7 “Effective Date”** means the date of signing of the JV Agreement;
- 2.8 “Estimated Project Cost”** shall refer to the project cost in relation to the development of the Industrial Park including the following:
- a) Fixed capital investment in building and common internal infrastructure (“Fixed Capital Investment”)
 - b) Cost of providing all external infrastructure including road connectivity, water connectivity, gas pipeline, railway siding, power connectivity up to the boundary of the Industrial Park (“External Infrastructure”).
 - c) Cost of land
- 2.9 “External Infrastructure”** means the infrastructure such as access road, power and water supply connecting the industrial park with the hinterland.
- 2.10 “Industrial Activity”** means the set of permitted activities pertaining to industries as categorised by the Tamil Nadu Pollution Control Board;
- 2.11 “Industrial Park”** means an area developed primarily for establishment of industrial units to manufacture any product or service units, and having basic infrastructural facilities like roads, water storage and distribution infrastructure, storm water drainage, streetlights, arrangement for power distribution and communication facilities and such other facilities/support services as may be required.
- 2.12 “Joint Venture Company” or “JV Company”** means the legal entity to be formed and incorporated as a joint venture company under the Companies Act 2013, through a Joint Venture Agreement between SIPCOT and the Promoter to undertake primarily the development, financing, operations and management of the Industrial Park.
- 2.13 “Plot”** means a demarcated parcel of land within an industrial park provided with basic infrastructure facilities for the purpose of allotment to an industrial unit.
- 2.14 “Promoter”** means such applicant who successfully qualifies under the invitation process and with whom SIPCOT may enter into a JV agreement and who shall retain majority shareholding in the JV Company.
- 2.15 “Trademark Licensing Agreement (TLA)”** means the agreement entered into by the JV Company with SIPCOT for using its trademark and logo for the

promotion of the business and operations of the JV Industrial Park.

3 Eligibility Criteria

- 3.1** Applicant can be an individual / HUF / association / registered society / partnership / LLP incorporated under the Limited Liability Partnership Act, 2008 / Company incorporated under the Companies Act 1956/ 2013 and / Trust.
- 3.2** Applicant shall have a contiguous extent of minimum 100 acres of dry land and /or wetlands, as the case may be. If the land is already not converted for industrial use, then NOC should have been obtained from competent authorities for land conversion.
- 3.3** Clear title of ownership of land and/or Registered Power of Attorney with rights to transfer the land by way of sale or any other form of absolute conveyance to the JV Company.
- 3.4** The Applicant shall have complied with the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Rules 1962 / Tamil Nadu Land Reforms(Fixation of Ceiling on Land) Act, 1961, amendments to the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Rules 1962, [GO.Ms. No. 622, Revenue(LR-3(1)) 25th November 2010] or any amendments and gazette notifications published thereof.
- 3.5** The applicant should not have been blacklisted/banned/debarred by SIPCOT or by any other Government Agencies.

4 Instructions to Applicants

- 4.1** Applications shall be addressed to “ The Managing Director, State Industries Promotion Corporation of Tamil Nadu Limited, 19-A, Rukmani Lakshmi pathy Salai, Egmore, Chennai - 600 008.” in writing and the soft copy of the application shall be mailed to pmu@sipcot.in and projects@sipcot.in
- 4.2** The Applicant shall provide the following details as part of the **Application Form** attached to this document, including the following key aspects:
 - 4.2.1** Details of the current land holding for the proposed project as per **Annexure – 1 of the Application Form, including but not limited to the following details**

–

- a) Extent of land available, location, GPS coordinates, layout maps, etc.
- b) Sale Deed/Clear Title and Registered Power of Attorney for respective parcels of the entire extent of the land. Other applicable documents like Adangal, Patta, Chitta, Title Deed Verification Report, etc. wherever applicable shall also be provided as part of the application.
- c) Mother deeds of the property;
- d) If land held by an incorporated entity, then the Charter Documents of such legal entity.
- e) If land is held by an individual / HUF, then Family Tree as certified by the competent authority;
- f) If land is held by a Trust, then Trust Deed copy.
- g) Encumbrance Certificate for 50 years for each of the land parcels shown as part of the contiguous land for the proposed JV Industrial Park.
- h) Tax paid receipts for the last 50 years.
- i) Land use pattern for respective portions of the entire extent of the land : agricultural, industrial, residential, etc.
- j) Conversion of land use orders, if applicable.
- k) Whether the extent forms a part of the plan or non-plan area of the Master Plan of the region
- l) Connectivity to the Site : Roads, Railways, Seaport and Airports Proximity
- m) Current state of external infrastructure : Width of the existing road, requirement of the external infrastructure to be developed as part of this project, source of power, source of water supply, requirement of implementation of any water supply projects as part of this project.

The above list is not exhaustive but only indicative and more information / documents shall be called for, during title due diligence.

- 4.2.2 Details of previous experience in Industrial Park Development or Land Aggregation as per **Annexure – 2 of the Application Form**
- 4.2.3 Annual Turnover and Net worth for the past three financial years from the date of filing of the Application as per **Annexure - 3 of the Application Form**
- 4.2.4 Detailed Feasibility Report (DFR) as per the **Annexure – 4 of the Application Form**, which shall include but shall not be limited to the following details : Site Appreciation, Demand Study, Project Concept, Detailed Financial Model, Project Implementation Structure, Source of Finance and Financial

Performance Parameters.

- 4.3** The Applicant shall remit a non-refundable processing fee of **INR 1,18,000/- (INR 1,00,000/- plus 9% CGST and 9% SGST)** in the form of a **Demand Draft** only drawn on any Indian Nationalized/Scheduled Commercial Bank in favour of **“State Industries Promotion Corporation of Tamil Nadu Limited”**, payable **at Chennai**. It is a non-refundable payment, for successful submission of the application.
- 4.4** The Applicant can alternatively pay the processing fee online through NEFT/RTGS mode. In case of payment through NEFT/RTGS, a letter stating the same with proof of payment in form of relevant bank statement and signed by the authorized signatory shall be provided as part of the Application Submission.
- 4.5** Bank accounts details for payment of Processing Fee via online mode:

Beneficiary Name	State Industries Promotion Corporation of Tamil Nadu Limited
Name of the Bank	INDIAN BANK
Address of the Bank	No. 26, Ethiraj Salai, Egmore, Chennai - 600105
Branch	ETHIRAJ SALAI BRANCH
Account No.	6146551084
IFSC Code	IDIB000C032 (I D I B Zero Zero Zero C Zero Three Two)

- 4.6** Post successful submission of application, SIPCOT shall conduct a due diligence with respect to the details submitted by the Applicant and shall intimate the Applicant about SIPCOT’s decision within **60 days** from the date of submission of Application.
- 4.7** The Applicant shall remit the cost of the Legal Due Diligence to be incurred by SIPCOT for review of the application, within 2 weeks from the date of intimation of the same by SIPCOT.
- 4.8** If the same Applicant has land in multiple locations with minimum 100 acres,

separate applications have to be submitted for each such identified land.

5 Scrutiny of the Applications

5.1 SIPCOT shall undertake a detailed scrutiny of the applications and the supporting documents on aspects including, but not limited to, the following :

- 5.1.1 Review of the Title Deeds and Registered Specific Power of Attorneys submitted for the entire land parcel
- 5.1.2 Verification of the Encumbrance Certificate
- 5.1.3 Review of the Land Survey Report
- 5.1.4 Verification of the proofs of payment of all applicable taxes/dues for the land parcels proposed by the Promoter
- 5.1.5 Review of the actual boundary limits of the proposed project area.
- 5.1.6 Review of Project Cost, Source of Finance and Performance Parameters, etc.

The above list is not exhaustive but only indicative and more information / documents shall be called for, during title due diligence.

6 JV Structure

- 6.1** The Promoter shall have and retain majority shareholding in the JV Company. The contribution of share capital by the Promoter shall be by way of land and cash.
- 6.2** Promoter shall transfer the land to the JV company partly in lieu of equity capital and balance by debt.
- 6.3** SIPCOT may, at its discretion, maintain only a minority shareholding in the JV Company, and its contribution to the paid-up capital shall be in the range of **2% to 11%** and the same shall be transferred to it, in lieu of the consideration under the Trademark Licensing Agreement (TLA).
- 6.4** SIPCOT shall enter into a **TLA** with JV Company, giving the latter a non-exclusive license to use SIPCOT's trademark and logo, solely to be used for the promotion of the JV Park's business and its operations. The value of the TLA shall be fixed at **1% of the Estimated Project Cost and such consideration shall be made good in exchange for shares in the JV company.**

7 Pre-Agreement Discussion

7.1 Before executing the agreement, SIPCOT and the Promoter shall agree on the equity portion of the project and finalize the shareholding pattern. During such discussions, the following details shall be finalized before entering into the JV agreement

- 7.1.1 Total Estimated Project Cost
- 7.1.2 Value of the Land owned by the Private Landowner
- 7.1.3 Project Financing by way of Equity (%) and Debt(%)
- 7.1.4 Shareholding of SIPCOT (% and number of shares)
- 7.1.5 Shareholding of Promoter (% and number of shares)

7.2 Post finalization of the above parameters, SIPCOT shall obtain Board approval for issuing a Letter of Intent (LoI) and signing of JV agreement with the successful Promoter. Post such approval, SIPCOT shall share the LoI with the applicant. Based on the LoI,

- 7.2.1 The Applicant shall obtain an NOC from bank or financial institutions from whom the Promoter has availed of any credit facility or borrowing or working capital, especially with respect to the land to be transferred.
- 7.2.2 The Applicant shall obtain necessary approvals from statutory authorities for transfer of the land owned by them to the JVC, as well as confirmation letters / no objection certificates from such parties who may be interested in the land.

8 Signing of the Agreement

8.1 Upon fulfilling the conditions of the LoI as mentioned in the clause 7.2.1 and 7.2.2, SIPCOT shall execute the JV agreement with the Promoter.

8.2 The JV agreement shall contain, *inter alia*, the following key clauses governing:

- 8.2.1 Conditions precedent to Closing(s)
- 8.2.2 Closing(s)
- 8.2.3 Composition of Board of Directors
- 8.2.4 Voting Rights
- 8.2.5 Exit Options for Promoter and SIPCOT
- 8.2.6 Transfer of Shares
- 8.2.7 Operation and Management Obligations of the Promoter

9 Closing

9.1 First Closing : The first closing is the event where Promoter subscribes to his agreed shareholding in the JV company after signing of the JV agreement.

9.1.1 Within 45 days from the effective date (date of signing the agreement), the First Closing shall be achieved by the Promoter by :

- a) Formation and incorporation of the JV Company
- b) Transfer of the private land to the JV company by way of sale.
- c) Subscription to the shares of the JV company by the Promoter as per the agreed shareholding by way of paid up capital and/or transfer of land.
- d) Obtaining Share Subscription Certificate for the transfer of land and paid up capital
- e) Allocation of One Share to SIPCOT in the JV company

9.2 Second Closing : SIPCOT shall execute TLA with the JV Company within 45 days from the date of first closing, after obtaining Board approval. Further, share equivalent to 1% of value of the Estimated Project Cost shall be allotted by the JVC to SIPCOT.

9.3 At the end of the second closing, the shareholders of the JV Company have fulfilled the agreed shareholding pattern and the company shall commence its business.

10 Benefits of Partnering with SIPCOT

10.1 SIPCOT has evolved over a period close to 5 decades as a successful State run Industrial Development Corporation. It has developed and managed 23 Industrial Parks including 7 SEZs, comprising of about 34,000 acres of land in 15 districts of Tamil Nadu. SIPCOT has emerged as a brand name for Industrial Parks in Tamil Nadu and garners immense respect from investors who wish to invest in Tamil Nadu. One of the key benefits of partnering with SIPCOT is an opportunity to associate with the brand of SIPCOT, which in turn incentivises industries to set up their units in the proposed JV Industrial Park.

10.2 In addition to the above, per G.O. (MS) No. 88 – Industries (MIG-I) Department dated 13.03.2020, the Government of Tamil Nadu has decided to extend the

following benefits to the allottees of the proposed JV Industrial Parks:

- a) To grant 50% exemption on Stamp Duty on the value set forth in the instruments by the SIPCOT Joint Venture Company in respect of instruments of sale and lease.
- b) In case of industrial estates developed by Joint Venture company in which SIPCOT will be a Joint Venture Partner (SIPCOT Joint Venture Company), upon transferring the roads/OSR to the Authority, the authority shall allow the concerned SIPCOT Joint Venture Company to retain spaces set apart for roads, recreation purpose such as parks/playgrounds etc., and maintain them subject to condition that the spaces set apart for roads, recreation purpose such as parks/playgrounds etc., and maintain them subject to the condition that the spaces will be utilized for the purposes for which these spaces have been reserved in the approved layout and not to sell such spaces for industrial development or any other purpose. The roads in the layout must be open to the Public for access and should open in the adjoining lands to ensure access to the lands surrounding the industrial layout.

11 Role of Promoter

- 11.1** It is the responsibility of the Promoter to ensure the absolute conveyance of encumbrance free land to the JV Company and to keep SIPCOT and the allottees in the JV Park indemnified to the extent of any claims or losses that arise out of pre-existing disputes or claims on such land, directly or indirectly.
- 11.2** It is responsibility of the Promoter to ensure the Industrial Park stands out in terms of park conceptualization. Promoter shall explore the feasibility of implementing innovative concepts inspired from international industrial parks like ready-built factories, plug and play facilities for manufacturing activity, **coworking spaces for permitted service providers etc.**
- 11.3** It is the responsibility of the Promoter to undertake the necessary studies and establish the feasibility for development of the Industrial Park at the chosen location.
- 11.4** It is the responsibility of the Promoter to clear all the dues and taxes pertaining to the proposed land parcels, prior to affecting transfer of such land to the JV Company.

12 Role of SIPCOT

State Industries Promotion Corporation of Tamil Nadu (SIPCOT) is the State level nodal agency entrusted and empowered to develop industrial parks/complexes/estates with infrastructure for industries in the State of Tamil Nadu. In the proposed JV Industrial Park(s), the role of SIPCOT shall be limited to the following aspects:

- 12.1** SIPCOT shall render its brand name to the JV Industrial Park in the form of a non-exclusive license, which shall act as the key enabler for attracting major industries as allottees in the JV Industrial Park
- 12.2** SIPCOT shall render its knowledge and expertise in development and operations of the JV Industrial Park if required by the Promoter.
- 12.3** In case of requirement of Government Poramboke lands in the vicinity of the proposed project area to have contiguity, SIPCOT shall alienate those lands, in its favour and lease out the same to the JVC by way of usual business transaction. In normal course the Poramboke lands required for the project for contiguity purpose should not exceed 30% of the proposed Joint Venture Park Area. If such lands forms part of an allottable plot, the same shall be sub-leased by the JVC.

13 Board of Directors of the JV Company

- 13.1** SIPCOT shall be entitled to nominate at least one Director on the Board of the JV Company. In case the Company promotes joint venture/subsidiary Company in future, the SIPCOT shall be entitled to nominate One Director on the Board of such joint venture / subsidiary Company. The nominee director shall also form part of the Audit Committee to be appointed by the Board.
- 13.2** In the event SIPCOT decides to disinvest its entire shareholdings in the Company, the nominee Director of the SIPCOT will be withdrawn only after completion of the formalities relating to transfer of all its shareholdings in the Company.

14 Exit Options

14.1 SIPCOT has the option to disinvest its shareholding in the JV company when any of the following events happen within or at the end of the 3 year period from the date of Second Closing :

#	Best Case Scenario	Worst Case Scenario
1	More than 90% of the allottable industrial plots are allotted	Less than 50% of the allottable industrial plots are allotted
2	More than 70% of the allottable industrial plots are allotted and 75% of such plots have units that commenced operations	More the 50% of the allottable industrial plots are allotted, but less than 25% of such allotments have commenced operations
3	In event of fair value of shares appreciating by more than 150%	In event of fair value of shares depreciating by more than 50%

14.2 At the occurrence of any of the above events as mentioned in the clause 14.1 or after 3 years from the date o Second Closing, the Promoter has the obligation to buy out SIPCOT's shareholding as per the valuation formula described in the JV Agreement.

14.3 In case the Promoter fails to oblige, SIPCOT shall be indemnified by the Promoter for its claim.

14.4 SIPCOT shall also have the right to sell its shares to any third party as it deems suitable or fit.

14.5 The Promoter shall not vary its shareholding for a lock-in period of 3 years from the date of Second Closing and shall not dilute below 51% until SIPCOT's exit.

14.6 In case where Promoter wishes to transfer whole or part of his shareholding to a new incumbent within a period of 3 years, such transfer shall be made with prior approval of SIPCOT by remitting applicable penalty, giving a Right of First Refusal and Tag Along Rights to SIPCOT.

14.7 After the lock-in period of 3 years, if the Promoter wishes to transfer his shareholding in whole or dilute his shareholding to less than 51% before exit of SIPCOT, such transfer shall be made with prior approval of SIPCOT by remitting applicable penalty, giving a Right of First of Refusal and Tag Along Rights to SIPCOT.

15 Operation & Maintenance Obligations

15.1 The Company shall be solely responsible for complying with all applicable laws, regulations, permits, licenses including any specific orders and notifications with respect to the operation, maintenance and development of the Industrial Park.

15.2 The Promoter through the JVC may enter into agreements with service providers for provisions of services including water supply, power, telecom, sewerage systems etc., to the Industrial Park.

15.3 All the applicable park maintenance charges, water supply charges and other O&M charges shall be levied and collected by the JV Company.

15.4 The Allotable area for Industrial Activity shall be at least 50% of the total allotable area in the JV Industrial Park.

III. Application Form

**Application Form for Formation of Industrial Park through Joint Venture
Mode with SIPCOT**

#	Particulars	Description/Details
1.	Name of Applicant	
2.	Contact Details :	
	Address	
	Telephone No.	
	Fax	
	Email	
	Website	
3.	Primary contact person along with designation, email address and phone number	
4.	Incorporation/Registration Details :	
	a. Legal Status	
	b. Date of Incorporation/Registration	<i>(Attach MoA & AoA or Trust or Partnership Deed)</i>
5.	Brief Description of the Applicant's line of business	
6.	Proposed extent of the Industrial Park and its location	
7.	Theme of Industrial Park	
8.	Details of the Land	<i>(As per Annexure 1)</i>
9.	Details of Previous Experience	<i>(As per Annexure 2)</i>
10.	Financial Capacity of the Applicant	<i>(As per Annexure 3)</i>
11.	Feasibility Analysis	<i>(As per Annexure 4)</i>
12.	Self-Declaration on Blacklisting	<i>(Attach a self-declaration indicating that the applicant should not have been blacklisted/banned/debarred by SIPCOT or by any other Government Agencies.)</i>

Signature of the Applicant

Annexure 1 - Land Details

	Particulars	Description
1.	Site Name	Provide Name and Geographic Location (Village, Taluk and District), Coordinates for the Site
2.	Total Extent	Project Extent : Parcel wise extent and survey nos.
3.	Site Map	Layout map of the site with indicating the contiguous parcel of land of minimum 100 acres
4.	Connectivity	Distance to Railway Station Distance to Sea Port Distance to Airport Distance to NH/SH/MDRs/ODRs
5.	Availability of access road	Yes/No If yes – details of the road shall be provided including the type of road, its width, upgradation requirements and its feasibility, etc.
6.	Current land use pattern	Industrial Land or any other land use, please specify In case of other land use, status of conversion of land use pattern should be informed.
7.	List of Conversion Orders and Family Tree, if applicable	Please enclose the copy of the documents and details
8.	Water & Power	<ul style="list-style-type: none"> • Estimated Demand for the proposed JV Park • Source • Existing Infrastructure with available capacity • Proposed Infrastructure Development – Conveyance systems, Distribution systems, Cost of such development, Feasibility etc.
9.	Details of Clear Title of Land	Name of the Title Owner : Please mention the proof of clear title : Sale Deed/ Registered Power of Attorney

		<p>Supporting Documents : Copy of Sale Deeds and PoAs for all the land parcels in the Extent proposed for setting up of the Industrial Park</p> <p>Other documents like Adangal, Patta, Chitta, Title Deed Verification Reports, etc.</p> <p>Specify whether any disputes/court cases are pending with respect to title of the land.</p>
10.	List of Mother Deeds of the land	Please enclose the copy of the documents
11.	Dues and Taxes	<ul style="list-style-type: none"> • Proofs of payment of all dues and applicable taxes on the land • Proofs of Property Tax payments for the past 50 years
12.	Encumbrance Certificate	Provide Encumbrance Certificates for all the land parcels for the past 50 years
13.	Land Survey Report	Provide the latest Land survey report for all the land parcels with the nature of the land and extent and state of current conversion if any.
14.	Land Valuation Report by a Chartered Valuer	The valuation report shall indicate the details of the land and its value. The date of valuation should be within 6 months before the date of submission of the application.
15.	Pre-existing Encumbrance Details	Details of the existing liabilities or loans availed on the land parcels.

Signature of the Applicant

Annexure 2 - Experience in Development of Industrial Parks or Aggregation of Land

The Applicant shall fill in this form in case of any previous experience in **development/operation of industrial parks/aggregation of land for infrastructure development**. Supporting documents for each project/industrial park has to be attached along with this form.

#	Project Name & Location	Project Area (in Acres)	Role of the Applicant in the Project	Documentary Proof <i>(Please attach agreement copy/client certificate)</i>
1.			<i>(Land Aggregation/IP Development/Other)</i>	
2.				
3.				
4.				
5.				

Signature of the Applicant

Annexure 3 - Turnover & Net worth Certificate

TURN OVER & NET WORTH CERTIFICATE

The details of the Annual Turnover & Net worth of M/s for the past three years are given below and certified that the statement is true and correct.

S.No.	Year	Turnover (Rs. in lakhs)	Net worth (Rs. In Lakhs)
	2016-2017		
	2017-2018		
	2018-2019		

DATE :

SIGNATURE OF CHARTERED ACCOUNTANT

(With seal and Address)

(Please attach the Financial Statements/IT Returns for the Last 3 years)

Annexure 4 – Detailed Feasibility Report

The Applicant shall provide the DFR comprising the following details :

1. **Site Appreciation** – SWOT Analysis, pros and cons and feasibility for setting up an Industrial Park at the proposed location.
2. **Demand & Market Analysis** – Understanding of the economic character of the region and demand for industrial land in the region has to be clearly analysed by the Applicant and insights have to be shared in this chapter. Proposed theme for the Industrial Park shall be finalized based on the demand study undertaken by the Applicant. The demand study shall also establish the nature of the development to be undertaken in the Industrial Park – Conventional Open Plots or Ready Built Factory/Plug and Play Model.
3. **Proposed Concept of the Industrial Park** - This section shall be used to elaborate the development concept envisaged by the Applicant. The various components in the Industrial Park along with their size and scale of implementation should be clearly specified. Layout map clearly indicating the various zones within the park shall be clearly brought out. All the proposed components and their proposed locations within the park should be clearly indicated in the conceptual layout plan.
4. **Commercial Infrastructure development components** – Built up area envisaged to be developed and line of activity – hotels, retail complexes, residential townships, etc.
5. **Feasibility Study** - This section shall throw light on the following details :
 - a. Estimated Project Cost
 - b. Proposed Implementation Model : Clearly indicate the envisaged model for development of the Industrial Park including the key stakeholders and their roles in development operation and maintenance of the Industrial Park
 - c. Estimated Sale/Lease price per acre/sq.ft. of developed plot/built up space :
 - d. Envisaged sources of finance for development of the Industrial Park (indicate the share of equity and debt, as applicable)
 - e. Estimated Annual O&M Costs
 - f. Detailed Financial Model indicating the IRR and Break even period

6. **Environmental and Social Impact Assessment** - The Applicant shall detail the impact of this venture on socio-environmental aspects of the region.

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MANAGING DIRECTOR