

**Advertisement No: 01/2024-25 dated: 17 /10/2024**

**Invitation of Applications for Allotment of available industrial plots in Integrated Industrial Estates of SIIDCUL**

SIIDCUL invites applications, which can be filled online through <https://esiidcul.com/eprocure/home> during **18/10/2024 to 01/11/2024** 17:00 Hrs. For further details of vacant plot(s) please visit [www.siidcul.com](http://www.siidcul.com)

**Procedure:**

Industrial Land/Plots shall be allotted, subject to availability, on the basis of process/procedure as prescribed here in after considering all the applications received within a specified period for particular Land/Plots. All the applicants are required to fill their extra premium rate over and above the specified base rate during the submission of file. In case the number of applicant is just one for a particular plot, the plot would be allotted to the applicant at the rate of Lease Premium which is filled by the applicant for that industrial area, if otherwise eligible. In case the numbers of applicants who have applied for particular plot/plots within that specified period are more than one, on submission of bids the applicant/bidder who has offered to pay the maximum extra lease premium shall be allotted that particular plot(s).

The applicant shall have the option at the time of application itself to indicate maximum two alternate plots, if available, in addition to his first choice and simultaneously bid for those plots as well by quoting additional premium for those to be considered for allotment of the alternate plot(s). In such cases applicant would have to pay the EMD taking into account the plot area of the largest plot among the chosen plot(s). In case a project needs a larger land area and applicant has applied for multiple adjacent plots two or more for a single project simultaneously but eventually succeed in getting allotted only one or two plots or and not all the required plots, the allotment committee may consider at its discretion allotment of remaining plots if necessary for the project on the condition that the applicant would have to match the highest bid received for the plot. In such cases the original highest bidder may be offered alternate plot if available.

In case of tie the allotment committee shall decide to whom the plot shall be allotted. Managing Director, SIIDCUL - reserves all right to reject or cancel the Bid at any time without assigning any reason thereof.

**How to Apply:-**

1. Initially the applicants have to register himself/herself for applying new industrial plot on the portal <https://esiidcul.com/eprocure> by clicking on “Bidder Registration”.
2. The applicant needs a valid email id and mobile number for registration.
3. After Login in portal, the bidder can view all the live Tender/Advertisement schedules of SIIDCUL.
4. The applicant must ensure that the bank details for refund being entered during registration are correct and matching with details as per his bank record i.e. name of account holder, account number; Bank name IFSC code etc. in case of any mismatch, unsuccessful applicant may face difficulty in credit of refund amount to their account.
5. The details of plots shall be displayed to the applicant after successful registration.

### **General Terms & Conditions:-**

1. The plot will be allotted as an “As is Where is basis” on lease for a period of 90 years starting from the date of Allotment.
2. It shall be the responsibility of the applicant(s) to inspect and satisfy themselves about the site position & condition of the plot(s) before submitting the application. Once allotment is done, no grievance as regard to status or condition of the plot or any amenities provided or not provided shall be entertained.
3. The Earnest Money Deposit (EMD) of the unsuccessful applicant(s) will be refunded without any interest, cost or claim after the completion of advertisement process.
4. The refund of EMD of unsuccessful bidders shall be refunded through same bank account which is specified by the applicant in Registration form at the time of registration. SIIDCUL shall not be responsible if incorrect/incomplete Bank details are furnished by the applicant in any manner. Further, EMD will be non-transferable to the other applicant or for some other plot(s).
5. The registration charges and stamp duty towards Lease deed shall be borne by the allottee.
6. The possession of the plot(s) shall be handed over only after making up to date payments of the plots(s) and execution of lease deed.
7. The lease deed shall be handed over to the allottee only when the unit becomes operational and all the dues pertaining to the lease premium of the Corporation are cleared. However, it can be sent to the Financial Institution for mortgage purpose after paying 25% of the total cost of the plot after and assurance from the Financial Institution in writing to SIDCUL, of making the lump sum payment of total balance premium of land out of the first disbursement of the sanctioned loan on behalf of the allottee.
8. The lessee shall be liable to pay service charges if any services like water supply, sewerage etc. are being provided by SIIDCUL, the same shall be charged monthly/yearly as the case may be, which shall be in addition to lease rent & a regular maintenance charges wherever applicable.
9. The lessee will have to ensure to utilize minimum area of the allotted plot by seeking the layout map approval as per SIDA norms & start construction within 90 days from the date of handing over of physical possession of the plot.
10. The allottee shall abide by the policies and terms & conditions of allotment letter or mentioned in lease deed, as applicable from time to time.
11. The allottee will follow the building regulations and parameters as per SIDA norms.
12. SIIDCUL shall not have any liability to applicant(s) for any interruption or delay in access to the web-site irrespective of the cause.
13. The applicant shall be required to upload requisite KYC document and project profile with the application.

### **List of Documents to be attached:-**

#### **Common documents :-**( For Individual/Proprietor/Partnership/LLP/HUF/Company)

- Detailed Project Report (DPR)
- Affidavit (Regarding all the information and document provided by applicants are true & correct)
- ID & Address proof of applicant/Authorized person
- PAN card of applicant

#### **Other Documents:-**

##### **For Partnership/LLP Firm:-**

- Partnership deed (in case Partnership firm), LLP deed (in case of LLP)
- List of Partners with share %
- Power of Attorney/Authorization

**For Company:-**

- ROC certificate
- List of Directors as on date certified by CA
- List of Shareholders as on date certified by CA
- MoA & AoA

**Project/Product**

**Project Report:** - The applicant has to submit a Detailed Project Report (DPR) online along with the application. Indicative content of the Detailed Project Report are as follows:-

1. Background
  - 1.1. Project Background-
  - 1.2. Promoter's Background-
2. Land Details & Logistics
  - 2.1. Requirement of Land Area-
  - 2.2. Location of Land-
3. Raw Material & Other Inputs
  - 3.1. Raw Material Availability-
  - 3.2. Sources of Procurement-
4. Process Flow Diagram-
  - 4.1. Machine Layout Plan-
  - 4.2. Process Flow -
5. Infrastructure Source
  - 5.1. Power-
  - 5.2. Water-
  - 5.3. Manpower-
6. Financial Parameters
  - 6.1. Cost of Project & Means of Finance
7. Pollution
  - 7.1. Categorization- Green/Orange/Red
  - 7.2. Amount of Generation of Pollution/Wastage
  - 7.3. Mode of Waste Disposal

**Payment Mode:-**

Applicant need to select a payment option as described in attached ("Annexure -A)". at the time of submission of application:-

**Clarification:**

In case of any clarification with regard to the advertisement, please feel free to contact on numbers: **9411176000** (GM, SIIDCUL) or Toll free No:-18001804248. Email id: [gm@siidcul.com](mailto:gm@siidcul.com)

**Managing Director**

**List of Vacant Plots in various industrial Estate**

<b>IIE Pantnagar, Base Rate 7000 /- per sqm.</b>			
<b>SL No</b>	<b>Sector</b>	<b>Plot No</b>	<b>Area in Sqm</b>
1.	2	27A	497.20
2.	9	5A-9	900.00
3.	9	5A-10	900.00
4.	9	5A-11	1080.00
5.	9	5B-9	1031.59
6.	9	5C	1461.61
7.	9	5D	828.00

<b>IIE Sitarganj Phase II, Base Rate Rs. 2750/- per sqm.</b>			
<b>S.NO</b>	<b>Sector</b>	<b>Plot No</b>	<b>Area in Sqm</b>
1.	1	10A	44940.00
2.	2	8	10117.13
3.	2	9	10117.13
4.	2	10	10117.13
5.	2	11	10117.13
6.	2	16	504.00
7.	2	17	504.00
8.	2	18	504.00
9.	2	19	504.00
10.	3	79	5060.00
11.	3	84A	2443.24
12.	3	85	4047.00
13.	3	95	10118.00
14.	3	97	4047.00
15.	4	1	1000.00
16.	4	2	2000.00
17.	2	T-4	36084.00
18.	2	T-6A	40619.46
19.	2	T-6B	21459.60
20.	2	T-6C	28139.49
21.	2	T-7	45945.62
22.	2	T-8	32120.70
23.	2	T-9	18241.24
24.	2	T-11	25047.77
25.	2	T-12	13299.96

<b>SIDC Bajpur-1 , Udham Singh Nagar, Base Rate Rs. 3800/- per sqm.</b>			
<b>S.NO</b>	<b>Sector</b>	<b>Plot No</b>	<b>Area in Sqm</b>
1.	NA	F-1 & F-16	900.00
2.	NA	F-2	450.00
3.	NA	F-11 & F-12	900.00
4.	NA	G-1	5910.00

<b>SIDC Bajpur-2 , Udham Singh Nagar, Base Rate Rs. 3800/- per sqm.</b>			
<b>S.NO</b>	<b>Sector</b>	<b>Plot No</b>	<b>Area in Sqm</b>
1.	NA	E-3	2175.00
2.	NA	E-4	2076.00
3.	NA	E-5	2069.00
4.	NA	E-6	2063.00
5.	NA	E-7	540.00

<b>Escort Farm Kashipur, Udham Singh Nagar, Base Rate Rs. 3000/- per sqm.</b>			
<b>S.NO</b>	<b>Sector</b>	<b>Plot No</b>	<b>Area in Sqm</b>
1.	NA	1	20348.50
2.	NA	1A	20548.00
3.	NA	28	7536.00
4.	NA	28A	7735.00
5.	NA	28B	7715.00

<b>IIE Kotdwar, Base Rate Rs. 3200/- per sqm.</b>			
<b>S.NO</b>	<b>Sector</b>	<b>Plot No</b>	<b>Area in Sqm</b>
1.	NA	E-6,E-7	4856.21
2.	NA	A5C	250.00
3.	NA	C23A	300.00
4.	NA	A5F	218.25

<b>SIDC Jashodharpur, Base Rate Rs. 3200/- per sqm.</b>			
<b>S.NO</b>	<b>Sector</b>	<b>Plot No</b>	<b>Area in Sqm</b>
1.	NA	F-7	591.90

<b>SIDC Landora, Base Rate Rs. 8000/- per sqm.</b>			
<b>S.NO</b>	<b>Sector</b>	<b>Plot No</b>	<b>Area in Sqm</b>
1.	NA	F-1	900
2.	NA	F-2	1600



**STATE INFRASTRUCTURE AND INDUSTRIAL DEVELOPMENT  
CORPORATION OF UTTARAKHAND LIMITED (SIIDCUL)**

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No: 449 /SIIDCUL/MD/2022

Date: 27 May, 2022

**Office Order**

**Regarding changes in payment schedule of lease premium and interest to be charged  
in case of new allotments of industrial plots in future**

Pursuant to decision taken by the Board of Directors of the Company in its 56<sup>th</sup> Board Meeting held on 27.10.2021 and to incentivise timely payment of Lease Premium allottees of industrial plot in future shall be given following two options to choose one or another for making payment of lease premium:-

**Option I**

If the allottee opts to pay 50% of Lease Premium (basic + additional or bid value) within 30 days of allotment and balance 50% within 90 days of allotment no interest shall be charged. They would also be eligible for 6% discount on the 2<sup>nd</sup> instalment (50% amount) of Lease Premium in such case. However if allottee makes any default, not only the discount would not be available but interest shall also be charged on yearly compounding basis on the rate prescribed plus 1% penal interest from the date of such default on the entire balance amount while retaining the right to cancel the plot as per policy.

**Option II**

If the allottee opts for this option 15% of the Lease Premium (basic + additional or bid value) would have to be paid within 10 days of allotment, further 35% within 180 days of allotment and the rest 50% within 365 days of allotment.. If the payments are received as per above schedule within 365 days of allotment no interest shall be charged. However if allottee makes any default, interest shall be charged on yearly compounding basis on the rate prescribed plus 1% penal interest from the date of such default on the entire balance amount while retaining the right to cancel the plot as per policy.

**In case of Industrial plots/land in industrial areas where are still totally undeveloped** the payment of lease premium shall be divided in two stages, one before development and the other after development of basic infrastructure like roads, drainage and electricity provision. At the time of allotment only 25% of the Lease Premium (basic + additional or bid value) shall be payable and rest 75% should be demanded after development of basic infrastructure. Like the option II above agreed for developed industrial areas, if the allottee makes the payment of 75% balance amount in manner stated above within 365 days of demand no interest should be charged otherwise in case of default interest shall be charged on yearly compounding basis on the rate prescribed



plus 1% penal interest from the date of such default on the entire balance amount while retaining the right to cancel the plot as per policy.

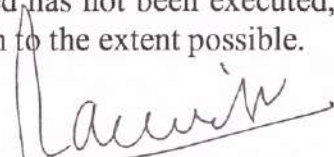
Maximum time however allowed for making payment of Lease Premium even with interest or penal interest should not exceed 3 years from date of allotment in case of developed industrial areas and in case of undeveloped industrial areas 3 years from the date of completion of basic infrastructure in the industrial area.

The rate of interest to be charged, in case where applicable, shall be variable linked/benchmarked to prevailing Bank Rate announced by Reserve Bank of India time to time and shall be prescribed by SIIDCUL on quarterly basis or as and when needed after adding spread of 4% over and above the Bank Rate. The rate so decided shall also be applicable for calculation of interest on other dues pertaining to industrial plot as well in future. This provision regarding rate of interest shall, however, be applicable in future cases only and existing allotments shall be governed by existing provisions.

For allotment under Mega Industrial and Investment Policy, 2015 or Mega Textile Park Policy, 2014 or new policies notified in its place, the provision contained in that policy as regard to payment schedule shall be followed. However if an allottee desires to make upfront payment as provided above they may opt for the same.

However in all above cases for execution of lease deed, payment of minimum 25% of Lease Premium shall be necessary and in case after execution of lease deed the mortgage permission is requested, it may be permitted provided the lending bank/FI agrees to give an undertaking to make payment of balance amount of lease premium and other dues on behalf of allottee.

The above provisions shall be applicable from the date of this order. However in case any allotment of industrial plot has been made between date of Board Meeting on which these decisions were taken and date of this order and so far lease deed has not been executed, such allottee may opt for any of the above options if they so wish to the extent possible.

  
(Ranvir Singh Chauhan)  
Managing Director

Copy to,

1. General Manager / Finance Controller
2. Company Secretary/DGM (Comm.)
3. Architect Planner/AGM (HR)/AGM (A/c)
4. AGM (IT) - for putting it on our website
5. All Regional Managers



Ref:- 679 /MD/SIIDCUL/2024

Date:- 22/07/2024

### Office Order

#### Clarification regarding changes in payment schedule of lease premium and interest/ penalty to be charged in the case of Industrial plots.

As per office order dated 27-05-2022 the payment schedule of lease premium and interest/ penalty to be charged in the cases of default for new allotments of industrial plots have been defined. As per the order in the event of delayed payments/default the interest is to be charged at Prescribed rate + 1 % penal interest from date of such default on the entire balance amount.

Further as per office order no. 463 dated 08<sup>th</sup> July, 2024 regarding changes in payment schedule of lease premium and interest/ penalty to be charged in the case of new allotment of Commercial/ Residential Land/ plots in future it has been mentioned that any delay in payment of prescribed installments of lease premium would attract interest and penal interest/ penalty from day of default i.e. from 180 days/ 365 days and so on as the case may be.

For the purposes of calculation of interest in the cases of delay in payment of prescribed installments of lease premium it is further clarified that the above provision applicable for new allotment of Commercial/ Residential land/ plots shall also be applicable for Industrial plots as well and the date of default in the cases of delay in payment of prescribed installments of lease premium would attract interest and penal interest/ penalty from day of default i.e. from 180 days/ 365 days and so on as the case may be and delay beyond 30 days from day of default would be considered a breach of allotment condition/ provision of lease deed and may lead to cancellation and other legal consequences.

(Rohit Meena)  
Managing Director

- Copy to :**
1. General Manager(Admin.), SIIDCUL.
  2. Company Secretary, SIIDCUL.
  3. General Manager(PI.), SIIDCUL.
  4. AGM(A/c), SIIDCUL.
  5. AGM(IT), SIIDCUL for putting it on our website.
  6. All Regional Mangers-For compliance.