

Advertisement No: 03/2024-25 dated: 03/12/2024

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 **03/12/2024 to 17/12/2024** 17:00 Hrs. For further details of vacant plot(s) please visit 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.

Note: - The plot available at IIE IT Park, Dehradun are only for IT/ITES Industries.

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
- Board Resolution

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

Managing Director

List of Vacant Plots in various industrial Estate

IIE Pantnagar, Base Rate 7000 /- per sqm.			
SL No	Sector	Plot No	Area in Sqm
1.	9	5B-9	1031.59
2.	ITBT	5	8048.00

IIE Sitarganj Phase II, Base Rate Rs. 2750/- per sqm.			
S.NO	Sector	Plot No	Area in Sqm
1.	2	9	10117.13
2.	2	10	10117.13
3.	2	11	10117.13
4.	2	16	504.00
5.	2	17	504.00
6.	2	18	504.00
7.	2	19	504.00
8.	3	79	5060.00
9.	4	1	1000.00
10.	4	2	2000.00
11.	2	T-4	36084.00
12.	2	T-6A	40619.46
13.	2	T-6B	21459.60
14.	2	T-6C	28139.49
15.	2	T-7	45945.62
16.	2	T-8	32120.70
17.	2	T-9	18241.24
18.	2	T-11	25047.77
19.	2	T-12	13299.96

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

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

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

IIE Kotdwar, Base Rate Rs. 3200/- per sqm.			
S.NO	Sector	Plot No	Area in Sqm
1.	NA	E-6,E-7	4856.21

SIDC Landora, Base Rate Rs. 8000/- per sqm.			
S.NO	Sector	Plot No	Area in Sqm
1.	NA	F-1	900.00
2.	NA	F-2	1600.00

Bhimtal, Base Rate Rs. 5000/- per sqm.			
S.NO	Sector	Plot No	Area in Sqm
1.	NA	F-28	750.00
2.	NA	S-10A	476.00

IIE IT Park, Base Rate Rs. 12000/- per sqm.			
S.NO	Sector	Plot No	Area in Sqm
1.	NA	IT-24	1717.12
2.	NA	IT-8B	1868.00