

**Invitation of Applications for Industrial Plot at Sigaddi  
Growth Centre, Kotdwar.**



**STATE INFRASTRUCTURE AND INDUSTRIAL DEVELOPMENT CORPORATION OF  
UTTARAKHAND LTD.**

2, New Cantt Road, Dehradun-248001

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Website:- [www.sidcul.com](http://www.sidcul.com)

State Infrastructure and Industrial Development Corporation of Uttarakhand Ltd. (SIDCUL) invites application from interested parties for sale of Industrial plots at Sigaddi Growth Center Kotdwar. The reserve price is Rs. 1600/- per square meter. The plots available are categorized on the basis of size of plots. The details of plots available are given below:

S.No.	Size	Category	No. of Plots	EMD ( in Rs.)	Processing fee ( in Rs.)
1	250 Sq. Mtr.	A	76	50,000	5,000/-
2	Above 250-500 Sq. Mtr.	B	24	50,000	5,000/-
3	Above 500-1000 Sq. Mtr.	C	44	1 Lac	10,000/-
4	Above 1000 Sq. Mtr. Upto 4000 Sq. Mtr.	D	13	1 Lac	10,000/-

**Project Highlights**

- Area of 102.62 acres of contiguous plain land.
- Common facilities being developed– Logistic and ware housing, Power plant, Business centre, Crèche and Nursery, Petrol pump, Bank, Post office, ATM, E.S.I. Amenities, SIDCUL Regional Office cum Guest House, Residential, School, Recreation centre etc.

**Key Attractions**

- Availability of skilled human resources.
- Major Industrial cluster at Growth centre, Kotdwar.
- Proximity to the National Capital Region (NCR), 190 km Delhi.

**Fiscal Incentives**

- Companies in thrust area which set up operations in the Growth Centre before March 31, 2012 are entitled 100% IT exemption for 5 years and 30% for next five years whereas capital Investment Subsidy under GoI Concessional Industrial Package is available upto 15% of plant and machinery value or maximum Rs.30.0 lacs, for units setting up their projects before 6th January 2013.

**Hilly Area Policy**

- For the industries to be set up in the area, under Hills Industrial Policy 2011, benefit of financial promotion, exemption of stamp duty on registration of Lease Deed, Capital Subsidy upto Rs. 25 Lacs, subsidy on interest upto Rs. 3 Lacs on bank loans, concession on electricity bills and VAT reimbursement upto 75%.
- Benefits of GoI will be available to only Thrust Industries. But Hill Industrial Policy-2011 advantages are available to all industries excluding polluting industries.

Details of hill policies are available at [www.doiuk.org](http://www.doiuk.org)

**2% of the total plot in every categories is reserved for Kargil Martyrs dependents.**

Application can be downloaded from [www.sidcul.com](http://www.sidcul.com). The allotment will be done on lottery basis.

**Managing Director, SIDCUL**

**Application Form for Allotment of Plots at Sigaddi Growth Centre Kotdwar  
State Infrastructure & Industrial Development  
Corporation of Uttarakhand Limited (SIDCUL)  
(To be submitted in duplicate)**

To,

**The Managing Director,  
State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.,  
2, New Cantt Road  
DEHRADUN.**

Dear Sir

I/We apply for requirement of Land for Industrial Purposes in the Industrial Area/Estate of the Corporation. I/We hereby furnish the necessary Industry information.

**PARTICULARS OF PLOT**

- (a) Name of the Industrial Area in which the plot is required
- (b) Total Area of the plot required (in sq. mts.)

**1. PERSONAL DETAILS**

1.1 Name of the Applicant : Shri/Smt/Km.  
(Signing the application)  
Correspondence address :

1.2 Name of the firm / company :  
Telephone No. :  
Fax No. :  
Mobile No. :  
E-Mail (ID) :

**2. PROJECT DETAILS**

2.1 Please indicate the nature of project : Export Oriented ( )  
Import substitute ( )  
Other ( )

2.2 Constitution of the firm / company. : Proprietary ( ) Partnership ( )  
Pvt. Ltd., ( ) Public Ltd., ( )  
Co.op. ( )

2.3 Product Proposed to be Manufactured

- 2.4 Proposed installed capacity : 1.Quantity  
2.Value (Rs.)
- 2.5 Power requirement of the project in KW and phasing of power requirement.
- 2.6 Water requirement in Litres per day
- 2.7 Proposed investment in Plant and Machinery
- 2.8.1 Proposed investment in Building construction
- 2.8.2 Proposed investment in Site Development.
- 2.9 Total Investment
- 2.10 Proposed employment  
a) Managerial  
b) Supervisor  
c) Skilled  
d) Un-skilled  
e) Contract / Out sourcing  
TOTAL
- 2.11 Estimated movement of raw material and Finished Products (Avg. per month) : Quantity per month (Raw Material + Finished Goods):  
No. of Trucks per month (Raw Material + Finished Goods):
- 2.11 Financial arrangement proposed to be made. (Means of finance)
- 3 **DETAILS ABOUT EFFLUENTS** :
- 3.1 Quantity of liquid effluent liters per day  
Please mention the composition of the liquid effluent.
- 3.2 Solid wastes generated (Kilograms per day) :
- 3.3 Whether gaseous effluent shall be released? If Yes, Mention the major gaseous effluents with quantity per day in suitable units.
- 3.4 Disposal system proposed :

4 **FOR NEW INDUSTRIAL PLOT/FUTURE EXPANSION.**

		PH-I 0-5 Yrs	PH-II 5-10 Yrs	PH-III 10-15 Yrs
4.1	Land Requirement in Sq.Mt.	:		
4.2	Plinth area – Ground Floor	:		
4.3	Built up area (Addl. Floors. If any)	:		
4.4	Requirement of land for open storage.	:		
4.5	Any other requirement of land (Please specify)	:		
4.6	Total Land requirement	:		

5 **PAYMENT DETAILS**

a)	Whether the applicant is willing to pay 100% payment towards premium, at the time of allotment of land?	Amount (Rs.)	D. D. No. and Date	Name of the Bank
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5.1 **Earnest Money Deposit**

5.2 **Processing fees**

**Declaration:-** I/We further state that the particulars given above are true and correct to my/our knowledge and belief and that no material facts have been concealed or withheld and the general conditions for allotment of plots and grant of lease indicated, in this application form for allotment of plots in Industrial Area have been read carefully and understood by me and are fully acceptable to me.

**Date:**

**Place:**

**Signature(s) of the applicant(s)**

**Name in capital letters:**

**Status of applicant(s)**

(Individual /Partner of a firm / Director / Promoter of a company)

## **CONDITIONS FOR ALLOTMENT OF PLOTS AT SIGADDI GROWTH CENTRE, KOTDWAR.**

1. **Processing Fees and Earnest Money Deposit:** Every application for allotment of plot should be made in duplicate along with brief Project Report, and copy of Partnership Deed/Memorandum and Articles of Association and Certificate of incorporation, Copy of Board Resolution/Power of Attorney and bank draft in favour of **State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd. (SIDCUL or the Corporation)** towards application fee and earnest money as per details below:

S.No.	Size	Category	No. of Plots	EMD ( in Rs.)	Processing fee ( in Rs.)
1	250 Sq. Mtr.	A	76	50,000	5,000/-
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4	Above 1000 Sq. Mtr. Up to 4000 Sq. Mtr.	D	13	1 Lac	10,000/-

2. **Period of Lease:** Plots in the Industrial Area will be given on lease for a total period of 90 (ninety) years.
3. The plots are allotted in the Industrial Area on "as is where is" basis and any internal development in the plot is to be undertaken by the allottee himself at his own expenses.
4. **Land Premium:**
- (a) The allottee shall pay a land premium @ Rs 1600/- per sqm.
- (b) The allottee shall pay location benefit charges @ 5% of the premium of the land (for plots lying on roads with width 45m and above). The allottee shall also pay 5% of the premium of the land as having two or more side road plot(s). However, the location benefit charges shall be subject to a maximum of 10% of the total premium.
5. **Mode of Payment:**
- (a) Rebate in premium if the balance 50% is also paid on or before 30 days then a rebate of 2% shall be admissible on this balance 50 % premium.

or

(b) 50% of the total premium of land shall be paid on or before 30 days of the date of allotment and balance 50% within a period of 2 years in four equal half yearly installments along with Interest @ 12% p.a.

6. In the event of failure to deposit the allotment money, within the stipulated period the allotment shall stand automatically cancelled and processing fee & 50% of **Earnest Money shall stand forfeited** to the Corporation. The allottee will be required to execute License Agreement/Lease Deed in the prescribed form. In case the allottee does not execute License Agreement/Lease Deed when asked by the Corporation, it will have the right to cancel the allotment and forfeit the deposits of the allottee.
7. In case of non allotment of plot by SIDCUL, processing fee not refunded and 100% of earnest money refunded.
8. The allottee shall also be liable to pay Operation & Maintenance charges as on actual basis.
9. The allottee will pay use and occupation charges / lease rent of allotted land at the rate of Rs 5/- per sq. m. per annum.
10. Any unforeseen expenditure towards creating common infrastructure, increasing the overall efficiency of the estate or for complying with any statutory obligations would have to be shared on pro data basis by the allottees.
11. The Corporation reserves the right to make its own assessment of the requirement of land and is not bound to make allotment according to the demand made in the application. However, if the difference in the area allotted by the Corporation and the area demanded is more than 20%, the allottee may refuse the allotment without loss of Earnest Money if such refusal is communicated within the time allowed in the allotment letter to deposit the allotment money.
12. The applicant will have to abide by the terms and conditions of the allotment letter, License Agreement and the lease Deed and such other terms as are laid down by the corporation from time to time.
13. The allottee will have to complete the construction of factory building as also to install machinery and plant, and start commercial production therein within the time period subject to a maximum period of 2 years as stipulated in the Allotment letter

/Lease Deed, failing which allotment of plot is liable to be cancelled with forfeiture of deposits.

14. The Lease Deed for the plot(s) will be executed as per terms stipulated in allotment letter.
15. The allottee shall not release any obnoxious gaseous, liquid or solid effluents from the units in any case and shall establish at his own cost an appropriate and efficient effluent treatment system/plant and shall ensure that it is ready and functional as per the norms and specifications expected, laid down or stipulated by the State Pollution Control Board or any other authority established by law for the time being in force, before the production is commenced in the unit set up on the plot of land. Any breach of such law, rules, regulations and byelaws shall be the sole liability of the Allottee.
16. Any product change / diversification / reconstitution of the Company/Firm should confirm to the nature of the sector / district in which the unit is situated and any such change / diversification should be done only with prior approval of SIDCUL. The change / diversification in the product / manufacturing process from those mentioned initially in this application form, without the approval of SIDCUL shall be treated as a breach of agreement.
17. The transfer of plot(s) shall be permitted only under the existing policy of the corporation.
18. The stamp duty registration charges and legal expenses involved in the execution of Agreement, Sale Deed, Lease Deed, etc. will have to be borne by the allottee.
19. The total balance premium together with the stipulated interest will continue to be first charge on the allotted plot till fully paid.
20. The payments made by the allottee/licensee/lessee shall be first adjusted towards the interest due if any then towards the premium due, if any, and balance, if any, towards lease rent and then towards use and occupation charges.
21. In the event of cancellation or surrender of allotment conditions as per License agreement or Lease deed would be applicable.

- 22. The premium for the allotted land will be chargeable at the rates which are in force on the date on which letter of allotment is issued and not at the rates in force on the date of application or issuance of informal earmarking letter.
- 23. The Managing Director, SIDCUL, is empowered to amend and relax any conditions in the interest of the estate.
- 24. The resolution of any dispute between the allottees and SIDCUL shall fall within the Dehradun Jurisdiction.

**Date**

**Signature of the Applicant**

**CHECK LIST**

Please ensure whether the following documents have been enclosed with the application form (in duplicate)

	Yes	No
1. Bank Draft for Rs..... towards earnest money	<input type="checkbox"/>	<input type="checkbox"/>
2. Bank Draft for Rs..... towards processing fee	<input type="checkbox"/>	<input type="checkbox"/>
3.. Copy of detailed project report	<input type="checkbox"/>	<input type="checkbox"/>
4. Copy of Partnership Deed/Memorandum and Articles of Association and Certificate of Incorporation.	<input type="checkbox"/>	<input type="checkbox"/>
5. Other relevant documents	<input type="checkbox"/>	<input type="checkbox"/>
a) -----	<input type="checkbox"/>	<input type="checkbox"/>
b) -----	<input type="checkbox"/>	<input type="checkbox"/>

**Signature of the applicant**

**Checked and received**

**Signature & Date.....**