

GOVERNMENT OF TAMIL NADU
ABSTRACT

Industries - Government Industrial Estates and Developed Plot Estates - Transfer of lands and buildings in the Estates to Tamil Nadu Small Industries Development Corporation Limited on payment of cost - Orders - Issued.

INDUSTRIES (SIE.I) DEPARTMENT

G.O. Ms.No.785

Dated: 7.6.88.
Vibhava, Vaikasi 25
Thiruvalluvar Aandu 201.

Read:

1. G.O. Ms. No.1429 Industries dt.3.12.1975.
2. G.O. Ms.No.959 Industries, dt.23.7.76.
3. G.O. Ms.No.877 Industries, dt.1.7.82.

Read Also:-

4. From the Chairman and Managing Director, Tamil Nadu Small Industries Development Corporation Ltd. D.O.Lr.No.46290/N4/86, dt.22.10.86.
5. From the Chairman and Managing Director, Tamil Nadu Small Industries Development Corporation Ltd., D.O.Lr.No.46290/N4/86, dt.9.6.87.
6. From the General Manager, TANSIDCO Ltd., D.O.Lr.No.46290/N4/86 dt.4.2.88.
7. From the General Manager, Tamilnadu Small Industries Dev. Corpn. Ltd., D.O.Lr.No.46290/N4/86, dt.9.3.88.

ORDER:

In the Government order first read above, Tamil Nadu Small Industries Development Corporation Limited has been appointed as an agent of the Government for the management of the Government Conventional Industrial Estates and tenements in the Industries Development Corporation Limited has also been appointed as an agent to the Government for maintenance of the six developed plots estates at Ambattur, Guindy, Thuvakudi, Kappalur, Rettur and Trivellore. The above six Developed Plots Estates have been transferred from State Industries Promotion Corporation of Tamil Nadu to Tamil Nadu Small Industries Development Corporation Limited. In the G.O. third read above, the Government have fixed the agency terms and conditions:

2. The present system of distinction between Government Industrial Estates which Tamil Nadu Small Industries Development Corporation Limited is administering as an agent and Tamil Nadu Small Industries Development Corporation Limited Industrial Estates has given rise to a number of practical problems to Tamil Nadu Small Industries Development Corporation Limited. The present system has some disadvantages. To overcome all the difficulties, the Board of Directors of Tamil Nadu Small Industries Development Corporation Ltd. have resolved to request the Government to transfer all the land and buildings to Tamil Nadu Small Industries Development Corporation Limited at book value and treat the value of the above transferred as a long term loan at a nominal interest. This arrangement would not only remove all the difficulties mentioned above but would help Tamil Nadu Small Industries Development Corporation Ltd. in tax planning and as a result the Government would get some amount by way of interest on loan viz. the value of the lands and buildings transferred.

3. The Chairman and Managing Director, Tamil Nadu Small Industries Development Corporation Limited has therefore requested the Government to transfer the lands and buildings in the Industrial Estates shown in the annexure to the G.O. subject to the following terms:

"The lands acquired may be transferred at the same price at which the Government paid for the acquisition under the Land Acquisition Act. The Buildings and common amenities can be transferred at the Book Value".

He has also suggested that the valuation of the lands and building, the Industrial Estates mentioned in the annexures to the G.O. can be fixed by a committee to be constituted for the purpose by the Government if so desired.

4. The Government after careful examination, accept the proposal of the Chairman and Managing Director, Tamil Nadu Small Industries Development Corporation Limited and accordingly transfer the lands and buildings in the Industrial Estates shown in the annexures to the G.O. to Tamil Nadu Small Industries Development Corporation Limited subject to the following conditions:-

- i. Tamil Nadu Small Industries Development Corporation Limited will develop these estates, construct industrial sheds and sell to the entrepreneurs by following appropriate procedures;
- ii. These sheds will be used by the entrepreneurs for industrial purpose only. To ensure the fulfilment of this conditions Tamilnadu Small Industries Development Corporation Ltd. will incorporate a condition in the Sale Deed.
- iii. The cost of these Industrial Estates to be recovered from the Tamil Nadu Small Industries Development Corporation Limited will be fixed on the basis of norms and guidelines fixed in G.O. Ms.No.815 Industries dt.4.12.87.
- iv. The transfer of building in these estates to Tamil Nadu Small Industries Development Corporation Limited will be on book value.
- v. Cost of the land and buildings transferred to Tamil Nadu Small Industries Development Corporation Limited will be treated as a long term loan. The terms of conditions will be fixed later, on the basis of projected cash flow of Tamil Nadu Small Industries Development Corporation Limited.

5. The Industries Commissioner and Director of Industries and commerce should check up and follow up details of payments made by Tamil Nadu Small Industries Development Corporation Limited from time to time in regard to the transfer of assets.

6. This order issues with the concurrence of the Finance vide its U.O.No.370/ADS(N)/88, dt.14.4.88;

(BY ORDER OF THE GOVERNOR)

P. SHANKAR
Commissioner and Secretary to
Government.

To:
The Chairman and Managing Director, TANSIDCO, Madras-6.

/ TRUE COPY /
OFFICE OF THE PROJECT OFFICER, SIDCO, INDL. ESTATE, GUINDY, MADRAS-32.

Endt.: R.3826/A7/88

Dt.: 17.10.1988.

Copy to Stock File.


For PROJECT OFFICER.

To:
S.F. of A7
Copy to PC to PD/ Supdt. (O), Supdt.(R), C.A.

25/10

ANNEXURE

DETAILS OF VACANT LANDS AVAILABLE IN THE INDUSTRIAL ESTATE

S.No.	Name of the Estate	Total area acquired (in acres) 3	Area Developed (in acres) 4	Balance area now available to be transferred to SIDCO (in acres) 5
1				
1.	Ambattur	1167.04 (IE 203.98)	203.98	-
2.	Guindy	404.08 (IE 220.77)	220.70	-
3.	Kancheepuram	37.43	11.6984	25.7316
4.	Katpadd	19.48	19.48	1.65
5.	Arkonam	55.24	22.64	32.60
6.	Cuddalore	15.60	5.62	9.980
7.	Tiruvannamalai	15.60	8.40	3.130
8.	Vadalur	26.200	10.671	15.549
9.	Ariamangalam	17.64	17.64	-
10.	Thiruverambur	74.54	45.66	28.880.
11.	Karur	26.63	26.63	2.920
12.	Thanjavur	21.94	15.84	5.100
13.	Kumbakonam	32.300	11.222	21.078
14.	Nagapattinam	20.900	7.326	13.574
15.	Pudukkottai	23.10	8.904	4.418
16.	Kurichi	43.30	43.30	3.29
17.	Salem	19.55	19.55	-
18.	Erode	25.13	25.13	-

...2.

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19.	Dharmapuri	20.28	12.13	8.150
20.	Krishnagiri	41.69	29.148	12.542
21.	Madurai	56.054 (13.00 acres only)	56.054	-
22.	Dindigul	39.902	39.902	6.63
23.	Theni	(-) 39.94 9.35 (=)	26.59	10.42
24.	Battalagundu	16.26	5.38	10.880
25.	Sivaganga	70.61	18.00	52.61
26.	Karaikudi	180.19	59.989	120.201
27.	Virudhunagar	63.15	63.15	33.859
28.	Pottai	50.55	22.49	7.52
29.	Kovilpatti	(-) 20.54	45.55	39.99
30.	Konam	(=) 30.01	20.85	-
31.	Marthandam	85.54	20.85	-
32.	Mettur	7.50	7.50	-

Added to D.W. Plot List.

2,704.346

1590.8944

470.7486

ANNEXURE

DETAILS OF VACANT LANDS AVAILABLE IN THE DEVELOPED PLOT ESTATE

S.No.	Name of the Estate	Total Area acquired (In acres)	Salable area (In acres)	Area sold (In acres)	Balance area now available to be transferred to SIDCO (In acres)
1.	Ambattur	1,167.04	772.980	745.564	27.416
2.	Guindy	404.08	107.5978	86.5978	21.000
3.	Thuvakudi	478.38	355.275	266.529	88.756
4.	Mettur	184.38	103.4281	76.4270	27.001
5.	Kappalur	525.49	414.20	181.846	232.354
6.	Tiruvallur	283.01	224.000	-	224.000
		3,042.38	1,977.4809	1,356.9638	620.527