

Industries - Industrial Estates and Developed Plot Estates Appointment of Tamil Nadu Small Industries Development Corporation Limited as an Agent of the Government for the management of the Industrial Estates and Developed Plot Estates - Agency terms and conditions - Order issued.

INDUSTRIES DEPARTMENT

G.C.Ms.No.377

தமிழ்நாடு சிறு தொழில்கள் வளர்ச்சி கழகம்
 அளி 17, திருவள்ளூர், திருவள்ளூர்
 மார்ச் 17, 1977

Read again:

1. G.O. Ms. No. 1429, Industries dt. 3.12.75.
2. G.O. Ms. No. 959 Industries dt. 23.7.76.

Read also:

1. From the Chairman and Managing Director, Tamil Nadu Small Industries Development Corporation Limited Lr.No. 10852/AB1/76 dt. 3.7.76.
2. From the Chairman and Managing Director, Tamil Nadu Small Industries Development Corporation Ltd., Lr.No. 10852/AC1/76 dt. 21.12.76, 7.4.77 25.7.77 and 27.3.79.

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 Industrial Estates. The Chairman and Managing Director, Tamil Nadu Small Industries Development Corporation Limited was requested to submit necessary proposals for stipulation of the terms and conditions of the agency the quantum of remuneration etc., in consultation with the Director of Industries and Commerce. In the Government order second read above, Tamil Nadu Small Industries Development Corporation Limited has also been appointed as an agent of the Government for maintenance of the six Developed Plot Estates at Ambattur, Guindy, Thuvakudi, Kuppalur, Mettur and Trivellore. The above six Developed Plot Estates have been transferred from State Industries Promotion Corporation of Tamil Nadu to Tamil Nadu Small Industries Development Corporation Limited for maintenance with effect from 1.8.76.

2. The Chairman and Managing Director, Tamil Nadu Small Industries Development Corporation Limited in his letters read above has submitted proposals for the finalisation of agency terms and conditions on the following points:

- i. Dealing with the Government property both purchasing and selling.
- ii. Incurring of an expenditure of capital nature for expansion of new construction.
- iii. Maintenance of Estates and Staff.
- iv. Agency commission
- v. Repayment of the net balance of rent collected and
- vi. Miscellaneous matters.

3. The Government have examined carefully the proposal of Tamilnadu Small Industries Development Corporation Limited and pass the following orders on each of the items mentioned in paragraph 2 above;

- i. Power of Attorney is granted to Tamilnadu Small Industries Development Corporation Limited to deal with the Government property such as allotment of sheds, tenements and godowns, cancellation of allotments, execution of ~~agreement~~ assignment deed, demanding the unit holders to insure the buildings, approval of additions and alterations in the units and carrying out of additional constructions, eviction of unauthorised occupants, ~~collection~~ collection of rental arrears from the unit holders under the provisions of the Revenue Recovery act, write off of the irrecoverable amount and in short carrying out of all other works which a owner of a building and land will normally do.
- ii. The powers relating to the following matters will, however, continue to vest with the Government,
 - a. to allot and sell sheds and lands above an extent of 1000 sq.ft
 - b. to sell the sheds on hire purchase basis.
 - c. to fix the rent for the sheds etc.,
- iii. Tamilnadu Small Industries Development Corporation Limited is permitted to incur expenditure towards the ~~payment~~ enhanced compensation for the lands ~~for~~ the ~~purpose~~ expenditure of a capital nature, for expansion or new ~~construction~~ construction approval of the Government should be obtained.

iv) The staff cost and the maintenance expenditure should not exceed the percentage worked out with reference to capital cost of the Industrial Estates and Developed Plot Estates as indicated below:-

1) Staff expenditure	2%
2) Property tax, Water tax and other miscellaneous expenditure	1%
3) Lump sum provision for maintenance including minor works	1%

Tamilnadu Small Industries Development Corporation Limited should therefore take action to reduce the staff strength accordingly.

v) Permission is granted to Tamilnadu Small Industries Development Corporation Limited to execute normal repair works, annual maintenance works and special repair works that may arise due to natural calamities, in the Industrial Estates and Developed Plot Estates subject to a ceiling limit of 1% of the capital cost of the Estates without the prior approval of the Government. In the total expenditure on annual maintenance and special repair works due to natural calamities, up to 1% of the capital cost, the satisfaction from the Government may be obtained by Tamilnadu Small Industries Development Corporation Limited after the special repair works due to natural calamities are executed.

vi) No agency commission will be paid to Tamilnadu Small Industries Development Corporation Limited for the management of the Industrial Estates and Developed Plot Estates.

vii) The net balance of rent of Rs. 131 lakhs collected by Tamilnadu Small Industries Development Corporation Limited as on 31.3.1977 should be repaid to Government in 8 quarterly instalments commencing from 31-12-77. Interest at 11% per annum will be charged for the period for which the amount had been held by Tamilnadu Small Industries Development Corporation Limited from the date of collection to the date of repayment and penal interest at 18% will be charged for any delayed payment.

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viii) Permission is granted to Tamilnadu Small Industries Development Corporation Limited to write off the losses upto a limit of Rs. 5000/- and obtain the approval of the Government therefor once in a year.

4. This order issued with the concurrence of the Finance department vide its U.O. No. 63091/Ind/82-1 dt. 22.6.82.

(BY ORDER OF THE GOVERNOR)

COMMISSIONER AND SECRETARY TO GOVERNMENT

To
The Managing Director, Tamilnadu Small Industries Development Corporation, Ltd., Madras.

/ s/ Awarded by order/

Section Officer

/ True Copy /