



**PRE-LAUNCH ALLOTMENT OFFER  
INVITATION TO ANCHOR TENANTS / TENANTS TO  
ACQUIRE LAND AT IT PARK AT DEHRADUN, UTTARANCHAL**

State Industrial Development Corporation of Uttarakhand (SIDCUL) proposes to establish world class infrastructure for the knowledge sector in the form of a state-of-the-art IT Park at Dehradun.

**Project Highlights**

- Area of 65 acres in center of Dehradun.
- Proposed Cyber Tower with 400,000 sqft. of built-up space.
- STPI Plug and play incubation facility available within the next 3 months.
- STPI Earth Station at Dehradun with connectivity upto 512 MBPS.
- Fibre Optic networks by Reliance Infocom, BSNL, VSNL etc. part of the IT infrastructure backbone.

**Key Attractions – Manpower**

- 10000 MCA's, networking professionals roll out per annum by 2007
- Excellent School Education-Unaccented English speaking populace
- Network of 42 National Institutions

**Fiscal Incentives**

- The State Government will provide free bandwidth up to 2 MBPS to IT software companies. ITES based companies, call centres, BPO etc. for 1 year.
- 100% excise exemption for 10 years
- 100% income tax exemption for first 5 years and 30% for next 5 years for the companies and 25% for others **for non exporting companies as well.**
- Capital investment subsidy @ 15% with a maximum of Rs. 30 lacs (Rs. 3 million).
- **One of the lowest power tariffs in India average delivered cost of Rs. 2.40 per unit.**

**Pre-Launch Allotment Offer to Anchor Tenants / Tenants**

- SIDCUL intends to allot land to anchor tenants/tenants in Phase-I under the pre-launch allotment offer to existing IT Companies / Entrepreneurs only.
- Total of 10 acres of land will be made available under this offer, minimum size of plot 2000 sq.m.
- Parties interested in setting up operations in the proposed Park under the said offer will have to start construction within 90 days of allotment.
- Land will be allotted to interested anchor tenants / tenants at Rs. 2000 per sq. meter.
- Interested parties may obtain an application form from SIDCUL's office or download it from SIDCUL's website ([www.sidcul.com](http://www.sidcul.com))
- Completed application forms may be submitted on or before **April 30, 2006.**

**Project Facilitators-SIDCUL  
Mr. Rakshit Jain / Mr. S.K. Sharma  
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**Application Form for Allotment of Plots in Industrial Areas Estate of State  
Industrial Development Corporation of Uttaranchal Limited  
(To be submitted in duplicate)**

To,

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

**Dear Sir**

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

**PARTICULARS OF PLOT**

- (a) Name of the Industrial Area/IT Park 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)-**compulsory** :

**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/Services to be offered
- 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 :

<b>4 FOR NEW INDUSTRIAL PLOT/FUTURE EXPANSION.</b>		PH-I	PH-II	PH-III
		0-5 Yrs	5-10 Yrs	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)	<b>Whether the applicant is willing to pay 100% payment towards premium, at the time of allotment of land?</b>	<b>Amount (Rs.)</b>	<b>D. D. No. and Date</b>	<b>Name of the Bank</b>
5.1	<b>Earnest Money Deposit</b>			
5.2	<b>Processing fees</b>			

**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:**

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

**Place:**

**Name in capital letters:**

**Status of applicant(s)**

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

## CONDITIONS FOR ALLOTMENT OF PLOTS AND GRANT OF LEASE IN THE INDUSTRIAL ESTATES OF SIDCUL

- 1. Processing Fees and Earnest Money Deposit for Industrial land:** Every application for allotment of plot should be made in duplicate along with brief Project Report, and copy of Partnership Deed, Undertaking in the prescribed format, Copies of last 3 years balance sheet, Memorandum and Articles of Association and Certificate of incorporation and bank draft in favour of **State Industrial Development Corporation of Uttaranchal Ltd.** (SIDCUL or the Corporation) towards application fee and earnest money as per details below:

<b>Fee Particulars</b>	<b>Plot Size</b>	<b>Amount (Rs.)</b>
Earnest Money	Up to 4000 Sq. Mts or part thereof	Rs. 100,000/-
Earnest Money	More than 4000 Sq. Mts	Rs.200,000/- ( per 4000 sq.mts or part thereof)
Processing fee (Non Refundable)	up to 4000 Sq. Mts. or part thereof	Rs. 10,000/-
Processing fee (Non Refundable)	More than 4000 Sq. mts	Rs. 10,000/- (per 4000 sq.mts or part thereof)

- 2. Processing Fees and Earnest Money Deposit for IT Park:** 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, Undertaking in the prescribed format, Copies of last 3 years balance sheet, and bank draft in favour of **State Industrial Development Corporation of Uttaranchal Ltd.** (SIDCUL or the Corporation) towards application fee and earnest money as per details below:

<b>Fee Particulars</b>	<b>Plot Size</b>	<b>Amount (Rs.)</b>
Earnest Money	Up to 4000 Sq. Mts or part thereof	Rs. 800,000/-
Earnest Money	More than 4000 Sq. Mts	Rs 800,000/- plus Rs 200,000 for every thousand meters of part thereof
Processing fee* (Non Refundable)	up to 4000 Sq. Mts. or part thereof	Rs. 100,000/-
Processing fee* (Non Refundable)	More than 4000 Sq. mts	Rs 100,000/- plus Rs 25,000 for every thousand meters of part thereof

*\*in case of non-allotment by SIDCUL due to non-availability or any reason only Rs 25,000 will be deducted.*

- 3. Period of Lease:** Plots in the Industrial Area will be given on lease for a total period of 90 (ninety) years.

4. The plots are allotted in the Industrial Area/IT Park are 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.

5. **Land Premium:**

(a) The allottee shall pay a land premium of Rs 750/- per sq.m. for IIE-BHEL Haridwar; Rs 560/- per sq.m. for IIE-Pantnagar and Rs 2000/- per sq m for IT Park against the plot allotted to him. The Earnest Money Deposit paid by the allottee at the time of application, shall be adjusted towards the land premium.

(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.

6. **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 at the time of allotment and balance 50% within a period of 2 years in four equal half yearly installments along with Interest @ 12% p.a.

(c) The allottee shall make payment of land premium equivalent up to 50% of the land value within 30 (thirty) days of the allotment letter.

7. In the event of failure to deposit the allotment money, within the stipulated period the allotment shall stand automatically cancelled and Processing fee & 100% 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.

8. In case of non allotment of plot by SIDCUL for any reason, only Rs 25,000 as processing fee is not refunded and 100% of earnest money refunded.

9. The allottee shall also be liable to pay Operation & Maintenance charges as on actual basis.

- 10.** The allottee will pay use and occupation charges / lease rent of allotted land at the rate of Rs 5/- per sq. m. per annum.
- 11.** 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 rata basis by the allottees.
- 12.** 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.
- 13.** 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.
- 14.** 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 1 year as stipulated in the Allotment letter /Lease Deed, failing which allotment of plot is liable to be cancelled with forfeiture of deposits.
- 15.** The allottee will have to commence construction within a period of 90 days from the date of allotment, failure to do so would tantamount to cancellation and entire processing fees, EMD and interest thereon till the date of cancellation will have to be paid by the allottee (subject to the maximum of amount deposited with SIDCUL).
- 16.** The Lease Deed for the plot(s) will be executed as per terms stipulated in allotment letter.
- 17.** 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.

18. 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.
19. The transfer of plot(s) shall be permitted only under the existing policy of the corporation.
20. 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.
21. The total balance premium together with the stipulated interest will continue to have the first charge on the allotted plot till fully paid.
22. 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.
23. In the event of cancellation or surrender of allotment conditions as per License agreement or Lease deed would be applicable.
24. 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.
25. The Managing Director, SIDCUL, is empowered to amend and relax any conditions in the interest of the estate.
26. 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. Undertaking in the prescribed format	<input type="checkbox"/>	<input type="checkbox"/>
6. Copies of balance sheet for the last 3 years	<input type="checkbox"/>	<input type="checkbox"/>
7. Profile and background of the applicant	<input type="checkbox"/>	<input type="checkbox"/>
7. Other relevant documents	<input type="checkbox"/>	<input type="checkbox"/>
a) -----	<input type="checkbox"/>	<input type="checkbox"/>
b) -----	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

**Signature of the applicant**

**Checked and received**

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