



Tripura Industrial Development Corporation Ltd.

(A Government of Tripura Undertaking)

"ISO 9001:2015 certified"

TIDC/ENGG/765/ 2868

Dated: 14/09/2023

MEMORANDUM REGRADING LAND ALLOTMENT (INCLUDING SHED)

1. Introduction: In addition to the existing land allotment policy of TIDCL (approved in 179th BOD meeting) and to streamline the allotment of land/shed in various Industrial Estates under administrative control of TIDCL and to allot land parcel /shed promptly and judiciously to the upcoming industrial units, an allotment committee for land/shed is constituted by TIDCL with few provisions.

2. Accordingly 2 (two) Nos. Allotment Committee with following members are hereby formed for allotment of industrial land/shed under administrative control of TIDCL:

2.1. Lower Level Land/shed Committee: Project with less than Rs. 2.00 crore proposed investment and/or land area up to 2.00 acres or shed size up to 1000 sq. ft shall be decided by the Lower Level Land /shed Allotment Committee with following members:

Sl No	Designation	Role in the committee
1.	Officer on Special Duty, (I/C Infrastructure), TIDCL	Chairman
2.	Executive Engineer, TIDCL	Member
3.	General Manager, DIC of respective I.E.	Member
4.	Member Secretary/Representative, Tripura State Pollution Control Board	Member
5.	Manager (I/C Allotment), TIDCL	Member Secretary,
6.	Junior Engineer, TIDCL of respective I.E.	Member

2.2. Higher Level Land/shed Allotment Committee: Project with more than Rs. 2.00 crore proposed investment and/or land area more than 2.00 acres or shed size more than 1000 sq. ft, shall be decided by the Higher Level Land/shed Allotment Committee with following members:

Sl No	Designation	Role in the committee
1.	Managing Director, TIDCL	Chairman
2.	Officer on Special Duty, (I/C Infrastructure), TIDCL	Member
3.	Executive Engineer, TIDCL	Member
4.	General Manager , DIC of respective I.E.	Member
5.	Manager (I/C Allotment), TIDCL	Member Secretary,
6.	Member Secretary/Representative, Tripura State Pollution Control Board	Member
7.	Junior Engineer, TIDCL of respective I.E.	Member

Shilpa Nigam Bhawan, Khejur Bagan, P.O. Kunjaban, AGARTALA, TRIPURA (WEST), PIN-799006

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Website : www.tidc.org.in E-mail:- tidcltd.in@gmail.com. CIN: U75112TR1974SGC001491

3. LAND/SHED ALLOTMENT PROCESS:

The land/shed shall be allotted on lease basis to the applicant as per existing terms and conditions.

3.1. The Allotment Committee meeting shall be conducted on **every Tuesday of each week (or next available working day if Tuesday is holiday)** to decide allotment of land/shed to the applicant.

3.2. The applicant shall be requested to remain present before **Allotment Committee meeting** for discussion/presentation with brief Project Report (if project cost is less than Rs. 2.00 Cr) and with Detailed Project Report (if project cost is more than Rs. 2.00 crores).

3.3. The Allotment Committee shall decide allotment of land/shed to the applicant within 15 working days from the day of receipt of application.

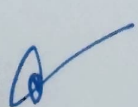
3.3. If two or more applicants are competing for same plot/shed, the relevant Allotment Committee may interact with all of them to select the most suitable applicant.

3.4. Once approved by allotment committee, TIDCL shall immediately intimate the applicant about the premium and lease rent to be deposited to TIDCL and shall issue a land allotment order to the applicant if the amount (premium and lease rent) is deposited.

4. Documents to be submitted:

4.1 The applicant is required to submit a Project Report along with the online application at SWAAGAT portal (<https://swaagat.tripura.gov.in/>).

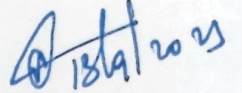
4.2 The **Project Report** shall comprise of

- i. Company profile,
 - ii. Promoter's background including qualification and experience;
 - iii. Proposed investment including investment in civil work, Plant and Machinery, Requirement of Working Capital etc and sources of Finance for the Project;
 - iv. Details of items to be manufactured / services to be rendered;
 - v. Demand analysis report with marketing and selling arrangement;
 - vi. Land area applied for and tentative break-up;
 - vii. Proposed Plant Layout with facilities to be set up;
 - viii. Project Implementation Schedule;
 - ix. Product process flowchart and technology to be used;
 - x. Projected cash flow statements and profitability statements for 5 (five) years;
 - xi. Projected Employment details;
 - xii. Power, water and gas requirement;
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- xiii. Balance Sheets for the last three years of the Applicant Company / Promoters with IT Returns, if available.
- xiv. Documents viz. Proprietorship, Partnership, Trust, Private / Public Limited Company, etc. along with certified copy of the Partnership Deed, Memorandum and Article of Association, as applicable.

However, if the project cost is less than Rs.1.00 Cr., the applicant will be given some relaxation on the documents required (as per Sl. No. 4.2 above) in project report, if required.

5. The decision taken by the Allotment Committee will be final and will be binding on the applicant.



(Vishwasree B. IAS)
Managing Director

To

All concerned for information and compliance.

Copy to:

The Hon'ble Chairman, TIDCL for kind information please.