

# Expression of Interest (EoI) for allotment of Industrial Plots at the proposed Industrial Park, Karani Village, Tiruvallur District



Tamil Nadu Industrial Development Corporation  
19-A, Rukmini Lakshmi Pathy Road, Egmore, Chennai - 600008

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## **ABOUT TIDCO and TNDIC**

Tamil Nadu Industrial Development Corporation Limited (TIDCO), a premier industrial development agency of the Government of Tamil Nadu, established in 1965, leverages industrial growth in the state by promoting medium and large industrial and infrastructure projects involving large investments and huge employment potential in association with Private Promoters.

TIDCO has been nominated as the Nodal Agency by the Industries Department for promotion of Defence Industrial Corridor project in the State to effectively coordinate various activities of the project. TIDCO, in order to support the Aerospace and Defence Industries in the State is focusing on implementing Aerospace & Defence Park development programs, i.e. supporting the existing aerospace units technically and attracting more Aerospace and Defence companies towards creating an integrated ecosystem for Aerospace Industry development covering design, engineering, manufacturing, servicing and maintenance of assets particularly pertaining to drones and strategic electronics. TIDCO while focusing on the Aerospace and Defence Sector, is also keen to support the growth of other sectors like semi-conductors, electronic manufacturing, precision manufacturing machines&equipment manufacturing to name a few. One such initiative is the proposed industrial Park at Karani Village, Gummidipoondi Taluk, Tiruvallur District.

TIDCO has identified a land parcel at Karani Village, Gummidipoondi Taluk, Tiruvallur District measuring about 240 acres. This is close to the Chennai-Kolkatta National Highway and is well connected. It is at a distance of about 30 kms from Chennai City. It is also about 20 kms from Katuppalli L & T shipyard which has a thriving ship building industry It is also in proximity to the military stations in Chennai region and the electronics hub of the States. This locational advantage provides it the required social, industrial, strategic and educational ecosystem which are very much required for development of the high-tech industrial ecosystem. This site is also in proximity to the proposed test centres for Electro Optics, Electronic Warfare and Unmanned Aerial Systems being established in collaboration with Ministry of Defence and Defence Public Sector Units.

## **DISCLAIMER**

1. The purpose of this document is to provide the Applicant(s), with information to assist the formulation of their EoI. This document does not purport to contain all the information each Applicant may require. This document may not be appropriate for all persons, and it is not possible for TIDCO, its employees or advisors to consider the functional/investment objectives, financial situation and particular needs of each Applicant who reads or uses this document. Each Applicant should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this document and where necessary, obtain independent advice from appropriate sources. TIDCO, its employees and advisors make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the document.
2. The issue of this EoI does not imply that TIDCO is bound to undertake the Bidding Process and select the applicant for allotment of land.
3. TIDCO reserve the right to accept or reject any of the proposal without assigning any reasons thereof.

## **EXPRESSION OF INTEREST (EoI) FOR ALLOTMENT OF INDUSTRIAL PLOTS AT THE INDUSTRIAL PARK AT KARANI VILLAGE**

### **1. Background**

1.1. TIDCO intends to allot industrial plots on long term lease basis in the proposed Industrial Park, Karani Village, Gummidipoondi Taluk, Tiruvallur District to industrial units involved in engineering and service industries. While the focus of this industrial park is on Strategic Electronics, Drones, Urban Air Mobility etc, TIDCO is keen to support the land needs of other high-tech industries as well.

1.2. In order to finalize the size of plots and other requirements of the permissible industries, TIDCO invites interested parties to submit their EoIs. Based on the responses of EoIs received, TIDCO may finalize and initiate the allotment procedure.

### **2. Lease Period**

Land shall be transferred on lease for a period of 99 years.

### **3. Tentative Land Cost**

The upfront lease rental for plots has not been worked out yet. However, the lease fees could be about Rs.95 lakhs per acre(tentative).

4. **The Industries in the Park shall be eligible to avail benefits as per the prevailing Policy of the Government of Tamil Nadu for the sector in which the industry operates.**

5. Submission of Eol

The Eol to be submitted by the Interested Parties shall, *interalia*, include:

- a. Covering Letter expressing interest to participate in the allotment of plots in the Park in the form and manner prescribed hereunder as Annexure 1; and
- b. Details of interested party/applicant, documents to be submitted and plots applied for in the form and manner as prescribed hereunder as Annexure 2 and 3.

6. The Interested parties shall submit their respective details to the Managing Director, TIDCO in aforesaid format latest by 26 Oct 23, 4.00 PM at the address as mentioned below:

Address:

The Managing Director

**Tamil Nadu Industrial Development Corporation Limited**

**19-A, Rukmini Lakshmi pathy Road Egmore, Chennai - 600008**

Phone: 044 2855 4479

**Email: [info@tidco.com](mailto:info@tidco.com)**

7. Nodal Officer for Information about the Eol

For any additional information pertaining to this Eol, the Vice President TNDIC, TIDCO, Phone: 044 2855 4479, Email: [coord.tndic@tidco.com](mailto:coord.tndic@tidco.com) may be contacted.

8. How to Apply:

Download the 'Eol - Application Form' from the website [www.tidco.com](http://www.tidco.com) The duly filled Application along with its annexures shall be submitted at TIDCO office or mailed to TIDCO.

## **Annexure 1 – Covering Letter**

To

The Managing Director

TIDCO

19-A, Rukmini Lakshmi pathy

Road, Egmore, Chennai -

600008, Tamilnadu, India

**Sub:** Expression of Interest (Eol) for allotment of Industrial plots Industrial Park, Karani Village, Tiruvallur District.

Dear Sir,

1. With reference to your Eol document No.TIDCO/Eol-02/2023, I/We the undersigned am/are hereby expressing our Interest to set up an industrial unit of our company / firm.
2. I/We understand that, Tamil Nadu Industrial Development Corporation Limited(TIDCO) intends to allot industrial plots at the park on lease basis and based on the Eol responses received, TIDCO shall finalize and initiate the allotment procedure. Further, the issue of this Eol does not imply that TIDCO is bound to allot land to interested industrial units which have responded to the Eol .
3. I/We have prepared our expression of interest for allotment of plots at Park as specified in the Eol Document and enclosed the annexures.

(Signature  
with Seal) Name of  
the person:  
Designation:  
Name of the Entity:

## Annexure 2 – Details of Interested Party/Applicant

<b>S.No.</b>	<b>Particulars</b>	<b>Details</b>
1	Name of the Interested Party/Applicant	
2	Designation/ Occupation	
3	Name of the firm / Company	
4	Registered Address:	
5	Email ID:	
6	Telephone / Mobile No.	
7	Plot area required(in acres)	
8	Proposed investment (in INR excluding land cost)	
9	Proposed direct employment	
10	Industrial Sector(if Non Aerospace and Defence)	

### **Annexure 3 – Documents to be submitted**

1. Brief Project Report mentioning the Promoters background, Raw materials, Product process etc.,
2. Copy of the Memorandum and Articles of Association along with certification of incorporation
3. Partnership deed in case of a partnership firm along with registration certificate
4. Udyam Registration Certificate for Micro, Small and Medium Enterprises/FIPB approval (in case of Foreign Investment).
5. Address proof/ PAN/GST
6. List of Directors/partners/Shareholders with shareholding pattern of the company/firm duly certified by a Chartered Accountant and in case the holding company is a foreign company, it should be certified by a CPA (Certified Public Accountant)
7. Annual Report/Profit & Loss Account for the last three financial years in case of existing companies/firms.
8. Other relevant documents as deemed necessary

**Annexure 4 – Location Map**





