

# Guidelines to apply online for Land allotment of Industrial Plots at Tamilnadu Polymer Industries Park, Ponneri Taluk, Thiruvallur District



Tamilnadu Polymer Industries Park Ltd  
(A Government of Tamilnadu Enterprise)

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## **ABOUT TPIPL**

Tamilnadu Polymer Industries Park Limited (TPIPL) is a joint venture between Tamilnadu Industrial Development Corporation Limited (TIDCO) and State Industries Promotion of Corporation of Tamilnadu Limited (SIPCOT), incorporated as a Special Purpose Vehicle as mandated by the Government of Tamilnadu, for establishment of Polymer Industries Park at Puzdhivakkam and Voyalur Villages, Ponneri Taluk, in Thiruvallur District, Tamilnadu, India. The Polymer Industries Park is a sector specific cluster development program initiated by Department of Chemicals and Petrochemicals, Government of India under its Scheme for setting up of Plastic Parks in co-operation with Government of Tamilnadu.

The Park is spread over 239.82 acres and the total allotable plot area of 164.22 acres. The Park is located in close proximity to three major Ports Ennore, Kattupalli and Chennai. The Athipattu railway station is located at a distance of 3.3 km from the Park. The State Highway 56 connects the Park to Tiruvottriyur and Ponneri. The NH – 16 is only 22 kms away from the Site. The Northern Port Access Road currently under development shall further augment the connectivity of Polymer Park.

This state of the art Industrial Park will have complete support of all services at the door step for the Polymer based industries. Research & Development facility, Warehousing facility, uninterrupted power supply, Truck Terminal facility, Skill development facility and presence of Central Institute of Plastics Engineering & Technology shall be the hallmark of the Polymer Park. The Park shall also provide plug and play facilities for investors and also have incubator for start-ups in the field of polymer technology.

The well-established ecosystem for the industry, in tandem with good connectivity is a boon for the Polymer industries to flourish in this Park.

## **DISCLAIMER**

i. The information contained in guidelines provided to the Applicant(s), by or on behalf of Tamilnadu Polymer Industries Park Limited (TPIPL) or any of its employees or advisors, is provided to the Applicant(s), on the terms and conditions set out in guidelines and all other terms and conditions subject to which such information is provided.

ii. The purpose of this guidelines is to provide the Applicant(s), with information to assist the online filling of the application form. This guidelines may not be appropriate for all persons, and it is not possible for TPIPL, its employees or advisors to consider the functional/investment objectives, financial situation and particular needs of each Applicant who reads or uses this guidelines. Each Applicant should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this guidelines and where necessary obtain independent advice from appropriate sources. TPIPL, 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 guidelines.

## **LAND ALLOTMENT OF INDUSTRIAL PLOTS AT TAMILNADU POLYMER INDUSTRIES PARK**

### **1. Background**

TPIPL intends to allot industrial plots in Tamilnadu Polymer Industries Park, Puzhuvakkam & Voyalur Villages, Ponneri Taluk, Thiruvallur District to industrial units involved in manufacture of polymer components, equipments and allied product or service units on long term lease basis.

### **2. About Park**

Tamilnadu Polymer Industries Park is spread over an area of around 239.82 acres. It has been earmarked for industries manufacturing of polymer components and allied products. The total allottable area is 164.22 acres. The location and indicative layout of the Park is provided in Annexure 1 & Annexure 2 respectively. The details of plots in Phase-I available for allotment is provided in Annexure 3. Phase II is under development stage.

### **3. Lease Period**

Land shall be transferred on lease for a period of 98 years.

### **4. Existing Land Rate**

The upfront lease premium for plots in the Park is Rs.110 lakhs per acre.

### **5. The Industries in the Park** shall be eligible to avail benefits as per the prevailing Industrial Policy of the Government of Tamilnadu.

### **6. How to Apply for Land Allotment**

The Application for Land allotment can be submitted only online through the URL:  
<http://tnpolymerparkonlineapplication.com/>

### **7. Application Fees**

Online payment of non-refundable application fee of Rs.10,000 plus 18% GST.

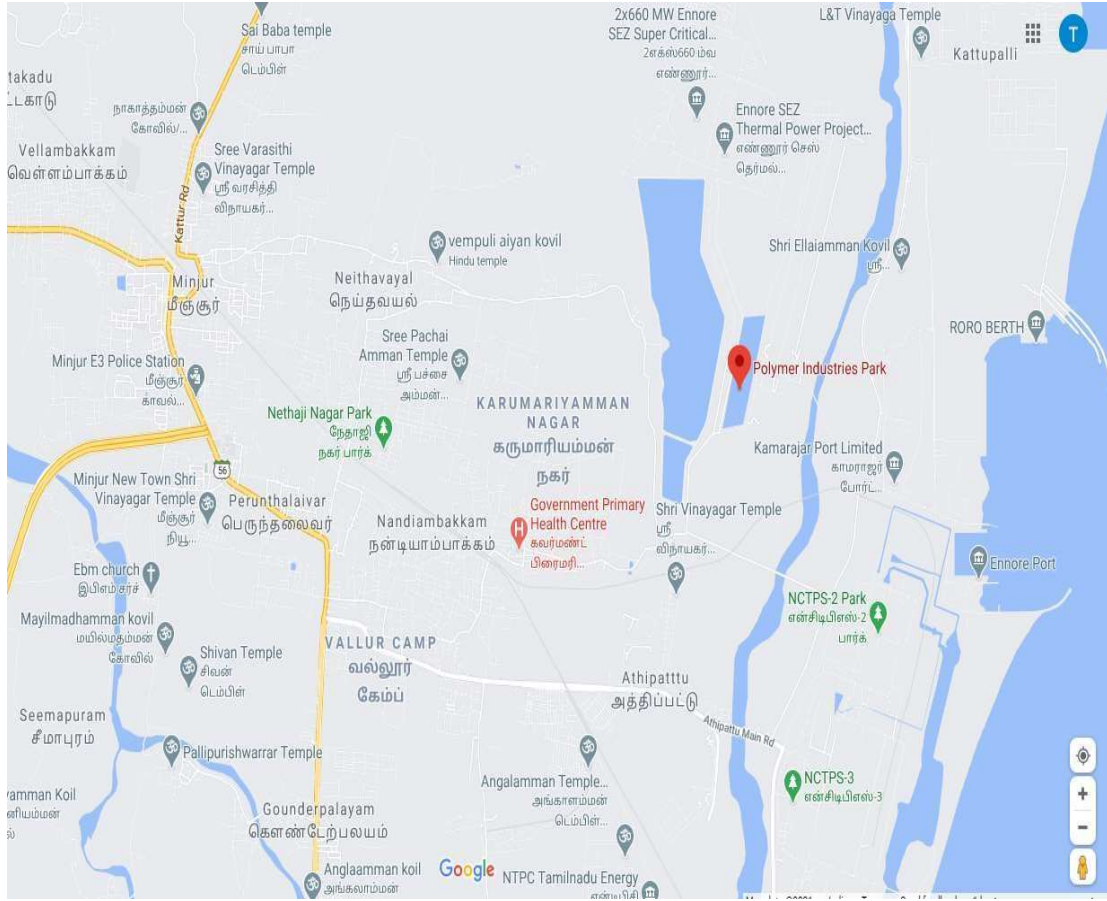
### **8. Initial Deposit**

Online Payment of initial deposit @1% of the applicable upfront lease premium of the plot(s) applied.

**9. Terms and Conditions:**

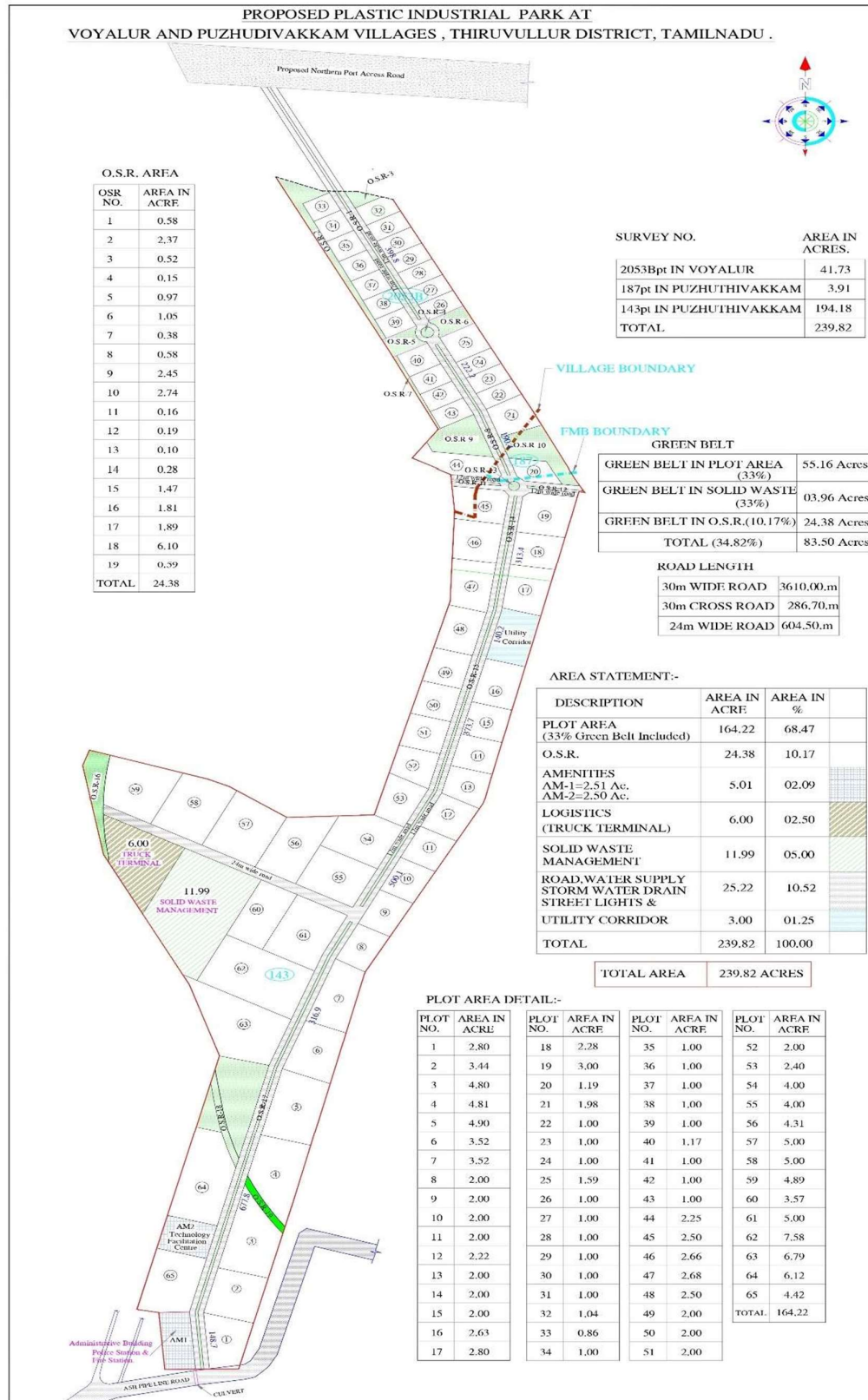
- a. The filing of application and payment of Initial Deposit alone does not entitle the applicants for allotment of land.
- b. "Application Fee" is non-refundable.
- c. The Initial Deposit amount paid shall be adjusted towards the Upfront lease premium payable for the plot allotted.
- d. The allotment letter will be issued to the successful applicants and they are mandated to pay the upfront lease premium less initial deposit already paid within 90 days from the date of allotment letter. No extension of time will be considered for the payment of balance amount. In case, the balance payment is not received within the stipulated time period indicated in the allotment letter, the allotment shall stand automatically cancelled without any further notice. No request for restoration of allotment shall be considered and initial deposit paid shall be forfeited.
- e. In case of rejection of Application, the applicants may re-apply after attending to the deficiencies. If rejected after submission /re-submission of application, applicants may claim the Initial Deposit within 30 days from the date of rejection letter.
- f. The plot is allotted on long term lease of 98 years.
- g. Lease deed in a prescribed format will be executed and registered by the allottee and TPIPL within 45 days from the date of receipt of entire upfront lease premium for Plot.
- h. The Plot will be handed over to the allottee within 15 days after the execution of the lease deed.
- i. The allottee, within Thirty-Six (36) months from the date of execution of lease deed, will take necessary steps for implementation of the project and file such papers in evidence of implementation.

## Annexure 1 – Location Map





## Annexure 2 – Park Layout



### Annexure 3 – PLOT DETAILS – PHASE-I

| Plot No. | Area in Acre | Plot No.     | Area in Acre  |
|----------|--------------|--------------|---------------|
| 1        | 2.80         | 47           | 2.68          |
| 2        | 3.44         | 48           | 2.50          |
| 3        | 4.80         | 49           | 2.00          |
| 4        | 4.81         | 50           | 2.00          |
| 5        | 4.90         | 51           | 2.00          |
| 6        | 3.52         | 52           | 2.00          |
| 7        | 3.52         | 53           | 2.40          |
| 8        | 2.00         | 54           | 4.00          |
| 9        | 2.00         | 55           | 4.00          |
| 10       | 2.00         | 56           | 4.31          |
| 11       | 2.00         | 57           | 5.00          |
| 12       | 2.22         | 58           | 5.00          |
| 13       | 2.00         | 59           | 4.89          |
| 14       | 2.00         | 60           | 3.57          |
| 15       | 2.00         | 61           | 5.00          |
| 16       | 2.63         | 62           | 7.58          |
| 17       | 2.80         | 63           | 6.79          |
|          |              | 64           | 6.12          |
|          |              | 65           | 4.42          |
|          |              | <b>Total</b> | <b>125.70</b> |





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