

As per the Policy directive of Govt. of Tamil Nadu ELCOT is promoting 8 IT SEZs in Tier-I & Tier-II cities and Total area :

CHENNAI– Sholinganallur : 377.03 Acres
COIMBATORE-Vilankurichi : 61.59 Acres
MADURAI – Ilandaikulam : 28.91 Acres
MADURAI – Vadapalanji : 245.17 Acres
TIRUCHY – Navalpattu : 123.23 Acres
TIRUNELVELI-Gangaikondan: 500.00 Acres
SALEM – Jagirammalayam: 54.00 Acres
HOSUR – Viswanathapuram : 174.47 Acres

LAND COST PER ACRE in each locations

TIRUNELVELI - Rs. 15.00 lakhs
MADURAI-Ilandhaikulam - Rs. 30.00 lakhs
MADURAI- Vadapalanji - Rs. 15.00 lakhs
SALEM - Rs. 25.00 lakhs
TRICHY - Rs. 33.78 lakhs
HOSUR - Rs. 63.77 lakhs

CRITERIA FOR IN-PRINCIPLE LAND ALLOTMENT

- i. The applicant should have been in the business of IT/ITES as defined in the IT/ITES Policy of the Government of Tamil Nadu and as amended from time to time atleast during the preceding three consecutive Financial Years.
- ii. (a) The applicants should have had an average annual IT/ITES turnover of Rs.3.00

Crores and minimum 50% Export Turnover atleast during the preceding three consecutive Financial Years.

(b) In respect of applicants for allotment of only one one to three acres, the applicants should have had an average annual IT/ITES turnover of Rs.1.00 Core and minimum 50% Export Turnover (subject to a minimum of Rs.50.00 Lakhs) during the preceding three consecutive Financial Years.

- iii. The applicants should have plans/projections to generate a minimum direct employment of 100 persons per 10,000 sq.ft. Of built up area in the facilities to be created.
- iv. The applicants should submit a Detailed Project Report along with their applications justifying their requirement for the allotment of land, apart from establishing the technical/ financial feasibility, employment generations, expansion proposal for the next 5 years and viability of the project proposed.
- v. In the event of applicants received for a particular IT SEZ being more than the availability of the land and the eligibility conditions being equal, the land allotment should be on first come first served basis.
- vi. A sum of Rs. 5,000/- per acre shall be charged towards initial deposit which will be adjusted in the plot cost payable and Rs.1,000/- towards processing fee which is non-refundable.

TERMS OF ALLOTMENT TO BE FOLLOWED IN ELCOT

1. 100% of the land lease deposit is to be paid within 90 days from the date of allotment order.
2. The Lease Deed is to be executed and registered by the Allottee within 60 days from the date of payment of land lease deposit. The incidental expenses, stamp duty and registration fee, if applicable, would be borned by the Allottee.
3. Possession of plot should be taken over within 30 days from the date of execution of Lease Deed.
4. The construction of industry building should be commenced within six months from the date of allotment order and the same should be completed within 24 months from the date of Allotment Order.
5. Commencement of commercial operations should happen within 36 months from the date of Allotment Order.