



eFile No. STPI/HQ/PDC/07/2022-23/253/

सॉफ्टवेयर टेक्नोलॉजी पार्क्स ऑफ इंडिया
 (इलेक्ट्रॉनिकी और सूचना प्रौद्योगिकी मंत्रालय, भारत सरकार के अन्तर्गत स्वायत्त सोसाइटी)
Software Technology Parks of India
 (An Autonomous Society under Ministry of Electronics & Information Technology, Govt. of India)

Date 28.04.2023

To,

Sh. Rohit Meena, IAS

Managing Director,

M/s State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd. (SIIDCUL), #29, Integrated Industrial Estate (IIE), IT Park, Sahastradhara Road, Dehradun - 248001, Uttarakhand.

Subject: Modified Electronics Manufacturing Clusters (EMC 2.0) Scheme-Approval for setting up of Electronics Manufacturing Cluster at Integrated Industrial Estate (IIE) Kashipur, Udhampur Singh Nagar District, Uttarakhand -reg.

References:

- i. EMC 2.0 Scheme Gazette Notification no. 86 [CG-DL-E-01042020-218991] dated 1st April, 2020;
- ii. Guidelines for implementation of Modified Electronics Manufacturing Clusters (EMC 2.0) scheme dated 1st June, 2020 [F. No. W-45/3/2020-IPHW-MeitY];
- iii. SIIDCUL EMC Online application submission dated 7th June, 2021, 19th May, 2022 & 21st September, 2022 along with Detailed Project Report (DPR) and subsequent correspondences thereto;
- iv. Project Review Committee (PRC) meeting dated 3rd March, 2023

Sir,

Reference is invited to application submitted by M/s State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd. (SIIDCUL), as Project Implementing Agency (PIA) cited under reference (iii) above and subsequent communications for seeking financial assistance under the Modified Electronics Manufacturing Clusters (EMC 2.0) Scheme from the Ministry of Electronics and Information Technology (MeitY), Government of India for setting up of **Electronics Manufacturing Cluster project at Integrated Industrial Estate (IIE) Kashipur, Udhampur Singh Nagar District, Uttarakhand**. The said EMC application along with requisite documents submitted by M/s SIIDCUL has been considered in accordance to EMC 2.0 scheme & Guidelines and based on the assurances & commitments made therein, I am directed to convey the approval of Ministry of Electronics and Information Technology (MeitY), Government of India for setting up of Electronics Manufacturing Cluster project over an area of **133.82 Acres** with a **project cost of Rs. 136,35,19,000/-** (Rupees One Hundred Thirty Six Crores Thirty Five Lakhs and Nineteen Thousands Only) [excluding land cost] including **Central Financial Assistance of Rs. 57,78,69,000/-** (Rupees Fifty Seven Crores Seventy Eight Lakhs and Sixty Nine Thousands Only) from Ministry of Electronics and Information Technology (MeitY).

2. The parameters of the project are mentioned hereunder:

(Signature)



#	Project Parameter(s)	Details																				
i.	Project Implementing Agency (PIA)	M/s State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd. (SIIDCUL)																				
ii.	Location of EMC	Integrated Industrial Estate (IIE) Kashipur, Udhampur Singh Nagar District, Uttarakhand																				
iii	Latitude and Longitude	Latitude: 29°13'51.6"N, Longitude: 79°01'30.2"E; Site Coordinates: 29.23141, 79.02505																				
iv.	Area of EMC	133.82 Acres <i>(Comprises 2 land parcels of 112.24 acres & 21.58 acres at a distance of 486.95 Mtrs. connected by 24-meter-wide road- Layout attached at Annexure-I)</i> <table border="1" data-bbox="613 628 1430 823"> <thead> <tr> <th>#</th><th>District</th><th>Tehsil</th><th>Village</th><th>Area (In Acres)</th></tr> </thead> <tbody> <tr> <td>1</td><td>Udhampur Singh Nagar</td><td>Kashipur</td><td>Dohari Vakil</td><td>102.00</td></tr> <tr> <td>2</td><td></td><td></td><td>Pachchawala</td><td>31.82</td></tr> <tr> <td colspan="4">Total</td><td>133.82</td></tr> </tbody> </table>	#	District	Tehsil	Village	Area (In Acres)	1	Udhampur Singh Nagar	Kashipur	Dohari Vakil	102.00	2			Pachchawala	31.82	Total				133.82
#	District	Tehsil	Village	Area (In Acres)																		
1	Udhampur Singh Nagar	Kashipur	Dohari Vakil	102.00																		
2			Pachchawala	31.82																		
Total				133.82																		
v.	Processing and Non-Processing Area	<ul style="list-style-type: none"> Processing Area: 111.15 Acres (83.06%) Non-Processing Area: 22.67 Acres (16.94%) 																				
vi.	Saleable Area with Ready Built Factory (RBF) Sheds for allotment to unit(s)	Saleable Area: 73.20 Acres <ul style="list-style-type: none"> Industrial Plottable Area: 64.37 Acres Area earmarked for RBFs: 8.83 Acres (<i>12.06% of saleable area</i>) 																				
vii.	Targeted ESDM verticals in EMC	Consumer Electronics, Medical Devices, E-mobility, Defense Electronics, Renewable, and Power Electronics, Telecommunication, and IoT																				
viii.	Anchor Unit(s)	M/s Samriddhi Automations Pvt. Ltd. <ul style="list-style-type: none"> Line of product: CCTV Camera Committed area for land allotment - 8 Acres (<i>10.93% of saleable area</i>) Unit's Investment Commitment: Rs. 175 crore 																				
viii.	Implementation Timelines	27 months from date of approval																				

TERMS AND CONDITIONS:

- The approval and financial assistance for this project are subject to compliance by M/s State Infrastructure and Industrial Development Corporation of Uttarakhand Ltd. (SIIDCUL) to the Modified Electronics Manufacturing Clusters (EMC 2.0) Scheme and Guidelines including amendments, if any, issued by the Government of India from time to time and the terms and conditions stipulated hereinafter.
- The financial assistance has been approved on basis of the eligible activities, break-up of project cost, and funding pattern submitted by M/s SIIDCUL, appraised by Project Management Agency i.e. PMA-STPI, New Delhi and approved by MeitY under the EMC 2.0 Scheme which is tabulated hereunder. M/s SIIDCUL undertakes to comply with the eligible activities, the break-up of project cost, and the funding pattern as provided herein.



Amount: In Rupees

Project Component(s)/Activity	Unit	Quantity	Per Unit Rate	Processing / Non-Processing	Cost	Central Financial assistance
A. Vital Services						
A.1 Boundary wall with Entrance Gate		-		Processing	6,75,45,000	3,20,84,000
i) Boundary Wall	Km	7.4	90,57,770	Processing	6,70,27,000	3,18,38,000
ii) Entrance Gate	Sq.m.	269.09	1,925	Processing	5,18,000	2,46,000
A.2 Internal roads		-		Processing	11,40,11,000	5,41,52,000
i) 12 Meter wide Road	Rm	51.25	4,51,47,000	Processing	23,14,000	10,99,000
ii) 15 Meter wide Road	Rm	412.38	4,80,30,000	Processing	1,98,06,000	94,08,000
iii) 24 Meter wide Road	Rm	197.68	7,97,14,000	Processing	1,57,58,000	74,85,000
iv) Balance Infra Work		-	7,61,33,000	Processing	7,61,33,000	3,61,63,000
a) Roads (700 m. Road + 1 nos. culvert + Bitumen layer on already constructed road)	Km	0.7	3,04,36,409	Processing	2,13,05,000	1,01,20,000
b) Footpath (5,701 Cu.m. of embankment + 7,870 Sq.m. inter-locking tiles)		Lumpsum		Processing	1,22,77,000	58,32,000
c) Storm Water Drainage (0.840 Km)		Lumpsum		Processing	1,94,73,000	92,50,000
d) Cable Trench		Lumpsum		Processing	2,30,78,000	1,09,61,000
A.3 Electrical distribution network- UG Cable Trench	Km	5.4	12522649	Processing	6,76,20,000	3,21,19,000
					Sub-Total (A)	24,91,76,000
B. Essential Services						
B.1 Solid Waste Management (300 sq.m. earmarked with 100 sq.m. built-up area for single storey building)	S.ft.	1,076	1375.46	Processing	14,80,000	7,02,000
B.2 Street Lighting	No's.	250	1,01,640	Processing	2,54,10,000	1,20,70,000
B.3 Warehousing (4 No's) [Total Built up area- 16,000 Sq.m (4*4,000 Sq.m)]	Acres	7.53	3,85,43,426	Processing	29,02,32,000	13,78,60,000
B.4 Ready Built factory (RBF) Sheds (2 No's), 2,000 Sq. Mtr. each	S.ft.	46,285	2,304	Processing	10,66,37,000	5,06,53,000
B.5 Fire Fighting and Safety services - Firefighting Tanker, Generator & UGR	Sq.m.	220	1,06,364	Processing	2,34,00,000	1,11,15,000

Amrit Bansal



(50KL) Built-up area 2,368 Sq.ft. (G+1)						
B.6 Back-up Power Plant- DG Set (2 no's), 200 KVA each	KVA	400	10,100	Processing	40,40,000	19,19,000
				Sub-Total (B)	45,11,99,000	21,43,19,000
C. Desirable Services						
C.1 Welfare Services						
C.1.1 Employee Hostel (4 Buildings, G+3 Floor) (Dormitory-200 beds, 1 Room Set (96 Nos.), 2 Room Set (48 Nos.), Working women hostel (48 rooms)	S.ft	1,14,269.7	2,399	Non - Processing	27,41,54,000	13,02,23,000
C.1.2 Landscaping	S.ft	1,776.04	845	Non - Processing	15,00,000	7,12,000
C.1.3 Crèche / Nursery (Capacity-50)	S.ft	1,830	2,265	Non - Processing	41,45,000	19,69,000
C.1.4 Primary Health Centre (PHC)	S.ft	538	4,501	Non - Processing	24,21,000	11,50,000
C.1.5 Banking & Financial Services – Parking (5.43 acres)	S.ft	2,34,653.02	322	Non - Processing	7,55,61,000	3,58,92,000
C.1.6 Banking & Financial Services – Canteen and Rest Rooms	S.ft	1,776.04	2,814	Non - Processing	49,98,000	23,74,000
				Sub-Total (C.1)	36,27,79,000	17,23,20,000
C.2. Support Services						
Business Trade & Convention Centre G+2 Floor (Including VC, IT, Telecom Infra, auditorium, Training Facility)	S.ft	1,000	37,556	Processing	3,75,56,000	1,78,39,000
				Sub-Total (C.2)	3,75,56,000	1,78,39,000
				Sub-Total (C=C.1+C.2)	40,03,35,000	19,01,59,000
D. Administrative Cost	Lumpsum		-		2,75,18,000	2,75,18,000
E. External Development Cost	Lumpsum		Processing	23,52,91,000	2,75,18,000	
<i>E.1 External Road Connectivity upto EMC site (0.67+0.042=0.712 Kms.)</i>	Lumpsum		Processing	<i>13,18,62,000</i>		
<i>E.2 External Power Supply /distribution network from 33/11KV sub-station from escort farm to EMC Kashipur site (8.3 Kms)</i>	Lumpsum		Processing	<i>10,34,29,000</i>		
				Grand Total (A+B+C+D+E)	136,35,19,000	57,78,69,000

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5. The details of the project cost and Grant-in-aid for the project approved by the competent authority under the Modified Electronics Manufacturing Clusters (EMC 2.0) scheme are provided in table hereunder. The PIA undertakes to comply with the project cost as provided herein.

Amount: in Rupees

#	Parameter	Area (In acres)	Project Cost	Eligible Cost	Central Financial assistance (from GoI)
1	Processing Activity	111.15	73,79,31,000	73,79,31,000	35,05,13,000
2	Non-processing Activity	22.67	36,27,79,000	36,27,79,000	17,23,20,000
3	Administrative Expenses	-	2,75,18,000	2,75,18,000	2,75,18,000
4	External Development Cost	-	23,52,91,000	2,75,18,000	2,75,18,000
Total		133.82	136,35,19,000	115,57,46,000	57,78,69,000

6. The details of funding for the project approved by the competent authority under the Modified Electronics Manufacturing Clusters Scheme are provided in the table hereunder.

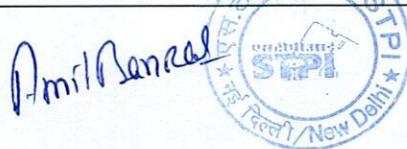
S. No.	Funding Sources	Amount (Rs. in Crore)
1	Central Financial Assistance from MeitY	57.78
2	Contribution from PIA (i.e., SIIDCUL)	78.57
	Total	136.35

7. **Implementation schedule:** The project components wise implementation schedule for the project is provided hereunder. M/s State Infrastructure and Industrial Development Corporation of Uttarakhand Ltd. (SIIDCUL) will undertake to implement the project within the approved timelines. In the event of considerable and persistent delay in the project, action will be taken in accordance to EMC 2.0 Scheme and Guidelines

(a) Total duration of the project – 27 months from date of approval

(b) Project Component-wise implementation timeline as per *Annexure-II*.

S.No.	Particulars	Timelines (Months)
1	Vital Services	
1.1	Boundary Wall (Per Meter)	A+8
1.2	Internal Roads	A+6
1.3	Electric Distribution Network (LT Distribution (XLPE 11 KV Cable, RMU, CSS, Feeder Pillars, etc.)	A+9
2	Essential Services	
2.1	Solid Waste Management Facility (Shed)	A+13
2.2	Street Lighting and High mast	A+12
2.3	Backup Power Plant (D.G Set) – Nos.	A+15
2.4	Warehouse guard Rooms using - Including 4 Sheds + Boundary Wall + 2	A+19



S.No.	Particulars	Timelines (Months)
2.5	Ready Built Factory (RBF) Sheds/Plug & Play Facility	A+27
2.6	Residence, Fire Fighting Tanker, Generator & UGR (50 KL) Fire Fighting and Safety Service - Fire Station	A+24
2.7	Two Guard Rooms at EMC Entry and Exit Gate	A+10
3	Desirable Service	
3.1	Welfare Service	
3.1.1	Employee Hostel/Housing	
3.1.1.1	One Room Set (In Sqm) – 96 Nos. (G+3)	A+27
3.1.1.2	Two Room Set (In Sqm) – 48 Nos. (G+3)	A+27
3.1.1.3	Dormitory (In sqm) – 200 Beds (G+3)	A+27
3.1.1.4	Working Women Hostel (In Sqm.) – 48 Nos. Rooms (G+3)	A+27
3.1.2	Hospital and PHC (Dispensary with Medical Officer Room)	A+12
3.1.3	Creche (In sqm) for 50 Children	A+21
3.1.4	Parking	A+15
3.1.4.1	Parking Canteen + Rest rooms	A+12
3.1.5	Landscaping Area	A+12
3.2	Support Services	
3.2.1	Business Convention Centre - G+2 Floor (In sqm) - (Including VC, IT, Telcom infra, Auditorium, Training Facility)	A+27
Project Completion Timeline		A+27

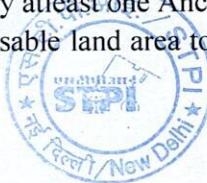
8. The PIA i.e., M/s State Infrastructure and Industrial Development Corporation of Uttarakhand Ltd. (SIIDCUL) will execute an agreement with the Project Management Agency i.e., Software Technology Parks of India (STPI, New Delhi) for proper utilization of financial assistance wherein it will undertake to abide by the terms and conditions specified in the approval letter, the terms of the Scheme and guidelines or any instructions issued by the MeitY through PMA on time to time. In the event of failing to comply with any of the conditions; it will be treated as a breach of the agreement, and in such condition, PIA i.e., SIIDCUL will be liable to refund to the President of India, the entire amount of the financial assistance together with the penalties or interest (*as applicable*) imposed by the Governing Council on account of breach of the agreement.
9. The PIA will create an Escrow Account with a Bank (Nationalized or Commercial) and provide the details thereof to the PMA. The PMA shall enter into a Tripartite Escrow Agreement with the PIA, and the Bank, where the escrow account of the PIA is maintained, for proper utilization of the financial assistance.
10. SIIDCUL will ensure the allotment of minimum 70% of the utilizable land area (excluding internal development for roads, carriageways, green spaces, drainage, sewage etc. and common infrastructure for utilities such as Power, Lighting, Waste Management, Effluent Treatment, Fire Fighting and Safety, etc.) for processing activities and remaining area for non-processing activities as included in the list of desirable activities under the Scheme and classified at para 4 above of this approval letter.
11. SIIDCUL will ensure that the unit(s) who have confirmed their investment within the EMC and highlighted at Para 2 (viii) above, make investment towards setting up of their electronics



manufacturing facilities in EMC.

12. The disbursement of financial assistance will be made on pari-passu basis i.e., all proportionate payments to be released after the mobilization of corresponding share/contribution by PIA i.e., M/s State Infrastructure and Industrial Development Corporation of Uttarakhand Ltd. (SIIDCUL) along with other sources in the escrow account and other necessary conditions for the release of such payments as prescribed in EMC 2.0 Scheme Guidelines have been complied with. The same is to be applicable to all the installments with effect from the first installment to be released to the PIA. The deposits in the escrow account shall be utilized only for authorized expenditure as per project approval.
13. The first installment i.e., 30% of the financial assistance will be released after compliance of terms & conditions as mentioned in this approval letter and fulfilling of the below mentioned criteria's:
 - i. Execution of agreement(s) with PMA spelling out explicitly the project deliverables and timelines;
 - ii. Opening of designated escrow saving bank account in scheduled commercial Bank and execution of Tripartite Escrow Agreement for such escrow account among SIIDCUL, PMA and Bank (Escrow agent).
 - iii. Deposition of pari-passu contribution in Escrow Account by M/s SIIDCUL towards the said project.
14. The second Installment i.e., 40% of the financial assistance will be released on compliance of the following conditions:
 - i. After utilization of 80% of first installment and proportionate contribution of the PIA including other sources;
 - ii. Allotment of land to the Anchor Unit(s);
 - iii. Deposition of pari-passu contribution in Escrow Account or submission of sanction order issued by State Government for transfer of the pari-passu contribution in favour of the SIIDCUL towards the said project, and;
 - iv. On recommendations of the Project Review Committee (PRC)
15. Third (last) Installment i.e., 30% of the financial assistance will be released on compliance of the following conditions:
 - i. After utilization of the first and second instalment of financial assistance and the proportionate contribution of the PIA including other sources;
 - ii. Deposition of pari-passu contribution in Escrow Account or submission of sanction order issued by State Government for transfer of the pari-passu contribution in favour of the SIIDCUL towards the said project;
 - iii. On completion of the project in line with Clause 9.1 of EMC 2.0 scheme Guidelines as follows:
 - a) Obtaining of all requisite statutory clearances for the EMC project;
 - b) Commencement of construction activity by atleast one Anchor unit;
 - c) Allotment of atleast 50% of saleable / leasable land area to the manufacturing units

Amit Bansal



- within the EMC;
- d) Commencement of construction activity by atleast 50% of such land allottees; and
 - e) Any other condition as deemed necessary by PRC in the interest of the project.
16. Securing funds for any enhancement in the overall cost of the project will be the responsibility of the PIA. The financial assistance for the project from Government of India shall be limited to the approved amount as per this approval letter.
17. In the event of reduction of cost in a project component(s), the financial assistance will automatically get reduced on pro-rata basis for that project component(s).
18. It will be the responsibility of the PIA to obtain necessary approvals and clearances required for the project (*as applicable*) before or during (*as the case may be*) the implementation of the project but not later than the release of last instalment of financial assistance.
19. The PIA will submit the "Utilization Certificate" on the basis of audit done by Chartered Accountant in accordance with General Financial Rules (GFR), 2017 and other terms and conditions/rules as prescribed by Ministry of Finance, Government of India from time to time.
20. The PIA shall maintain separate books of accounts of the Government financial assistance and furnish audited statement of accounts on time to time. These audited statements of accounts should be furnished after utilization of each instalments/ tranche of instalment or whenever called for.
21. The PIA may seek reimbursement of the expenditure made on the approved project / project components in case the PIA intends to make upfront expenditure on the implementation of the project. However, PIA will have submitted the application under the Scheme prior to incurring any expenditure on the project. The submission of such application does not guarantee any approval and any such approval will be subject to issue of a formal approval letter in accordance with the scheme parameters. Expenditure made after the issuance of the acknowledgment will be eligible for reimbursement.
22. The PIA will submit Quarterly Progress Reports (QPRs) on quarterly and regular basis and will also be responsible to submit the project implementation status /reports on time to time as and when asked for. PIA will continue to submit the Quarterly Progress Report (QPRs) for atleast one year after completion of the project.
23. The accounts of PIA shall be open for inspection by the Ministry of Electronics and Information Technology and audit, both by the Comptroller and Auditor General of India under the provision of CAG (DPC) Act 1971 and internal audit by the Principal Accounts Office of the Ministry of Electronics and Information Technology as and when deemed necessary. Ministry of Electronics and Information Technology shall also have the right to appoint an agency for undertaking such audit.
24. SIIDCUL will submit the Utilization Certificate (UC) along with requisite documents immediately after utilization of funds or before the closure of the financial year. Receipt of such certificate shall

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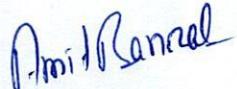


be scrutinized by PMA. Where such certificate is not received from the PIA within the prescribed time, the MeitY will have liberty to take necessary action and may consider to blacklist such PIA from any future grant, subsidy, or other type of financial support from the Government of India.

25. In case of winding up, dissolution, etc. of the PIA, at any point in time, all assets and any unutilized grant shall automatically vest with the Government of India.
26. In case of any conflict or dispute between PIA and PMA, conflict should be resolved mutually. In case of failure of mutual resolution, the matter will be dealt as per Arbitration clause in Agreement to be signed/signed (*as the case be*) between STPI (PMA) and SIIDCUL (PIA).



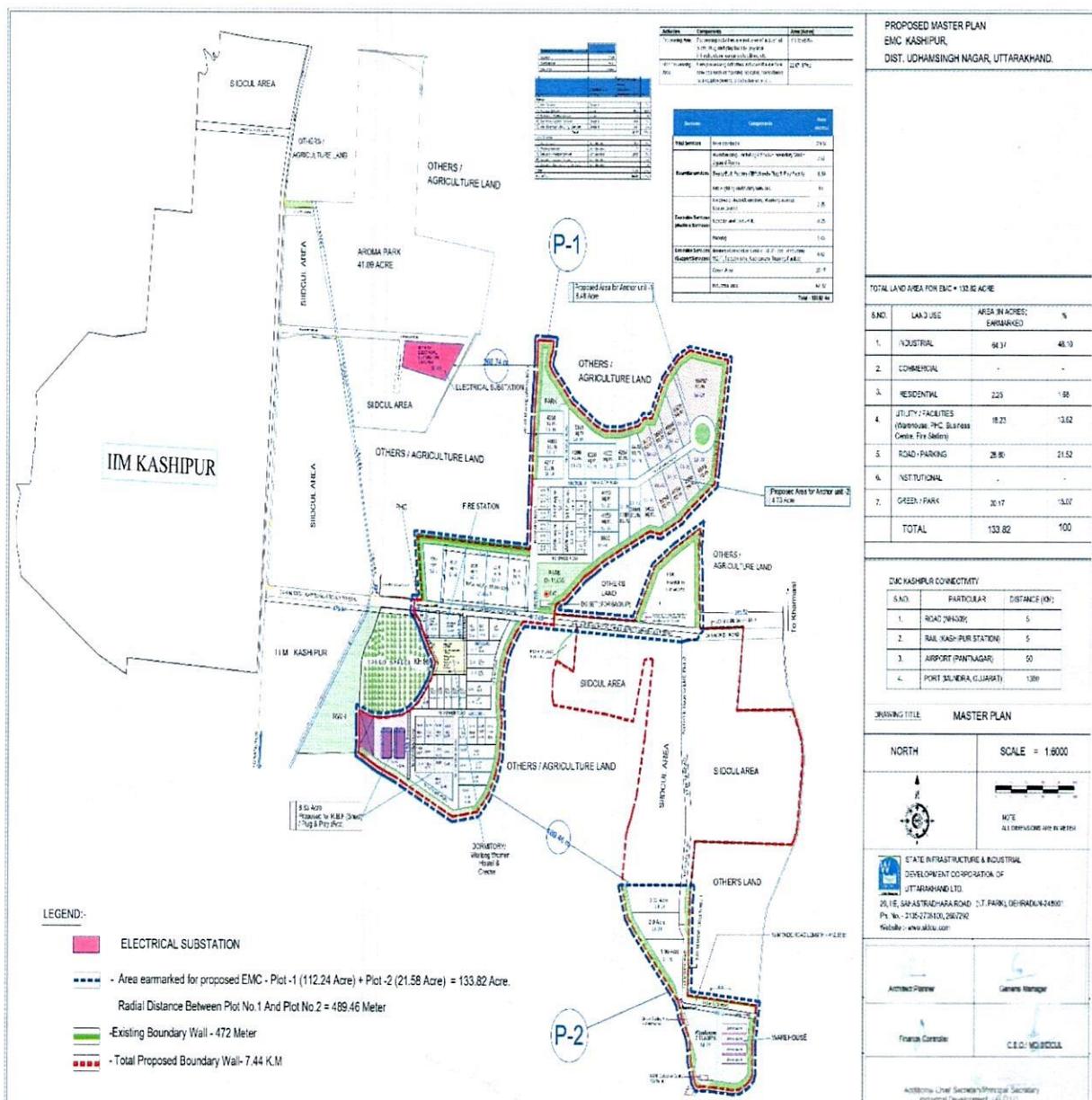
Yours sincerely,


(Amit Bansal)
Director

Copy to:

- i. Secretary, MeitY
- ii. AS (BK), MeitY
- iii. JS &FA, MeitY
- iv. GC(AN)/Dir (NK)/SC-D (NKG), MeitY
- v. Principal Secretary (Department of Industries), Government of Uttarakhand

Layout of EMC in Integrated Industrial Estate (IIE) Kashipur, Udhampur Singh Nagar District, Uttarakhand



Amit Benzel

Annexure-II

Implementation schedule for Integrated Industrial Estate (IIE) Kashipur, Udhampur Singh Nagar District, Uttarakhand

Implementation Schedule EMC Kashipur

S. No	Particulars	M1 M2 M3 M4 M5 M6 M7 M8 M9 M10 M11 M12 M13 M14 M15 M16 M17 M18 M19 M20 M21 M22 M23 M24 M25 M26 M27																							
1. Vital Services																									
1.1	Boundary Wall																								
1.2	Internal Roads																								
1.3	Electric Sub-Station/Distribution Network (LT Distribution (XLPE 11 KV Cable, RMU, CSS, Feeder Pillars, etc.)																								
2. Essential Services																									
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2.2	Street Lighting and High mast																								
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2.4	Warehousing - Including 4 Sheds + Boundary Wall + 2 guard Rooms																								
2.5	Ready Built Factory (RBF) Sheds/Plug & Play Facility																								
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3.1.5	Recreational Area																								
3.2 Support Services																									
3.2.1	Business Convention Centre - G+2 Floor - (Including VC, IT, Telcom infra, Auditorium, Training Facility)																								
M1: First Month from the Date of Approval of Application																									

