

Saroj Kumar Sethi, (IAS)
Chief General Manager (Land)



HO/P&A/LA-E/6286/2015-26 /

2432

Date: 29/01/26

ORDER

In addition to the Conditions / Documents stipulated in the Circular No. 15995 dated 23.07.2016 and Order No. IDCO-LAE-6286/2015-23-26744 dated 23.08.2023 for obtaining NOC for creation of mortgage, all the project proponents who have taken land from IDCO / who have been allotted land and now want to take NOC for creation of mortgage over the allotted land for borrowing loan from different Banks/ Financial Institutions, are hereby informed that, the following Pre-Conditions to be complied and Additional Documents to be submitted along with the application for obtaining NOC.

Pre-conditions

1. The promoter(s) of the unit is required to infuse/ contribute at least 20% of the amount financed by the lenders / financial institutions for which the unit has applied to IDCO for NOC for mortgaged rights for the project situated over the IDCO allotted leasehold land.
2. The unit's loan account(s) have not been NPA with any financial institution (s) as per RBI guidelines prior to six months of date of submission of application to IDCO for NOC for mortgage purpose. In this respect, Statutory Auditors/Chartered Accountants certificate to be submitted by the unit.
3. Application for NOC for mortgage rights in regard to term loan credit facility shall be considered.

Additional Documents

1. Certificate of Statutory auditors/ Chartered accountants in whole time practice on actual investment made by the promoters of the unit / allottee (s) as on the date of application of NOC for mortgage rights made by the unit.
2. Necessary Building Plan approval should have been obtained by the unit from the authorities concerned & ordinarily building plan certified by an architect (case to case basis).
3. Copy of Lease Deed / Agreement to lease executed by IDCO with the unit.

SIW

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4. A Tripartite Agreement will be executed among IDCO, the land allottee, Bankers/ Financial Institutions/ Lenders before issuance of the final NOC by IDCO.

The above order will come into force with immediate effect.

BY ORDER

hi 29/01/2026
Chief General Manager (Land)

Memo No. 2433 / Date: 29/01/26

Copy to Senior Private Secretary to Chairman, IDCO/ Senior Private Secretary to Managing Director, IDCO for kind information of Chairman & Managing Director respectively.

hi 29/01/2026
Chief General Manager (Land)

Memo No. 2434 / Date: 29/01/26

Copy forwarded to All Chief General Managers/ Additional Chief General Manager/ All General Managers/All Land Officers/ All Divisional Heads of IDCO/ Company Secretary, PPPL for information and necessary action.

hi 29/01/2026
Chief General Manager (Land)

Memo No. 2435 / Date: 29/01/26

Copy to Deputy General Manager (MIS), IDCO with a request to upload this Order in the website of IDCO for information and wide circulation.

hi 29/01/2026
Chief General Manager (Land)