

No. HO/ID/A/8944/02/

Date: 03.12.2009

CIRCULAR

Sub:- Refund of deposits to the allottees/entrepreneurs

The Board of Directors of IDCO in their 77th meeting held on 23.09.2009 [vide agenda item no.5] have approved the following guidelines for refund of deposits to the allottees/entrepreneurs as under.

1. Amount paid by the allottees/ entrepreneurs towards cost of the IDCO allotted properties towards processing fee, penalties, surcharges etc. are not refundable.
2. In case the allotted land / shed could not be handed over to the allottee by IDCO for reasons what so ever, full deposit (without accrued interest on the deposit) shall be refunded without any deduction.
3. The cost of repairs, damages causing loss, theft of fittings and legal expenses if any, shall be deducted from the refundable amount.
4. In case the request for refund of deposits is made within 90 days of allotment having made payment either in part or full, full deposit shall be refunded along with statutory dues if any without any deduction.
5. In case of cancellation made on account of non-compliance of the terms and conditions of allotment offer in stipulated period even on extended time, deposits made by the allottee either in part or full shall be refunded without any deduction, provided the cancellation is made within 90 days of allotment letter.
6. Cancellation / surrender leading to refund after 90 days of allotment shall entail deduction of 10% **on the deposits made by the allottee** towards administrative charges provided the same is done within the first year of allotment/**possession**. In case of delay exceeding the first year of allotment, additional 5 % of land cost shall be levied as penalty for non-utilisation of the property for each subsequent year of delay.
7. In case the amount paid by the allottee is less than the amount to be deducted towards administrative charges, no refund shall be made.

8. In case water supply is provided to the allottee by IDCO, the outstanding dues to be cleared by the allottee/entrepreneur and No Dues certificate from the concerned Division shall be obtained before considering any refund.
9. The allottee has to clear the electricity charges and obtain No Dues certificate from the concerned authority, after which refund shall be made.
10. In case there are additional structures constructed on the allotted property with due approval of (building plan approval) by the competent authority, IDCO shall refund the cost of such structures as well evaluating the cost as per prevailing State PWD code / Corporation norms but only after disposal of the property by way of sale / auction deducting 10% towards Administrative charges from the valuation of structures besides normal deductions as explained above. Unauthorised structures should not be evaluated and no refund shall be made for the same.
11. In case IDCO resumes the allotted property through process of eviction, refund of deposits shall be made after deducting 10% on the deposits made by the allottee towards administrative charges , arrear statutory dues for the entire period of occupation & total legal expenses alongwith other dues if any.

This order shall take immediate effect.

By order
Sd/-

Chief General Manager (ID)


Memo No. 21327 Date: 03.12.2009

Copy to All Chief General Managers / Divisional Heads / PS to Chairman/PS to Managing Director / Manager (Law), IDCO, Bhubaneswar for information and necessary action.

Copy to the President, Orissa Small Scale Industries Association / Orissa Young Entrepreneurs Association, Cuttack & Rourkela / Orissa Assembly of Small and Medium Enterprises / Utkal Chamber of Commerce & Industries, Bhubaneswar & Rourkela / Association of Industrial Entrepreneurs of Bhubaneswar / NOCCI, Balasore for information and necessary action.

Copy to Manager (MIS), IDCO for information with a request to launch this circular in IDCO website for general information.

Copy to All Officers & Dealing Assistants of ID Department, Head Office, IDCO Bhubaneswar for information and necessary action.


Chief General Manager (ID)