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Chairman

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Council for Leather Exports

(Sponsored by Ministry of Commerce & Industry, Government of India)

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No. CLE-HO / PTLM / MLFAC /2025-26

26th September 2025

To: Members of the Council

Dear Sir/Madam,

Sub: Mega Leather, Footwear & Accessories Cluster (MLFAC) being established at Panapakkam, Ranipet District - Industrial Plots available for allotment – reg.

We wish to inform that **State Industries Promotion Corporation of Tamil Nadu Limited (SIPCOT)** is in the process of establishing a green-field Mega Leather, Footwear & Accessories Cluster (MLFAC) at Panapakkam Village, Ranipet District, Tamil Nadu, in a land extent of around 447.21 acres. This project has been approved under Indian Footwear and Leather Development Programme (IFLDP) 2021-26. The MLFAC cluster is well connected with Arakkonam Junction (20 km), Kanchipuram (22 km), Walajah Railway Station (25 km), Ranipet (32 km), Chennai International Airport (80 km), Chennai Seaport (103 km).

The new greenfield cluster would house the manufacturing plants of all sub-segments of the footwear and leather products industry (except leather processing tanneries). It is proposed to develop plug n play facilities in the new cluster. Apart from manufacturing units, common facilities are proposed to be created in the new cluster such as Medical Facility Centre, Customs Office Building, Administrative office building, Creche building, Canteen, Sewage Treatment Plant & Storm water drains, Hostel for men & women, playground, warehousing etc.

Hong Fu Industrial Group, based in Taiwan, is setting up the non-leather footwear manufacturing facility in the MLFAC Cluster, Panapakkam, in land extent of 200 acres, and it proposes to invest about Rs.1500 Crores and would employ about 20000 people. Furthermore, SIPCOT has so far allotted 5 plots to manufacturers of various footwear components.

In this background, SIPCOT now invites Applications from interested investors (in the product categories of Leather Footwear, Leather Goods & Accessories, Leather Garments, Leather Gloves & other such finished products concerning the leather industry) to set up manufacturing units in the new green-field cluster at Panapakkam.

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According to SIPCOT, there are 11 industrial plots of various sizes which are currently available for Allotment in MLFAC, Panapakkam and the Plot details are given below (Status: 19.09.2025):

Sl. No	Plot Nos	Plot Sizes (Extent in Acres)
1	M-1	2.13
2	M-2	2.05
3	M-3	1.81
4	M-7	1.49
5	M-8	1.52
6	M-9	1.39
7	M-10	1.02
8	M-11	1.28
9	M-15	4.39
10	M-16	1.83
11	M-20	9.84

SIPCOT will be allotting the above plots as per its allotment policy and the plots will be allotted on leasehold basis for a period of 99 years. According to SIPCOT, the cost of land /plot at present is **about Rs.73.00 Lakhs per acre**. The duration for completion of construction is 30 months, and implementation duration is 36 months from the date of Allotment Order. There must be minimum 50% plot area utilization within this period. The implementation here refers to 'commencement of commercial production / operation'.

The Application Format is enclosed herewith for your perusal. If interested, you may submit your application to SIPCOT, as per Format along with supporting documents as mentioned in the Format, with a covering letter addressed to SIPCOT as follows:

The Managing Director

State Industries Promotion Corporation of Tamil Nadu Limited (SIPCOT

No.19-A, Rukmani Lakshmipathy Road

Post Box No.7223, Egmore, Chennai – 600008

The hard copy may be sent by Post / Courier to SIPCOT office. The scan copies of the same may be sent to SIPCOT by Email: allot@sipcot.in , agmc2@sipcot.in under CC to CLE: cle@cleindia.com , dd-p.t@cleindia.com

The application(s) received will be examined by the Allotment Committee of the SIPCOT and decision on the allotment or rejection will be taken and conveyed to the applicants.

Interested members may kindly do the needful. For any clarifications or briefings, you may keep in touch with Mr. A. Fayaz Ahmad, Deputy Director, CLE (Mobile: +91 99400 39045).

With warm regards,


R. SELVAM, IAS
Executive Director