

HARYANA STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT CORPORATION LTD
PANCHKULA

OFFICE ORDER

With a view to bring more transparency in the procedure/policy for allotment of industrial plots/sheds in various Industrial Model Townships (IMTs)/Industrial Estates of HSIIDC, the State Govt. has revised the existing allotment procedure/policy which shall be applicable with immediate effect. The revised policy/procedure for allotment of industrial plots/sheds shall be as under:-

1. **Evaluation criteria:**

The criteria for evaluation of applications received for allotment of industrial plots/sheds shall be as under:-

Sr. No.	Criteria	Marks/ Weightage	Remarks
1.	Qualification of the applicant/any of its promoters).	10	a) Graduate/Polytechnic Diploma/ITI- 5 marks b) B.Tech/Professional qualification-10 marks
2.	Experience of the promoters	12	a) Business /job experience- 6 marks b) Experience in the line-trading/ manufacturing or relevant job experience-12 marks.
3.	Shifting from non-conforming area/rented premises	8	
4.	Land Utilization	5	Where proposed built-up area is more than 60% of the plot area
5.	Level of proposed investment	6	The proposed investment in building and plant & machinery being more than; a) twice the value of land- 2 b) 2.5 times the value of land-4 c) 3 times the value of land- 6
6.	Women entrepreneur/Ex-servicemen/Scheduled Caste	5	The promoter falling in any of these categories should hold majority stake (51% or more) in the project.
7.	First generation entrepreneurs intending to set up business for the first time	5	
8.	Resource Position	5	The promoters/applicant submitting detail of liquid resources to the extent of atleast 25% of the total investment, supported by a Chartered Accountant Certificate.
9.	Extent of employment generation	9	Projects involving employment generation in the ratio of a) 75 persons per acre- 3 marks b) 100 persons per acre- 6 marks

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			c) 150 persons or more per acre- 9 marks
10.	Income Tax Payments by the promoter/applicant	10	In case the applicant and/or its promoters are paying in aggregate income tax equal to Rs.2.00 lakh per annum (as per last Financial Year details) and applying for a plot of 1000 sq. mtr. or in proportion thereof.
11.	Past performance of existing operations of the applicant/group concerns	10	In case the annual turnover of applicant and/or group concerns is Rs.2.00 crore or more and applying for a plot of 1000 sq. mtr. or in proportion thereof depending upon the size of the applied plot. For this purpose, the promoter should be holding atleast 26% stake in the group concern.
12.	Expansion by applicant / its promoters proposing to set up expansion project	10	The promoter should have stake of atleast 26% in existing running unit and marks shall be assigned as under:- Existing unit running in the same industrial estate - 10 marks Existing running unit located other than the same industrial estate - 5 marks
13.	Start-up, new technologies/projects with innovative ideas	5	

The benchmark for selection of the applicants in respect of the estate falling in A, B & C category shall be 45, 35 and 30 marks respectively. The categorization of various industrial estates shall remain unchanged. Further, the following guidelines shall be taken into consideration for evaluation of applications by the committee constituted for this purpose:

- i) The proposed project should be falling in the category of permissible activities; should not involve high pollution, high water consumption and the project parameters should be matching with the infrastructure facilities of the particular industrial estate.
- ii) Where the applicant / its promoters are already having industrial plots in HSIIDC Industrial estate and the plot is lying vacant/project is yet to be implemented, the requirement of additional land must be justified by the applicant.
- iii) Where the applicant / promoters are in default towards payment of dues of the Corporation in respect of existing allotted plots, the same shall be required to be cleared before issuance of Regular Letter of Allotment.
- iv) Justification of land applied.

2. Each sector/phase of the Industrial Estate shall be declared as saturated after 90% of the area of carved out industrial plots has been allotted.

3. The Industrial Plot Allotment Committee shall comprise of MD/HSIIDC, MD/HFC, DI/Haryana and MD/HARTRON. Senior most member shall act as Chairman of the Committee.

4. The Higher Level Plot Allotment Committee shall comprise of Administrative Secretary of the Industries Department, MD/HSI IDC, MD/HFC and DI/Haryana. Administrative Secretary of the Industries Department shall be Chairman of the Committee.

5. All the applications received for allotment of industrial plots under general and reserved category (NRI/FDI/persons with disability) shall be evaluated against the approved evaluation criteria by In-house Committee of Senior officers of the Corporation, whose recommendations shall be put up to the Industrial Plot Allotment Committee for approval.

6. General Category Allotment:

- a) That the Corporation shall invite applications for allotment of industrial plots of various sizes and one month period shall be given for submission of applications. The process of allotment of industrial plots, in respect of applications received in a particular month shall be finalized in the next two months. The number of plots against which applications are to be invited shall be decided by MD/HSI IDC.
- b) In case the number of qualifying applications after evaluation are found to be less than the number of plots offered for allotment, the allotment shall be made by the Industrial Plot Allotment Committee.
- c) In case the number of qualifying applications after evaluation are more than the number of plots offered for allotment, the allotment shall be made through limited e-auction.
- d) In saturated estates, in case the number of applications received are less than the number of plots offered for allotment, the same may be re-advertised/the time period for submission of applications may be extended by the Managing Director. In saturated estates, normally 25% - 50% of the available plots shall be offered for allotment in one go, however, MD/HSI IDC will take a final view in this regard. In case of re-advertisement, the number of offered plots may be reduced by the Managing Director.


7. Reserved categories (NRI/FDI/persons with disability)

10% of the industrial plots shall be reserved for allotment to NRI/FDI cases and 2% for persons with disability category in unsaturated estate/sector/phase. The qualifying applications after evaluation shall be considered for allotment by the Industrial Plot Allotment Committee. In saturated estates, there will be no reservation for these categories and their applications shall be considered as general category applications.

8. Prestigious Projects category:

- a) The threshold limit for Prestigious Projects category shall be fixed capital investment (Land, Building, Plant and machinery & misc. fixed assets) of Rs. 50 crore, Rs. 40 crore and Rs. 30 crore for category A, B and C estates respectively.
- b) The applications under this category shall be received by the Corporation on an on-going basis.

The Corporation will display the availability of Industrial plots for prestigious projects category on its website.

- c) The allotment under prestigious projects category shall be made by Higher Level Plot Allotment Committee at allotment rate fixed/revised by the Corporation from time to time.
9. In case of number of applications received for reserved/prestigious projects category in respect of any plot-size category are more than the number of available plots, the allotment shall be made through limited e-auction.
10. **Allotment under Fast Track Scheme to Central/State Government PSUs**
- a) The allotment of industrial plots to set up permissible projects by well-known Central / State Govt. Public Sector Undertakings, shall be made on fast track basis. The applications for allotment of plots under this category shall be received by the Corporation under On-going basis.
 - b) The allotment under this category shall be made by MD/HSI IDC at allotment rate fixed/revised from time to time.
11. **Mega Projects:**
- a) Projects involving fixed capital investment (i.e. land, building, plant and machinery and misc. fixed assets) of Rs. 100 crore and above or projects involving employment generation of more than 500 persons and serving as anchor units for proliferation of ancillaries shall be considered under this category. Applications for allotment of plots under this category shall be received by the Corporation on an On-going basis.
 - b) The allotment of industrial plots under this category involving concessional rates with other incentives (a customized package) shall be made by Haryana Investment Promotion Board under the Chairmanship of Hon'ble Chief Minister/Haryana.
12. For allotment of industrial plots under Mega/prestigious projects category/ Central/State Govt. PSUs category, MD/HSI IDC shall be competent to approve bifurcation / clubbing of the plots, including re-planning of the area, depending on requirement.
13. **Allotment of adjacent plots**
- The applications for allotment of adjacent plots to the existing running units in unsaturated industrial estates shall be received by the Corporation along with other general category applications and allotment shall be made, irrespective of size of plot, at the weighted average auction price of the respective lot. In case there is more than one application for allotment of the same plot, the allotment shall be made through e-auction between the applicants.
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14. Allotment of industrial plots in specific industry clusters.

In case the Corporation receives proposal from any cluster/group of industrial units falling under a particular industry category seeking allotment of land for setting up/re-location of their units engaged in a specific trade, in HSIIDC Industrial estates as a cluster, involving aggregate investment of atleast Rs. 100 crore, the Corporation may carve out a special cluster for such industrial units. The procedure for allotment of industrial plots in such cluster shall be the same as for general category allotment.

15. The allotment price shall be revised on 1st of April each year by the Board of Directors of the Corporation. Subsequently the price shall be revised from time to time on quarterly basis by the Managing Director, taking into consideration weighted average of auction price during the last auction.

16. Even in cases of allotment through limited e-auction, in case of enhancement of award by the competent Courts from time to time, the same shall be passed on to the allottees as per terms and conditions of allotment and the same shall be clearly stipulated in the advertisement being issued inviting applications for allotment of industrial plots.

Dated, Panchkula
the 28th May, 2015

Vineet Garg
Managing Director

Endst. No.HSIIDC:Estate:2015 1051-1056

Dated: 28.05.2015

A copy of the above is forwarded to the following for information and necessary action :-

1. All HoDs, HSIIDC, Panchkula,
2. All Estate Managers/Incharge, Field Offices/Branch Offices HSIIDC,
3. HoD (IT) for uploading the above on the website of the Corporation,
4. Addl. GM/DGMS-Incharge of the respective Estate Wings at Head Office
5. PS to Director of Industries & Commerce, Haryana
6. PS to MD


General Manager(Estate)