

Extract of the Minutes of the (adjourned) 375th Meeting of the Board of Directors of Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC), held on Thursday, the 29th December, 2022 at 12:00 Noon in the Committee Room, 1st Floor, Haryana Niwas, Sector- 3, Chandigarh.

Item No. 19. e-Auction of Industrial Plots - Criteria for decision regarding H-1 bids received

The Board after deliberations resolved to approve the following:-

- i) Auction for any industrial estate may be carried out for various plot size categories. It must be scheduled in a manner so that smaller plot size categories are scheduled initially and bigger plot size categories towards later part of the auction.
- ii) In case any bidder registers for e-auction but does not participate in e-auction process, in such cases, 0.1% of the plot cost, out of the cost of the plot/reserve price deposited at the time of registration by such bidder, be forfeited by the Corporation as non-participation charge.
- iii) Plots to be put to auction, be selected through the system application itself amongst the clear available plots on random basis. Field Offices/concerned divisions must ensure that plot size/availability/encumbrance status etc. is appropriately reflected on e-sewa portal.
- iv) Many a times, plots of sizes other than the standard sizes are carved out due to planning reasons. Plot size categories for e-auction are designed on the basis of available plot sizes, which leads to numerous plot size categories and extra administrative efforts.

In order to optimize response and facilitate investors; broadly, plots having area within $\pm 10\%$ of standard size plots and also plots having area within the range of $\pm 10\%$ of area be clubbed within the same plot size category for auction. The above will lead to better revenue realization for the Corporation.

- v) The criteria for decision in case of H-1 bids received for any Industrial Estate (General/PWD Category/Mega Project Category), for fresh advertisements/floatations, shall be as under:-
 - a) For plot size categories of upto 2000 sq.mtr. - All H-1 bids above the Reserve Price be accepted/approved in auto mode. Ratio of plots to be put to auction vis-à-vis the number of applications registered would be 1 plot for every 3 applications registered.
 - b) For plot size categories of more than 2000 sq.mtr. but upto 8100 sq.mtr. (2 acre) -The following shall be the two case types for determination of auction outcomes depending on the number of applications received:- (A) Where the number of plots put to auction is less than one-half of the number of applications registered for the auction subject to a minimum of 5 registrations/applications/EMDs, then the reserve price shall be calculated as per extant procedure. The bids shall be auto approved where the H-1 bid is above the reserve price subject to the condition that at least 5 bids have been received. It should be noted that if any registered applicant does not participate in the bidding



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process then the provision as in (ii) above i.e. forfeiture as non-participation charge shall be applied. (B) Where the number of applications registered is less than twice of the number of plots proposed to be put for auction, H-1 bids equal to or higher than 75% of the weighted average auction rate of 'a' above (plot size categories of upto 2000 sq.mtr.), shall be accepted/approved in auto mode; other H-1 bids be rejected in auto mode. For both (A) and (B), where no plot is advertised/auctioned in the category indicated at 'a' above (plot size categories of upto 2000 sq.mtr.), the previous auction (plot size categories of upto 2000 sq.mtr.) in the same financial year be considered. In case, no such reference rate is available, Managing Director of the Corporation shall be the competent authority to take a decision in the matter.

- c) **For plot size categories above 8100 sq.mtr. (2 acre)**-As it is likely that in the auction process the end-investor may not be the bidder, plot categories above 2 acres being few in number should be allotted instead of being auctioned to the end-industrial investor to ensure that industrial investment actually fructifies. The process for allotment shall be the same as that specified in the Haryana Enterprises and Employment Policy-2020 i.e approval by the Empowered Executive Committee (EEC)/Haryana Enterprises Promotion Board (HEPB) for a decision.

The system be designed so that the aforementioned tasks are carried out through the IT System in auto-mode.



Endst. No. HSIIDC:CS:2023/6120

Dated: 27.01.2023.

The above is forwarded for taking necessary action to:-

HOD (ESTATE)

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Extract of the Minutes of the 377th Meeting of the Board of Directors of Haryana State Industrial and Infrastructure Development Corporation Limited (HSI IDC), held on Thursday, the 22nd June, 2023 at 09:30 A.M. in the Knowledge Centre, 9th Floor, Haryana Civil Secretariat, Chandigarh.

Item No. 16. Status report - Estate division - Availability of plots, Allotment of plots, recovery from allottees, Auction of plots.

- i) The Board took note of the information contained in the agenda note. The Board also noted that an Expression of Interest (EOI) was floated to assess the demand of investors for setting up of industrial project on plot size of more than 2 acre in HSI IDC Industrial Estates and the Corporation has received response from 32 potential project proponents for various industrial estates - Sohna, Manesar, Gurugram, Faridabad, Kundli, Kharkhoda, Rai, Dharuhera, Bawal, Bahadurgarh, Rohtak, Barwala, Barhi, Panipat etc.
- ii) The Board directed that these potential investors be informed about advertisements floated by the Corporation from time to time for allotment of plots in various industrial estates to enable them to avail the opportunity for setting up project in HSI IDC Industrial Estates.
- iii) The Board further resolved that the criteria for decision in case of H-1 bids received for any Industrial Estate (General/PWD Category/Mega Project Category), for fresh advertisements/flotations, upon implementation through the IT System in auto-mode, shall be as under:-
 - a) For plot size categories of upto 2000 sq.mtr. and for plot size categories of more than 2000 sq.mtr. and upto 8100 sq.mtr. (2 acre) - As per decision taken for Agenda/Item no. 19 in 375th Board Meeting held on 29th Dec.2022.
 - b) For plot size categories above 8100 sq.mtr. (2 acre) - The following shall be the two case types for determination of auction outcomes depending on the number of applications received:- (A) Where the number of plots put to auction is less than one-half of the number of applications registered for the auction subject to a minimum of 5 registrations/applications/EMDs, then the reserve price shall be calculated as per extant procedure. The bids shall be auto approved where the H1 bid is above the reserve price subject to the condition that at least 5 incremental bids have been received. (B) Where the number of applications registered is less than twice of the number of plots proposed to be put for auction, H-1 bids equal to or higher than 75% of the weighted average auction rate for plot size categories of upto 2000 sq.mtr., shall be accepted/approved in auto mode; other H-1 bids be rejected in auto mode. For both (A) and (B), where no plot is advertised/auctioned in the category indicated at 'a' above (plot size categories of upto 2000 sq.mtr.), the previous auction (plot size categories of upto 2000 sq.mtr.) in the same financial year be considered. In case, no such reference rate is available, Managing Director of the Corporation shall be the competent authority to take a decision in the matter.



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Where only one application is received, such cases be placed before the Higher Level Plot Allotment Committee/Empowered Executive Committee (EEC) for a decision.

Where the interest expressed in industrial plots of size above 8100 sq. mtrs. is low as compared to the number of plots available for allotment/auction, then replanning of such area/plots into smaller size plots for which demand exists be considered, keeping in view feasibility.

The Board further authorized the Managing Director to take necessary steps in the matter.



Endst. No. HSIIDC:CS:2023/ 6463

Dated: 21.07.2023

The above is forwarded for taking necessary action to:-

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HOD (Estate)

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