

HARYANA STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED

Regd. Office: Plot No- C-13-14 Sector-6, Panchkula - 134109 Ph. 0172-2590481-83

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Corporate Identity Number: U29199HR1967SGC034545

BROCHURE CONTAINING PROCEDURE FOR**e-Auction & Allotment of Industrial Plots in
INDUSTRIAL ESTATES****AT**

**Metal & General Cluster - IE Jagadhari Phase-II (Yamunanagar); Furniture
& General Cluster - Panchkula Extension-II, Phase-II (formerly IE Barwala);
Pharma Park/Cluster - Panchkula Extension-II, Phase-II (formerly IE
Barwala); IT - Panchkula Extension-II, Phase-II (formerly IE Barwala)**

(UNDER GENERAL CATEGORY)

*(all eligible applicants can apply for allotment of plots/sites and there is no
reservation/preference)*

THROUGH E-AUCTION PORTAL - <http://hsiidc.bidx.in>

District	Industrial Estate##	Tentative Plot Sizes (SQM)	Reserve Price (Rs. per sqm) (Tentative)#
Yamunanagar	Metal & General Cluster- IE Jagadhari Phase-II (Yamunanagar)**	250 to 1012.50	Rs. 21300/- psm
Panchkula	Furniture & General Cluster- Panchkula Extension-II, Phase-II	250 to 28700	Rs. 40000/- psm
Panchkula	Pharma Park/Cluster - Panchkula Extension-II, Phase-II	1012.50 to 4050	Rs. 40000/- psm
Panchkula	IT - Panchkula Extension-II, Phase-II	450 to 1012.50	Rs. 46000/- psm*

Reserve Price for FY 2026-27 / Tentative Reserve Price for FY 2026-27; e-Auction would commence at the actual Reserve Price; *Reserve Price for IT - Panchkula Extension-II taken as 15% higher than the industrial rate and plots/sites at IT - Panchkula Extension-II would be allotted for setting up IT / ITes Projects only

The Corporation would offer the site(s) for physical possession after completion of the basic infrastructure facilities. Wherever the basic minimum infrastructure is yet to be developed, the allotment shall be without offer of possession. For further details as regards status of infrastructure facilities and any other information regarding the Industrial Estate(s)/plot(s), concerned Estate Manager-HSIIDC can be contacted.

** Environment Clearance (under violation category) for IE Jagadhari Phase-II (Yamunanagar) is under process and still awaited

**e-Auction & Allotment of Industrial Plots in
INDUSTRIAL ESTATE
AT
IMT Kharkhoda
(UNDER MEGA PROJECT CATEGORY)**

(Projects having minimum Fixed Capital Investment i.e. land, building, machinery & misc. fixed assets of INR 200 crore)

THROUGH E-AUCTION PORTAL - <http://hsiidc.bidx.in>

Industrial Estate#	Tentative Land/Plot Size (Plot size category)	Reserve Price#
IMT Kharkhoda	2,02,508 SQM (about 50 acre)	Rs. 14,493 per sq. mtr. (Rs. 5.87 crore per acre)
<i># The Reserve Price of IMT Kharkhoda is tentative and also does not include cost for internal development work and any internal development requirement within the perimeter of allotment shall be carried out by allottee at their cost. Further, the Corporation would offer the site(s) for physical possession after completion of the basic infrastructure facilities. Wherever the basic minimum infrastructure is yet to be developed, the allotment shall be without offer of possession. For further details as regards status of infrastructure facilities and any other information regarding the Industrial Estate(s)/plot(s), concerned Estate Manager-HSIIDC can be contacted.</i>		

Schedule of Registration

Registration/ EMD Payment Start Date & Time	Registration/ EMD Payment End Date & Time	Tentative e-Auction Date
22.08.2026 From 9.00 AM	7.09.2026 At 11.59 PM	w.e.f. 15.09.2026

Rebate on lumpsum payment

10% rebate on lumpsum payment of plot cost within 45 days of issuance of Regular Letter of Allotment; 5% rebate on lumpsum payment of plot cost within 90 days of issuance of Regular Letter of Allotment; 3% rebate on lumpsum payment of plot cost within 120 days of issuance of Regular Letter of Allotment; 1.5% rebate on lumpsum payment of plot cost within 150 days of issuance of Regular Letter of Allotment; there will be no rebate upon lump sum payment after 150 days (for details refer Clause 3.6.v of Estate Management Procedures - EMP-2015)

In case any allottee proposes to avail rebate on plot cost (10% / 5% / 3% / 1.5%), then in such cases, entire due amount, including TDS, would be required to be paid/cleared within the stipulated time period (45 days / 90 days / 120 days / 150 days of issuance of RLA, date of issuance of RLA to be excluded), as rebate on plot cost is a special dispensation requiring clearance of entire due amount within the stipulated time.

SC Category applicants

SC Category applicants can also apply for allotment of plots/sites and there is a provision for 20% rebate on plot cost (Industrial) for SC Category allottees (for details refer Clause 3.6.xi of EMP-2015)

OBC Category applicants

OBC Category applicants can also apply for allotment of plots/sites and there is a provision for

10% rebate on plot cost (Industrial) for OBC Category allottees (for details/eligibility refer HSIIDC BOD decision uploaded at <http://hsiidc.bidx.in>)

Criteria for decision regarding H-1 bids received may be referred at e-Auction portal/website - <https://hsiidc.bidx.in> and EMP-2015 uploaded at HSIIDC website/link - <https://hsiidc.org.in/acts-rules-and-policies/estate-management-procedure>)

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, shall be forfeited by the Corporation as non-participation charge

RESERVE PRICE AND BID PRICE ON THE E-AUCTION PORTAL WOULD BE INDICATED ON PER SQUARE METER BASIS

The allotment shall be governed by the provisions as contained in the Industrial Policy of the State, Estate Management Procedures (EMP-2015), as amended from time to time and any other applicable norms/laws, besides the terms & conditions as mentioned in the e-Auction brochure

NOTE: Category-wise e-Auction dates will be decided after closure of Registration and will be displayed on the Website of the Corporation at www.hsiidc.org.in & e-Auction portal at <http://hsiidc.bidx.in>. No individual notices for the same shall be sent.

For further details, the intended bidders may refer the 'e-Auction Brochure' available on website of the Corporation at www.hsiidc.org.in / e-Auction portal <http://hsiidc.bidx.in>

Any corrigendum/addendum/amendment related to the auction, if any, would be uploaded on the aforementioned websites

For any help during registration process & e-Auction, the bidders may refer to the 'User Manual' available on the e-Auction portal <http://hsiidc.bidx.in> or contact Nusummit (formerly NSEIT) at Helpline no. +91-96939-91992. Email ID - hsiidc.eauction.bidx@gmail.com from Monday to Friday from 9:30 AM to 6:45 PM.

For any clarification regarding site, the bidders may contact :

ESTATE	ESTATE MANAGER	PHONE NO.
Phase-II IE Jagadhari (Yamunanagar)	Mr. Kuldeep Kadian	9812020782
Panchkula Extension-II	Mr. Bharat Bhushan	8284065984
IMT Kharkhoda	Mr. Naresh Kumar	9467151365

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PROCEDURE FOR E-AUCTION AND ALLOTMENT OF INDUSTRIAL PLOTS

A. ELIGIBILITY FOR PARTICIPATION:

- Any person legally competent to enter into a contract having a valid PAN Card and intends to setup a project permissible on Industrial Plots in HSIIDC Industrial Estates will be eligible to apply & participate in e-Auction. ***Companies under incorporation and firms under registration shall not be eligible to apply & participate in the auction;***
- In the case the applicant is a HUF/ Partnership Firm/ LLP/ Trust/ Association/ Company etc., the applicant shall furnish certified copy of Board Resolution/Authorization in favor of the person making the bid on its behalf, along with a certified copy of certificate of registration/incorporation, as the case may be;

B. DETAILS OF ESTATE(S) AND PLOT SIZE CATEGORIES ON OFFER:

- Details of various categories of industrial plots proposed to be put to e-Auction are as under:

Sr. No.	Auction Name	Reserve Price # (Rs. per sqm) (Tentative)	EMD @ 5%	Processing Fee (Rs.)
	<u>Metal & General Cluster - IE Jagadhari Phase-II (Yamunanagar)</u>			
1	Metal & General Cluster - IE Jagadhari Phase-II (Yamunanagar) - 250 sqm	21300	266250	5000
2	Metal & General Cluster - IE Jagadhari Phase-II (Yamunanagar) - 450 sqm	21300	479250	5000
3	Metal & General Cluster - IE Jagadhari Phase-II (Yamunanagar) - 900 sqm	21300	958500	7500
4	Metal & General Cluster - IE Jagadhari Phase-II (Yamunanagar) - 1012.50 sqm	21300	1078313	7500
	<u>Panchkula Extension-II, Phase-II (formerly IE Barwala)</u>			
5	Furniture & General Cluster - Panchkula Extension-II, Phase-II - 250 sqm	40000	500000	3000
6	Furniture & General Cluster - Panchkula Extension-II, Phase-II - 450 sqm	40000	900000	3000
7	Furniture & General Cluster - Panchkula Extension-II, Phase-II - 550 sqm	40000	1100000	5000
8	Furniture & General Cluster - Panchkula Extension-II, Phase-II - 800 sqm	40000	1600000	5000
9	Furniture & General Cluster - Panchkula Extension-II, Phase-II - 1012.50 sqm	40000	2025000	5000
10	Furniture & General Cluster - Panchkula Extension-II, Phase-II - 1800 sqm	40000	3600000	7500
11	Furniture & General Cluster - Panchkula Extension-II, Phase-II - 28700 sqm	40000	57400000	15000
	<u>Pharma Park/Cluster - Panchkula Extension-II, Phase-II (formerly IE Barwala)</u>			
12	Pharma Park/Cluster - Panchkula Extension-II, Phase-II - 1012.50 sqm	40000	2025000	5000
13	Pharma Park/Cluster - Panchkula	40000	3600000	7500