

Salient Features of Campus Development Scheme - broad policy provisions/ parameters are as under:

WHO CAN APPLY:-

- i) **Applicant should be a company limited by Shares registered under the Companies Act., 1956.**
- ii) **Self user IT Company and the developer** can apply for allotment of land for campus development if minimum area requirement is 10 acres.
- iii) **If the applicant is a developer it should have minimum networth of Rs. 200 crore** and it shall have to bring an anchor unit to the satisfaction of the HSIIDC. Such an anchor unit shall utilize at least 30% of the total constructed area of the campus area for its own unit as well as its vendors/ subsidiaries/ancillaries. An undertaking by the Anchor unit if not accompanied with the application must be submitted within 30 days of approval conveyed in principle.
- iv) In case of Self User IT company minimum networth should be Rs. 100 crore.
- v) The Self User IT company/ Anchor Unit should be in the field of Information Technology for the last 5 years.

HOW TO APPLY:-

The application for expression of interest for allotment of plot /site shall be required to be made in the application form available on website of HSIIDC along with application money equal to 10% cost of plot as well as processing fee (non-refundable) equal to Rs. 10,000 per acre and other information/documents and project proposal.

Project proposals may specify the following: -

- a) the area requirement and its utilization proposals i. e. proportionate area proposed to be put under different uses/components of the Park,
- b) total project cost including land cost, cost of internal development of the campus, construction cost of buildings,
- c) means of financing,
- d) phased development program i.e. the targets set to be achieved over a period of time (within five years).
- e) proof of financial soundness,
- f) experience in the field of infrastructure development with details of urban development projects,
- g) in the case of an Anchor unit, details of such projects developed elsewhere and details of the vendors proposed to be brought in the Park,
- h) generation of employment, business returns and anticipated direct/indirect taxes,
- i) any other information the applicant deems relevant for the project may also be attached.

PERMISSIBLE UNITS IN TECHNOLOGY PARK

- i. IT, IT Enabled Services including services defined as ITES in notifications and Communications Technology,
- ii. Robotics, Nano Technology, Mobile Computing, Mobile Communications, other frontier technologies,
- iii. Chip Manufacturing,
- iv. Bio-Technology including Genetics,
- v. Research and Development facilities.
- vi. Or any other units notified from time to time by IT Department.

PROCEDURE OF ALLOTMENT AND TERMS OF PAYMENT.

- i. There will be a Committee to examine the proposals and HSIIDC will allot land on such terms and conditions as stipulated by the Committee in addition to the standard terms and conditions of allotment of land.

- ii. After approval of the project in principle the applicant will be required to deposit 25% cost of land, in addition to the 10% application money already deposited, within 30 days from the date of allotment letter.
- iii. Balance 65% cost of plot shall be payable either in lumpsum within 60 days from the date of allotment or in five equal half yearly installments alongwith interest @11% per annum.

PERIOD OF PROJECT IMPLEMENTATION :-

The allottee must achieve the following targets: -

- i. 30% in two years, 50% in three years and 75% in five years from the date of offer of possession of land,
- ii. Further Extension of two years would be allowed to complete 100% of the project area.

PERMISSIBLE FLOOR AREA RATIO (FAR) AND USES

- i. FAR 250 on the total Park area,
- ii. 3-Tier Basement for parking and utilities not to be counted in FAR,
- iii. Maximum 4% of the total site is allowed for Commercial use with 175% FAR,
- iv. Maximum 2% of the total site is allowed for Recreational use with FAR 150%,
- v. Maximum 10% of the total site is allowed for group housing with FAR 175 for the workers employed within the Campus,
- vi. The balance FAR of commercial, recreational and group housing to be used for the Technology related activities.

HEIGHT OF BUILDINGS

i) For land mark building

Subject to the provisions of National Building Code and clearance by the relevant authority concerning civil aviation, structure stability, earthquake, fire etc. a height upto 75 mtrs for only one building will be allowed. In addition a height not exceeding 15 mtrs for architectural features to improve the skyline will be permissible that will not be approachable to a common man i.e. other than

maintenance technical staff.

ii) For other buildings

Habitable building height (not including height of staircase, mummy, lift room and other architectural features as per provisions of National Building code) upto 60 mtrs for Technology Parks will be permissible.

iii) Zoning Plan

In addition to the height regulations specified in (i) and (ii) above, the site shall also be governed by the zoning plan stipulating various conditions on the use of site and of the buildings.

iv) These Parks must harness renewal energy source in consultation with HAREDA.

LEASING:-

The developer and the anchor unit will have the freedom of renting and leasing, both land and building, subject to the condition that such renting and leasing will only be permitted to units necessary for the functioning of anchor unit/ units and for purposes defined for Technology City/ Parks.

SELF CERTIFICATION

- i. Before initiating any activity at site the developer shall be required to get the layout plan of the park approved from the MD, HSIIDC enabling integration with the planning of surrounding area.
- ii. The promoters of Technology Park may start the development works after receiving the zoning plan of the park certifying that development so carried shall be in accordance with the zoning regulations, building Rules and as per terms and conditions of allotment.
- iii. The building plans/service plans must be submitted and got approved from MD, HSIIDC before laying the roof of ground floor so that any rectification required could be complied with without endangering structural stability.
- iv. Damp Proof Course (DPC) certificate and occupation certificates can be self-certified by the developer (allottee) with the recommendations of the Architect or

construction supervision/civil/structural Engineer that will be verified by HSIIDC and, thereafter certificates will be issued.

COMPOUNDING PROVISIONS:-

- i. Any deviation/variation from the approved plans observed during inspection, if not sanctionable, shall have to be compulsorily rectified to conform to norms otherwise self-certified DPC and Occupation Certificates shall be void ab-initio. Resultantly the entire building shall be a compoundable offence, if not violating zoning regulations, at double the rates, fixed from time to time, by the Department of Town and country Planning, Haryana.
- ii. Fixing of machinery and other attachments necessary for the industrial unit shall not be considered as the building occupied.
- iii. All sanctionable constructions will not be compoundable offence where self-certification has not been availed.
- iv. In case a certificate issued by the Architect is found contrary to the ground realities, a complaint will be sent to the Council of Architects and will be barred from dealing with the building plans preparation, supervision and certification so far as Estates of HSIIDC in the State of Haryana are concerned.

VALIDITY OF SANCTIONED PLANS

- i. The validity of sanctioned building plans of Technology Park will be for a period of 5 years,
- ii. In case the revalidation of building plans after five years is required without any changes in the earlier approved plan no scrutiny fee shall be charged.
- iii. In the case of any change(s) in the building plans the approval will be of the revised building plans with full scrutiny fee.

PARKING NORMS

- i. For Hardware Manufacturing Unit one car space after 75 Sq mtrs of built space or fraction thereof which ever is minimum,
- ii. For Software development/ITES one car space after 50 sq mtrs of built area or

fraction thereof.

- iii. For Group Housing and commercial site parking norms will be as per the provisions of the zoning plans.

Provision for Dilution of Equity shareholding by allottees in favor of 3rd party :

1. The allottee shall be required to take prior permission of HSIIDC for dilution of equity shareholding in favour of third party.
2. The allottee shall satisfy the Corporation about credentials of the incoming equity holder(s).
3. The request of original allottee for the dilution of equity shareholding will be considered by the Corporation with the following parameters;

Incase of Self User IT Unit

The self user IT unit, who have been allotted plot will be allowed to divest its 49% share in favour of third party in line with the provisions of EMP-2005 applicable for Industrial unit subject to the condition that incoming partner shall have minimum net worth of Rs. 25 crore.

Incase of Developer

- I) The net worth of the incoming party must be atleast Rs. 50 crore. However, in case the equity is diluted through public issue, private placement in favour of Banks, Financial Institutions, Mutual Funds etc. the minimum net worth criteria shall not be applicable.

II) Raising of equity through public issue of shares

- a) In case the allottee company intends to raise equity through public issue of shares/IPO, to be listed on any recognised Stock Exchange and there is no change in Management Control of the allottee company, the maximum equity can be diluted to the extent of 74% of post issue paid up capital of the company.
- b) The original promoters of allottee company shall continue to hold minimum 26% of post issue paid up capital of the company and will be the largest equity shareholder(s). The allottee company shall submit a certificate from the Registrar to the issue confirming

that the promoters/their family members/their associates are holding majority equity shareholding in the company.

III) Raising of equity through private placement in favour of Banks/Financial Institutions/Mutual Funds/FIIs/such other Institutional Investors

- a) In case the allottee company intends to raise equity through private placement of equity in favour of Banks/Financial Institutions/Mutual Funds/FIIs/Institutional Investors and the shares are not to be listed on any stock exchange and there is no change in Management Control of the allottee company, the maximum equity can be diluted to the extent of 49% of paid up capital of the company.
- b) The original promoters of allottee company shall continue to hold the balance 51 % equity capital of the company. The allottee company shall submit a certificate from its Statutory Auditors as well as copy of Annual return filed with the Registrar of Companies on annual basis.

IV) Raising of equity by induction of private equity shareholder(s)

- a) In case the allottee company intends to induct third party as equity shareholders and there is no change in Management control of the allottee company, the maximum equity can be diluted to the extent of 49% of post induction paid up capital of the company.
- b) The original promoters of allottee company shall continue to hold the 51% equity capital of the company. The allottee company shall submit a certificate from its Statutory Auditors as well as copy of Annual return filed with the Registrar of Companies on annual basis.
- c) The newly inducted shareholder(s) will not be allowed to transfer their shareholding till five years or completion of the project whichever is later.

V) The fee structure for allowing dilution of equity shareholding shall be as under:

% of equity dilution	Fee applicable (per acre)	
	Un-Listed Company	Listed Company
Upto 10% of paid up capital	Rs. 6,00,000/-	Nil
Above 10%-Upto 26% of the paid up capital	Rs.12,00,000/-	Rs. 6,00,000/-
Above 26%- upto 49% of the paid up capital	Rs.24,00,000/-	Rs. 12,00,000/-
Above 49%- upto 74% of the paid up capital	Not allowed	Rs. 24,00,000/-