



Haryana Government Gazette

EXTRAORDINARY

Published by Authority

© Govt. of Haryana

No. 223-2022/Ext.] CHANDIGARH, WEDNESDAY, DECEMBER 21, 2022 (AGRAHAYANA 30, 1944 SAKA)

HARYANA GOVERNMENT INDUSTRIES AND COMMERCE DEPARTMENT

Notification

The 21st December, 2022

No. 25/05/2020-4IB-1.— In pursuance to the provisions under Chapter 8 of the Haryana Enterprises and Employment Policy, 2020, notified in Gazette vide No.25/05/2020-4IB-I dated 29.12.2020, the Governor of Haryana is pleased to notify the “State Industrial Infrastructure Development Scheme” (SIIDS) with an objective to create/strengthen Industrial Infrastructure for promotion of Industrialization in the State with the provisions given hereunder:

1. Objective:

The objective of the State Industrial Infrastructure Development Scheme is to create up-grade and strengthen Government and Private industrial infrastructure in the Industrial Estates/Areas/Zones/Hubs/Clusters/Parks of Haryana.

2. Duration:

The policy shall be in operation from 01.01.2021 and shall continue for a period of 5 years i.e. till 31.12.2025, with such further modifications as may be brought from time to time.

3. Overview

- 3.1. The scheme aims to provide financial assistance for creating and upgrading Basic / Technical / Waste Management infrastructure in Industrial Estates /Areas /Zones /Hubs /clusters /Parks within the state. Haryana has been in the forefront of industrialization, exports and logistics which is also evident from its latest Export Promotion Index 2021 where Haryana stands 5th in India and 1st in the landlocked category states. Haryana also stands 2nd in the latest Logistics Ease across Different States ranking (LEADS ranking 2021). The state aims to be in the forefront for industrial development. The scheme thus will help to enhance the existing infrastructure of the industrial estates/ zones/ etc.
- 3.2. The applicant shall be called as the implementing agency (IA) and can either be a State Government Department (its entity) or SPV created by private group of industrial units of the Industrial Estates /Areas /Zones /Hubs /clusters /Parks.
- 3.3. The implementing agency shall submit the proposal (Feasibility report) of development of infrastructure to HSIIDC in the form of a feasibility report sighting the requirement of the infrastructure and the associated cost of development. The IA shall mention the quantum of the financial assistance sought by them. The IA shall also submit the quality standards that will be followed for construction.
- 3.4. The criteria for selection of eligible projects in a location shall be decided by HSIIDC based on a detailed diagnostic study highlighting the infrastructural gaps in the industrial parks/estates, financial requirements, and contribution from user industry/stakeholders.

- 3.5. The feasibility report shall contain the basic aspects such as the name of IA, nature of work, impact on productivity, project cost, etc.
- 3.6. The standards followed for construction shall be the norms followed by HSIIDC for developing its own infrastructure, an indicative detail is mentioned at **Annexure-VI**. The costs taken for calculating the total project outlay shall be based on the Haryana Schedule of Rates (HSR) 2021 or its updated version. If certain component is not mentioned in the HSR, then the IA can refer the Delhi Schedule of Rates (DSR). If certain items are not available even in the DSR, then the IA can refer to the market rates and submit the quotation for the same along with the project report.
- 3.7. The proposal evaluation and comments shall be communicated to the IA by the HSIIDC along with the in-principal approval / rejection within 30 days of the submission of the project proposal by the IA.
- 3.8. The IA shall submit a detailed project report (DPR) covering technical, financial, institutional and implementation aspects, based on diagnostic studies undertaken within 3 months of recommendation of the project proposal. The format for the DPR is mentioned at **Annexure-V**.
- 3.9. The Implementing agency shall obtain necessary statutory approvals/clearances including environmental and quality standards as applicable before implementation and shall submit the same along with the DPR.
- 3.10. The IA shall get the DPR evaluated from HSIIDC and HSIIDC shall provide comments/queries to the IA within 30 days of submission of the DPR. The IA shall submit the response within 15 days of receiving the comments.
- 3.11. In case the response is found acceptable, the HSIIDC may decide to recommend the DPR for approval to the State Level Sanctioning Committee under the chairmanship of Chief Secretary/Administrative Secretary, Industries & Commerce as the case may be.
- 3.12. The State Level Sanctioning Committee shall have the authority to approve / reject the proposal based on the recommendations of the technical committee.
- 3.13. The IA shall start the project implementation within 3 months from date of sanction of the project.
- 3.14. The Implementing Agency (IA) should mobilize funds from financial institutions /banks / members of the cluster and other sources to finance the project; arrange additional funds, if required, to meet time and cost overruns
- 3.15. The IA shall submit the quarterly progress report to the Department of MSME mentioning the project progress and expenditure.
- 3.16. Regular monitoring of the project will be done by Department officials and the IA shall be liable to allow inspection at the premises as and when desired.
- 3.17. The IA shall complete the project within 3 years (or earlier as mentioned in DPR) from date of sanction of the project.

4. Definition

- (a) **Basic Infrastructure:** Basic Infrastructure will include the basic infrastructure facilities as related to the up gradation of the primary infrastructure by HSIIDC. This may include development of industrial plots, boundary wall, roads, drainage, water supply, electricity supply including power backup, street lighting, storm water drains, solar plant, sewerage collection and disposal system, common captive power generation transmission and distribution infrastructure, common fuel/gas supply system, water harvesting infrastructure, common housing, plug and play infrastructure etc.
- (b) **Technical Infrastructure:** Technical Infrastructure will include facilities like ICT infrastructure, testing laboratory, common boiler facility, dry warehouse, cold storage, technical civil works, R&D center, design development center and skill development center, collaborative research infrastructure, basic product technology research infrastructure, materials research infrastructure, common facility center, etc.
- (c) **Waste Management Infrastructure:** Waste Management Infrastructure will include Solid Waste Disposal infrastructure, Common Effluent Treatment Plant (as per guidelines given in **Annexure-I**), Zero liquid discharge, etc.
- (d) **Other Infrastructure:** Any other physical infrastructure recommended and approved by the concerned committee.
- (e) **Industrial Estates /Areas /Zones /Hubs /clusters /Parks:** The Industrial Estates /Areas /Zones /Hubs /clusters /Parks shall be the ones as defined under Estate Management Procedures 2015 and relevant industrial policy of the State.

5. Eligibility:

Under the Scheme, funds for the approved projects shall be sanctioned to the **Implementation Agency (IA)**. The implementation agency shall be one of the following:

- **State Government Departments and entities** under their administrative controls viz. Corporation, Board, Society, Mission, Federation, Nigam, Commission, Authority, Agency, Council, Sangh, Co-operative body, etc.
- **SPV (Special Purpose Vehicle)** created by units in industrial Estates /Areas /Zones /Hubs /clusters /Parks etc. formed as per the terms and conditions as mentioned in Annexure IV.
- **Implementation Agency (IA)** can also be individual promoters in the form of Private Companies/joint ventures/Partnerships/ NGOs/Cooperatives/Farmer Producer Organizations (FPOs) as per the terms and conditions as mentioned in Annexure IV-A.

The IA can engage a Project Management Consultant (PMC), which might, inter-alia, assist the IA in technical, financial, institutional and implementation aspects regarding the projects. However, the expenditure involved for engaging the PMC shall be borne by the IA.

6. Criteria for approval of Project:

- i. Location of Project within Controlled Area of TCP:
 - a. In case project location is in controlled area of TCP, existing planning norms of Town and Country Planning Department amended time to time shall be applicable.
- ii. Location of Project outside Controlled Area of TCP:
 - (a) In case project location is outside controlled area of TCP, the cluster shall cover a minimum area of 10 acre having minimum 7 functional industrial unit. Any additional 5 acre of land shall have 3 additional industrial units in the area over the minimum criteria. Further, the estate/zone/hub/park shall follow norms as per "Policy for change of land use permission for Industrial Cluster/Industrial Units in Agriculture Zone of all potential zones/towns in the State of Haryana" (Cluster CLU Policy) notified by Town and Country Planning Department vide Memo No. Misc-641/2021/7/13/2021-2 TCP dated 30th July, 2021 and any amendment to this policy thereof.

7. Pattern of assistance:

Quantum of financial assistance for developing infrastructure (eligible under scheme tenets) shall be decided based on location of the project in the State: -

S. No.	Block Category	Percentage of financial assistance	
		Government Department or its entity	SPV (Max up to INR 50 crore)
1	A	100%	50%
2	B	100%	60%
3	C	100%	75%
4	D	100%	85%

The benefits under this scheme shall be over and above other incentives/benefits that the agency may avail in other schemes of the Government of India. However, overall benefits to the implementation agency shouldn't be greater than 100% of project cost. For private implementing agency, the maximum financial assistance provided by the State will be upto INR 50 crore (ranging from 50% to 85% of the project cost).

8. Release of Funds

- 8.1. The Director/Director General, MSME, Haryana shall be competent to disburse the grant after approval by the Sanctioning Authority. The disbursal authority shall conduct all requisite formalities.
- 8.2. The implementation agency shall submit quarterly report in the prescribed format as given at **Annexure-II**. This form will be used to review the progress of utilization of funds released to the agency. The annual utilization of funds shall be submitted on Form GFR 19-A (**Annexure-III**).
- 8.3. The funds will be released by the Department of MSME against execution of works by the implementing agency and on the submission of Utilization Certificate (UC).
- 8.4. The procurement of all the goods, equipment and machinery shall be done through an open, transparent and competitive process.

- 8.5. The disbursement of the financial assistance towards the project cost under the scheme shall be proportionally reimbursed in four installments as per below mentioned table: -

Installment	Percentage from State Contribution	Milestone	Project Completion
1st Installment	25%	After the Implementation Agency has spent 50% of their contribution and additionally spent 25% of the quantum of State's contribution.	At least 30% of project completion
2nd Installment	25%	After the Implementation Agency has spent 50% of the State contribution.	At least 50% of project completion
3rd Installment	25%	After the Implementation Agency has spent 50% of the State contribution.	At least 75% of project completion
4th Installment	25%	After the Implementation Agency has spent total 100% of the State contribution and 100% of its own contribution.	100% of project completion

For release of installments, applicant shall submit status of project completion along with the utilization certificate of the expenses incurred and documents as per checklist within 1 month of achieving the respective milestone as specified in the above table.

9. Technical recommendation of project:

The IA will submit the DPR before the Haryana State Industrial & Infrastructure Development Corporation (HSIIDC). HSIIDC shall vet the DPR and recommend the project for approval.

The HSIIDC shall evaluate the proposals within 30 working days of receiving the project proposal. Any deficiency in the DPR shall be communicated by HSIIDC to the Implementing Agency within 15 days of receiving the proposal.

The project recommendation or rejection shall be communicated to the implementing agency within 7 days of the recommendation/ rejection of the project.

10. State Level Sanctioning Committee

The State Level Sanctioning Committee shall review the submitted DPR, understand the need of the project, check the project implementation plan submitted by the IA and decide upon the approval / rejection of the project.

- 10.1. **For projects having value more than INR 50 crore:** For project value more than INR 50 crore, the State Level Sanctioning Committee shall be chaired by the Chief Secretary of the State. The committee shall be the competent authority to sanction any infrastructure project within the state valued more than INR 50.00 crore. The constitution of the committee shall be as under:

S.No.	Designation	Position
1.	Chief Secretary to Government of Haryana	Chairman
2.	Administrative Secretary, Industries & Commerce department.	Member
3.	Administrative Secretary, Urban Local Bodies department.	Member
4.	Administrative Secretary, Development and Panchayat department.	Member
5.	Administrative Secretary, Public Works (B&R) department.	Member
6.	Administrative Secretary, Town and Country Planning department.	Member
7.	Managing Director, Haryana State Industrial and Infrastructure Development Corporation.	Member
8.	Director/Director General, Industries and Commerce department	Member
9.	Director/Director General, MSME	Member Secretary

- 10.2. **For projects having value up to INR 50.00 crore:** For projects having value up to INR 50.00 crore, the State Level Sanctioning Committee shall be chaired by the Administrative Secretary, Industries & Commerce department. The committee shall be the competent authority to sanction any infrastructure project within the state valued up to INR 50.00 crore. The constitution of the committee shall be as under:

S.No.	Designation	Position
1.	Administrative Secretary, Industries & Commerce department.	Chairman
2.	Director/Director General, Town & Country Planning department	Member
3.	Director/Director General, Urban Local Bodies department	Member
4.	Director/Director General, Panchayat department	Member
5.	Managing Director, Haryana State Industrial and Infrastructure Development Corporation.	Member
6.	Director/Director General, Industries and Commerce Department	Member
7.	Engineer-in-Chief, PWD (B&R) department.	Member
8.	Director/Director General, MSME	Member Secretary

Note- The chairman may co-opt any other member, if so required as per the nature of the project.

11. Monitoring and Review:

The Director/Director General, MSME shall monitor and review the project at regular intervals. The IA shall submit a Quarterly Progress Report (QPR) to the Director/Director General, MSME on the status of the Project implementation in the prescribed format provided in **Annexure-II** for sanction/release of the grant.

12. Project Completion Timeline:

The project shall be completed within 03 years (or earlier mentioned in DPR) by the implementing agencies.

13. Head of Expenditure:

The expenditure shall be met under the head i.e. P-01-19-2851-51-101-95-51-N-V [Creation Up-gradation and maintenance of Industrial Infrastructure Renamed as Development of Infrastructure under New Enterprises Promotion Policy 2015 (MSME)].

ANAND MOHAN SHARAN,
Additional Chief Secretary to Government Haryana,
Industries and Commerce Department.

Annexure-I**Guidelines for Common Effluent Treatment Facilities**

- (i) The Effluent discharged from the CETP should be as per Industry wise prescription by Haryana Pollution Control Board.
- (ii) The CETP shall also follow the prescribed inlet water quality standards as laid down by Haryana State Pollution Control Board.
- (iii) The technical parameters for construction of the CETP should be as per the guidelines issued by the State Government or by the Ministry of Environment from time to time.

Annexure-II**Format – I****Monitoring System for projects under SIIDS Scheme**

Quarterly Progress Report on _____ from the Dept./ Org. _____.
(Values in Rs. lakh)

Quarter	For the quarter ending _____
Year of approval	
1. Name of Project	
2. Total cost of Project	
a- SIIDS	
b- Department	
c- SPV	
3. Amount spent upto last financial year (INR)	
a- SIIDS	
b- Department	
c- SPV	
4. Amount spent during present financial year upto the quarter	
a- SIIDS	
b- Department	
c- SPV	
5. a- Present status of Implementation	
b- Date of completion/cancellation	
Report verified by	
Designation	

“Verified Infrastructure/Plant & Machinery and other assets and equipment. Found tallying with the list as per the DPR. Duly erected and put to use and is required for manufacturing the approved lines of activities/creation of approved infrastructure.”.

Signature and seal of the Head of the Organization

Format II : Quarterly Progress Report (QPR)

Report for the Quarter ending on _____ from the Deptt./Org. of _____.

Sr. No.	Name of the Project	Year of Approval	Cost Approved for funding (in lakhs)			Amount spent upto last financial year	Amount spent during the present financial year upto the quarter
			SIIDS	Concerned Department	SPV		

Signature and seal of the Head of the Organization

FORMS

Form GFR 19-A

“Form of Utilization Certificate”

Sr. No.	Letter No. & Date	Amount

Total _____

1. Certified that Rs. _____ of financial assistance was sanctioned during the year _____ in favor of _____ under the Industries & Commerce Department's letter no _____ given in the margin and Rs. _____ has been utilized for the purpose of _____ for which it was sanctioned and that the balance of Rs. _____ remaining unutilized at the end of this year shall be utilized during the next financial year.
2. Certified that I have satisfied myself that the conditions on which the grant-in-aid was sanctioned have been duly fulfilled/are being fulfilled and that I have exercised the following checks to see that the money was actually utilized for the purpose for which it was sanctioned:

(Kinds of checks exercised)

Signature _____
Designation _____
Date _____

Annexure-IV**Guidelines for formation and operations of SPV**

1. The SPV should represent the Estates /Areas /Zones /Hubs /clusters /Parks where infrastructure needs to be developed
2. An SPV shall be a registered entity under Partnership Act/ Companies Act/ Cooperative Societies Act /Section 8 company as per Companies Act 2013. The SPV should have a character of inclusiveness, wherein, provision for enrolling new members to enable prospective entrepreneurs in the cluster to utilize the facility should be provided.
3. In addition to the contributing members of the SPV, the organizers should obtain written commitments from “users” of the proposed facilities so that its benefits can be further enlarged. Bylaws of SPV should have provisions for two State Govt. official as members of the SPV.
4. There should be a minimum of 5 units serving as members of the Special Purpose Vehicle (SPV). There is no ceiling on the maximum number of members of the SPV.
5. The SPV shall be liable to arrange funds for the development of the infrastructure and shall have a separate bank account which shall reflect the funds
6. Where bank finance is involved, written commitment of the bank concerned to release proportionate funds will also be necessary before release of State Government’s assistance.
7. The facilities developed (Plug and Play, CFC, Exhibition center, Research Lab, etc.) may be utilized by the SPV members and also by other units in the cluster/ hub/ zone/ park.
8. If Project could not be completed in three years, an extension up to a period of one year can be considered and approved by DG, MSME. Further extension if needed, beyond four years may be granted for a period of one year by Administrative Secretary, Industries and Commerce, based on the justification provided by the SPV.
9. The SPV shall be exclusively responsible for the day-to-day running of the infrastructural facilities. The aim of running the facility shall be to provide common services to the enterprises in the Cluster / park / hub at affordable cost as well as to generate enough income to meet all its running expenditure, depreciation, and provision for replacement/expansion of capital assets. However, any shortfall or excess of income over expenses shall be borne or kept by the SPV only.
10. Decision regarding escalation in the cost of Project above the sanctioned amount, due to any reason, will be taken by concerned committee. The State Government shall consider accepting financial liability arising out of operation of any facility based on the prevalent condition and justifications provided by the SPV. The project cost may be revised, and the financial assistance will be as per the scheme guidelines limited up to INR 50 crores.
11. User charges for services shall be designed to meet all running expenses with reasonable growth close to prevailing market prices, as decided by the management of the SPV. The SPV members may be given reasonable preference in user charges.
12. The SPV shall adopt standard accounting procedures as per Government of India / Haryana guidelines.
13. The Chairman/President of the SPV shall be authorized person to sign on all the legal documents and the scheme documents on behalf of the SPV / Implementing Agency.
14. Any change in the DPR shall be approved by DG, MSME.
15. Funds will be released on reimbursement basis.
16. Any on-site inspection by the Government Agency or its representative shall be allowed by the SPV.
17. The strength/capability of the SPV in implementing the infrastructure projects shall be ascertained by the concerned Technical Committee and the decision for approval shall be taken on merit of the project.

Annexure IV-A**Guidelines for Private Implementation agency**

1. Implementation Agency (IA) can be individual promoters in the form of Private Companies/ Joint ventures/Partnership firms/ NGOs/Cooperatives/Farmer Producer Organizations (FPOs)
2. IA/ promoters of IA should not be categorized as Willful Defaulter as per RBI guidelines or should not be barred from any of the Government Agency / Department / State or Central Government, in case of private implementing agency.
3. Private IAs would be required to bring in at least 10% of the total project cost as equity / contribution.
4. Private IAs to bring in term loan from the Bank/Financial Institution for an amount not less than 5% of the project cost.
5. If Project could not be completed in three years, an extension up to a period of one year can be considered and approved by DG, MSME. Further extension if needed, beyond four years may be granted for a period of one year by Administrative Secretary, Industries and Commerce, based on the justification provided by the IA.
6. The IA shall be exclusively responsible for the day-to-day running of the infrastructural facilities. The aim of running the facility shall be to provide common services to the enterprises in the Cluster / park / hub at affordable cost as well as to generate enough income to meet all its running expenditure, depreciation, and provision for replacement/expansion of capital assets. However, any shortfall or excess of income over expenses shall be borne by the IA only.
7. Decision regarding escalation in the cost of Project above the sanctioned amount, due to any reason, will be taken by concerned committee. The State Government shall consider accepting financial liability arising out of operation of any facility based on the prevalent condition and justifications provided by the SPV. The project cost may be revised, and the financial assistance will be as per the scheme guidelines limited up to INR 50 crores.
8. The IA shall adopt standard accounting procedures as per Government of India / Haryana guidelines.
9. Any change in the DPR shall be approved by DG, MSME.
10. Funds will be released on reimbursement basis.
11. Any on-site inspection by the Government Agency or its representative shall be allowed by the IA and cluster / group of industries, etc.
12. The strength/capability of the IA in implementing the infrastructure projects shall be ascertained by the concerned Technical Committee and the decision for approval shall be taken on merit of the project.

Annexure-V**Format of the Detailed Project Report**

The project report should be exhaustive and precise covering technical, financial, institutional and implementation aspects. All aspects related to projects should be supported by data, surveys and projections for future etc. The project proposal should be accompanied by an executive summary

The given format is only indicative and not exhaustive. The District/State level technical Committee shall have the authority to include/exclude any item in/from the scope of ineligible items list.

Annexure V (a): Format of Detailed Proposal for Basic Infrastructure Project under SIIDS**1 The basic details/documentation**

- i. Name and location of the IA
- ii. Nature of activity and products
- iii. Number and size of units (in case of Existing Facility)
- iv. Scale of investment
- v. Value of output in the last 5 years (different enterprise segment - wise), including export output, if any
- vi. Projected performance after proposed intervention (in terms of production, export/domestic sales and direct/indirect employment, etc.)
- vii. Diagnostic study/comparative advantage benchmark survey (main findings)
- viii. Information on nature of critical gaps identified (such as poor storage facility, poor testing and quality control facilities-item-wise cost estimates)
- ix. Implementation schedule
- x. Revenue generation mechanism for sustainability of assets (service/user charges to be levied, any other-to be specified)
- xi. Project highlights--total cost of project, contribution from cluster enterprises/stakeholders, term loans, debt-equity ratio, repayment schedule and estimated debt service coverage ratio (DSCR), annual estimated income, expenditure, gross and net profit at expected/optimal levels of operations, breakeven (BE)/internal rate of return (IRR) calculations, payback period, etc.
- xii. In-principle sanction of loan from a bank, if applicable

2. Elements of DPR**2.1 Energy required**

- (a) Power for industrial purpose
- (b) Power requirement for commercial/ domestic purpose
- (c) Water
- (d) Gas/Oil/ Other utilities

2.2 Project Cost: Site Development and civil construction

	Particulars	Quantity/ nos	Rate	Cost
1	Cost of land			
2	Development cost of land			
3	Cost of compound/boundary wall			
4	Cost of fabricated gates & grills			
5	Cost of roads			
6	Cost of drainage			
7	Cost of water supply system			
8	Cost of electric supply system including power backup, solar plant			

	Particulars	Quantity/ nos	Rate	Cost
9	Cost of sewerage collection and disposal system			
10	Common fuel/gas supply system			
11	Other construction			
	Total			

2.3 Means of finance

2.4 Estimation of profitability (projections for 10 years of operation in tabular form)

2.5 Cash flow statement (projections for 10 years in tabular form)

(A) Sources of fund:

(B) Disposal of funds:

(C) Opening balance of cash in hand or at bank [sum total of {(A)-(B)}]

(D) Net surplus/Deficit

(E) Closing balance of cash in hand or at bank

2.6 Debt Service coverage ratio (Projections for 10 years)

$$DSCR = \frac{\text{Net Profit} + \text{Interest}(TL) + \text{Depreciation}}{\text{Installment}(TL) + \text{Interest}(TL)}$$

2.7 Balance sheet & P/L account (projection for 10 years)

$$\text{Fixed Cost}$$

2.8 BreakEvenPoint= $\frac{\text{Fixed Cost}}{\text{Contribution}(\text{Sales} - \text{Variable Cost})}$

3 **Commercial Viability:** Following financial appraisal tools will be employed for assessing commercial viability of the project:

- (i) **Return on Capital Employed (ROCE):** The total return generated by the project over its entire projected life will be averaged to find out the average yearly return. The simple acceptance rule for the investment is that the return (incorporating benefit of grant-in-aid assistance) is sufficiently larger than the interest on capital employed. Return in excess of 25% is desirable.
- (ii) **Debt Service Coverage Ratio:** Acceptance rule will be cumulative DSCR of 3:1 during repayment period.
- (iii) **Break-Even (BE) Analysis:** Break-even point should be below 60 per cent of the installed capacity.
- (iv) **Sensitivity Analysis:** Sensitivity analysis will be pursued for all the major financial parameters/indicators in terms of a 5-10 per cent drop in user charges or fall in capacity utilization by 10-20 per cent.
- (v) **Net Present Value (NPV):** Net Present Value of the project needs to be positive and the Internal Rate of return (IRR) should be above 10 per cent. The rate of discount to be adopted for estimation of NPV will be 10 percent. The project life may be considered to be a maximum of 10 years. The life of the project to be considered for this purpose needs to be supported by recommendation of a technical expert/institution.

Annexure V (b): Format of Detailed Proposal for Technical / Other Infrastructure Project**Under SIIDS****1 The basic details/documentation**

- i. Name and location of the IA
- ii. Type of Infrastructure
- iii. Number and size (also in terms of installed capacity) of units
- iv. Scale of investment
- v. Projected performance after proposed intervention (in terms of production, export/domestic sales and direct/indirect employment, etc.)
- vi. Diagnostic study/comparative advantage benchmark survey (main findings)
- vii. Information on nature of critical gaps identified (such as poor storage facility, poor testing and quality control facilities-item-wise cost estimates)
- viii. Implementation schedule
- ix. Revenue generation mechanism for sustainability of assets
- x. Project highlights--total cost of project, contribution from cluster enterprises/stakeholders, average contribution by individual enterprises, term loans, debt-equity ratio, repayment schedule and estimated debt service coverage ratio (DSCR), annual estimated income, expenditure, gross and net profit at expected/optimal levels of operations, breakeven (BE)/internal rate of return (IRR) calculations, payback period, etc.
- xi. In-principle sanction of loan from a bank, if applicable

2. Elements of DPR**2.1 Plant and machinery****(a) List of Plant and Machinery**

Sr. No.	Particulars of plant and machinery	No.	Power requirement (HP/KW)	F.O.R. Price (Rs)	Name of proposed suppliers	Delivery Schedule (monthwise)

(b) Capacity of plant and machinery**2.2 Utilities and services at full capacity utilization****(a) Power for industrial purpose**

Sr. No.	Particulars of the machinery	KW	No. of working hrs. per month	KW/month	Rs./ KWH	Total

(b) Power requirement for commercial/ domestic purpose**(c) Water****(d) Gas/Oil/ Other utilities****2.3 Project cost**

	Particulars of cost	Amount (Rs.)
(i)	Land & site development	
(ii)	Building	
(iii)	Plant and machinery (cost of plant and machinery, 10% installation, electrification and commissioning)	

	Particulars of cost	Amount (Rs.)
(iv)	Misc. fixed assets (fixture, furniture, fire fighting equipment, first aid equipment, back up power supply, etc.)	
(v)	Preliminary expenses (diagnostic study, DPR, legal & administrative expenses, telephone, stationery, etc.)	
(vi)	Pre-operative expenses (establishment, travel, interest on borrowings, committed charges during construction period, start up expenses, etc.)	
(vii)	Provision for contingencies (2% building and 5% on plant and machinery)	
(viii)	Margin money for working capital	
	<u>Total</u>	

2.4 Means of finance

2.5 Estimation of profitability (projections for 10 years of operation in tabular form)

2.6 Cash flow statement (projections for 10 years in tabular form)

2.7 Debt Service coverage ratio (Projections for 10 years)

$$\text{DSCR} = \frac{\text{Net Profit} + \text{Interest}(TL) + \text{Depreciation}}{\text{installment}(TL) + \text{Interest}(TL)}$$

2.8 Balance sheet & P/L account (projection for 10 years)

$$\text{BreakEvenPoint} = \frac{\text{FixedCost}}{\text{Contribution}(\text{Sales} - \text{VariableCost})}$$

2.9 BreakEvenPoint= _____

$$\text{Contribution}(\text{Sales} - \text{VariableCost})$$

3 Commercial Viability: Following financial appraisal tools will be employed for assessing commercial viability of the project:

- (i) **Return on Capital Employed (ROCE):** The total return generated by the project over its entire projected life will be averaged to find out the average yearly return. The simple acceptance rule for the investment is that the return (incorporating benefit of grant-in-aid assistance) is sufficiently larger than the interest on capital employed. Return in excess of 25% is desirable.
- (ii) **Debt Service Coverage Ratio:** Acceptance rule will be cumulative DSCR of 3:1 during repayment period.
- (iii) **Break-Even (BE) Analysis:** Break-even point should be below 60 per cent of the installed capacity.
- (iv) **Sensitivity Analysis:** Sensitivity analysis will be pursued for all the major financial parameters/indicators in terms of a 5-10 per cent drop in user charges or fall in capacity utilization by 10-20 per cent.
- (v) **Net Present Value (NPV):** Net Present Value of the project needs to be positive and the Internal Rate of return (IRR) should be above 10 per cent. The rate of discount to be adopted for estimation of NPV will be 10 per cent. The project life may be considered to be a maximum of 10 years. The life of the project to be considered for this purpose needs to be supported by recommendation of a technical expert/institution.

Annexure V (c): Format of Detailed Proposal for Waste Management Infrastructure under SIIDS**1 The basic details/documentation**

- i. Name and location of the IA
- ii. Type of Infrastructure
- iii. Scale of investment
- iv. Diagnostic study/comparative advantage benchmark survey (main findings)
- v. Information on nature of critical gaps identified
- vi. Implementation schedule
- vii. Revenue generation mechanism for sustainability of assets
- viii. Project highlights--total cost of project, contribution from cluster enterprises/stakeholders, average contribution by individual enterprises, term loans, debt-equity ratio, repayment schedule
- ix. In-principle sanction of loan from a bank, if applicable

3. Elements of DPR**3.1 Plant and machinery****(a) List of Plant and Machinery**

Sr. No.	Particulars of plant and machinery	No.	Power requirement (HP/KW)	F.O.R. Price (Rs)	Name of proposed suppliers	Delivery Schedule (monthwise)

(b) Capacity of plant and machinery**3.2 Utilities and services at full capacity utilization****(a) Power for industrial purpose**

Sr. No.	Particulars of the machinery	KW	No. of working hrs. per month	KW/month	Rs./ KWH	Total

(b) Power requirement for commercial/ domestic purpose**(c) Water****(d) Gas/Oil/ Other utilities****3.3 Project cost**

S No	Particulars of cost	Amount (Rs.)
i.	Land & site development	
ii.	Building	
iii.	Plant and machinery (cost of plant and machinery, 10% installation, electrification and commissioning)	
iv.	Misc. fixed assets (fixture, furniture, firefighting equipment, first aid equipment, backup power supply, etc.)	
v.	Preliminary expenses (diagnostic study, DPR, legal & administrative expenses, telephone, stationery, etc.)	
vi.	Pre-operative expenses (establishment, travel, interest on borrowings, committed charges during construction period, start up expenses, etc.)	
vii.	Provision for contingencies (2% building and 5% on plant and machinery)	
	Total	

3.4 Means of finance

Infrastructure norms followed by HSIIDC**Construction norms/specifications of HSIIDC for development of infrastructure**

Haryana State Industrial & Infrastructure Development Corporation (HSIIDC) is in the business of developing Industrial Model Townships/Industrial Estates in the State of Haryana. HSIIDC has provided infrastructure facilities like roads, water supply, drainage, sewerage, electrification, CETP, WTP, re-circulation network etc. in its IEs/IMTs that is providing an ideal environment with necessary infrastructure to the potential investors, willing to set up their industrial units in the State.

The construction norms/specifications and design parameters in brief being adopted by HSIIDC for development of infrastructure at various IEs/IMTs are as under:

Road Specification:

- Flexible roads are to be designed as per IRC:37-2012 (or latest edition) and MORT&H specifications (latest edition). The design of rigid pavement should be as per IRC-58-2015 (or latest edition)/IRC SP 62 (or latest edition) and MORT&H specifications (latest edition).
- The main roads of Industrial Area be design for traffic load of minimum 20 MSA and service road for minimum 10 MSA . The road shall be designed for minimum 15 years.
- Roads have to be designed at minimum CBR value as 8%.
- Camber of 2% will be provided on all the roads.
- Road work include preparation of Sub-grade, Granular Sub-Base (GSB), Wet Mix Macadam (WMM), Priming Coat, Tack Coat, Dense Bituminous Macadam (DBM) & Bituminous Concrete (BC) are as per the requirement of PWD specification and MoRT&H (5th revision). For rigid pavement, M-40 design mix concrete should be used as per the requirement of PWD specification and MoRT&H (5th revision).
- Footpath with Interlocking paver blocks of minimum 60mm thick to be laid over the shoulders.
- Provision of construction of kerb (size 375mm x 150mm) & channel (300mm x 150mm) as per PWD specification.
- The project cost is framed on the basis of Haryana Schedule of Rates (HSR), 2021. Wherever, the HSR rates are not available, the prevailing DSR or market rate(s) have to be considered for the estimation purpose.
- The work shall be executed as per the Govt. of Haryana PWD Specifications/ MORT&H specifications (latest edition).

Water Supply Distribution Network System:

- Water supply for the Industrial area is to be designed based on the norms laid in Manual for Water Supply published by Central Public Health and Environmental Engineering Organisation (CPHEEO), Ministry of Housing & Urban Affairs, Govt. of India.
- Ductile Iron (DI) K-7 pipes be used for distribution network. DI K-9 pipes be considered in rising main.
- Wherever required sluice valve, scour valves, fire hydrant, air valves and non-return valves have to be proposed in the project.
- The work shall be executed as per the Govt. of Haryana PWD Specifications/relevant codal provisions.
- The project cost is framed on the basis of Haryana Schedule of Rates (HSR), 2021. Wherever, the HSR rates are not available, the prevailing DSR or market rate(s) have to be considered for the estimation purpose.

Sewerage System:

- Waste water collection system has been designed as per guidelines laid in Manual of Central Public Health and Environmental Engineering Organisation (CPHEEO) for Waste Water, Ministry of Housing & Urban Affairs, Govt. of India.
- It is assumed that 80% of water supplied excluding horticulture demand will find its way into sewerage system and peak flow in the sewer will be 3 times the average flow.
- All sewer lines shall be covered with concrete cradle as per standard cross section.
- HDPE pipes or RCC NP-3 sulphate resistant pipes have to be used for sewerage network. RCC NP-4 is to be considered for road crossing.
- The velocity of flow to be kept in the non-silting and non-scouring regime of flow.
- Manholes @ 30M c/c and vent shaft be considered at per guidelines.

- The work shall be executed as per the Govt. of Haryana PWD Specifications/relevant codal provisions.
- The project cost is to be framed on the basis of Haryana Schedule of Rates (HSR), 2021. Wherever, the HSR rates are not available, the prevailing DSR or market rate(s) have to be considered for the estimation purpose.

Storm Water Drainage System:

- Storm Water system has been designed as per guidelines laid in Manual of Central Public Health and Environmental Engineering Organization (CPHEEO) for drainage, Ministry of Housing & Urban Affairs, Govt. of India.
- Minimum rain fall intensity is considered 5mm per hour or actual as per data whichever is higher.
- RCC NP-3 class pipes be considered in drainage network and RCC NP-4 in road crossing.
- The velocity of flow to be kept in the non-silting and non-scouring regime of flow.
- The sizes and slope of the proposed drains have to be kept so as to minimize the depth of drainage system for better maintenance.
- The work shall be executed as per the Govt. of Haryana PWD Specifications/relevant codal provisions.
- The project cost is to be framed on the basis of Haryana Schedule of Rates (HSR), 2021. Wherever, the HSR rates are not available, the prevailing DSR or market rate(s) have to be considered for the estimation purpose.

Boundary Wall:

- The work shall be executed as per the Govt. of Haryana PWD Specifications/relevant codal provisions.
- The project cost is to be framed on the basis of Haryana Schedule of Rates (HSR), 2021. Wherever, the HSR rates are not available, the prevailing DSR or market rate(s) have to be considered for the estimation purpose.

Building works:

- The work shall be executed as per the Govt. of Haryana PWD Specifications/relevant codal provisions.
- The project cost is to be framed on the basis of Haryana Schedule of Rates (HSR), 2021. Wherever, the HSR rates are not available, the prevailing DSR or market rate(s) have to be considered for the estimation purpose.

Electrification and street lighting specification.

- The electrification scheme is to be designed on the basis of latest UHBVN/HVPN/DHBVN norms.
- The specification of electrical equipment/items should be taken as per latest UHBVN/DHBVN/HVPN guidelines. Also, the make of respective items should be as per approved vendor/ OEM/ make of DISCOMS.
- The rate of the items in the estimate are based on the latest rate list of UHBVN/DHBVN/HVPN or HSR 2021.
- The rate of NS items (Non schedule) i.e. the rate of respective item not given in UHBVN/DHBVN/HVPN or HSR 2021, must be taken on the basis of quotation of latest rates as per market price. Also, the rate analysis of NS items should be prepared by considering GST, worker welfare cess, contractor profit etc.
- The Schematic diagram/ layout plan for the complete scheme should be enclosed along with the estimate.
- For street lighting work the rates of LED fixtures should be finalized w.r.t. the rate analysis prepared on the basis of latest market rates taken from atleast two reputed manufacturers.
- The specifications of all major items for street lighting work (i.e. High Mast, Octagonal poles, LED fixtures etc.) should be as per HSR 2021 complete in all respect including foundation.

Tentative cost of various infrastructure components

Sr. No.	Component	Unit	Aprox. In Rs	Remarks
1.	Roads (bituminous)	Sqm	2400/-	The cost is including earthwork filling in embankment and subgrade with 1 M depth, 200mm GSB, 250mm WMM, 50mm DBM, 30mm BC, Kerb & channel and 1.5 m wide 60mm paver footpath and thermoplastic paint.
2.	Roads (Cement concrete)	Sqm	2900/-	The cost is including earthwork filling in embankment and subgrade with 1 M, 200mm GSB, 100mm DLC, 250mm M-40 PQC, Kerb & channel and 1.5 m wide 60mm paver footpath and thermoplastic paint.
3.	Water supply network	Meter	2700/-	Cost of only network with class K-7 DI pipes average dia of 250mm.
4.	Sewerage network	Meter	1900/-	Cost of only network with SW pipes of average 300mm dia.
5.	Storm water drainage network	Meter	3400/-	Cost of only network with RCC NP-3 pipes of average 400mm dia.
6.	Recirculation network	Meter	2700/-	Cost of only network with class K-7 DI pipes average dia of 250 mm.
7.	Boundary wall	Meter	5500/-	Boundary wall of 1.8M height above plinth level with RCC column at 30 M interval.
8.	Building works	Sqm	16000/- (Avg.)	As per PWD (B&R) plinth area rate-2021.
9.	Electrification and street light work	Acres	8,00,000/-	The cost is based on infrastructure required for approx. 100 acres comprising of 33/11 KV sub-station, 11 KV distribution and streetlights.
10	Utility Duct	Meter	7000/-	Cost of duct by considering RCC NP-4 pipes of 600mm dia with Chambers.

Note: The above cost has been worked out on the basis of estimate finalized by HSIIDC for Sector-37, IE Karnal having area of about 200 acres. The said costing is for the specifications of work mentioned in the remarks column above. The costing has been worked out based on latest HSR-2021 and prevailing market rate for the items which are not available in the HSR.