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HARYANA GOVERNMENT

INDUSTRIES & COMMERCE DEPARTMENT

Notification

The 31st December, 2010

No. 49/100/2010-4IB1.— Pursuant to the decision taken by the Government to review the Industrial Policy-2005, notified *vide* No. 49/53/2005-4 IB-1 dated 6th June, 2005, the same has been revised following a detailed consultative process with all the stakeholders and a new policy formulated.

Now, therefore, in super-session of the Industrial Policy-2005, the Governor of Haryana is pleased to notify a new '**Industrial and Investment Policy - 2011**', which will be effective from 01.01.2011.

The policy, of which the details are given in **Annexure-A**, has been concurred by the Finance Department *vide* their U.O No. 1/48/2005-1FD III/2435, dated 28.12.2010 and approved by the Council of Ministers in its meeting held on 30.12.2010.

Y. S. MALIK,
Financial Commissioner & Principal Secretary
to Government of Haryana,
Industries & Commerce Department.

Enclosure: Annexure-‘A’

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ANNEXURE - A



GOVERNMENT OF HARYANA

INDUSTRIAL AND INVESTMENT POLICY - 2011

INDUSTRIES & COMMERCE DEPARTMENT

**Government of Haryana
Industrial and Investment Policy-2011**

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List of Abbreviations

ARAI	Automotive Research Association of India
ASSOCHAM	The Associated Chambers of Commerce and Industry of India
CAF	Composite Application Form
CETP	Central Effluent Treatment Plant
CIPET	Central Institute of Plastics Engineering & Technology
CLU	Change of Land Use
CMIE	Centre for Monitoring Indian Economy
CST	Central Sales Tax
DFC	Dedicated Freight Corridor
DIC	District Industries Centre
DMIC	Delhi Mumbai Industrial Corridor
DTCP	Director Town & Country Planning
EDC	External Development Charges
EMP	Estate Management Procedure
EOU	Export Oriented Unit
ESI	Employee State Insurance
FAR	Floor Area Ratio
FDDI	Footwear Design and Development Institute
FDI	Foreign Direct Investment
GST	Goods & Services Tax
HIPB	Haryana Investment Promotion Board
HSIIDC	Haryana State Industrial & Infrastructure Development Corporation Limited
HUDA	Haryana Urban Development Authority
IA	Industrial Area
ICT	Information & Communication Technology
IDC	Infrastructure Development Charges
IFL	Interest Free Loan
IICA	Indian Institute of Corporate Affairs
IP	Industrial Policy
IPC	Investment Promotion Centre
IR	Investment Region
IT	Information Technology
ITES	Information Technology Enabled Services
JV	Joint Venture
KMP	Kundli-Manesar-Palwal
LAC	Land Acquisition Collector
MSME	Micro, Small & Medium Enterprises
MRTS	Mass Rapid Transit System
NATRIP	National Automotive Testing, R&D Infrastructure Project
NID	National Institute of Design
NIFTEM	National Institute of Food Technology, Entrepreneurship and Management
NOC	No Objection Certificate
NRI	Non-Resident Indian
O&M	Operation & Maintenance
PIO	Person of Indian Origin
PPP	Public Private Partnership
R&D	Research & Development
R&R	Rehabilitation & Resettlement
ROW	Right of Way
SEZ	Special Economic Zone
SME	Small & Medium Enterprises
SPV	Special Purpose Vehicle
SSI	Small Scale Industry
STP	Sewage Treatment Plant

Chapter 1

Introduction

1.1 With a splendid economic growth, one of the highest per capita income index, sound industrial infrastructure, strong manufacturing base, advanced agriculture sector and vibrant service sector, Haryana is among the highly economically developed and industrialised States of India. The State has its manufacturing stronghold particularly in sectors like automobile & auto components, light engineering goods, IT & ITES, textile & apparels and electrical & electronic goods.

1.2 The State has always strived to create and maintain a conducive environment for attracting investment through investor friendly rules & procedures and timely & smooth delivery of services. It has made sustained efforts in removal of any bottlenecks in smooth operation of industries. State Government has enacted Industrial Promotion Act 2005, introduced self-certification schemes and made provision for outsourcing of the authority to provide enabling environment for investors. As a result of its investor friendly policies, the State has been successful in attracting huge investments. The State has been acknowledged as a leader in per capita investment for the year 2007 as per the CMIE report.

1.3 The slow down in global economy has had its own adverse effect on several industries especially those from the Micro, Small & Medium Enterprises (MSME) Sector. The State responded to the call in its own limited manner by taking timely measures which have led to maturity of 70% of the investment proposals during 2008-09 as reported by the ASSOCHAM in their study. This level of investment maturity is the highest in the country during this period.

1.4 Industrial Policy (IP) 1992, announced in tandem with the economic reforms brought out by the Central Government, was an incentive centric approach to attract investment. IP 1997 adopted infrastructure led approach to industrial development. IP 1999 aimed at promoting industrial growth in the context of overall economic value addition with emphasis on infrastructure development through private initiative. IP 2005 sought to capture these opportunities, leveraging the strengths of the State in agriculture and its established comparative advantage in manufacturing, for promotion of investment and taking industry to front ranks of global competition.

1.5 Haryana's manufacturing base, though fundamentally strong, needs innovative policy measures to counter any such global competitiveness and economic uncertainties. To face challenges of global meltdown, there is a need to strengthen the industrial capacity and diversification of exports.

1.6 The new industrial policy, taking into account the current economic scenario and prospective developments, lays particular emphasis on further strengthening the base of the manufacturing sector besides knowledge based & high tech industries, efficient use of energy, conservation of resources and pragmatic environmental policies for sustainable development. The scope and potential for investment and value addition in the primary products has been brought out clearly through these policy measures. Development of well-planned infrastructure holds the key to overall future economic growth and this continues to be focus of the Government. The State recognises the increased role of Public-Private Partnerships and, accordingly, the policy lays down a well-defined roadmap in this direction. Adoption of Information and Communication Technology brings efficiency and transparency in delivery of services, eliminates procedural delays and minimise the transaction costs. The policy lays down a time-frame for a complete switch-over to IT enabled regime of approvals and clearances. Self-certification and outsourcing of certain services places greater reliance on self-regulation by the key stakeholders.

1.7 This policy would come into effect from 01.01.2011.

Chapter 2

Objectives and Strategy

2.1 Objectives:

The following key objectives are sought to be achieved through the industrial policy:

- Higher, sustainable and inclusive economic growth by attracting investments in a focused and structured manner in potential areas;
- Promote private sector investment through Public Private Partnerships;
- Employment generation and enhanced employability through skill development;
- Continued thrust on manufacturing sector as a key driver of economic growth;
- Generation of entrepreneurial opportunities across all sectors of the economy;
- Facilitation of spatial dispersal of economic activities particularly in industrially lesser developed regions of the State;
- Sustainable development by adopting environment friendly technologies.

2.2 Strategies to meet the key objectives:

The State Government proposes to achieve the objectives set out in the policy by:

- Adoption of a coordinated approach to the development of all sectors of economy through quality infrastructure & addressing issues of infrastructure gaps, creation of sufficient land bank by the developing agencies to meet future requirements of entrepreneurs and addressing the concerns of the land owners whose land is acquired, by way of rehabilitation & resettlement initiatives and developing necessary skill-sets amongst such affected persons;
- Encouraging private sector participation in infrastructure projects under Public Private Partnership (PPP) especially in industrial infrastructure, power, roads & bridges, health, tourism, education sectors, simplification of rules & procedures, self-certification and use of Information & Communication Technology (ICT) for hassle-free, timely delivery of services and further liberalisation of Estate Management Procedures;
- Strengthening of institutional support mechanism through a Grievance Redressal Mechanism for industry and joint consultative framework;
- Promoting quality competitiveness, research & development and technology up-gradation & modernisation, strengthening of Small & Medium Enterprises (SMEs),

laying special focus on cluster development, provision of flatted factories and incentivising MSMEs;

- Efficient use of water resource, treatment, re-cycling of waste water, promoting non-conventional sources of energy, green technologies and reducing carbon emission to protect environment. National Solar Mission is a major initiative of the Government to promote ecologically sustainable growth while addressing energy security challenge;
- Adoption of labour-friendly policies and creation of infrastructure for labour to meet the basic requirements e.g. ESI hospitals and dispensaries, Welfare Centres and Industrial worker housing facilities.

Chapter 3

Sectors of Investment

3.1 Having emerged as a preferred investment destination for the domestic as well as international investors, Haryana today is home to a number of multinational companies and corporate houses. The State enjoys a number of advantages including proximity to the national capital of Delhi, excellent law & order situation, planned quality infrastructure, conducive policy environment, harmonious labour relations, trained & skilled manpower, responsive administration, etc. Haryana is a vibrant, fast growing State - a perfect place for stable and profitable investment. Keeping in view their long term sustainability and growth potential, the state would continue to encourage investments in the following sectors:

- A. Agro-based, Food Processing and Allied Industry
- B. Automobile & Automotive Components
- C. Education & Skill Development
- D. Electronics, Information & Communication Technology
- E. Footwear and Accessories
- F. Handloom, Hosiery, Textile and Garments Manufacturing
- G. Health and Healthcare
- H. Pharmaceutical Industry
- I. Research & Development and Frontier Technologies
- J. Transport Network and Services
- K. Waste Processing and re-cycling Industry

A. Agro- based, Food Processing and Allied Industry:

1. Haryana has the advantage of being an agrarian state with abundant fertile land. It is a major contributor to the national food-grains pool. Apart from its own base for production of vegetables and fruits (perishable commodities), the State constitutes the route for transportation of fruit from J&K and Himachal Pradesh. Home to the Murrah Buffalo, the state has a good base for production of milk and holds the potential for growth of milk and dairy based industry. It enjoys the locational advantage of its proximity to one of the largest consumer markets of Delhi and the adjoining urban agglomerations. As such, the state offers a huge potential for the establishment of agro-based and food processing industry. This not only includes the manufacturing of value added products but also the associated service industry of provision of cold chain, storage, grading & sorting, segregation and packaging of the vegetable and fruit products for ultimate supply to the consumer market.

2. Keeping the above in view, steps have been taken to strengthen the infrastructure to facilitate growth of this sector. Food Parks at Rai (Sonapat) and Saha (Ambala) have been developed by the HSIIDC and industrial plots have been allotted to the food processing

industries. The HSIIDC would continue to provide developed industrial space in its industrial estates, including development of specialised estates, for this purpose. Developed industrial plots will be allotted in the industrial estates for the manufacturing units, cold chain warehousing and logistics facilities for this purpose.

3. Further, in order to facilitate capacity building and cater to the needs of skill development for this sector, the HSIIDC has allotted 100 acre of land at Kundli (Sonapat) for the establishment of National Institute of Food Technology, Entrepreneurship and Management (NIFTEM), being set up by the Ministry of Food Processing, Government of India. The institute would be one of the premier institutions for imparting training and offering courses in the field of food technology and other management streams.

B. Automobiles & Automotive Components:

1. Automobile manufacturing sector constitutes Haryana's primary strength, thanks to the presence of Maruti-Suzuki, Hero-Honda, Honda Motors, Escorts which have led to the development of a large number of ancillaries in this Sector. Gurgaon-Manesar-Bawal region has been identified as an Auto Hub by the Government of India. A number of auto & auto component units have already set up base in this hub. Maruti-Suzuki has already rolled-out its one-millionth car in a year.

2. The State envisions the continued growth of this sector with a large number of new international entrants in the country. Maruti-Suzuki is developing its Testing Track and R&D facility at IMT Rohtak, which will further boost the development of this industry in the region. Haryana based units are OEM/suppliers to most of these manufacturers. The State would continue to accord priority to this sector in allotment of developed industrial land for the existing manufacturers for meeting their expansion requirements as well as the new entrepreneurs. Following new initiatives are expected to provide a further boost to this industry:

- i) The HSIIDC had earlier allotted 8 acres of land to Automotive Research Association of India (ARAI) in IMT Manesar, for setting up Automotive Testing Laboratory, which is being run by National Automotive Testing, R&D Infrastructure Project (NATRIP). Another site measuring 46 acres has been allotted at concessional rates in IMT Manesar. The foundation stone for this facility has been laid on the 4th of June 2010. The availability of Testing and R&D facility at this centre will facilitate further development of auto & auto components industry in the State;
- ii) It is proposed to create a railway siding facility in IMT Manesar for smooth transportation of the manufactured goods from out of the IMT area for export and across various destinations in the country;

- iii) The State would encourage establishment of a Logistics Centre Facility in PPP mode or through the private sector in IMT Manesar for efficient inventory management and dispatches by the industries.

C. Education including Management, Technical Education & Skill development facilities:

1. Over the last few years, the State has accorded priority to this sector. An enabling legislation to establish private universities is already in place and the State has developed the 'Rajiv Gandhi Education City' near Rai-Kundli over an area of about 2000 acres (Phase-I) in close proximity to Delhi where plots have been/ are being allotted for establishment of higher education institutions. The sector offers a huge potential for investment as the State is growing to be a preferred destination among young aspirants for pursuing higher education in various disciplines. The development of second phase of the Education City will be taken up in due course of time. The Gol has also sanctioned the Indian Institute of Management which is being set-up near Rohtak.
2. Recognising that development of matching skill-sets is a pre-requisite for the growth of industry, the State has taken steps for establishment of such institutions. Some of the institutions that have a direct relationship with capacity-building for the manufacturing sector are being set-up in the State as per details mentioned hereunder:

Sr. No.	Name of the Institute	Location	Status
i)	Indian Institute of Corporate Affairs (IICA)	IMT, Manesar	The Institute is being set-up by the Ministry of Corporate Affairs, Gol over a plot of 14 acres
ii)	Central Institute of Plastics Engineering & Technology (CIPET)	Murthal	The Institute is being set up by the Ministry of Chemicals & Fertilizers, Gol
iii)	National Institute of Food Technology, Entrepreneurship and Management (NIFTEM)	Kundli	The Institute is being set-up by the Ministry of Food Processing Industries, Gol over a plot of 100 acres
iv)	Footwear Design and Development Institute (FDDI)	IMT, Rohtak	The Institute is being set-up by the Ministry of Industry & Commerce, over a plot of 17 acres
v)	National Automotive Testing and R&D Infrastructure Project (NATRIP)	IMT, Manesar	The Project is being set-up by the Ministry of Heavy Industries & Public Enterprise, Gol over a plot of 46 acres
vi)	National Institute of Design (NID)	Being finalized	The Institute has been approved for Haryana by the Ministry of Industry & Commerce, Gol
vii)	State Institute of Film & TV; State Institute of Fashion &	Rohtak	The four institutions are being set-up over an area of

Sr. No.	Name of the Institute	Location	Status
	Design' State Institute of Fine Arts; State Institute of Professional Studies for Women		22 acres
viii)	Global Centre for Nuclear Energy Partnerships with four schools: <ul style="list-style-type: none"> • School of Advanced Nuclear Energy System Studies; • School of Excellence in Nuclear Security; • School of Excellence in Radiation Safety; • School for Applications of Radioisotopes and Radiation Technology 	Keri Jassaur and Jassaur Kheri near Bahadurgar h in Jhajjar District	The Department of Atomic Energy, Government of India is establishing the Centre over an area of 235 acres of land

3. The Government has launched a major initiative in partnership with the Corporate sector and industrial associations to upgrade the ITIs in Public Private Partnership mode to fill the infrastructure and skill gap. The project is titled 'Upgradation of 1396 Government ITIs is through Public Private Partnership'. The ITIs stand to gain from the experience and expertise of private sector to create a workforce with the skills relevant to the needs of economy. At the same time private sector can harness their human resource requirement for making the industry more productive, profitable and quality oriented. Industry partner is associated with each ITI to lead the process of upgradation and to:

- i) assess emerging skill requirements in the region and suggest changes in training courses being run in the ITI;
- ii) start short-term training courses;
- iii) review training needs and approve training of instructors and of administrative/ office staff;
- iv) facilitate placement of ITI graduates.

Each ITI can avail interest free loan of upto Rs. 2.50 crore for upgradation of the ITI into a centre of excellence. The loan is repayable over a period of 30 years with a moratorium of 10 years. The Govt. has already taken initiative for upgradation of 36 ITIs during the last three years (2007-08 - 13 nos., 2008-09 - 13 nos. and 2009-10 - 10 nos.), through Public Private Partnership mode.

4. It has been decided to make provision of land/ plots for establishment of Technical Training Institutions/ Skill Development Centres by the Public/ Private Sector in the IMTs being developed by the HSIIDC to the extent these institutions directly co-relate to the development of skill-sets for the manufacturing sector. Plots will be allotted at the rates applicable for Industrial Plots for this purpose.

D. Electronics, Information & Communication Technology:

- Government would continue to facilitate private sector investment in developing Special Economic Zones/IT Parks/Cyber Parks/ Cyber Cities exclusively for Electronics and Information & Communication industry. Details on the subject are given in Chapter 9 of this Policy.

E. Footwear and Accessories:

- The State has many leather product & footwear-making clusters which are actively involved in the process of end-to-end product making. The major clusters are at Karnal, Faridabad, Bahadurgarh, Gurgaon, Manesar, Sonapat, Kundli, Ambala etc.
- FAR up to 250% is permissible for footwear units in the new industrial estates and expansion phases of the existing industrial estates.
- In view of the demand of trained manpower of the footwear industry, Footwear Design and Development Institute (FDDI) is being set-up at IMT Rohtak. The institute will cater to the needs of trained manpower for the present requirement and future expansion of the industry and provide all technical value added services for the global competence of the Industry.
- An Exhibition-cum-Display Centre for the goods manufactured from Leather and its variants would be set-up by the HSIIDC in Bahadurgarh.

F. Handloom, Hosiery, Textile and Garments Manufacturing:

- Panipat has already established its place on the international map as a centre for the handloom products. Gurgaon - Manesar belt has also emerged as the centre for manufacture and export of ready-made garments. A number of units are engaged in the manufacturing of leather garments and other accessories. The HSIIDC has already developed a Textile Park at Barhi.
- An International Trade and Convention centre would be set up at Panipat to promote handloom products. These Trade Centres would have global market information data and design centre for handloom and garments industry.
- FAR up to 250% is permissible for apparel units in the new industrial estates and expansion phases of the existing industrial estates.

G. Health & Healthcare:

- The Government seeks private sector investment in Health & healthcare sector in order to facilitate establishment of quality healthcare institutions within the framework of set standards & norms. The private sector can play an important role to

supplement and complement State Government's efforts in providing quality healthcare facilities through specialty and super specialty hospitals and state-of-the-art diagnostic facilities at the tertiary level.

- The State holds great potential for investment in the health sector through establishment of hospitals offering primary, secondary and tertiary level healthcare facilities and allied services e.g. pharmacies, diagnostics, pathological labs, training and skill development for para-medical services etc. The State also has the potential for development as a centre for medical tourism. The State would also promote health tourism and such projects involving an investment of Rs. 100.00 crore and above would be given the status of industry for the purpose of incentives.
- The Govt. would work towards establishment of the following facilities:
 - Common bio-medical waste treatment facilities for proper disposal of bio-medical waste generated by hospitals, laboratories and R&D Centres.
 - Effluent treatment plants for treatment of liquid effluent generated from Govt. hospitals .
 - Liquid Oxygen Plants in hospitals with bed-strength of more than 100 .
- The State Govt. agencies (HUDA, HSIIDC and the Urban Development Bodies) would endeavour to ear-mark separate clusters at appropriate locations for medical care service providers.
- Non-nuisance Professional Consultancy Services, which includes Doctors (without Nursing Homes) are permissible in residential areas, as per the norms.

The Town & Country Planning Department allows change of land use (CLU) permission for health facilities in the conforming zones of Development Plans i.e. residential, and Public & Semi-Public. Apart from the above, hospitals are also permitted in the agriculture zone in relaxation of zoning regulations in the public interest by the Government.

H. Pharmaceutical Industry

The Pharma Sector has a vast growth potential in the country and the State recognises the need for development of this Sector on a sustainable basis. The Government of India has selected Haryana State for establishment of a Bio-Technology Park along with R&D facility besides promoting the establishment of a Pharma Industrial park in the State. It is in this background that the State Government has decided to earmark/acquire about 1000 acres of land for the development of a dedicated Pharma Park in the KMP Expressway Global Economic Corridor for this purpose.

The State Government has undertaken procedural reforms during the year 2009 in connection with grant and renewal of drug manufacturing licenses to minimize delays at various levels and bring transparency in disposal of various applications by the concerned department/authority.

I. Research & Development and Frontier Technologies:

- Continuous innovation is the key to survival in a competitive environment. The State Government will accord priority to initiatives in development and application of frontier technologies like Nano Technology, Development of new materials, Genetics, Biotechnology, Chip Manufacturing, Communications Technology, Mobile Computing, Robotics, Energy saving and development of new sources of energy etc.
- Efforts will be made to set up Centres of Excellence among research institutions, which will be given financial support for installing equipment and employing requisite manpower. Incubation Centres will be set up in Universities and Management Institutes to encourage research in industrial projects particularly based on innovative use of local resources. International best practices in research and development will be identified and adopted in the State. Rajiv Gandhi Education City is being developed at Rai, which will house a number of educational and research institutes.
- Handholding and facilitation services will be provided to such ventures by the IPC and the Department of Science and Technology. Space in industrial sheds and flatted factories built by HSIIDC will be provided for this purpose.

J. Transport Network and Services

The State Government endeavours to improve connectivity of its towns with National Capital of Delhi in order to facilitate smooth and uninterrupted flow of goods and passengers both within the urban centres in the State as well as with National Capital of Delhi. Major initiatives taken by the State Government in this regard include:

- Kundli-Manesar-Palwal Expressway
- Upgradation of National as well as State Highways
- Metro connectivity between Delhi-Gurgaon completed. Metro connectivity between Delhi-Faridabad and Delhi-Bahadurgarh being finalised
- MRTS proposed between Gurgaon-Manesar-Bawal

The State Government has decided to set up a SPV viz. 'Haryana Mass Rapid Transport Corporation' (HRMTC) to facilitate development of specific projects in this behalf in the PPP mode.

K. Waste Processing and Re-cycling Industry:

The State would like to encourage and promote the industry engaged in processing of waste material e.g. urban solid waste, hazardous waste, medical waste etc. and its recycling with value addition to be set-up in different parts of the State and would facilitate all the requisite clearances for this industry on priority. As a special measure to promote this industry, the Government proposes to exempt from VAT on any fuel manufactured by the processing of municipal solid waste.

Chapter 4

Infrastructure: New Initiatives/ New Economic Hubs

New Initiatives/ New Economic Hubs:

4.1 Delhi Mumbai Industrial Corridor (DMIC)

- i) The Government of India (GoI) is establishing a Dedicated Freight Corridor (DFC) between Delhi and Mumbai, with terminals at Dadri in the National Capital Region of Delhi and Jawaharlal Nehru Port near Mumbai. The Corridor, covering a length of around 1500 kilometers, will pass through six states of Uttar Pradesh, National Capital Territory of Delhi, Haryana, Rajasthan, Gujarat and Maharashtra. The Dedicated Freight Corridor is expected to offer high-speed connectivity for high axle load wagons through high power locomotives.
- ii) In order to tap the immense potential and opportunities likely to be thrown open by the Corridor, a band of 150 kilometers is being developed as the Delhi-Mumbai Industrial Corridor (DMIC). The DMIC influence area covers more than 66% of the geographical area across 13 districts of the State. Investment Regions (IRs), with minimum area of 200 square kilometers and Industrial Areas (IAs), with minimum area of 100 square kilometers have been identified within this zone. These regions/ areas would include self-sustained industrial townships with world-class infrastructure served by multi-modal connectivity for freight movement/ logistic hubs, domestic/ international air connectivity, reliable power, quality social infrastructure and globally competitive environment. The project would open up opportunities along the various national highways (NH-1, NH-2, NH-8 & NH-10) for developing industrial, urban and supporting infrastructure. The following projects have been planned in Haryana:

Sr. No.	Proposed Location	Location w.r.t. DFC Alignment	Phasing	Expected date of completion
<i>a.</i>	<i>Investment Regions (IR):</i>			
i.	Manesar-Bawal	Within 50 kilometers	Phase I	December 2012
ii.	Kundli - Sonapat	Within 100 kilometers	Phase II	December 2016
<i>b.</i>	<i>Industrial Areas (IA):</i>			
i.	Faridabad-Palwal	50 to 100 kilometers	Phase I	December 2012
ii.	Rewari - Hissar	50 to 100 kilometers	Phase II	December 2016

- iii) The State Government has identified a few viable stand-alone projects, christened as "Early Bird Projects" for development as model initiatives and to capitalize on the existing potential, as under:

- i) Regional MRTS between Gurgaon-Manesar-Bawal with feeder service to enhance connectivity between Delhi and the up-coming manufacturing areas.
- ii) Logistics Hub in Rewari District
- iii) Exhibition-cum-Convention Centre at Pachgaon Chowk, Gurgaon

4.2 Global Economic Corridor along the KMP Expressway:

The development of Kundli-Manesar-Palwal (KMP) Expressway has been undertaken by HSIIDC. This project holds unprecedented potential for development of economic hubs at strategic locations along the expressway. A Global economic Corridor is planned along the KMP Expressway with provision for establishment of various theme cities like Knowledge City, Cyber City, Bio-sciences and Pharma City, Medi-City, Fashion City, Entertainment City, World Trade City, Leisure City, Dry Port City, Eco City, Sports City etc. These cities/ hubs will cater to institutional, commercial, industrial, research, residential, logistics/freight activities and will be spread over area of more than 150 square kilometres. These cities are expected to generate huge employment opportunities and will be developed in public-private partnership mode.

4.3 Special Economic Zones:

The State Government recognises the potential of Special Economic Zones (SEZ) in driving industrial/ economic growth and facilitating exports. The State has come out with Haryana Special Economic Zones Act, 2006 for facilitating development of SEZs in the State and framed rules thereunder. About 100 proposals have been received for setting up of various Special Economic Zones in the State, out of which about 31 have been notified by the Government of India and another 35 have been accorded formal approval. The State will continue to support and encourage healthy proliferation of SEZs in the State.

4.4 Cluster Development:

- i) Cluster based approach is being increasingly recognized as a sustainable, cost effective and inclusive strategy to ensure manufacturing competitiveness of the local industry and to encourage the development of ancillaries. The State Government has adopted this strategy for supporting the local industry. A number of theme parks have been set up at various locations viz. Food Parks at Saha & Rai, Footwear Park at Bahadurgarh, Textile Park at Barhi, Agricultural Implements Park at Karnal, Electronics Hardware Technology Park at Kundli and IT Parks at Panchkula, Rai & IMT Manesar.
- ii) The State Government intends to promote the following industry clusters in furtherance of this initiative:
 - Textile Industry, Panipat

- Light Engineering Goods Industry, Faridabad
 - Auto Parts Industry, Gurgaon
 - Scientific Instruments Industry, Ambala
 - Metal Industry, Jagadhri
 - Pharmaceutical Industry at Sonapat/Mewat
 - Petrochemical Hub at Panipat
 - Printing & Publishing Industry at Rai
 - Marble/Stone cutting, polishing and finishing Industry at Roz-Ka-Meo
- iii) The State Government would prepare a definite action plan for implementation of the cluster development support system, with a special focus on the development of MSMEs.

4.5 Cargo Airport

The State has planned establishment of an International Cargo Airport along with provision of Aircraft Maintenance Hub in North India. The proposal has been taken up with the Ministry of Civil Aviation and the Airport Authority of India for taking the project further. Subject to feasibility, this project would open new areas of development in the State, in particular in the areas located in close vicinity of the proposed project.

4.6 Gas Distribution Network

Recognising that availability of gas (LNG, LPG, CNG) holds a great promise in furthering the process of development, laying of Gas Distribution Network has already been taken up in the Geographic Areas of Faridabad and Gurgaon. The Government has taken up the matter with the Petroleum and Natural Gas Regulatory Board (PNGRB) to cover the entire state with the Gas Distribution Network in the shortest possible time-frame. Accordingly, the Geographic Areas of the remaining parts of the State are proposed to be covered as a part of this initiative.

Chapter 5

Industrial Infrastructure: HSIIDC

5.1 Industrial Infrastructure Development:

- i) The HSIIDC would continue to be the nodal agency of the State for development of industrial infrastructure. The Corporation has successfully developed a number of Industrial Model Townships/ Industrial Estates at strategic locations in the State and plans to develop such projects at new sites besides expansion of existing ones. It is proposed to transfer the management of all the existing industrial estates developed by HUDA and the Industries Department in the State to the HSIIDC in a phased manner so as to ensure up-gradation and maintenance of the facilities and services in these estates. The HSIIDC would put in place a mechanism to associate the allottees in an estate in decision-making process for operation and maintenance services in the industrial estates developed and managed by it.
- ii) The Government recognises that hassle-free availability of sufficient land-bank is a pre-requisite to the development of industrial infrastructure. It also recognises that pooling of large mass of land by the private sector through private purchase is a difficult proposition. On the other hand, safeguarding the interests of landowners is of equal importance for the Government. Recognising these imperatives, it has been decided that the HSIIDC would continue to act as the designated nodal agency of the State Government for development of industrial and related infrastructure within the controlled areas of towns as per the Draft/ Notified Development Plans. The HSIIDC would also be responsible for need-based development of industrial infrastructure outside the Controlled Areas.
- iii) Provision of efficient warehousing and logistics facilities is critical to the success of industrial sector. Based on the internal demand within an IMT/ Industrial Estate and transit demand of the area, HSIIDC would earmark separate site(s) for creation of warehousing & logistics, and whole-sale stocking & trading (B to B) facilities. The Corporation would work out the modalities for allotment of such sites under its Estate Management Procedures.
- iv) The surplus generated by the developing agency from relatively more advanced industrial areas, will also be utilised/deployed towards:
 - Infrastructure development activities in the State;
 - Cross-subsidising the cost in hinterland / industrially backward areas for more balanced development.

5.2 Industrial Model Townships:

- i) The HSIIDC has developed an Industrial Model Township (IMT) at Manesar. More and more IMTs are being developed at Rohtak (3800 acres), Faridabad (1800 acres), Roz-ka-Meo (1500 acres) and Kharkhoda (3000 acres). While the development works for IMTs at Rohtak and Faridabad are underway, plans are being finalised for the Roz-ka-Meo and acquisition of land for the IMT at Kharkhoda has been initiated.
- ii) These townships will have campuses for large industries, ICT parks, industrial plots, flatted factories, residential facilities, labour housing, commercial and institutional areas, entertainment zones, skill development & health care facilities etc. The development will be of international standards with power, water supply, roads, sewerage, effluent disposal, storm water disposal, and solid waste management to enable enterprises to function in a pleasing environment.

5.3 Industry-cum-Service Centres:

To facilitate development of micro, small & medium industry and facilitate economic development in industrially backward areas, HSIIDC plans to set up Industry-cum-Service Centres at various locations in the State. These Industry-cum-Service Centres are to be developed in Kaithal, Hisar, Bhiwani, Sampla, Narnaul, Mahendergarh, Jhajjar and Gohana, on areas ranging between 250 acres to 1000 acres.

5.4 Flatted Factories:

Provision for flatted factories to accommodate small & tiny units would be made in the existing as well as new industrial estates. This is expected to check the growth of industry in non-conforming areas and will also facilitate the industry to reduce the lead time in setting up of the project besides huge investment on land and building. HSIIDC has developed flatted factory Complex at Faridabad and the same is to be replicated in other Industrial estates/IMTs too. Private developers would also be encouraged to set up flatted factories.

5.5 Planning Norms : Circulation System and Other facilities :

Save under exceptional circumstances, the HSIIDC would evolve the minimum planning norms for various infrastructure facilities. As such, the HSIIDC would follow the following minimum standards:

- i) The minimum ROW for the internal circulation roads would be kept at 18 metres. Generally, the ROW of different roads would be 18/20 mtrs, 24/30 mtrs., 45 mtrs. and 60 mtrs;

- ii) Treatment and re-cycling of water would be an essential component of planning for which dual pipe lines (for fresh water and treated water) will be laid;
- iii) The minimum take off point for the sewage system will be 10" dia pipes;
- iv) The electricity distribution system for industrial units on plots of 1000 sq. mtrs. and above and/or depending upon the nature of the industrial activity, will be laid following the principle of HT supply. LD system would be laid for plots below this size;
- v) Every estate will be provided with the STP/CETP, as per requirements. This infrastructure facility would be operated in the PPP mode with pre-defined treatment standards and the service provider would be entitled to recover the user charges for O&M of this facility.
- vi) The Plans would appropriately address the Parking requirements and make provision for idle parking and multi-level parking facilities, wherever required.

Chapter 6

Liberalised Estate Management Procedures

- 6.1 The HSIIDC, being the nodal agency of the State Government for development of Industrial Infrastructure, is responsible for laying down its Estate Management Procedures in tandem with the industrial Policy. As such, the HSIIDC would revise and notify its Estate Management Procedures simultaneously, to be known as the EMP-2011.
- 6.2 The EMP-2011 would address the parameters for allotment, reservations and priority of Industrial Plots, and all other related matters. The Government has taken the following policy decisions in this behalf:
- i) The existing industrial estates have been grouped under three categories namely 'A', 'B' and 'C' in the Estate Management Procedures (EMP -2011), which may be revised from time to time.
 - ii) The threshold limits for fixed capital investments for the 'prestigious projects' have been rationalised to boost investment in category 'B' and 'C' industrial estates. As against an existing uniform criterion of fixed capital investment of Rs. 30.00 crore for all industrial estates, the revised threshold limits will now be as under:

Sr. No.	Category of Estates	Threshold limit for fixed capital investment (Rs.)	Application and allotment system
i	'A'	30.00 crore	Applications for allotment can be made on an on-going basis but allotments will be made on a quarterly basis
ii	'B'	20.00 crore	
iii	'C'	10.00 crore	

- iii) Wherever transfer of a plot is permissible, no Transfer fee will be charged for the second and subsequent transfers of plots allotted in the Industrial Estates developed by the HSIIDC. Only the application processing charges will be payable for each request. However, each transfer will necessarily require registration of a Conveyance Deed in the name of the allottee/ transferee/ seller and the transferee/ buyer. The condition of 'prescribed permissible use' for any transfer will be enforced strictly. It would be compulsory for the Registering Authorities under the Revenue & Disaster Management Department to require a 'No Objection Certificate' from the HSIIDC before registering any Conveyance/Sale Deed in respect of plots allotted by the HSIIDC within its Industrial Estates;

- iv) Wherever permissible, the Leasing fee will be payable only once irrespective of the period of lease and will be charged @ 50% of the fee applicable for the first transfer. Further, there will be no restriction on the number of leases in a premises, subject to strict enforcement of permissible use/activity for the premises. However, all lease deeds/agreements executed for a lease period of more than 11 months would be required to be registered;
- v) Consultative bodies, with representatives from Industry, would be constituted to participate in the decision-making processes for the O&M and upkeep of infrastructure related services in any industrial estate;
- vi) After payment of 10% of the tentative price of the plots along with the application and another 15% within a period of 30/60 days, the payment of balance 75% amount towards the price of plots will be spread over a period of 04 years in eight half-yearly instalments as against 03 years earlier;
- vii) The interest on outstanding balance will be charged only after 'Offer of possession' of the plots even in cases where an allottee takes *suo motu* possession of the plot ahead of the formal 'Offer of possession' in that estate or part thereof;
- viii) It has been decided to permit provision of subsidiary supporting facilities e.g. canteen, gym, common entertainment facilities etc. within the industrial plots without any additional charge, solely for the captive use of employees/workers in an industrial unit. The area so earmarked/ used for these facilities shall not exceed 4% of the total permissible covered area. These facilities shall not be allowed for any commercial purposes. It would not include any such eateries/ ATMs etc. for which the Allottee may charge lease rentals from the service providers or make these accessible to the outside public as well. Any misuse of such facilities, which are meant to be allowed only for the captive use of workers, would entail the severest penalty of resumption of the industrial plot.

The Board of Directors of the HSIIDC would be competent to make amendments in the provisions of Estate Management Procedures from time to time.

6.3 One-time Voluntary Disclosure and Amnesty Scheme for regularisation of old case:

It has been observed that the old allottees have committed certain violations of the terms and conditions of allotment in the past. These violations pertain to unauthorised transfers, unauthorised leasing, violation of building bye-laws and zoning regulations etc. The violators are not coming forward for regularisation of these transactions for the fear of payment of penalties and charges for the

compoundable violations. Such instances are much more in Udyog Vihar Gurgaon, IMT Manesar, Bawal, Kundli, Faridabad areas. The Government has decided to introduce a one-time scheme for regularisation of such cases subject to the restrictions stipulated in the scheme itself.

6.4 The Scheme:

- i) This Scheme would be in force for a period of six months from the date of notification of Industrial Policy and would be applicable only in the case of existing/running industrial units.
- ii) The cases decided in the past would not be reconsidered/ re-opened and the Scheme will have only a prospective effect limited for the prescribed period.
- iii) All cases of **unauthorised transfer of plots** on which industrial units have been established and are running for a period of one year or more would be considered for regularisation on payment of 'Transfer Fee' at the current rate along with interest @ 11% per annum from the date of 'agreement to sell' till the date of payment without any compounding fee/penalty in case of single transfers. Sale/ conveyance Deed would be executed in addition at the cost of the transferee. In case of multiple transfers, the cases would be considered for regularisation by charging twice the applicable transfer fee along with interest @ 11% per annum from the date of 'Agreement to Sell' till the date of payment in respect of the final/ last transfer;
- iv) All cases of **unauthorised leasing** would be considered for regularisation on payment of the normal leasing fee as prevailing at the time of grant of lease along with interest @ 11% per annum from the date of lease agreement till the date of payment, provided the premises was leased out for a permissible activity. Wherever an allottee granted his premises on lease for a non-permissible activity in the past and the violation has been rectified within the operation period of the Scheme, the same may be regularised by charging twice the applicable leasing fee along with interest thereon.
- v) Non-compoundable zoning violations, if any, will not be considered for regularisation under any circumstances and the violations must be rectified;
- vi) Wherever buildings have been constructed in excess of the FAR permissible at the time of obtaining the 'Occupation Certificate', the same may be considered for regularisation **subject to the same being covered within the revised permissible FAR limits** under the DTCP guidelines/norms on payment of the applicable infrastructure strengthening charges. **However, no compounding charges will be payable during the currency of the Scheme.** Revised 'occupation certificate' will be issued in all these cases after regularisation. Non-compoundable violations will

not be considered for regularisation and such violations would have to be rectified upfront;

- vii) In respect of the cases covered under paras 4(iii) and 4(iv) above, the allottee/applicants would be required to submit a certificate from a registered Architect empanelled with the HSIIDC certifying that no violations exist in respect of the zoning and building byelaws. The HSIIDC would accept such a certificate but reserve the right to carry out sample checks through its own staff. In case such a certificate is found to be false or misleading, suitable action would be taken against the Architect as well as the Applicant. In the case of Architect, he would be removed from the approved panel of Architects and a reference made to the Architectural Council of India for taking disciplinary action against the architect. In case of the Allottee-applicant, regularisation of the violation would stand revoked and follow-up action for compulsory rectification would be taken by the HSIIDC.

Chapter 7

Infrastructure: Public-Private Partnership

7.1 While HSIIDC would continue to act as the state's nodal agency to develop industrial infrastructure in the public sector, the Government has decided to partner with the Private Sector in some of these initiatives. Hence, the policy on PPP in respect of development of industrial infrastructure.

7.2 In line with the framework defined under the Public-Private Partnership Policy of the State Government, the Public-Private Partnership model is also proposed to be implemented under this policy for the following:

- A. Development and Marketing of independent Industrial Estates by the Private Sector in industrially backward regions/blocks outside the controlled areas where the Government can acquire land with minimal resistance from the landowners;
- B. Construction of Industrial Worker Housing facilities within the HSIIDC's Industrial Estates/IMTs;
- C. Managed Services in the HSIIDC/ HUDA developed Industrial Estates.

7.3 The Policy parameters governing each one of the above areas are as under:

A. Development of Industrial Estates/ IMTs:

- i) HSIIDC alone is not able to fully meet the demand of developed industrial space. It is becoming increasingly difficult to acquire a commensurate large land-bank on long term basis on account of the costs involved in holding the undeveloped land. Simultaneously, there is pressing need to disperse the availability of developed infrastructure in comparatively lesser developed areas so as to balance the developmental efforts in such areas.
- ii) The Government also recognises the need for development of planned industrial infrastructure in industrially backward blocks in the hinterland, outside the controlled areas of towns. It also appreciates that it becomes extremely difficult for the Private Sector to accumulate/ purchase contiguous land in required proportions through direct negotiations. On the other hand, with the liberal policy of the Government providing for minimum floor rates for compensation and the R&R Policy including payment of Annuity being in place, there are areas in the industrially backward blocks where land can be acquired with minimum resistance from the landowners.

- iii) Keeping the above in view, it has been decided that the Government would acquire the entire project land outside the Controlled Areas, especially in the hinterlands of less developed areas and offer the same to the Private Sector for development of industrial infrastructure, marketing and attracting investment following a SPV/JV model, with HSIIDC holding a minimum of 11% equity stake in the project. The Government would identify the candidate sites and notify the same upfront for this purpose before inviting the Expressions of Interest from private partner-developers. The entire cost of acquisition of land, including the administrative costs, subsequent enhancements, if any, and the Annuity payable to the landowners would be borne by the developer JV/SPV in such cases. The Private Developer, which could be a Development Company or a consortium, would be selected following a transparent process of inviting Expressions of Interest and assessing the suitability of the developer in terms of his experience in infrastructure development, financial capacity, net-worth and other credentials.
- iv) **The broad parameters governing development of infrastructure under this model would be as under:**
- a) The facility would be developed over a minimum of 1000 acres within the industrially backward blocks but outside the Controlled Areas of any towns in the State;
- b) The JV/SPV would not be required to pay any charges towards CLU, EDC, IDC or licensing fee in respect of the area so long as such land is situated outside the notified Controlled Area. In cases where the area is so declared/ notified at any subsequent stage, the statutory dues would be applicable/ payable only in respect of the land acquired after such notification but the area acquired in the first instance before such declaration/ notification would continue to remain exempt from payment of such charges;
- c) The SPV/JV would be responsible for compliance with the Land Acquisition and R & R Policy of the Government as applicable in the case of Government Projects. The JV partner would deposit its share of the land compensation amount with the HSIIDC and the HSIIDC, in turn, would deposit the total compensation amount, including its share, with the LAC for disbursement to the landowners. After acquisition, the land would be conveyed in favour of the JV/SPV for which conveyance charges, calculated on the compensation amount (excluding the Annuity component), would be borne by the selected JV/SPV;
- d) The SPV would be responsible for provision of at least one major connectivity artery linking the site to a State Highway/ National Highway, which may involve construction of an approach to the site/ ROB etc. at his cost. The Government would acquire land for the connecting road/approach at its own cost but the developer would have to bear the cost of construction. The connectivity so developed would vest in the State Government;

- e) In cases where no such additional infrastructure costs are loaded on the project because of the location advantage, the Private Partner would have to grant 10% Sweat Equity to the HSIIDC in lieu thereof;
- f) The permissible land uses for various purposes i.e. Industrial, Institutional Residential, Commercial, Open Spaces & Public Utilities would be permissible as under:

Sr. No.	Purpose	% of Gross Area	Deviations permissible
1	Roads, Circulation system, Parking etc. including Bus stands/ Shelters	Minimum 20% to Max 25%	35% to 40%
2	Public Utilities	Minimum 4%	
3	Open spaces and Greens	Minimum 7%	
Allocation of Area for different Uses			
1	Industrial	Minimum 50%	Upwards of 50%
2	Residential	Maximum 20%	Any shortfall from the maximum area can be diverted for Industrial Use
3	Public/ Semi-Public	Maximum 20%	
4	Commercial	Maximum 10%	

- g) The Government would make the water available for the project but the cost of transportation of water from the source to the site would have to be borne by the SPV/JV Developer Company. The developer would have to make provision for treatment and re-cycling of the waste water so as to target provision for zero-discharge;
- h) The Developer SPV may, if it so opts, create facilities for captive power generation on his own or through an associate company or an IPP for which he would be required to obtain all the statutory clearances;
- i) The Developer SPV would have to complete the basic infrastructure facilities within a period of five to seven years from the date of handing over the site. In case the developer company does not start development of infrastructure within a period of three years of handing over the site, the Government may resume the site and refund the contribution to the private partner without any interest after deducting 10% of the amount as penalty. In cases where the SPV partner is able to justify the delay and the same is found to be acceptable by the Government, an extension for a period up to two years may be allowed on levy of extension fee.
- j) The Developer SPV would be responsible for the O&M of the facilities created within such estate and maintain the same following the benchmarked standards, till such time these functions are transferred to any local authority;
- k) Further detailing of the scheme, including conditions regulating the exit options, induction of strategic partners after the initial selection, etc. would be worked out

and announced upfront before inviting Expressions of Interest for selection of private partners;

- I) The Government reserves the right to offer not more than two sites to the same developer, be it in lead or a part of any consortium.

B. Development of Industrial Worker Housing

The HSIIDC has developed a large number of Industrial Estates throughout the State. It has decided to develop Industrial Worker Housing facilities in these industrial estates as part of the infrastructure facilities for worker housing to provide for a walk-to-work environment. The facility has been designed to include single room tenements and dormitories for the Industrial Workers, along with common facilities and such accommodation is allotted to the Companies for use of their workers on outright sale basis or on lease basis. The HSIIDC earmarks land for the said purpose and would allot the same to the developers following a transparent process. The Expression of Interest would be invited based on minimum construction standards, scale of provision for common amenities, and the tentative land allotment rates. Those found responsive to the minimum construction standards & provision of common amenities and offering the lowest rates for allotments of the dwelling units to the industrial units would be selected for allotment of land. The HSIIDC would prepare a detailed framework for this purpose.

C. Managed Services in Industrial Estates:

The opportunities for private sector participation in managed services in the industrial estates developed by the HSIIDC are unlimited. An indicative list of such managed services is as under:

- Establishment and O&M of the STPs/CETPs;
- Overall water supply, distribution, treatment, recycling and management solutions;
- Distribution of electrical power subject to the regulatory approvals;
- Security services within the Industrial Estates;
- Cleaning and solid waste management services;
- Horticulture and Plantation services;
- Provision and operation of Transport system within the industrial areas;
- Provision and management of Common Parking facilities.

Chapter 8

Land Acquisition Policy for the SEZs, Technology Cities, Industrial Parks developed by the Private Sector

- 8.1 The Government had notified a policy bearing No. 49/48/2006-41BI dated 4th May, 2006 on the subject. Keeping in view a separate provision for development of IMTs under the PPP mode as contained in Chapter '7' of this Policy, the earlier policy dated 4th May 2006 stands modified as per the provisions contained in this chapter.

Facilitation by the Government for the SEZs, Technology Cities, Industrial Parks and Industrial Model Townships by the Private Sector - acquisition of land:

- 8.2 The Government recognises the contribution of private sector and its strengths in development of planned industrial infrastructure and its marketing strengths and the role it plays in attracting investment for the overall economic growth in the State. The role of the private sector in provision of planned industrial space and attracting investment is complementary to that extent and serves the larger public purpose of generation of employment opportunities and economic growth. The State also recognises the need to disperse such development initiatives to the comparatively lesser developed areas of the State with a view to achieving the balanced regional development. Notwithstanding the development of Industrial Infrastructure by the HSIIDC, the State designated Nodal Agency for the purpose, and the development of large industrial townships in the PPP mode as provisioned under Chapter 7 of this Policy, the Government would continue to support such initiatives by the Private Sector in the overall public interest.
- 8.3 While the Government would expect the private developers of industrial space to purchase/ acquire land for their projects through direct negotiations with the landowners, such initiatives are likely to be adversely affected on account of non-acquisition of certain intervening parcels of land that interfere in the contiguity of such projects. Acquisition of land under such parcels of land to a limited extent subserves the larger public interest. Accordingly, the Government would facilitate acquisition of such parcels of land.
- 8.4 Using the administrative boundaries of a Development Block as the basic unit, the entire State has been divided into following three categories:

Sr. No.	Category of Blocks	Status of Development
i)	'A'	comprising of the industrially developed areas
ii)	'B'	comprising of the areas of 'intermediate development'
iii)	'C'	comprising of industrially backward areas

The category-wise details of Blocks is given in **Annexure -1** of this Policy.

8.5 The process of facilitation through acquisition of land by the Government in these three categories would be as under:

8.5.1 Category 'A' Blocks:

The Government would facilitate by way of acquisition of land up to the extent of 10% of the total Project Area for the purpose of contiguity of the land for the project subject to the following:

- The Project Area should be of the order of 250 acres and above;
- The land area should be outside the Controlled Area;
- The promoter should have already acquired at least 75% of the Project Area through direct purchase of project land from the landowners.

8.5.2 Category 'B'

The Government would facilitate by way of acquisition of the land up to the extent of 20% of the total Project Area for the purpose of contiguity for the project, subject to the following:

- The total project size should be of the order of 250 acres and above;
- The land area should be outside the Development Plan Area;
- The promoter should have already acquired/ purchased at least 60% of the Project land from the landowners through direct negotiations.

8.5.3 Category 'C'

The Government would facilitate by way of acquisition of land up to the extent of 30% of the total land requirement for the project, subject to the following:

- The total Project Area should be of the order of 250 acres and above;
- The land area should be outside the Development Plan Area;
- The promoter should have already acquired/ purchased at least 55% of the total Project Land from the landowners through direct negotiations.

8.6 In addition to the above, the Government also recognises that there are projects in the above categories, but being developed over smaller areas (e.g. single product SEZs), which need facilitation to some limited extent for contiguity purposes qua the revenue paths/ water-courses passing through such areas and the ownership of which does not vest with the individual landowners. It has been decided that the Government would also facilitate the contiguity of these projects as follows:

-
- Transfer/ sale of land under the Revenue Rastas/ Paths/ water-courses/ nallahs vesting in the Gram Panchayats/ Shamlat in cases where such Paths/ water-courses/ nallahs terminate within the already purchased SEZ land without affecting any landowners' easement rights;
 - Exchange of land under the Revenue Paths/ Water-courses/ nallahs passing through the purchased SEZ/ project land with alternate rastas/ water-courses to be provided by the developer following the shortest alternative route. The developer in such cases would have to bear the expenditure on creation of alternate facilities.
- 8.7 The acquisition of land for the categories mentioned in this chapter and the payment of benefits towards R & R of the landowners would be governed by the R & R Policy of the State Government.

Chapter 9

Information Technology (IT) and IT Enabled Services

9.1 IT and ITES accounted for an export of Rs. 23,000 crore out of the total export of Rs. 43,000 from the State during 2009-10. The State Government would continue to accord priority to the IT and ITES Sector in recognition of its potential for employment, exports, wealth generation and spin off on the growth of services sector.

9.2 The State has received a total of 70 proposals for IT/ITES Sector specific SEZs, of which 35 have been approved by the Government of India. In addition, the IT Department has recommended 80 cases of development of Cyber Parks, of which the Town & Country Planning Department has granted licenses in respect of 33 proposals involving 262.50 acres of land. This is likely to create about 25 million sq mtrs. of built-up space.

9.3 Gurgaon has emerged as the most preferred investment destination in Northern India for IT/ITES industry. It would be the endeavour of the State Government to preserve the pre-eminent place of Gurgaon by improving the infrastructure and continuously upgrading it to match international standards. Besides, the State Government is taking initiatives through its agencies like Secretariat for Information Technology (SIT), HARTRON and HSIIDC for furthering the development of Information and Communication Technology sector in the State. The Industrial Policy 2005 made special provisions for the development of this Sector.

9.4 The IT/ITES Units/ Technology Projects are placed under the following categories:

Sr. No.	Category/ Nomenclature	Area	Remarks/ Facilities/ Restrictions
i)	IT/ ITES/ and Other Technology Units	450 to 20,000 sq mtrs or even larger area. acres	<ul style="list-style-type: none"> • Self-use category, Part of the built-up area can be leased out for the permissible use but sale of part of the area is not permissible; • Transfer of Unit as such is allowed as per EMP-2011; • FAR up to 250% to be permitted on roads with ROW of not less than 18 meters; • Basement Parking, not counted towards the F.A.R, allowed - parking to be managed within the site; • Up to 4% of the permissible covered area of 250% can be used for provision of supporting facilities for <u>the captive use of employees</u> without any additional charge. These facilities could include a canteen/ cafeteria, Gym, entertainment facilities. No commercial use of such facilities for outsiders is permissible; • No separate commercial or residential provisions; • Allowed to be set-up only within the Industrial Zones.
ii)	IT/ITES/Cyber/ Technology Park	20,001 to 40,000 sq. mtrs.	<ul style="list-style-type: none"> • License to be obtained from the Director Town & Country Planning;

Sr. No.	Category/ Nomenclature	Area	Remarks/ Facilities/ Restrictions
		(5 to 10 acres)	<ul style="list-style-type: none"> • Sale/ lease of built-up space allowed as per license conditions; • FAR up to 250% and to be located along the roads having minimum ROW of 30 meters or a ROW of 60 meters ROW along with provision of a service road; • Basement Parking, not counted towards the F.A.R, allowed up to four levels - to be managed within the site; • Up to 4% of the permissible covered area of 250% can be used for provision of supporting facilities <u>for the captive use of employees</u> without any additional charge. These facilities could include a canteen/ cafeteria, Gym, entertainment facilities. No commercial use of such facilities for outsiders is permissible; • Allowed to be set-up only within the Industrial Zones.
		40,001 to 2,00,000 sq. mtrs. (10 to 50 acres)	<ul style="list-style-type: none"> • License to be obtained from the Director Town & Country Planning; • Sale/ lease of built-up space allowed as per license conditions; • FAR up to 250% and to be located along the roads having minimum ROW of 60 meters along with provision of a service road; • Basement Parking, not counted towards the F.A.R, allowed up to four levels - parking to be managed within the site; • Up to 10% of the area with an F.A.R. of 175% is allowed for Group Housing Purposes; • Up to 4% of the permissible covered area of 250% can be used for provision of supporting facilities <u>for the captive use of employees</u> without any additional charge. These facilities could include a canteen/ cafeteria, Gym, entertainment facilities. No commercial use of such facilities for outsiders is permissible; • Allowed to be set-up only within the Industrial Zones.
iv)	Technology City/ Cyber City	2,00,001 sq. mtrs. and above (Above 50 acres)	<ul style="list-style-type: none"> • License to be obtained from the Director Town & Country Planning; • Sale/ lease of built-up space allowed as per license conditions; • FAR up to 250% and to be located along the roads having minimum 60 meters ROW along with a provision of service road; • Basement Parking, not counted towards the F.A.R, allowed up to four levels - parking to be managed within the site; • Up to 10% of the area with an F.A.R. of 175% is allowed to be used for Group Housing, 4% of the Area for Commercial use with an F.A.R of 175%, and 2% of the Area for Recreational Use with F.A.R of 150% is allowed on payment of applicable charges; • Allowed to be set-up only within the Industrial Zones.

Sr. No.	Category/ Nomenclature	Area	Remarks/ Facilities/ Restrictions
v)	IT/ITES Sector Specific SEZ	10 hectare (25 acres) or above	As per the provisions contained in the Central SEZ Act/ State Act and the rules framed thereunder.
vi)	Cyber/IT Parks (set-up within the HSIIDC/ HUDA developed Industrial Estates)	20,001 to 40,000 sq. mtrs. (5 to 10 acres)	<ul style="list-style-type: none"> • No license required; • Sale of built-up space not allowed; • Leasing and transfers allowed as per the EMP-2011; • FAR up to 250% and to be located on roads with a of minimum 30 mtrs. ROW; • Basement Parking, not counted towards the F.A.R, allowed up to four levels - to be managed within the site; • Up to 4% of the permissible covered area of 250% can be used for provision of supporting facilities for the <u>captive use of employees</u> without any additional charge. These facilities could include a canteen/ cafeteria, Gym, entertainment facilities; • No commercial use of such supporting/ ancillary facilities is permissible for outsiders;
vii)	Technology Parks (established within HSIIDC/ HUDA developed Industrial areas on campus development norms)	40,001 to 2,00,000 sq. mtrs. (10 to 50 acres)	<ul style="list-style-type: none"> • No License required; • Leasing and transfers allowed as per the EMP-2011; • FAR up to 250% and to be located along the roads with having minimum 60 mtrs ROW along with provision of a service; • Basement Parking, not counted towards the F.A.R, allowed up to four levels - to be managed within the site; • Up to 10% of the area with an F.A.R. of 175% for Group Housing Purposes, up to 4% of the Area for Commercial use with an FAR of 175%, and up to 2% of the Area for Recreational Use with FAR of 150% allowed without any additional charges.

9.5 Technology Units would include IT, ITES, Communication Technology, Bio-technology, Robotics, Nano-Technology, Chip Manufacturing, Mobile Computing, Mobile Communications, Genetics, Clinical Research Trials, Drug Development Centre, Research & Development Facilities. An illustrative list of the units covered under the (i) hardware manufacturing, (ii) software development, (iii) ITES and (iv) Technology Units is given in **Annexure-3**. Any ambiguity/dispute pertaining to the definition of any of the services qualifying as IT Software Development or ITES or Technology Unit would be decided by the Government and its decision thereon shall be final.

9.6 Electricity tariff applicable for the IT /ITES and Technology Units

The appropriate (LT or HT) Industrial Tariff would be applicable in the case of IT/Telecom hardware manufacturing units, IT Software Development Units and the Technology/ R&D Units (indicative and illustrative list given in Annexure-3), while the Non-Domestic Tariff (NDS) would be applicable in case of ITES Units. An opportunity of 30 days

would be given to ITES Units to switch over their consumer category from 'Industrial' to 'NDS' and no penalties would be levied on this account for the previous period.

9.7 The SIT will continue to remain the nodal department of the State and would give special attention to the development of infrastructure to support development of this sector through State agencies like HARTRON/ HSIIDC/ HUDA. HSIIDC has developed Technology Parks at IMT Manesar, Industrial Estates at Rai and Panchkula for development of the IT/ITES. The Corporation is also developing an Electronics Hardware Technology Park at Kundli to support the IT/ITES sector.

9.8 Apart from the public sector initiatives, private sector would also be encouraged to develop and set-up IT Sector Special Economic Zones, Cyber Parks, Technology Parks/ Technology Cities and other supportive infrastructure and services.

9.9 IT Specific Special Economic Zones:

With the cessation of incentives for IT industries under the Software Technology Parks of India (STPI) scheme of Government of India, it is expected that the developers are likely to focus on setting up of IT/ITES Specific Special Economic Zones for availing the incentives provided under the SEZ Act. The State Government will encourage and provide all necessary facilitation under the Central SEZ Act 2005/ SEZ Rules/ Haryana SEZ Act, 2006/ Haryana SEZ Rules/ Land Acquisition Policy of the State Government for setting up of such SEZs in the State.

9.10 Policy on development of Technology Parks and Technology Cities:

In order to encourage investment in the Technology Sector, especially the IT, ITES, Communications including mobile communications, biotechnology, genetics, robotics and other frontier technologies, the State Government has enlarged the scope of the scheme on IT Parks etc. The Department of Information Technology would continue to be the nodal department to receive and process all proposals for setting up Technology Cities/Parks. The procedural details, including the time-frame of project implementation in these categories would be notified separately by the Government.

Chapter 10

Scheme of Incentives

10.1 Introduction:

In addition to provision of planned and developed industrial space for establishment of Industrial Projects and other investment proposals in the State, the Government has decided to extend various other benefits for the industry. These are detailed in this chapter.

10.2 Incentives for Mega Projects in Backward Areas:

10.2.1 Definition of Mega Projects:

Mega Projects are the Projects involving a minimum fixed capital investment of Rs. 100 crore and above, or having employment generation of more than 500 persons, and have the inherent potential for serving as anchor/ mother units. Besides the projects related to industry sector, other sector projects including skill development sector, health sector, power sector etc. would also qualify as Mega Projects subject to fulfilling the above mentioned criteria.

10.2.2 A mega project would be eligible for provision of a customised package of incentives based on the merits of the case by the Haryana Investment Promotion Board (HIPB), including the ones listed below:

- i) Financial assistance by way of Interest Free Loan (IFL) to be quantified at 50% of the tax paid on the sale of goods produced by such industrial units under the Haryana Value Added Tax Act, 2003 for a period of 7 years from the date of start of commercial production, and repayable after a period of 5 years from the date of grant of IFL.
- ii) Exemption from Electricity Duty to the new industrial units for a period of 5 years from the date of release of electricity connection except those included in the restricted list of industry.

10.3 The under-mentioned sector-specific incentives are also provided:

10.3.1 Incentives for Food Processing Industries:

- i) Interest Free Loan at the rate of 75% of the tax paid on the sale of goods produced in such industrial units would be given under the Haryana Value Added Tax Act 2003 for a period of 5 years from the date of start of commercial production. This would be repayable after a period of 5 years;

- ii) New industrial units established within the State of Haryana would be exempt from payment of Electricity Duty for a period of 5 years;
- iii) Change of Land Use (CLU) charges for food processing units would be levied @ 50% of normal rates in respect of units established in the 'B' and 'C' category Blocks.
- iv) Agro-based/ food processing units/ enterprises established in 'B' & 'C' category Blocks will be entitled to 50% concession in the stamp duty in respect of the land purchased or taken on lease for the said purpose.
- v) No market fee would be charged on the vegetables and fruits grown in the State, whether under the contract farming arrangement or otherwise, and consumed as raw material by the food processing industry located within the State of Haryana;
- vi) Wines/liquors/Brandy etc. made from 100% fruits and Barley produced in the State will be exempt from the Excise Duty in 'B' and 'C' Category Blocks;
- vii) No market fee would be charged on agriculture and horticulture produce used as raw material by Food Processing Industries within the State except wheat, paddy, oil-seeds, guar, sunflower seed, till, toria, taramira and cotton.

10.3.2 Bio-Technology:

Bio-technology is the future panacea for many of our health problems and for ensuring economic benefits to the country. The Government plans to set-up a high profile Bio-technology Park in the State under the PPP mode. Such projects will be accorded the status of industry for the purpose of incentives under the Industrial Policy.

Special priority would be given for release of electric connection to mega projects, 100% EOUs, IT Industries and FDI projects.

10.3.3 Incentives for promoting clean and green technology:

- a) VAT on renewable energy devices like solar panel/ wind mill etc. has been reduced from 12.5% to 5%;
- b) The State has taken lead in exempting 'LPG for domestic use' from VAT;
- c) VAT on CNG and PNG has been reduced from 12.5% to 5% with effect from 20.10.2010;
- d) Any fuel manufactured by the processing of municipal solid waste would be exempt from VAT.

10.4 Facilities for the traders:

- a) Dealers paying less than Rs. 1.00 lakh in a year have been exempted from filing of Annual Commodity Tax Return.
- b) The minimum limit of issuing VAT D3 Form (earlier ST 38) for a transaction has been raised from Rs. 10,000/- to Rs. 25,000/-.
- c) The minimum limit of issuing cash memo for sale has been raised from Rs. 100/- to Rs. 300/-.
- d) Rates of VAT on 187 items (industrial inputs and packaging materials) being used as raw material for manufacturing the end products has been reduced to 4% without requirement of furnishing declaration forms.
- e) Provision has been made for (i) exemption of tax on purchase of paddy used for milling of rice for exports against Form D-1, or (ii) refund of 'Purchase Tax paid on Paddy' to the extent it is used for 'exported rice'.

Special incentives for the SEZs

- i) In addition to the facilitation through land acquisition interventions by the Government as detailed under Chapter 8 of this Policy, and the benefits available to the SEZs under the Central and State SEZ Acts, the Government has also decide to extend following benefits regarding levy of EDC on the SEZ Projects.
- ii) Notwithstanding that a SEZ can have up to 50% of the Non-Processing Zone, the EDC rates for the SEZs would be as applicable for the Industry Sector as per the instructions issued by the Town & Country Planning Department *vide* its Memo No. 7/16/2006-2TCP dated 12.06.2008;
- iii) Further, the EDC rates would be chargeable as under:

Sr. No.	Category of SEZ	EDC Rates applicable
a)	Multi-product SEZs involving an area of 1000 hectares or more	15% of the applicable EDC
b)	Multi-services and other SEZs involving an area of 100 hectares or more but less than 1000 hectares	35% of the applicable rates of EDC
c)	Single Product SEZs having area between 10 hectares to less than 100 hectares	50% of the applicable rates of EDC in respect of the area forming part of the Processing Zone and 100% in case of the area under non-processing zone.

- 10.6 No incentives would be admissible in respect of Industrial Units specified in Annexure-2 of the policy.

Chapter 11

Administrative Set-up and Facilitation

The State Government intends to lay greater focus on 'facilitation' along side its 'regulatory' functions. It has taken initiatives to provide good governance that ensures transparency, reduction in transaction costs, efficiency and citizen centric delivery of public services through extensive use of information technology. It is envisaged to progressively introduce modern management practices, electronic delivery of services, e-procurement and citizen access to public information within a defined time-frame. The following institutional framework has been put in place for facilitation and to make delivery of services efficient and citizen centric:

11.1 Facilitation through Institutional Framework:

11.1.1 Cabinet Sub-Committee on Infrastructure

The Government has constituted a Cabinet Sub-Committee on Infrastructure under the Chairmanship of Chief Minister for conceptualisation and approval of mega infrastructure projects in the State vide its order bearing No. 7/1/2009-2 Cabinet dated 24th December, 2009.

11.1.2 Haryana Investment Promotion Board

Haryana Investment Promotion Board (HIPB) has been constituted under the Chairmanship of Chief Minister to attract domestic as well as foreign direct investment in the State. The HIPB is competent to:

- Approve a customized package of incentives and concessions to mega projects (as defined) related to all sectors of investment;
- Undertake investment promotion activities by organizing contact programmes, publicity and road shows for prospective investors in India and abroad;
- Identify and approve sectors in which foreign as well as domestic investment is sought keeping in view the State priorities, and
- Periodically review the implementation of projects approved by the HIPB.

11.1.3 Investment Promotion Centre (IPC)

Two Investment Promotion Centres have been set-up in Delhi and Chandigarh to act as a Single Point Contact Agency to provide information, guidance and

hand-holding services for venture location by prospective entrepreneurs particularly with regard to various sanctions/approvals required for implementation of the projects, availability of land and present level of infrastructure in the State and to assist entrepreneurs in submission of applications for approvals/registration to different organizations. These Centres have complete database on availability of land, water, power, finance etc. and norms, rules and regulations of all the institutions engaged in industrial development. This agency showcases Haryana as an ultimate destination for investment.

11.1.4 Policy & Investment Advisory Council

The Government has constituted an Investment Advisory Council under the Chairmanship of Chief Minister to advise the State Government from time to time on the policy measures required to be taken to attract domestic as well as Foreign Direct Investment. Prominent Industrialists have been associated with this Council. The Council is re-christened as the Policy & Investment Advisory Council.

11.1.5 Committee of Secretaries:

The State Government will constitute a Committee of Secretaries under the Chairmanship of Chief Secretary, Haryana with representatives of prominent chambers/ industrial associations and the Secretaries of various departments to facilitate hassle-free operation of industry. The Committee will consider and suggest amendments in the existing laws/procedures for smooth implementation of the policy. The committee will replace the existing Industry-Government Joint Task Force.

11.1.6 Grievances Redressal Committee

The State Government has constituted a State Level Grievances Redressal Committee headed by Principal Secretary, Industries, to handle grievances and to decide on the issues which create bottlenecks in the smooth process of industrialization. Meetings of these committees would be held regularly and recommendations of such bodies would be implemented in a time bound manner.

11.1.7 State Level Consultative Committee:

The Government has granted various exemptions/concessions under the Haryana Value Added Tax Act, 2003 and constituted committees for redressal of the grievances of dealers.

The Government has constituted a State Level Consultative Committee. Trade and Industry is represented by prominent persons as members of this committee. It meets quarterly, and after hearing the problems of the trade and industry, it forwards its recommendations to the Government. The Government, after considering the recommendations, takes necessary action to resolve the issues.

11.1.8 Promotion of Investment by NRIs/ PIOs:

The State Government has also created an NRI Cell for facilitating and encouraging investment by NRIs/PIOs. Other initiatives of the Government for the NRIs/ PIOs include:

- Reservation in allotment of industrial plots;
- Hand holding Services for venture location;
- Single Contact Point Services and time bound clearances.

11.2 Enhancing Investor Facilitation through Simplification of Rules and Procedures

11.2.1 One window facility for investors and time bound approvals and clearances mechanism:

- The State Government has enacted the Industrial Promotion Act, 2005 for providing time bound clearances and approvals. A Composite Application Form (CAF) has been prescribed which all departments/authorities are mandated to accept. Time limits have also been prescribed under this Act for processing and disposal of applications. District and State Level Clearance Committees have been constituted under this Act to review and monitor the processing of CAF and forward the order of the competent authorities to the applicant. The approvals given by the Committees are binding on all concerned departments. The Act also provides for issue of deemed approvals in case the authority concerned fails to provide the same within the prescribed time frame.
- Online submission of Composite Application Form (CAF) would be ensured through the portal of Industries Department/ HSIIDC. Necessary amendments would be made in the Act so that proposals of all Micro, Small & Medium Enterprises are cleared at district level.
- Information booklets would be made available widely for information of investors regarding procedures for grant of approvals under the Act. This information would also be available on the web portals of Industries Department/ HSIIDC.

- HSIIDC has already initiated implementation of e-governance in its operations through a web based application, which would be operationalized within a year's time. Similarly, Directorate of Industries would also move towards delivery of services in the e-governance mode.

11.2.2 Self-Certification Schemes:

11.2.2.1 Labour Laws:

The State Government has introduced Self Certification Scheme in respect of Labour Laws to curtail un-necessary visits of inspectors and to streamline the inspection process under Labour Laws. The scheme is optional.

11.2.2.2 Approval of Building Plans - self certification

The facility of self-certification of building plans / DPC Certificates/ Occupation Certificates has been granted to the plot owners for residential/ industrial buildings in terms of Notification bearing No.-JE(B)-2010/Misc-288-A/3319 dated 16 March 2010 issued by the Town & Country Planning Department, which can be accessed on the Department's website <http://tcpharyana.gov.in> The provisions of this Notification would as well apply in respect of the plots allotted by the HSIIDC in various industrial estates.

11.2.3 Facilitation through Third-party certifications

Agencies outside the Government Departments have been authorised to issue certificates in respect of the following:

11.2.3.1 Certification under the Indian Boilers Act:

The Government of India has carried out certain amendments in the Indian Boilers Act, 1923 by way of the Indian Boilers (Amendment) Act, 2007. The amended Act has introduced improvements in the provisions of law to enhance safety norms, ensure uniformity in standards of inspection, expediting inspections and reducing bureaucratic delays by decentralisation of inspection of boilers during their manufacture, erection and use by allowing inspection and certification by the third party independent inspection authorities. The State Government is committed to implement these measures.

11.2.3.2 Testing/ Inspections of Electrical Installations

The State Government in the Power Department would empanel and authorise independent third party agencies/ qualified engineers, in terms of Rule 4 of the Indian Electricity Rules, 1956 to carry out inspections/ testing

of electrical installations. The process of empanelment of such agencies has already been initiated.

11.2.3.3 Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981:

The State Government would authorise qualified engineers/ third party agencies to carry out inspections/ verification under the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981.

11.2.4 Revised approach in Pollution Control Regulations:

- i) No NOC/consent would be required in respect of industries not covered under any of the identified categories of polluting industries.
- ii) MSME definition of Government of India would be strictly applied for grant of exemption from consent mechanism.
- iii) The role of HSPCB would be streamlined for improving, optimising and upgrading the scope and quality of its activities so that businesses are carried out with improved environmental compliance. Sufficient checks and balances would be built in the administrative apparatus to prevent any misuse of discretionary powers.
- iv) More private labs would be identified and authorised to facilitate testing of water/air samples.
- v) Electronic filing of applications for obtaining NOC/consent for water/air pollution would be implemented in a time bound manner.
- vi) The present consent fee/sample fee structure would be reviewed.

11.2.5 Changes in the Sales Tax Regime:

- i) Responding to an old pending demand of the industry regarding abolition of VAT D-3 (earlier ST 38) forms, the Government has already decided to permit self printing of VAT D-3 forms to the dealers having a turnover of more than the prescribed threshold limit. The Government would examine the feasibility of reducing the threshold limit for self printing and the feasibility of simplifying procedures for those dealers who are below the threshold limits.

- ii) A comprehensive e-Governance system is being implemented in the Commercial Taxes Department wherein facilities for e-registration, e-payment, e-filing and e-refunds are envisaged.

- iii) Value Added Tax regime is envisaged to be replaced by Goods & Service Tax (GST) regime in the State. This will give more relief to the industry, trade, agriculture and consumer through a more comprehensive and wider coverage of input tax set-off and service tax set-off, subsuming of several taxes in GST and phasing out of CST.

Chapter 12

Micro, Small & Medium Enterprises (MSME) Sector

12.1 The Government endeavours to adopt a comprehensive approach to assist the MSME Sector in becoming globally competitive. Recognising the need for optimising the factors of production along with technology up-gradation needs, a series of measures are envisaged to be initiated by the Government in partnership with the Industry representatives.

12.2 The Ministry of MSME, Government of India has come out with National Manufacturing Competitiveness Campaign and has identified the related issues. The State would proactively support an interface between entrepreneurs and the Ministry so as to implement the campaign in right earnest. The relevant issues identified by the Ministry are:

- Cluster development
- Technology up gradation
- Market access
- Market facilitation
- Clean Development mechanisms
- Intellectual Property Rights and Patents
- Design clinics
- Incubators and entrepreneurship development
- Quality management standards

12.3 Strategy to assist the MSME Sector

- i) The Directorate of Industries would prepare a compendium of all the application forms and formalities/ procedures for setting up of an industry and filing of subsequent returns. The GM/ DICs and concerned Estate Managers, HSIIDC would provide the required hand-holding services to the new entrepreneurs in order to improve the confidence level of a new investor;
- ii) The Directorate would take steps for implementation of an e-Governance system for efficient delivery of services and development of content-rich portal for dissemination of all the required information;
- iii) The Directorate of Industries would set-up a dedicated cell for MSMEs for an effective interface with the Ministry of MSME and the MSMEs.
- iv) All universities, technical and research institutions would be encouraged to provide incubation facility for new and promising entrepreneurs.

- v) The SME Renewal Fund would be rechristened as the MSME Renewal Fund and adequately strengthened to finance the complete support system for the MSMEs e.g. initial financing of preparation of DPRs for development of clusters, engagement of experts/ consultants and transaction advisers and the MSMEs would be encouraged to interact with these resources for the purpose.

12.4 Institutional support system:

i) Cluster development:

Recognising that a cluster approach is most suitable for provision of institutional support for the MSME Sector, the Government has decided to establish various clusters in partnership with the industry and financial support from the Government of India under the Industrial Infrastructure Upgradation Scheme (IIUS). These clusters would meet the requirements of common facilities e.g. product development, economising of production costs, quality marking, lab testing, effluent treatment, and other such facilities. Steps have already been initiated to set up such clusters for the Scientific Instruments at Ambala, Light Engineering Goods at Faridabad, and Handloom Industry at Panipat.

ii) Technology up-gradation support:

One of the first and foremost objectives envisaged to be achieved subsequent to the cluster formation is the technology upgradation in a cost effective manner.

iii) Incubation centres and entrepreneurship development:

The State emphasizes the need for incubation as a catalyst for MSME sector as the new and promising entrepreneur needs support in terms of space and technology along with some monetary assistance. This will be taken care by incubation centers, which the Government endeavours to develop in collaboration with Universities and other State development agencies.

iv) Market Development Assistance:

The Government will endeavour to optimally utilise the schemes of the MSME Ministry, Government of India. These schemes also address the issue of marketing under common brand name, bar coding, creating data bank for market intelligence and market development access. It would also have a component for c-watch which provides information regarding competition and costing.

v) Design clinic Scheme:

An effort would be made to bring the manufacturing centre and design professionals on a common platform to provide expert advice and cost effective solutions on real time design problems to improve and achieve value addition for existing/new

products. National Institute of Design, being set up in the State, will be encouraged to support DPRs/design clinics of MSMEs of Haryana State.

vi) Quality standards:

The Directorate would strengthen its Quality Marking Centres and Heat Treatment Centres, preferably in the PPP mode, to make provision of availability of high quality services/ facilities in these areas. Wherever feasible, these would also form a part of the clusters envisaged to be developed.

- vii) Efforts would be made to sensitise the MSME sector regarding adoption of Introduction of Clean Development Mechanisms (CDMs) and lean manufacturing processes.

Chapter 13

Initiatives for Labour Welfare

13.1 Haryana is amongst the first few states to have come out with a comprehensive Labour Policy to create cordial relations between the employer and the employee. A few initiatives taken by the Government in this behalf are as under:

- i) Filing of a Single Return in respect of five labour laws;
- ii) Delegation of powers at the field level for clearances under the Contract Labour (Regulation & Abolition) Act 1972;
- iii) Introduction of self certification under various labour laws;
- iv) Focus on improvement in the working of ESI hospitals.
- v) On-line registration of shops and commercial establishments to curtail unnecessary inspections.

13.2 The State Government would promote an environment of industrial harmony and peace by adopting measures that motivate the employer for voluntary compliance of labour laws relating to working conditions and wage levels of the workers. The Government would work towards labour welfare through various measures including:

13.2.1 Policy measures:

The Government will facilitate healthy social dialogue by constituting "Tripartite Committees" of employers, workers and Government representative and promoting them as effective informal conciliation mechanism. It will also put in place schemes that are focused on workers' welfare, education and skill up-gradation. The operational efficiency of welfare legislations will be improved by strengthening dedicated implementation structures and adequate staffing.

13.2.2 Housing:

It has been observed that the industrial workers, especially the shop floor workers, find it difficult to get affordable residential accommodation with adequate hygienic living conditions close to their work place. Recognising this gap between demand and supply, the HSIIDC, has undertaken the initiative for construction of Industrial labour housing facilities within its Industrial Model Townships. One such facility, with provision for single-room dwelling units and dormitory units has already been commissioned at IMT-Manesar. This scheme of labour housing is proposed to be taken up in other Industrial Estate/IMT/Growth Centre at Faridabad, Kundli, Rai, Barhi, Rohtak and Manesar, Phase-II.

13.2.3 Labour Welfare Centre & ESI Hospitals/dispensaries:

HSIIDC will earmark plots/sites within its Industrial Model Townships/Industrial estates for allotment to the Labour Department for setting up of ESI Hospitals/dispensaries and Labour Welfare Centres.

Chapter 14

General

14.1 Resettlement & Rehabilitation

The Government has announced its comprehensively revised R & R Policy for the landowners, whose land is acquired for infrastructure development. It will be ensured that the obligations and commitments laid down under the R&R policy of the State Government are complied with by the concerned agencies.

14.2 Policy implementation:

The State Government will also put into place a mechanism for monitoring the implementation/ outcomes of the Industrial Policy-2011 and to make mid term corrections so as to ensure effective achievement of its objectives.

14.3 Creation of Data Bank:

Authenticated and correct data pertaining to number of units in the State, classification product-wise, investment, production, employment, turnover and export etc. is of paramount importance in policy making. Reliable data is not forthcoming at the central point as the entrepreneurs are reluctant to impart such information. It is proposed to make it compulsory on the part of industrial units for submission of periodical returns through enabling provisions in the Industrial Promotion Act.

14.4 Environment Friendly technologies:

- i) The State Government firmly believes that Industrial development and associated growth should be based on the principles of sustainable development. The State is thus committed towards its responsibility in promoting a clean and green environment. In light of this, the Government intends to accord Environment the status of Infrastructure. The State Government has taken a number of initiatives in this direction. The Government aims to encourage Environment Management by rational use of resources, environment audit and taking measures to reduce pollution load, waste recovery, recycling and waste recharge besides focusing on adoption of clean process technology.
- ii) The Government also intends to gain carbon credits and reduce carbon foot prints in the industrial sectors. It will provide greater opportunity to the people willing to take the benefit of green business like carbon credit earning. The State would set up a Carbon Credit Cell, which would guide the local entrepreneurs to adopt the relevant technology to earn carbon credits.

- iii) Conservation and efficient management of water resources has been declared to the focus area/ priority of the Government. The HSIIDC would lay dual pipe-lines for supply of fresh and treated water so as to target a situation of zero discharge from its specific industrial sectors within a reasonable time-frame.
- iv) A pilot project for development of Eco-City at a few brown-field locations is being taken up on pilot basis within the Manesar-Bawal Investment Region of DMIC by a consortium of Japanese companies.

14.5 Directory of Prominent professionals belonging to Haryana:

It has been observed that there are large number of prominent entrepreneurs, investors and professionals belonging to Haryana State who are settled at various places across the country or overseas and excelled in various fields. It has been decided that the HSIIDC would prepare a Directory of all such prominent persons and keep it updated. The Directory would be placed on the portal of the HSIIDC.

14.6 Savings and clarifications:

This policy replaces the Industrial Policy of 2005 and would take effect from 01.01.2011. All actions taken under the previous policies or commitments made under those policies would remain protected. Any other issue, which has not been specifically covered under this policy or requires any clarification, would be referred to the Government in the Industries & Commerce Department for decision/clarification and the decision of the Government thereon would form part of the policy.

Categorisation of the State Areas/Blocks (Reference Chapter 8 and 10 of the Policy)

Sr. No.	Category of Blocks	Status of Development
1.	'A'	comprising of the industrially developed areas
2.	'B'	comprising of the areas of 'intermediate development'
3.	'C'	comprising of industrially backward areas

1. List of Category 'A' Blocks: industrially developed areas

Sr. No.	District	Block	
1.	Faridabad	1.	Faridabad
		2.	Ballabgarh
2.	Gurgaon	3.	Gurgaon
		4.	Sohna
3.	Panipat	5.	Panipat
4.	Sonapat	6.	Rai
		7.	Sonapat

2. List of Category 'B' Blocks: areas of 'intermediate development'

Sr. No.	District	Block	
1.	Ambala	1.	Ambala-I
		2.	Ambala-II
		3.	Saha
2.	Gurgaon	4.	Pataudi
		5.	Farukh Nagar
3.	Hisar	6.	Hisar-I
		7.	Hisar-II
4.	Jhajjar	8.	Bahadurgarh
5.	Karnal	9.	Karnal
		10.	Gharaunda
6.	Mewat	11.	Taoru
7.	Panchkula	12.	Barwala
		13.	Pinjore
8.	Palwal	14.	Palwal
9.	Rewari	15.	Rewari
		16.	Bawal
10.	Rohtak	17.	Rohtak
11.	Sonapat	18.	Ganaur
		19.	Kharkhoda
12.	Yamuna Nagar	20.	Jagadhri

3. List of Category 'C' Blocks: Industrially Backward Blocks

Sr. No.	District	Block	
1.	Ambala	1.	Barara
		2.	Naraingarh
		3.	Shehzadpur
2.	Bhiwani	4.	Bhiwani
		5.	Dadri

Sr. No.	District	Block	
		6.	Loharu
		7.	Tosham
		8.	Badhra
		9.	Bawani-Khera
		10.	Bond Kalan
		11.	Kairu
		12.	Siwani
3.	Fatehabad	13.	Bahal
		14.	Fatehabad
		15.	Tohana
		16.	Ratia
		17.	Bhattu Kalan
		18.	Jakhal
		19.	Bhuna
4.	Hisar	20.	Adampur
		21.	Barwala
		22.	Hansi-I
		23.	Hansi-II
		24.	Narnaund
		25.	Uklana
		26.	Agroha
5.	Jhajjar	27.	Jhajjar
		28.	Beri
		29.	Salhawas
		30.	Matenhail
6.	Jind	31.	Jind
		32.	Safidon
		33.	Narwana
		34.	Julana
		35.	Pillu Khera
		36.	Uchana
		37.	Alewa
7.	Kaithal	38.	Guhla at Cheeka
		39.	Kaithal
		40.	Pundri
		41.	Kalayat
		42.	Rajound
		43.	Siwan
8.	Karnal	44.	Nilokheri
		45.	Assandh
		46.	Indri
		47.	Nissing at Chirao
9.	Kurukshetra	48.	Pehowa
		49.	Thanesar
		50.	Ladwa
		51.	Shahbad
		52.	Babain
10.	Mewat	53.	Nuh
		54.	Ferozpur Jhirka
		55.	Punhana
		56.	Nagina
11.	Mahendergarh	57.	Mahendergarh
		58.	Narnaul
		59.	Ateli Nangal
		60.	Kanina
		61.	Nangal Chaudhary
12.	Palwal	62.	Hodel

Sr. No.	District	Block	
		63.	Hassanpur
		64.	Hathin
13.	Panchkula	65.	Morni
		66.	Raipur Rani
14.	Panipat	67.	Israna
		68.	Samalkha
		69.	Madlauda
		70.	Bapauli
15.	Rewari	71.	Khol at Rewari
		72.	Jatusana
		73.	Nahar
16.	Rohtak	74.	Meham
		75.	Sampla
		76.	Kalanaur
		77.	Lakhan Majra
17.	Sirsa	78.	Dabwali
		79.	Rania
		80.	Sirsa
		81.	Baragudha
		82.	Ellenabad
		83.	Odhan
		84.	Nathusari Chopta
18.	Sonepat	85.	Mundlana
		86.	Kathura
		87.	Gohana
19.	Yamuna Nagar	88.	Bilaspur
		89.	Chhachhrauli
		90.	Radaur
		91.	Sadhaura
		92.	Mustafabad

Note: The above lists may be reviewed by the Government from time to time.

Annexure-2

Restrictive List of Industries

1. The Government would not support any industry coming up in the non-conforming areas, especially in the residential zones of Municipal Areas and the Development Plans notified by the Town & Country Planning Department, unless specifically permitted in certain categories, in the overall interest of planned urban development and provision of supporting infrastructure facilities. The Industries & Commerce Department may not register such industrial units.
2. The State would not encourage the following categories of Industries for reasons of Pollution or water scarcity or planning perspective. **The financial incentives approved under this Policy would not be available to these industries:**
 - i) Industrial units involving trade effluents and air emissions set-up within or operating from the residential areas;
 - ii) Cigars and Cigarettes of Tobacco and manufacture of Tobacco including other Tobacco products;
 - iii) Induction and ARC furnace with more than 0.6 MT capacity (restricted due to high energy consuming units);
 - iv) Industrial Units for soft drinks/ aerated water and packaged drinking water, (consuming high water content) located in areas notified as "Dark Zones" for water availability;
 - v) Stone Crushers/ Washeries/ Screening Plants located outside the approved Zones for reasons of Air and Water Pollution;
 - vi) Brick kilns located within urbanisable zones of any controlled areas for reasons of pollution and planned urban development;
 - vii) Sugar Industry within the urbanisable limits of towns and outside catchment area of sugarcane for reasons of pollution, smell and non-availability of raw material;
 - viii) Copper smelter/ Zinc Smelter recovery of Zinc metal from Zinc ash, Dross and Waster;
 - ix) Dyes and Dye intermediates located outside the areas designated for such units for reasons of high pollution;
 - x) Dyeing Industry for yarn and cloth established outside the designated areas;
 - xi) Refining of used Oil;
 - xii) Secondary processing of Iron and Steel manufacturing of CR sheets, Galvanized Sheets and Castings outside the designated zones;
 - xiii) Tanneries
 - xiv) Incandescent Electric Bulbs and fluorescent bulbs/tubes as an energy conservation measure.

Illustrative List of the IT/ITES/Technology Units (Ref. Chapter 9)

IT/Electronics/ Communication Hardware Units	IT/ Communication Software Units	ITES Units	Other Technology Research and Development Units
<p>Computing devices including:</p> <ul style="list-style-type: none"> • Desktop Personal Computer • Servers • Work-stations • Terminals • Laptop Computers, Note Book Computers, Tablet PCs and Netbooks • Palm top Computers / PDA <p>Peripheral Interface controllers/ Memory modules including:</p> <ul style="list-style-type: none"> • Memory modules (e.g., SIMM, DIMM) • Network Interface Controllers • Disk drive controllers (e.g., IDE/EIDE/ATA/SATA/SCSI) and other peripheral interface controllers <p>Storage Units including:</p> <ul style="list-style-type: none"> • Hard Disk Drives • RAID Devices & their Controllers • Floppy Disk Drives • C.D. ROM Drives • Tape Drives – DLT Drives / DAT • Optical Disk Drives • Other Digital Storage Devices including flash memory devices such as USB Pen Drives <p>Others</p> <ul style="list-style-type: none"> • Key Board • Monitor • Mouse • Multi-media devices such as cameras, projectors, audio and video units • Smart Cards and related Readers, writers and printers • Digital Tablets <p>Printers, Scanners and related devices including:</p> <ul style="list-style-type: none"> • Dot matrix • Laserjet • Inkjet • Deskjet • LED Printers • Line Printers • Plotters • Flat Bed, hand-held and other document scanners and document cameras. 	<ul style="list-style-type: none"> • Application Software • Operating system and System software • Middleware/ Firmware • Telecommunications and Mobile Communications software • Design and quality assurance work for these software • System integration work/ components for software • Software Maintenance, Enhancements, Localization and related services • Software /System Quality and Security Auditing and Certification Services • LSI/VLSI/PCB/ASIC and System-On-Chip Design Services • Special purpose software design, development and testing including SCADA, GPIB for Process monitoring and Control 	<ul style="list-style-type: none"> • Back-Office Operations • Business Process Outsourcing including Call Centres • Digital Content Development/ Animation/ Audio Visual effects / Gaming /Production studios for TV & Films etc. (provided remotely) • Data Processing - Data conversion, data mining, digitization, data entry, data warehousing • Packaged software support services (provided remotely) • Website Services, web designing and web content development services • IT Solution providers (including server data banks, application service providers, internet/web based e-commerce service providers, system integration service providers) • IT System Audit Services • Engineering and Designing (CAD/CAM etc.) • Geographic Information System Services • Human Resource Services (provided remotely) • Insurance Claim Processing (provided remotely) 	<p>Technology Research and Development Units in the areas of:</p> <ul style="list-style-type: none"> • Bio-Technology, • Genetic Engineering, • Cell Culture, • Microbiology, • Bio-informatics, • Robotics, • Nano Technology, • Genetics, • Clinical Trials and • Drug Development

IT/Electronics/ Communication Hardware Units	IT/ Communication Software Units	ITES Units	Other Technology Research and Development Units
<ul style="list-style-type: none"> • Pass-book Printers • Multi-Function Devices including photocopiers • Other special purpose printers <p>Networking products including:</p> <ul style="list-style-type: none"> • Hubs • Routers • Switches • Wireless Networking equipment • Firewalls and Unified Threat Management devices, Intruder detection and/or prevention devices • Trans-receivers • Other wired and wireless networking / network security equipment <p>Power supplies to Computer Systems including:</p> <ul style="list-style-type: none"> • Switch mode power supplies • Uninterrupted Power supplies • Laptop / Mobile phone power adaptors and Chargers <p>Networking / Cabling & related accessories (related to IT Industry)</p> <ul style="list-style-type: none"> • Data Communication Cables including Fibre Optic and Copper Cable • Connectors, Terminal Blocks • Jack panels, patch cord • Mounting cord / wiring blocks • Surface mount boxes <p>Consumables including:</p> <ul style="list-style-type: none"> • CD ROM/ DVD ROM • Floppy Disk • Other Optical and Magnetic storage media • Tapes DAT / DLT • Ribbons • Toners • Inkjet Cartridges • Inks for Output devices <p>Electronic Components:</p> <ul style="list-style-type: none"> • Printed Circuit Board / populated PCB • Transistors, Diodes, LEDs and other semiconductor devices • Integrated Circuits / ICs • Resistors, Capacitors and other 		<ul style="list-style-type: none"> • Medical & Legal Transcription • Payroll processing • Finance & Revenue Accounting (provided remotely) • Remote/on-line Education • IT Security and Risk Management services (provided remotely) • Data Center and Disaster Recovery Center Services including Network Operations Centers • Other services provided with the use of IT infrastructure – including information services, tele-medicines services, remote access cyber services, remote diagnostic and repair services etc. 	

IT/Electronics/ Communication Hardware Units	IT/ Communication Software Units	ITES Units	Other Technology Research and Development Units
<p>electronics components</p> <ul style="list-style-type: none"> • Switches / (On / Off, Push button, Rocker, etc.) • Plugs / sockets / relays • Magnetic heads, Print heads • Connectors • Microphones / Speakers • Fuses • LSI and VLSI devices <p>Telecommunication Equipment including:</p> <ul style="list-style-type: none"> • Telephones, including IP Phones and Videophones • Facsimile machines / Fax cards • Tele-Printers/ Telex machine • PABX/EPABX/RAX/MAX – Telephone Exchange • Multiplexers / Muxes • Modems • Telephone answering machines • Telecommunication Switching Equipment • Antenna & Mast • Wireless datacom equipment • Receiving equipments like Pagers, Mobile / Cellular Phones, etc. • VSATs • Video Conferencing Equipments • Including Set Top Boxes for both Video and Digital Signalling. <p>Other Equipment</p> <ul style="list-style-type: none"> • Automated Teller Machines • Finger print, IRIS and other biometric scanners • Touchscreen terminals and Kiosks • CCTV cameras 			

Note: Applicability of appropriate power tariff has been explained under para 9.6 of this Policy. However, in case of any doubt/ dispute as to the class of any unit, the Government would devise a mechanism associating the representatives of the Industries Department, IT Department, Power Department/ Utility and Science Technology Department to decide the issue.

Annexure-4

**List of Notifications, Policy, Guidelines and Government Orders
issued by the Town & Country Planning Department
(as relevant for the Industries Sector)**

The Town & Country Planning Department grants licences for developing industrial plotted colonies, IT parks/ Cyber parks, commercial colonies, group housing colonies, etc. The Policy Guidelines/ Notifications/ Government Orders issued by the Town & Country Planning Department, as relevant for the Industries Sector, and which can be accessed on the website of the Department, are as given below: -

Sr. No.	Particulars of Documentation	Notification No./ Policy No. & Date
1	Licence fee w.r.t. Industrial Use.	Haryana Govt., Town & Country Planning Department Notification No.DS-08/1637, Dated 16.4.2008 (available on website i.e. www.tcpharyana.gov.in)
2	Conversion charges w.r.t. Industrial Use.	Haryana Govt., Town & Country Planning Department Notification No. Misc- 1A /JE (SS)/ 2010/9440, Dated 30.7.2010 (available on website i.e. www.tcpharyana.gov.in)
3	Infrastructure Development Charges w.r.t. Industrial Use.	Haryana Govt., Town & Country Planning Department Notification No.DS-07/13889, Dated 23.7.2007 (available on website i.e. www.tcpharyana.gov.in)
4	Collection of Labour Cess, where the approval of Construction Works are granted by the Department.	Policy Memo No. Misc-2057-5/25/2008-2TCP, Dated 25.2.2010 (available on website i.e. www.tcpharyana.gov.in)
5	Policy regarding Grant of Licence to Industrial Colony	Policy Memo No.7/16/2006-2TCP, Dated 15.1.2008 (available on website i.e. www.tcpharyana.gov.in)
6	Simplification of development/ construction procedures for Technology Parks/ Cities	Haryana Govt., Town & Country Planning Department Notification No. 5DP(III)/2006/Misc-25/12239, Dated 27 th April, 2006 (available on website i.e. www.tcpharyana.gov.in)
7	Non/Less Polluting Rural Industrial Scheme/ Small Scale Industrial Units up to 2 Acres in the Agriculture Zones of the Controlled Areas of High/ Hyper Potential Zones falling in Industrial Backward Blocks.	Haryana Govt., Town & Country Planning Department Notification No. CCP(NCR)/ FDP(G)/ 2010/2336, Dated 11 th June, 2010 (available on website i.e. www.tcpharyana.gov.in)
8	Area norms for considering the approval of building plans/ completion of projects for industrial buildings.	Policy Memo No.G-1784/SD(B)/2007/15081-110, Dated 1.6.2007 (available on website i.e. www.tcpharyana.gov.in)
9	Policy regarding grant of Change of Land Use permissions to the buildings existed before declaration of Controlled Area	Policy Memo No.S-1475-JD(B)-2008/2207-36, Dated 1.2.2008 (available on website i.e. www.tcpharyana.gov.in)
10	Self certification in licensed colonies of Residential/ Industrial	Haryana Govt., Town & Country Planning Department Notification No. JE(B)-2010/misc-288A/3319, Dated 16.3.2010
11	Policy regarding area parameters	Policy Memo No.5/23/2006-2TCP, Dated 30.5.2007

Sr. No.	Particulars of Documentation	Notification No./ Policy No. & Date
	for Cyber Parks/ IT Parks in Residential Sectors.	(available on website i.e. www.tcpharyana.gov.in)
12	Policy for grant of Licence and Change of Land Use cases.	Policy Memo No.7/16/2006-2TCP, Dated 19.12.2006 (available on website i.e. www.tcpharyana.gov.in)
13	Composition Policy for compounding unauthorized construction.	Policy Memo No.5487-5510, Dated 16.3.2006. Available on website i.e. www.tcpharyana.gov.in
14	Appointment of MD-HSIIDC as DTCP for exercising powers under Sections 3, 6, 7, 8, 9, 12, 14 & 16 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963	Haryana Govt., Town & Country Planning Department Notification No. 4641, Dated 16.4.1999 (available on website i.e. www.tcpharyana.gov.in)
15	Policy regarding levy of EDC on the SEZ Projects in Haryana	Policy Memo No.7/16/2006-2TCP, Dated 12.6.2008 (available on website i.e. www.tcpharyana.gov.in)
16	Policy regarding allowing four level basements and allowing more parking space in the high rise buildings to make adequate parking provisions - Clarification	Policy Memo No.Misc-13(R)-7/16/2006-2TCP, Dated 17.5.2010 (available on website i.e. www.tcpharyana.gov.in)
17	Amendment in Rule 49 related to relaxation in height of industrial buildings	Haryana Govt., Town & Country Planning Department Draft Notification No.10DP-2004/1165, Dated 3 rd February, 2004
18	Amendment in Rule 38 & 49 related to apparel industries, bio technology industry and footwear manufacturing industry (Ground Coverage & FAR)	Haryana Govt., Town & Country Planning Department Notification No. PA/2009/Misc-32/575, Dated 20.1.2009

Note: The Town & Country Planning Department may carry out amendments in the above from time to time.