सॉफ्टवेयर टेक्नोलॉजी पार्क्स ऑफ इंडिया
(इलेक्ट्रॉनिकी और सूचना प्रौद्योगिकी मंत्रालय, भारत सरकार के अन्तर्गत स्वायत्त सोसाइटी)
Software Technology Parks of India
(An Autonomous Society under Ministry of Electronics & Information Technology, Govt. of India)

Ref. No. STPI/HQ/PDC/07/2020-21/179 / 1871 Date: 30th September, 2021

To,

Shri Anurag Agarwal, IAS
Managing Director,
M/s. Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC),
C-13-14, Sector 6, Panchkula-134109,
Haryana

Subject: Modified Electronics Manufacturing Clusters (EMC 2.0) Scheme-Approval for setting up of Electronics Manufacturing Cluster at Industrial Model Township (IMT) Sohna, Nuh District, Haryana-reg.

References:

i. *HSIIDC EMC Online application submission dated 25th August 2020 & 19th May 2021 along with Detailed Project Report (DPR) and subsequent correspondences thereafter;*
ii. *EMC 2.0 Scheme Gazette Notification no. 86 [CG-DL-E-01042020-218991] dated 1st April, 2020*
iii. *Guidelines for implementation of Modified Electronics Manufacturing Clusters (EMC 2.0) scheme dated 1st June 2020 [F. No. W-45/3/2020-IPHW-MeitY]*
iv. *Project Review Committee (PRC) meeting dated 15.07.2021*

Sir,

Reference is invited to application submitted by M/s. Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC) as Project Implementing Agency (PIA) cited under reference (i) above and subsequent communications for seeking financial assistance under Modified Electronics Manufacturing Clusters (EMC 2.0) Scheme from Ministry of Electronics and Information Technology (MeitY) for setting up of Electronics Manufacturing Cluster project at Industrial Model Township (IMT) Sohna, Nuh District, Haryana. The said application and documents submitted by M/s. HSIIDC have been considered and based on the assurances and commitments made therein, I am directed to convey the approval of the Ministry of Electronics and Information Technology (MeitY) for setting up of Electronics Manufacturing Cluster project over an area of **500 Acres** with an approved project cost of **Rs. 662.08 Crore** (Rupees Six Hundred Sixty Two Crore and Eight Lakhs Only) [excluding land cost] for providing financial assistance of **Rs. 331.04 Crore** (Rupees Three Hundred Thirty One Crore and Four Lakhs Only).

2. The parameters of the project are mentioned hereunder:

<table>
<tr><th>#</th><th>Project Parameter(s)</th><th>Details</th></tr>
<tr><td>1.</td><td>Project Implementing Agency (PIA)</td><td>M/s. Haryana State Industrial Infrastructure Development Corporation (HSIIDC)</td></tr>
<tr><td>2.</td><td>Location of EMC</td><td>Industrial Model Township (IMT) Sohna, Nuh District, Haryana

<table><tr><th>Village Name</th><th>Area (Acres)</th></tr><tr><td>Badeleki</td><td>3</td></tr><tr><td>DheerDhoka</td><td>43</td></tr><tr><td>Khedli Kanka</td><td>390</td></tr><tr><td>Rawason</td><td>58</td></tr><tr><td>Rozka-Meo</td><td>6</td></tr></table></td></tr>
<tr><td>3.</td><td>Proposed Area of EMC</td><td>500 Acres
• Proposed Processing Area: 432.43 Acres (86.5%)
• Proposed Non-Processing Area: 67.57 Acres (13.5%)</td></tr>
<tr><td>4</td><td>Targeted ESDM verticals in EMC</td><td>Consumer Electronics, Industrial Electronics, IT systems and Hardware, Telecom products and equipment, strategic electronics including defence, medical electronics, Smart cards and Aerospace</td></tr>
<tr><td>5.</td><td>Saleable Area and Ready Built Factory (RBF) Sheds / Plug & Play facility</td><td>• Saleable Area: 291.69 Acres
• Area earmarked for Ready Built Factory (RBF) Sheds / Plug & Play facility: 32.38 Acres</td></tr>
<tr><td>6.</td><td>Anchor Unit(s)</td><td><table><tr><td>Name of Anchor Unit</td><td>M/s. ATL Battery Technology (India) Private Limited</td></tr><tr><td>Area</td><td>178 Acres</td></tr><tr><td>Investment Commitment</td><td>Rs. 7197 Crore</td></tr><tr><td>Products</td><td>Li-Ion Polymer Cells & Battery</td></tr></table></td></tr>
<tr><td>7.</td><td>Implementation Timelines</td><td>48 months from date of approval</td></tr>
</table>

TERMS AND CONDITIONS:

3. The approval and financial assistance for this project is subject to compliance by M/s. Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC) to the Modified Electronics Manufacturing Clusters (EMC 2.0) Scheme and Guidelines including amendments, if any, issued by the Government of India from time to time and the terms and conditions stipulated hereinafter.

4. The financial assistance has been approved on basis of the eligible activities, break-up of project cost and funding pattern submitted by M/s. HSIIDC, appraised by Project Management Agency (i.e. STPI) and approved by MeitY under the EMC 2.0 Scheme which is provided in the table hereunder. M/s. HSIIDC undertakes to comply with the eligible activities, break-up of project cost and funding pattern as provided herein.

Amount: In Rupees

S.No	Project Component	Quantity with Units	Processing/Non Processing Activity	Cost (Rs. in crore)
A. Vital Services				
A.1	Boundary wall	7.81 Km	Processing	3.12
A.2	Internal roads (which includes 30 Mtr, 60 mtr. wide road)	11 Km	Processing	39.87
A.3	Storm Water Drains	18 Km	Processing	13.31
A.4	Electric Sub-Station / Distribution Network (1 No. 220/66KV & 2 Nos. 66/11KV s/stn.)	Lumpsum	Processing	99.00
A.5	Electrification (including distribution transformer, LT lines, etc.)	Lumpsum	Processing	3.74
			Sub-Total (A. Vital Services)	**159.04**
B. Essential Services				
B.1	Waste Disposal / Recycling	Lumpsum	Processing	5.54
B.2	Central Effluent Treatment Plant (CETP)	10 MLD	Processing	44.91
B.3	Sewage Lines	18 Km	Processing	5.88
B.4	E-waste Management (over 2.38 acres)	Lumpsum	Processing	12.72
B.5	Street Lighting (Poles, Lighting Assembly, Civil Work)	900 Nos.	Processing	2.74
B.6	Warehousing (Over 3.74 Acres)	3.74 Acres	Processing	24.00
B.7	Ready Built factory (RBF) Sheds (No. of sheds-272)	74,115 Sq.m	Processing	122.29
B.8	Parking	12022.56 Sqm	Processing	2.94
B.9	Auto Taxi Stand (with fixtures)	4044.36 Sq.m	Processing	7.81
B.10	Fire Fighting and Safety services	Lumpsum	Processing	7.34
B.11	Water Supply Distribution Network (for 10 MLD)	Lumpsum	Processing	8.07
B.12	Startup Facilitation Centre (G+2)	Lumpsum	Processing	16.88
			Sub-Total (B. Essential Services)	**261.13**

C. Desirable Services				
C.1	**Welfare Services**			
C.1.1	Employee Hostel / Housing (G+5)	13237 Sq.m	Non-Processing	25.38
C.1.2	Recreational Facility/ Playground	2347.84 Sq.m	Non-Processing	4.59
C.1.3	Crèche / Nursery	931.04 Sqm.	Non-Processing	1.82
C.1.4	Banking & Financial Services	17975.14 Sq.m	Non-Processing	34.36
C.1.5	Landscaping	36.29 Acres	Non-Processing	1.95
C.1.6	Local Commercial Centre (Single Story Building)	18613.51 Sqm.	Non-Processing	35.24
C.1.7	Police Station	2368.32 Sqm.	Non-Processing	4.56
		Sub-Total (C1. Welfare Services)		**107.91**
C.2	**Support Services**			
	Business Trade & Convention Centre (With underground parking)	25400.39 Sqm	Processing	48.53
		Sub-Total (C2. Support Services)		**48.53**
C.3	**Manufacturing Support Services**			
	CoE/Incubation Facility with Tool Room, Design House, Testing Labs and equipments thereto etc.	Lumpsum	Processing	49.34
		Total (C3. Manufacturing Support)		**49.34**
		Total (C. Desirable Services)		**205.78**
D. Administrative Cost				**17.50**
E. External Development Cost				
E.1	External HT line			4.12
E.2	External Water sourcing/Line			14.51
		Total (E. External Development Cost)		18.63
		Total (A+B+C+D+E)		**662.08**

6. The details of funding for the project approved by the competent authority under the Modified Electronics Manufacturing Clusters Scheme are as provided in the table hereunder.

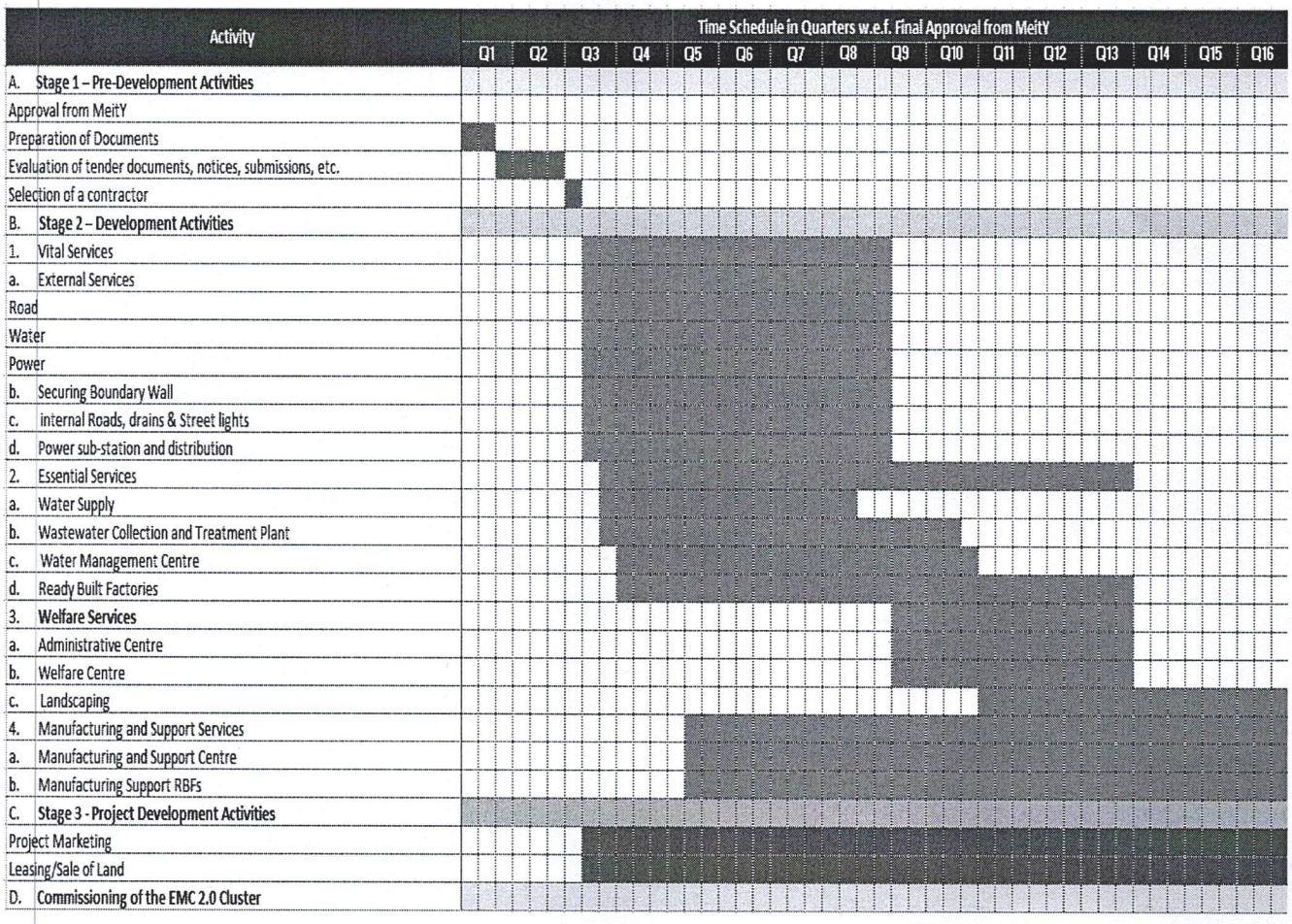
S. No.	Funding Sources	Amount (Rs. in Crore)
1	Financial Assistance from MeitY	331.04
2	Contribution from PIA (i.e HSIIDC)	301.04
3	Contribution from State Government	30.00
	Total	**662.08**

7. **Implementation schedule:** The project components wise implementation schedule for the project is provided hereunder. M/s. Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC) will undertake to implement the project within the approved timelines. In the

event of considerable and persistent delay of the project, action will be taken in accordance to EMC 2.0 Scheme and Guidelines

(a) Total duration of the project – 48 months from date of approval

(b) Project Component-wise timeline:



8. The PIA i.e. M/s. Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC) shall execute an agreement with the Project Management Agency i.e., Software Technology Parks of India (STPI, New Delhi) for proper utilization of financial assistance wherein it shall undertake to abide by the terms and conditions specified in the approval letter, the terms of the Scheme and guidelines or any instructions issued by the MeitY/STPI from time to time. In the event of failing to comply with any of the conditions; will be treated as breach of the agreement, and in such condition, PIA i.e. HSIIDC shall be liable to refund to the President of India through PMA the entire amount of the financial assistance together with the penalties or interest (if any) imposed by the Governing Council on account of breach of agreement.

9. The PIA shall create an Escrow Account with a Bank (Nationalized or Commercial) and provide the details thereof to the PMA. The PMA shall enter into a Tripartite Escrow Agreement with the PIA, and the Bank, where the escrow account of the PIA is maintained, for proper utilization of the financial assistance.

10. In EMC projects, a minimum 70% of the utilizable land area (excluding internal development for roads, carriageways, green spaces, drainage, sewage etc. and common infrastructure for utilities such as Power, Lighting, Waste Management, Effluent Treatment, Fire Fighting and Safety etc.) has to be allotted for processing activities and remaining area may be allotted for non-processing activities as included in list of desirable activities under the Scheme.

11. The disbursement of financial assistance shall be made on pari-passu basis i.e., all proportionate payments to be released after the corresponding share to be mobilized by M/s. Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC) along with other sources and is deposited in the escrow account and other necessary conditions for release of such payments as prescribed in EMC 2.0 Scheme Guidelines have been complied. The same is to be applicable on all the installments with effect from the first installment to be released to the PIA. The deposits in the escrow account shall be utilized only for authorized expenditure for the approved project.

12. The first installment i.e., 30% of the financial assistance will be released after compliance of terms & conditions as mentioned in this approval letter and fulfilling of the below mentioned criteria's:

    i. Deposition of pari-passu contribution in Escrow Account or submission of sanction order issued by State Government / Central Government for transfer of the pari-passu contribution in favor of the PIA.
    ii. Execution of agreement with PMA, spelling out explicitly the project deliverables and timelines.
    iii. Execution of Tripartite Agreement for operations of the Escrow account between HSIIDC, STPI, and the Bank (Escrow Agent) wherein the Escrow account for the project is opened.

13. The second Installment i.e., 40% of the financial assistance to be released on compliance of the following conditions:

    i. After utilization of 80% of first installment and proportionate contribution of the PIA including other sources.
    ii. Allotment of land to the Anchor Unit(s);
    iii. Deposition of pari-passu contribution in Escrow Account or submission of sanction order issued by State Government / Central Government for transfer of the pari-passu contribution in favor of the PIA.
    iv. On recommendations of the Project Review Committee (PRC)

14. The Third (last) Installment i.e., 30% of the financial assistance to be released on compliance of the following conditions:

    i. After utilization of the first and second instalment of financial assistance and the proportionate contribution of the PIA including other sources;

ii. Deposition of pari-passu contribution in Escrow Account or submission of sanction order issued by State Government / Central Government for transfer of the pari-passu contribution in favor of the PIA.

iii. On compliance of the conditions mentioned at Clause 9 of Guidelines related to completion of the project which are as follows:

a. All requisite statutory clearances for the EMC project have been obtained;
b. Atleast one Anchor unit has started construction activities;
c. Atleast 50% of saleable / leasable land area within the EMC has been allotted to the manufacturing units;
d. Atleast 50% of such land allottees have started construction activities; and
e. Such other condition as deemed necessary by PRC in the interest of the project.

15. Securing funds for any enhancement in the overall cost of the project will be the responsibility of the PIA. The financial assistance for the project from Government of India shall be limited to the approved amount as per this approval letter.

16. In event of reduction of cost in a project component, the financial assistance shall automatically get reduced on pro-rata basis for the said project component.

17. It shall be the responsibility of the PIA to obtain necessary approvals and clearances required for the project (as applicable) before or during (as the case may be) the implementation of the project but not later than the release of last instalment of financial assistance.

18. The PIA shall submit the "Utilization Certificate" on the basis of audit done by Chartered Accountant in accordance with General Financial Rules (GFR), 2017 and other terms and conditions/rules as prescribed by Ministry of Finance, Government of India from time to time.

19. The PIA shall maintain separate books of accounts of the Government financial assistance and furnish audited statement of accounts to the PMA. These audited statements of accounts should be furnished after utilization of each instalments/ tranche of instalment or whenever called for.

20. The PIA may seek reimbursement of the expenditure made on the approved project / project components in case PIA intends to make upfront expenditure on implementation of the project. However, PIA shall have submitted the application under the Scheme prior to incurring any expenditure on the project. The submission of such application does not guarantee any approval and any such approval will be subject to issue of a formal approval letter in accordance with the scheme parameters. Expenditure made after the issuance of the acknowledgment by PMA shall be eligible for reimbursement.

21. The PIA shall submit Quarterly Progress Reports (QPRs) on Quarterly and regular basis. PIA shall continue to submit the Quarterly Progress Report (QPRs) to PMA for atleast six months after completion of the project.

22. The accounts of PIA shall be open to inspection by the Ministry of Electronics and Information Technology and audit, both by the Comptroller and Auditor General of India under the provision of

CAG (DPC) Act 1971 and internal audit by the Principal Accounts Office of the Ministry of Electronics and Information Technology as and when deemed necessary. Ministry of Electronics and Information Technology shall also have the right to appoint an agency for undertaking such audit.

23. The Utilization Certificate should be submitted by the PIA after utilization of funds or the closure of the financial year. Receipt of such certificate shall be scrutinized by PMA. Where such certificate is not received from the PIA within the prescribed time, the MeitY will be at liberty to blacklist such PIA from any future grant, subsidy, or other type of financial support from the Government of India.

24. In case of winding up, dissolution, etc. of the PIA, at any point in time, all assets and any unutilized grant shall automatically vest with the Government of India.

25. In case of any conflict or dispute between PIA and PMA, conflict should be resolved mutually. In case of failure of mutual resolution, the matter will be dealt as per Arbitration clause in Agreement to be signed/signed *(as the case be)* between STPI (PMA) and HSIIDC (PIA).

Yours faithfully,

(Ravi Varma)
Director
Tel: 0120-2470508

Copy to:

i. O/o Secretary, MeitY
ii. O/o SS&FA, MeitY
iii. JS(Electronics), MeitY/Dir (NK), MeitY
iv. Secretary, Department of Information Technology, Electronics & Communication Government of Haryana