

From

The Chief Administrator,
Haryana Urban Development Authority,
Sector-6, Panchkula.

To

1. All the Administrator(s) HUDA, in the State.
2. All the Estate Officer(s) HUDA, in the State.

Memo No.UB-A-6-2016/46594-95

Dated:11/08/2016

Subject: Allotment of sites for Schools sold through auction in Urban Estates of HUDA – modification thereof.

This is in-partial modification of this office memo. No. A-11P-97/16028-33 dated 06.05.1997 & A-14-97/16291-311 dated 12.05.1997 on the subject cited above.

2. School sites ranging from Nursery School and Primary Schools to High School/Higher Secondary Schools are provided by HUDA in the layout plans of various residential sectors as per population norms. Policies for allotment of the earmarked school sites have been formulated by the Authority from time to time. The existing policy regarding disposal of School Sites states that 50% of the School Sites carved out in an Urban Estate shall be kept reserved for Education Department, Haryana, balance 50% sites are allotted through open auction to the eligible applicants/participants, and on further usual terms and conditions as contained in HUDA policy guidelines bearing no. circulated vide memo. no. A-5-91/12475-78 dated 06.06.1991.

3. During the period, It has been observed that due to open auction, at times, the genuine institutions having rich experience in the field of education may not be able to compete with financially better off bidders. School sites are treated as a social infrastructure for the residents and the purpose can be properly served only if good institutions come up for providing quality education. Therefore, in a bid to ensure equitable opportunity to the Educational Societies/ Trusts etc. well experienced in the field of the education, and to ensure equitable opportunity to the institutions, well experienced in the field of the education, it has been decided that out of 50 % of the school sites which are meant to be disposed of by way of auction, half of the sites (50% of 50%) may continue to be disposed of through auction as per the existing procedure, and the remaining 50% shall be disposed of through this limited

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auction policy. The sites to be allotted through Open Auction (existing system) and limited auction (present proposal) shall be determined through draw of lots by the Zonal Administrators/Estate officers. The allotment of 50% of 50% seats reserved for private parties shall be subject to the following terms and conditions:-

- (i) The bid shall be open only for those Educational Societies/ Trusts etc. which are registered with the competent authority for at-least 5 years and has 100 or more members. It should not be any family run Society/ Trust.
- (ii) Such intending bidders shall possess a minimum experience of at least 5 years in running at least 2 schools of the same or higher level/nature for which they intend to bid.
- (iii) Such intending bidder Educational Societies/Trusts etc. should have been formed with the main purpose of imparting education.
- (iv) The Financial position of such intending bidders should be sound to pay the cost of the land. For this purpose, such intending bidders shall have to submit the duly authenticated balance sheets for the last 5 years duly certified by the Chartered Accountant.
- (v) Auction of sites shall be held on basis of the reserve price as may be decided by the competent authority and the Zonal Administrator (s) shall be competent to accept such bids.
- (vi) The construction of school building shall have to be completed within 2 years of the offer of possession of the land. However, this period is extendable on payment of extension fee as per policy applicable to the commercial sites.
- (vii) The land shall be utilized only for the purpose for which it is allotted e.g. if site is auctioned for Nursery school, then it can be used for Nursery school only and not for Higher school. Any such use shall be treated as misuse and Estate Officer will be competent to initiate action for resumption.
- (viii) No change of land use of any nature shall be permissible.

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- (ix) Such intending bidders should reserve 10% seats in the school for students belonging to economically weaker sections of the Society and the same fees will be charged from such students as is charged by Govt. Schools or to such other categories as may be decided or provided by the government/Education department, Haryana. Further, 10 % seats in the schools should also be reserved for those students in respect of whom the fee will be determined on the basis of means and merit of the individual case.
- (x) Intending bidders shall be bound by the provisions of the HUDA Act, 1977, rules/regulations/ guidelines as may be amended or issued from time to time.
- (xi) That not more than 2 members (related by blood) of the same family should be members of the Governing Body. The management committee of the School shall have one representative of HUDA as its member.
- (xii) Such intending bidders will have to get the affiliation with the competent authority at their own level.
- (xiii) Intending bidders shall submit adequate documentary proofs in support of the above stated eligibility conditions, in response to the advertisement for auction issued by HUDA, so as to become eligible for participation in the auction.

4. A copy of Agenda item and extract of proceedings of the meeting are sent herewith. You are, therefore requested to take further action accordingly and action taken report may be sent to this office immediately. The above guidelines may be brought to the notice to the all concerned for implementation in letter and spirit.



Administrator (HQ's)
for Chief Administrator HUDA

Endst. No.UB-A-6-2016/46596

Dated:-11/08/2016

A copy of the above is forwarded to the following for information:-

1. The Chief Controller of Finance, HUDA, Panchkula.
2. The Chief Engineer, HUDA, Panchkula.
3. The Chief Town Planner, HUDA, Panchkula.
4. The Secretary, HUDA, Panchkula.
5. The General Manager (IT), HUDA, Panchkula. He is requested to host it on HUDA Web-site.
6. The District Attorney, HUDA (HQ), Panchkula.
7. The Dy. ESA, HUDA (HQ), Panchkula.
8. All the Assistants/Record-Keepers, Urban Branch, HUDA (HQ), Panchkula.

Administrator (HQ's)
for Chief Administrator HUDA