



User Manual

HariNidhi- Haryana Asset Monetization Portal

Submitted by



SDGCAC
SUSTAINABLE DEVELOPMENT GOALS
COORDINATION AND ACCELERATION CENTRE



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COORDINATION AND ACCELERATION CENTRE

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1. Executive Summary

HariNidhi (Haryana Asset Resource Integration for New Infrastructure Development and to Harness Investments) is Haryana Asset Monetisation and Management Portal, a state-of-the-art, centrally digital platform developed by SDGCAC Haryana (Sustainable Development Goals Coordination & Acceleration Centre) under SJHIFM (Swarna Jayanti Haryana Institute for Fiscal Management), Government of Haryana. HariNidhi (March 2026) provides an end-to-end, paperless ecosystem for the identification, registration, valuation, approval, listing, and revenue realisation of idle and underutilised government assets across all 22 districts of Haryana.

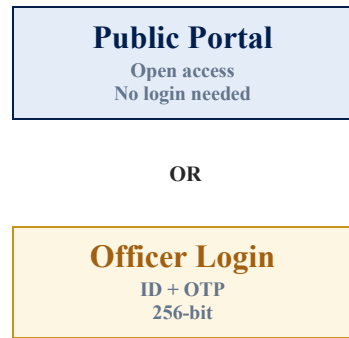
As of March 2026, the portal has achieved significant milestones: over xxxx government assets are registered statewide, with a combined declared value exceeding ₹xxxx Crore. Revenue of over ₹xxxx Crore has been realised through completed monetisation transactions including leases, sales, public-private partnerships, and e-auctions. The platform can be deployed across all major departments and agencies including PWD, HSIIDC, HSVP, Revenue Department, Tourism Department, Home Department, and Urban Local Bodies.

This report provides a comprehensive analysis of the portal including its policy objectives, the fiscal and governance need it addresses, the process and workflow it implements, user roles and functions, asset categories, district-wise coverage, technical architecture, compliance mechanisms, and recommendations for further improvement.



HariNidhi Haryana Asset Monetisation Portal — System Flowchart |

1. ENTRY POINTS



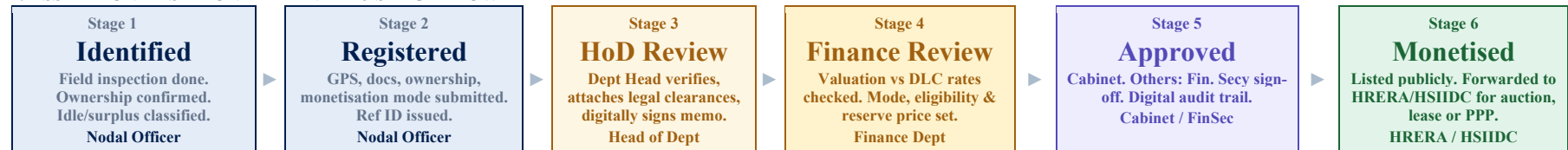
2. OFFICER LOGIN & AUTHENTICATION



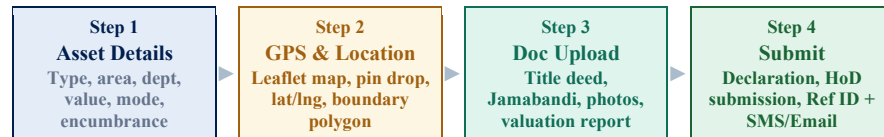
3. ROLE-BASED ACCESS



4. ASSET MONETISATION PIPELINE — 6-STAGE FLOW



5. REGISTRATION WIZARD



6. EXCEPTION PATHS (loops back to Nodal Officer)



7. STATUS STATES



COLOUR LEGEND



2. Objective of HariNidhi Portal

The HariNidhi portal has been designed with a multi-dimensional set of objectives rooted in fiscal prudence, administrative transparency, and good governance. These objectives are aligned with the Government of India's National Monetisation Pipeline (NMP) 2021–25¹ and Haryana's own fiscal consolidation targets.

2.1 Primary Objectives

- **Unlock the Economic Value of Idle Assets:** Transform government-owned idle, underutilised, and surplus assets into productive revenue-generating instruments through transparent monetisation.
- **Fiscal Resource Augmentation:** Generate additional non-tax revenue to supplement Haryana's budgetary resources for capital expenditure on infrastructure, health, and education without increasing public debt.
- **Transparency and Accountability:** Replace manual, fragmented asset disposal processes with a single, tamper-evident, digitally audited platform accessible to both officials and the public.
- **Standardised Process Compliance:** Enforce a uniform, compliant six-step workflow for all departments, ensuring that no asset is monetised outside the prescribed legal framework.
- **Public Participation and Awareness:** Publish the asset registry in the public domain so that prospective investors, businesses, and citizens can view and track monetisation status of government properties.
- **Real-time Monitoring:** Provide the Finance Department and Cabinet with a live dashboard of portfolio performance, pending actions, and revenue realisation.

2.2 Secondary Objectives

- Reduce litigation and encumbrance risks by requiring legal clearance at the registration stage itself.
- Improve interdepartmental coordination through digital NOC workflows and automated alerts.
- Create a permanent, searchable government asset inventory with GIS-linked location data.
- Enable data-driven policy decisions on asset utilisation, monetisation mode selection, and revenue projections.
- Provide citizens a transparent mechanism to track how public assets are being managed and monetised in Haryana.

¹ National Monetization Pipeline, NITI Aayog, Government of India, 2023
<https://www.niti.gov.in/sites/default/files/2023-03/Asset%20Monetization%20Pipeline.pdf>

3. Need for the State — Rationale & Policy Context

3.1 Fiscal Context

Haryana, one of India's most urbanised and industrialised states, faces persistent demands on its budgetary resources for infrastructure development, social sector spending, and debt servicing. As per the Haryana Budget 2025–26², the state's fiscal deficit was estimated at ₹ 35,995 Crore with a debt-to-GSDP ratio approaching the FRBM ceiling. Against this backdrop, unlocking the latent economic value embedded in government-owned real estate and assets is not merely desirable but fiscally imperative.

Studies commissioned by the Finance Department estimated that the state government owns over xxx lakh acres of land and built-up area across departments, of which a significant proportion — conservatively estimated at xxxx % — is either lying idle, underutilised, or encroached upon. The economic cost of this unproductive holding, including maintenance expenditure, security, and foregone revenue, runs into hundreds of crores annually.

3.2 Governance Imperatives

Prior to HariNidhi, asset disposal in Haryana was governed by a patchwork of departmental orders, manual file-based processes, and ad hoc valuation practices. Key problems identified by the Finance Department included: absence of a unified asset inventory; inconsistent valuation methodologies; lack of transparency in disposal decisions; delays at every stage due to manual approvals; insufficient public disclosure; and inadequate monitoring of post-disposal revenue realisation. These gaps created conditions for inefficiency, subjectivity, and allegations of impropriety.

3.3 National Policy Alignment

The Union Government's National Monetisation Pipeline (NITI Aayog's Asset Monetisation Framework) and the Ministry of Finance's guidelines on revenue augmentation through asset disposal all urged state governments to create systematic, transparent, and digitally governed asset monetisation programmes.

3.4 Economic Opportunity

The state's rapidly growing urban centres — particularly Gurugram, Faridabad, Panchkula, and Sonipat — hold significant land and property assets in prime locations where market values have appreciated dramatically over the past decade. Systematic monetisation of even a fraction of these assets can generate revenue sufficient to fund major capital projects.

3.5 Investor and Stakeholder Demand

Haryana's status as a preferred industrial destination (automobile hub in Gurugram-Manesar corridor, IT cluster in Gurugram, pharma in Faridabad, and textiles in Panipat-Bhiwani) means there is robust

² Haryana Budget Analysis, 2025-26 PRS Legislative Research
<https://prsindia.org/budgets/states/haryana-budget-analysis-2025-26>

demand from domestic and international investors for well-located government land parcels under long-term lease or PPP arrangements. A transparent, publicly accessible portal is essential to attract serious investors and provide them with reliable information on available assets.

4. Process Involved — The Six-Step Workflow

HariNidhi implements the complete asset monetisation workflow. The process is end-to-end digital, with mandatory checkpoints, role-based access, automated notifications, and a complete audit trail at every stage. Each step is time-bound, and escalation mechanisms are built in for non-responsive actors.

Table 1 Steps involved with respective authorities

Step	Stage	Description	Responsible Authority
1	Asset Identification	Nodal Officers from each department identify idle, underutilised, or surplus government assets. Field inspection and ownership confirmation are mandatory. Site visits are conducted, and physical measurements are recorded.	Nodal Officer (HCS/HPS/HSES)
2	Registration on HariNidhi	Assets are registered with GPS coordinates, photographs, area measurements, ownership records, encumbrance status, and proposed monetisation mode (lease / sale / PPP / redevelopment). A unique Asset ID (HN-YYYY-XXXXX) is auto-generated.	Nodal Officer
3	Department Head (HoD) Review	The Head of Department verifies all registered details, attaches legal clearances, and digitally signs the forwarding memo. Cross-departmental NOC is obtained wherever required. Returned assets require resubmission with clarification.	Head of Department
4	Finance Review & Valuation	The Finance Department validates stated valuations against DLC / Circle rates and Government-approved Valuer reports. Confirms monetisation eligibility, appropriate mode, and sets reserve price. May raise queries or return for rectification.	Finance Department (HFS)
5	Cabinet / Competent Authority Approval	Assets valued above ₹xx Crore require Cabinet approval. Assets below this threshold proceed via Finance Secretary sign-off. All approvals are digitally recorded with a complete audit trail on HariNidhi.	Finance Secretary / Cabinet

6	Public Listing & Monetisation	Approved assets are publicly listed on HariNidhi and forwarded to HRERA / HSIIDC for e-auction, competitive tender, long-term lease, or PPP concession proceedings. Revenue receipts are recorded against each asset.	HRERA / HSIIDC / Dept
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4.1 Step 1 — Asset Identification

Each department designates Nodal Officers (typically gazetted officers from HCS, HPS, or HSES cadres) who are responsible for identifying assets under their department's administrative control that are idle, surplus, or underutilised. The criteria for identification include: assets not put to their original intended use for over two years; assets whose maintenance cost exceeds productivity; assets in prime locations where revenue potential is high; and assets recommended for disposal by audit reports or administrative reviews.

Nodal Officers conduct mandatory field inspections, verify land records with the Revenue Department (Jamabandi, Mutation, Khasra Girdawari), confirm absence of court cases, and take GPS-linked photographs before proceeding to registration.

4.2 Step 2 — Registration on HariNidhi

Registration is performed through the secure officer-login section of HariNidhi. The registration wizard is structured in four panels: (i) Asset Details, (ii) Location & GIS Mapping, (iii) Document Upload, and (iv) Review & Declaration. The system auto-generates a unique Asset Reference ID in the format HN-YYYY-XXXXX (e.g., HN-2026-00142) upon successful submission.

Mandatory fields include asset name, category, owning department, district, total area, legal ownership document number, encumbrance status, proposed monetisation mode, and estimated value. GPS coordinates are captured either via the device's geolocation API or by pin-dropping on an embedded Leaflet/OpenStreetMap interface, with an asset boundary polygon drawn to scale.

Mandatory document uploads include: Ownership / Title Document, Latest Mutation Copy, Encumbrance Certificate, Site Photographs (minimum 4), Property Tax Records, and Legal NOC (where applicable). Optional uploads include Structural Assessment, Environmental Clearance, and Valuation Report.

4.3 Step 3 — Department Head (HoD) Review

Upon successful registration, the submission is routed to the Head of Department. The HoD reviews all data, verifies the ownership and legal status, obtains cross-departmental NOC where the asset falls within multiple jurisdictions (e.g., Revenue + PWD), digitally signs the forwarding memo, and certifies the accuracy of all submitted information. The HoD may attach additional documents, add remarks, or return the submission to the Nodal Officer with a query if any discrepancy is found.

4.4 Step 4 — Finance Review & Valuation

The Finance Department receives HoD-approved submissions for independent scrutiny. Finance officers (HFS cadre) perform the following checks: (i) DLC Rate / Circle Rate-based valuation cross-check against the stated asset value; (ii) Government Approved Valuer Report verification; (iii) Encumbrance clearance confirmation; (iv) Eligibility confirmation for proposed monetisation mode; and (v) Reserve price determination. If the stated value is inconsistent with DLC rates, a query is raised and the Nodal Officer must respond within 7 working days. If documents are missing or a court case is identified, the submission is returned for rectification.

4.5 Step 5 — Cabinet / Competent Authority Approval

All assets with a Finance Department-assessed value exceeding ₹xxx Crore require Cabinet approval. The Finance Department prepares a Cabinet note with full details and submits it through the Cabinet Secretariat. The HariNidhi portal records the Cabinet Resolution Number and date upon approval. Assets valued below ₹xx Crore proceed with Finance Secretary sign-off. All approvals are digitally recorded on the portal with a permanent audit trail.

4.6 Step 6 — Public Listing & Monetisation

Post-approval, the asset is published on the public section of HariNidhi with full details including area, location, valuation, reserve price, proposed mode, and contact information. The case is forwarded electronically to HRERA (for lease/sale of urban properties), HSIIDC (for industrial assets), or the relevant agency for initiation of e-auction, competitive tender, or PPP bid process. Upon completion of the transaction, the Revenue Receipt Number is recorded on HariNidhi and the asset status is updated to 'Monetised'.

5. Stages of Asset Processing — Status Lifecycle

Every asset registered on HariNidhi passes through a defined lifecycle of statuses, each representing a distinct administrative stage. The portal's real-time tracking system makes this lifecycle visible to authorised officers and to the public, ensuring full transparency.

Table 2 Different stages and definitions

Status	Badge	Definition
Identified	Blue	Asset has been identified in the field by the Nodal Officer pending portal registration.
Registered	Blue (Active)	Asset registered on HariNidhi portal with all mandatory fields and document uploads complete.
HoD Approved	Navy	Department Head has verified the submission, attached legal clearances, and forwarded digitally.
Finance Review	Amber	Asset under review by Finance Department for valuation verification and eligibility check.
Query Raised	Light Blue	Finance Department has raised a query; Nodal Officer must respond within 7 working days.
Returned	Red	Asset returned for clarification (e.g., court case pending, missing documents). Requires resubmission.
Cabinet Approved	Green	Cabinet has approved the asset (mandatory for assets > ₹25 Crore) for monetisation.
Listed	Blue	Asset publicly listed on HariNidhi and forwarded to HRERA / HSIIDC for transaction proceedings.
Monetised	Green (Solid)	Transaction completed; lease deed executed or sale concluded; revenue receipt recorded.

5.1 Tracking & Transparency

The public-facing tracker on HariNidhi allows any citizen or investor to enter an Asset ID (e.g., HN-2025-04271) and view the status, department, district, estimated value, monetisation mode, and stage-wise progression on a visual timeline. This eliminates information asymmetry and reduces the scope for rent-seeking or discretionary decision-making.

Automated SMS and email notifications are triggered at each stage transition, ensuring that Nodal Officers, HoD, Finance Officers, and the initiating department are kept informed in real-time. The system also flags overdue items - for example, Finance queries pending beyond 7 working days for escalation.

6. User Roles and Functions

HariNidhi adopts a role-based access control (RBAC) architecture. Each user is assigned a specific role upon login through HRMS-linked authentication (Employee ID + Password + OTP). The portal currently supports four officer roles and one public (unauthenticated) access mode.

Table 3 Designations and their functions

Role	Designation	Key Functions on HariNidhi
Nodal Officer	HCS / HPS / HSES	Asset identification, registration (GPS, photos, docs), draft forwarding memo, track approval status, respond to Finance queries within 7 working days, update records.
Head of Department (HoD)	Senior IAS / HCS	Review and verify registered assets, attach legal clearances, digitally sign forwarding memo, obtain cross-departmental NOC, approve or return submissions with comments.
Finance Department Officer	HFS (Haryana Finance Service)	Validate valuations vs. DLC rates, verify all documents, approve or return submissions with queries, refer high-value assets (>₹25 Cr) to Cabinet Secretariat, record audit remarks.
Admin / Super Admin	Finance Department	Full system access, user management, report generation, policy configuration, bulk data export, analytics dashboard, inter-department coordination.
Public / Citizen	General Public	View public asset registry, search and filter assets by district/type/status, track asset monetisation status using Asset ID (no login required).

6.1 Authentication and Security

All officer logins require: HRMS Employee ID (format: HCS-YYYY-XXXXX or equivalent); department selection; password authentication through the NIC-managed identity service; and OTP verification on the registered mobile number. Sessions are secured with 256-bit SSL encryption. Unauthorised access is logged and may be punishable. Two-factor authentication (2FA) is mandatory for Finance Department and Admin role logins.

6.2 Dashboard Features for Nodal Officers

- KPI summary: total assets registered, pending actions, approved and listed assets, returned items.
- Real-time workflow status tracker for each submitted asset.
- Pending action alerts with due dates and escalation warnings.
- Quick actions: Register New Asset, Export Report, Track Specific Asset.
- Finance Department query responses with document upload capability.

6.3 Finance Department Functions

- Review queue of all HoD-approved submissions awaiting Finance scrutiny.

- Asset-wise detail view including valuation comparison table (stated value vs. DLC-based calculation).
- One-click Approve (forward to Cabinet/listing), Query (return with question), or Return (reject with reason) actions.
- Remark and comment recording for each action with a permanent audit trail.
- Bulk report export (CSV) for Finance Secretariat records.
- Recently processed assets table with outcome tracking.

7. Asset Categories and Monetisation Modes

HariNidhi handles a diverse portfolio of government assets. Assets are classified by category, and the portal guides the Nodal Officer in selecting the appropriate monetisation mode based on the asset type, location, encumbrance status, and policy guidelines.

Table 4 Asset category, monetisation mode with examples

Asset Category	Monetisation Mode	Example Assets
Commercial Buildings	Lease / Auction / Redevelopment	Sector 17 Commercial Complex Panchkula, Former Exchange Building Ambala
Industrial Plots	Lease (99 yr) / Sale / PPP	IMT Manesar Phase-III Plot, Industrial Plot No. 412 IMT Rohtak Phase-II
Vacant / Surplus Land	Auction / Sale / PPP	Vacant Land Sector 21 Faridabad, Agricultural Land Meerpur Rohtak
Government Rest Houses	Lease / Redevelopment / PPP	Govt. Rest House Civil Lines Hisar, PWD Rest Houses statewide
Agricultural Land	Long-term Lease / Sale	Revenue Department agricultural holdings, HSVP surplus land parcels
Infrastructure Assets	PPP Concession / Toll / Lease	Roads, bridges, utility corridors, sports complexes, parking facilities

7.1 Monetisation Modes Explained

Lease (Short / Long-term): Transfer of right to use government property for a defined period (typically 5–99 years) in exchange for upfront premium and/or annual lease rent. The title remains with the government. Most suitable for commercial buildings and urban land.

Sale: Outright transfer of title and ownership to a buyer through competitive bidding or e-auction. Typically used for surplus agricultural land or small plots where ongoing government ownership has no strategic value.

Public-Private Partnership (PPP): Concession-based arrangement where a private entity develops and operates an asset under a structured agreement, sharing revenues with the government. Suitable for large infrastructure projects (roads, industrial estates, sports complexes).

Auction (e-Auction): Competitive electronic bidding through HRERA or HSIIDC platforms for urban commercial properties, plots, and industrial land. Ensures market-discovered price and transparency.

Redevelopment: Government partners with a developer to redevelop a property (e.g., old rest house) and shares the developed area or revenue. Used for structurally outdated or underutilised built-up properties in prime locations.

8. Department and District-wise Coverage

8.1 Participating Departments

Department / Agency	Assets Registered (est. example)	Primary Asset Types
Public Works Department (PWD)	High (500+)	Buildings, roads, rest houses, offices
HSIIDC (Haryana State Industries & Infra. Dev. Corp.)	High (400+)	Industrial plots, sheds, factory land
HSVP (Haryana Shahari Vikas Pradhikaran)	High (350+)	Urban plots, residential/commercial land
Revenue & Disaster Management	Medium (300+)	Agricultural land, government khasra
Gurugram District (Multiple Depts.)	518 assets	Mixed — highest district concentration
Faridabad District	312 assets	Industrial, residential, commercial
Home Department	Medium	Former police lines, barracks, offices
Tourism Department	Medium	Rest houses, tourist complexes, bungalows
Urban Local Bodies (ULB)	Medium	Market complexes, parking, community halls

8.2 District-wise Asset Distribution

HariNidhi covers all 22 revenue districts of Haryana. The distribution below reflects registered assets as of March 2026. Gurugram leads with many registered assets, its status as Haryana's premier commercial and industrial hub. Panchkula (state capital region) and Rohtak (administrative centre) also have significant concentrations.

District	Assets (example)	District	Assets (example)	District	Assets (example)
Gurugram	518	Ambala	142	Nuh (Mewat)	58
Panchkula	241	Yamunanagar	139	Bhiwani	98
Sonapat	223	Sirsa	134	Jhajjar	94
Rohtak	211	Kaithal	103	Rewari	93
Hisar	201	Jind	112	Palwal	89
Karnal	187	Kurukshetra	156	Fatehabad	88
Panipat	178	Faridabad	312	Mahendragarh	71

9. Key Features and Technical Architecture

9.1 Public Portal Features

- Real-time searchable asset registry with filters for district, asset type, status, and department.
- Asset ID-based tracker showing current stage, department, valuation, and historical progression.
- District-wise interactive dashboard showing count and value of registered assets.
- Downloadable CSV export of asset data for research and journalism.
- Six-step process explainer visible to all citizens without login.
- Mobile-responsive design accessible on smartphones and tablets.

9.2 Officer Portal Features

- Secure HRMS-linked login with 2FA (OTP on registered mobile).
- Four-panel asset registration wizard with auto-save at each step.
- Integrated Leaflet / OpenStreetMap-based GIS module with GPS capture and asset boundary polygon drawing.
- Multi-document upload interface supporting PDF, JPEG, and PNG formats for title deeds, photographs, certificates, and NOCs.
- Digital declaration with checkbox-based officer certification.
- Automated reference ID generation (HN-YYYY-XXXXX format).
- Role-specific dashboards with KPI cards, workflow visualisations, and quick actions.
- Finance review panel with DLC valuation comparison, query management, and bulk export.
- Automated SMS/email notifications at each workflow stage.

9.3 Technical Stack (Inferred from Prototype)

Frontend: HTML5 / CSS3 (responsive), Vanilla JavaScript (ES6+) with custom SPA routing, Leaflet.js 1.9.4 for interactive mapping, Google Fonts (DM Sans, Libre Baskerville, Noto Sans Devanagari).

Mapping: OpenStreetMap tile layer via Leaflet — supporting GPS pin-drop, draggable markers, and boundary polygon overlay. GPS coordinates captured in WGS-84 decimal degree format.

Authentication: HRMS-integrated Employee ID authentication with OTP two-factor verification. 256-bit SSL encryption for all data in transit.

Backend / Hosting: NIC Haryana data centre infrastructure (NIC Cloud / NIC-Haryana). Government of Haryana subdomain with Cloudflare DDoS protection (as evidenced by CDN artefacts).

Data Format: JSON-based asset records with structured key-value storage. CSV export functionality for data portability.

10. Compliance, Governance & Legal Framework

10.1 Governing Policy

HariNidhi, which can be notified by the Government of Haryana, Finance Department, and may provide the legal and procedural framework for all government asset disposals. Key provisions referenced explicitly in the portal include:

- Mandatory DLC/Circle Rate-based valuation verification by Finance Department.
- Minimum 21-day public listing period before finalisation of any transaction.
- Prohibition on private negotiation or discretionary disposal outside HariNidhi platform.
- Mandatory encumbrance clearance and court case confirmation before listing.
- Nodal Officer responsibility and accountability for accuracy of all submitted data.

10.2 Audit and Accountability

Every action taken on HariNidhi — registration, approval, query, return, listing, and monetisation is timestamped and recorded against the officer's HRMS Employee ID. This creates an immutable audit trail that is available to the Finance Secretariat, Vigilance Bureau, and Comptroller and Auditor General (CAG) for audit purposes. The portal's RTI Disclosure section publishes aggregated asset data in compliance with the Right to Information Act, 2005.

10.3 Data Security and Privacy

Personal data of officers (Employee IDs, contact details) is protected under the Information Technology Act, 2000 and the Digital Personal Data Protection Act, 2023. The portal's Privacy Policy governs data retention and sharing. Officer credentials are stored encrypted and never displayed in plain text. Session tokens expire after inactivity. All connections are HTTPS-enforced.

10.4 Grievance Redressal

The portal provides a Helpdesk email (harinidhi@haryana.gov.in) and Toll-Free number (1800-180-XXXX, Monday to Saturday, 9 AM to 6 PM) for officers and citizens. A dedicated RTI Disclosure page publishes all aggregate monetisation data as required by law. The Terms of Use and Accessibility Statement are published on the portal footer.

11. Sample Assets & Case Studies

The following cases illustrate the range and diversity of assets processed through HariNidhi and the lifecycle of a typical transaction.

11.1 Successfully Monetised Asset

Asset ID: HN-2025-04271

Asset: Sector 17 Commercial Complex, Panchkula

Department: Public Works Department (PWD)

Value: ₹42.5 Crore

Mode: Lease

Outcome: Revenue of ₹38.20 Crore received. Lease deed executed with M/s Regal Developers on 15 February 2026. Asset removed from idle inventory. Cabinet approval obtained prior to listing.

11.2 Asset Under Finance Review

Asset ID: HN-2026-00142

Asset: Government Rest House, Civil Lines, Hisar

Department: Tourism Department

Value: ₹8.2 Crore

Mode: Lease

Status: Finance query raised on 10 March 2026 — Survey Plan missing. Expected completion 25 March 2026.

11.3 Asset Returned for Legal Clarification

Asset ID: HN-2026-00089

Asset: Vacant Land, Sector 21, Faridabad

Department: HSVP

Value: ₹67.3 Crore

Mode: Auction

Status: Returned by Finance Department on 12 March 2026. Reason: Court case pending. Asset cannot proceed to listing until legal clearance is obtained. Nodal Officer required to obtain court orders and resubmit.

11.4 High-Value Asset Requiring Cabinet Approval

Asset ID: HN-2026-00101

Asset: Industrial Plot No. 412, IMT Rohtak Phase-II

Department: HSIIDC

Value: ₹31.5 Crore (DLC-verified: ₹32.1 Crore)

Mode: 99-year Lease

Status: Finance approval granted. Referred to Cabinet, April 2026.

12. Recommendations for Enhancement

12.1 Operational Improvements

1. Mandate GPS boundary polygon capture for all new registrations (currently optional for some asset types) to ensure GIS-grade spatial accuracy.
2. Integrate directly with the Jamabandi portal (land records system) for real-time verification of ownership and mutation status without manual document submission.
3. Add a mobile application (Android / iOS) for field Nodal Officers to capture photographs, GPS, and initial data from the site itself.
4. Implement an AI-based valuation assistance tool that suggests DLC-computed reserve prices automatically based on entered area and location.
5. Add inter-portal integration with HRERA and HSIIDC so that 'Listed' status on HariNidhi automatically triggers the e-auction or tender preparation workflow on those platforms.

12.2 Governance Improvements

6. Introduce a mandatory 30-day encumbrance watch period after listing before any transaction is finalised, to allow third-party objections.
7. Publish quarterly monetisation performance reports on the portal for public transparency.
8. Establish a State Asset Monetisation Committee (SAMC) that reviews HariNidhi analytics monthly and provides policy guidance for stuck or overdue assets.
9. Integrate Aadhaar-based eSign for officer declarations to further strengthen authenticity of submissions.

12.3 Technical Improvements

10. Migrate from prototype JavaScript to a robust backend (Node.js / Java Spring Boot) with PostgreSQL database for production-grade scalability.
11. Implement full Progressive Web App (PWA) support for offline data capture in areas with poor connectivity.
12. Add automated OCR on uploaded documents to extract and pre-fill key data fields (area, survey number) from land records.
13. Build an analytics module with chart-based visualisation of revenue trends, departmental performance, and pipeline analytics for the Finance Secretariat.

13. Conclusion

HariNidhi represents a landmark initiative by the Government of Haryana to modernise and systematise the management and monetisation of its public asset portfolio. By replacing fragmented, manual, and opaque asset disposal processes with a single, digitally governed portal addresses simultaneously the state's fiscal compulsions, governance imperatives, and public accountability obligations.

The portal's six-step workflow - from Nodal Officer identification to public listing and revenue realisation - is comprehensive, time-bound, and role-specific, ensuring that every actor in the chain is accountable and every asset is processed through the same rigorous legal and financial scrutiny. The Finance Department's independent valuation review, the mandatory Cabinet approval threshold for high-value assets, and the permanent digital audit trail collectively create a governance architecture that is robust against discretion and opacity.

With xxx assets registered, ₹xxxx Crore in declared value, and ₹xxxx Crore already monetised as of March 2026, HariNidhi has already demonstrated its capacity to deliver results. Consistent implementation continued technical enhancements, and strong political will to complete the pipeline of pending assets — especially the high-value cases in Gurugram, Faridabad, and Panchkula — will determine whether the portal achieves its transformative fiscal potential for Haryana.

The success of HariNidhi will offers a replicable model for other states seeking to leverage their public asset base for revenue augmentation while maintaining transparency, legal rigour, and public trust.



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