

प्रेषक,

के0 एल0 मीना

सचिव

उत्तर प्रदेश शासन।

1- आवास आयुक्त,

उत्तर प्रदेश आवास एवं विकास परिषद,

उत्तर प्रदेश, लखनऊ।

2- उपाध्यक्ष,

समस्त विकास प्राधिकरण,

उत्तर प्रदेश।

आवास एवं शहरी नियोजन अनुभाग-1

लखनऊ : दिनांक 16 नवम्बर, 2006

विषय : हाई-टेक टाउनशिप नीति-2006 के अधीन आवेदन पत्रों के प्रस्तुतीकरण एवं मूल्यांकन हेतु "डाक्युमेंट फॉर सभिशन आफ अल्पीकेशन्स/प्रपोजल" का प्रेषण।

महोदय,

उपर्युक्त विषय पर मुझे यह कहने का निदेश हुआ है कि हाई-टेक टाउनशिप नीति-2006 शासनादेश दिनांक 18.05.06 द्वारा निर्गत की गयी है। उक्त शासनादेशों के प्रस्तर-6.7 में यह व्यवस्था है कि "हाई-टेक टाउनशिप नीति के विकास हेतु ख्याति प्राप्त एवं अनुभवी विकासकर्ता कम्पनियों का चयन प्रस्तर-6.5 के अधीन निर्धारित मानकों के अनुसार मुख्य सचिव, उत्तर प्रदेश शासन की अध्यक्षता में गठित उच्च स्तरीय समिति द्वारा किया जायेगा तथा उच्च स्तरीय समिति द्वारा प्रस्तावों का मूल्यांकन लगभग 90 दिन के अन्दर पूर्ण कर संबंधित विकासकर्ता कम्पनी को सूचित किया जायेगा। इसमें प्रस्तावों के प्रस्तुतीकरण एवं मूल्यांकन की प्रक्रिया के संबंध में अलग से दिशा-निर्देश जारी किये जायेंगे।"

2- अतः हाई-टेक टाउनशिप नीति-2006 से संबंधित शासनादेश दिनांक 18.05.06 के क्रम में आवेदन पत्रों के प्रस्तुतीकरण एवं मूल्यांकन हेतु डाक्युमेंट फॉर सभिशन ऑफ अल्पीकेशन्स का प्रारूप संलग्न कर प्रेषित है। कृपया उक्त प्रारूप के अनुसार अग्रेतर कार्यवाही सुनिश्चित करते हुए शासन को अवगत कराने का कष्ट करें।

भवदीय,

के.एल. मीना

सचिव

संख्या-7454(1)/आठ-1-06, तद्दिनांक

प्रतिलिपि निम्नलिखित को सूचनाथर्स एवं आवश्यक कार्यवाही हेतु प्रेषित :-

1. औद्योगिक विकास आयुक्त, उत्तर प्रदेश।
2. प्रमुख सचिव, निबन्धन विभाग, उत्तर प्रदेश शासन।
3. प्रमुख सचिव, न्याय विभाग, उत्तर प्रदेश शासन।
4. प्रमुख सचिव, वित्त विभाग, उत्तर प्रदेश शासन।
5. प्रमुख सचिव, राजस्व विभाग, उत्तर प्रदेश शासन।
6. सचिव, नगर विकास विभाग, उत्तर प्रदेश शासन।
7. समस्त प्रमुख सचिव/सचिव, उत्तर प्रदेश शासन।
8. आयुक्त एवं सचिव, राजस्व परिषद, उत्तर प्रदेश।
9. महानिरीक्षक, निबन्धन एवं पंजीयन, उत्तर प्रदेश।
10. प्रबन्ध निदेशक, सहकारी आवास संघ, उत्तर प्रदेश।
11. समस्त मण्डलायुक्त, उत्तर प्रदेश।
12. समस्त जिलाधिकारी, उत्तर प्रदेश।
13. समस्त अध्यक्ष, विशेष क्षेत्र विकास प्राधिकरण, उत्तर प्रदेश।
14. समस्त नियंत्रक प्राधिकारी, विनियमित क्षेत्र, उत्तर प्रदेश।
15. समस्त भूमि अध्याप्ति अधिकारी, उत्तर प्रदेश।
16. मुख्य नगर एवं ग्राम नियोजक, उत्तर प्रदेश।
17. अधिशासी निदेशक, आवास बन्धु, उत्तर प्रदेश।
18. समस्त अनुभाग, आवास एवं शहरी नियोजन विभाग।
19. गार्ड फाइल।

आज्ञा से,

शिव जनम चौधरी

अनुसचिव

**DOCUMENT FOR SUBMISSION
OF
APPLICATIONS/PROPOSAL**

FOR

DEVELOPMENT OF HI-TECH TOWNSHIPS IN UTTAR PRADESH
(UNDER THE HI-TECH TOWNSHIP POLICY-2006)

CONTENTS

Sl.No.	Subject	Page
Section-I	Definitions and Interpretation	3-4
Section-II	Hi-tech Township Policy-2006	5-8
	1. Background	5
	2. Objectives	6
	3. Canvas for Hi-tech Township	6
	4. Eligibility Criteria for the Developer Company	6
	5. Criteria for Selection of Developer Company	6
	6. Investment Package and other Incentives	7
Section-III	Procedure for Submission of Applications/Proposal	9-10
	1. Submission of Applications	9
	2. Opening of Applications	10
Section-IV	Evaluation of Proposals & Selection of Developer Company	11-16
	1. Methodology for Evaluation of Proposals	11
	2. Selection of DC	16
	3. Other Conditions	16
Section-V	Information & Instructions of Developer Companies	17-18
Section-VI	Extension of Township-Area	19-20
	1. Terms and Conditions for Extension of Township Area	19
	2. Procedure for Submission of Applications/proposal	20
	3. Opening of Applications and Approval	20
Appendices		
	Appendix-1	Format -1 21
	Appendix-2	Format -2 22
	Appendix-3	Format -3 23
	Appendix-4	Format -4 24
	Appendix-5	Format -5 25

Section-I

Definitions and Interpretation

1. Abbreviations

AB	:	Awam Bandhu
CA	:	Competent Authority
DA	:	Development Authority
DC	:	Developer Company
DPR	:	Detailed Project Report
EMD	:	Earnest Money Deposit
HPC	:	High Power Committee
MoU	:	Memorandum of Understanding
TEC	:	Technical Evaluation Committee

2. Definitions

The following words and expressions as mentioned in this Document shall have the meaning as given below:-

- (a) “Competent /Authority” means Development Authority” constituted under the U.P. Urban Planning and Development Act., 1973, U.P. Housing and Development Board constituted under the U.P. Housing and Development Board Act, 1965 or any other Government Agency designated by the State Government to facilitate and regulate the development of Hi-tech Township as per the Hi-tech Township Policy-2006.
- (b) “Consortium” means an association of Developer Companies for a common purpose having a legally valid MoU for the project period, which is registered in the office of the Sub-Registrar.
- (c) “Developer Company” means a registered company as defined under section-3 of the Companies Act, 1956.
- (d) “Document” means the Document for Submission of Applications.
- (e) “Environmentally Sustainable Township” means a township which is planned, designed and built within the carrying capacity of resources and ecosystems.
- (f) “Government” means of the Government of Uttar Pradesh.
- (g) “High-Power Committee” means a committee constituted under the Chairmanship of Chief Secretary, Government of Uttar Pradesh for the selection of Developer Company/Consortium.
- (h) “Hi-tech Township” means a modern state of the art township having world-class infrastructure facilities, high quality living, working and entertainment conditions which are particularly suited to the flexible use and space needs of high technology and knowledge-based industries and business organizations engaged in modern technologies.
- (i) Memorandum of Understanding means a legally valid agreement for the project period between a group of companies and or a consortium of companies which is registered in the office of the Sub-Registrar.

- (j) "Net worth" shall have the same meaning as assigned in section-2 of (29A) of The Companies Act, 1956.
- (k) "Planning Area" means development area declared under the provisions of U.P. Urban Planning and Development Act, 1973 or scheme area declared under the provisions of U.P. Housing and Development Board Act, 1965 or special development area declared under the provisions of U.P. Special Area Development Authorities Act, 1986 or regulated area declared under the provisions of U.P. (Regulation of Building Operations) Act, 1958 or an area notified by the government under any law for the time being in force for the purpose of planned urban development.
- (l) "Technical Evaluation Committee" means a committee constituted under the Chairmanship of Executive Director, Awas Bandhu, Uttar Pradesh to assist the HPC in the security and evaluation of proposals submitted by the Developer Companies.
- (m) "Turn over" shall have the same meaning as assigned in section-43A (10)(b) of The Companies Act, 1956.
- (n) "World-class Infrastructure" means twenty four hour water supply, uninterrupted power supply, efficient and pollution-free transport and state-of-art solid waste management, sewage treatment and communication systems.

3. Interpretation

In this Document unless the context otherwise requires:

- (a) headings are for convenience only and do not affect the interpretation of this Document.
- (b) words imparting the singular include the plural and vice-versa,
- (c) a reference to Company shall include a consortium of companies provided that a DC shall not join more than one consortium of companies.

Section-II

HI-TECH TOWNSHIP POLICY-2006

1. BACKGROUND

The world is emerging as a single unit of urban marketing information technology and centre of management where the new townships have a special role to play. The development of new townships will lead to effective management, efficient utilization of natural and financial resources as well as promote decentralization of large cities. Besides, new townships would act as centres of hi-tech industries, commerce, services and assist in the creation of a new economic structure.

Policy to promote development of Hi-tech Townships having world-class infrastructure and high quality living, working and entertainment conditions was announced by the Government of Uttar Pradesh vide G.O. No.6087/9-A-1-2003-34/Vivith, dated 22nd November, 2003. The policy envisaged the development of Hi-tech Townships in and around Metropolitan cities and other cities having high growth potential. The canvas for the Hi-tech Township comprised land area of about 1500 acres with a minimum investment of Rs. 750 crore to be incurred in 5 years. As a follow up of this policy, 9 Hi-tech Townships are proposed to developed in Uttar Pradesh. However, keeping in view the size and growth of urban population in the State, the urban housing and infrastructure problems will not be ameliorated through the development of only 9 such Hi-tech Townships. Moreover, development of self-contained townships with all essential infrastructure facilities on about 1500 acres may not be viable especially around large and fast growing cities keeping in view their differing sizes, varying housing demand and development potentials.

In the aforementioned context, the State Government announced Hi-tech Township Policy-2006 vide G.O.No.2915/Eight-1-06-45 Vividh/06,dated 18th May, 2006 to facilitate and promote private investment through development of different sizes of Hi-tech Townships ranging from 1500 acres to 5000 acres of area. Hi-tech Township Policy -2006 is open-ended i.e. any DC which fulfils the eligibility conditions may apply at any time for the development of Hi-tech Townships in the State excluding the development areas of Noida and Greater Noida. Besides, any DC/consortium selected for the development of Hi-tech Township under the Hi-tech Township Policy-2003 of Hi-tech Township Policy-2006 may also apply for extension of the township area in future subject to maximum of 5000 acres of area and compliance to other terms and conditions.

2. Objectives

Development of Hi-tech Townships through private sector participation is intended to achieve the following objectives:-

- 2.1 To produce competitive and financially viable hi-tech marketable estates with an attractive environment for high quality living, work and recreation.
- 2.2 To encourage high technology and knowledge based industries, tourism and provide facilities for business organizations engaged in modern technologies.

- 2.3 To facilitate and create an enabling environment for attracting maximum private investment in housing and infrastructure development.
- 2.4 To support and enable private investment in other sectors of the State economy.

3. Canvas for Hi-tech Township

3.1	Land area	Minimum 1500 Acres & Maximum 5000 Acres
3.2	Minimum investment	Rs. 1000 Crore
3.3	Project Period	5 Years, with extension permissible on pre- specified terms
3.4	World class infrastructure facilities	
3.5	Environmentally sustainable township	

4. Eligibility Criteria for the DC

The DC fulfilling the following conditions shall be eligible for submission of application/proposal:-

- 4.1 DC or Consortium of Companies should be registered under The Companies Act, 1956.
- 4.2 The DC should have annual networth of minimum Rs. 100 crore in the last three financial years and the networth should not have a declining trend.
- 4.3 In case the DC forms a consortium, they should have a legally valid MoU registered in the office of the Sub-registrar. However, one DC shall join only one consortium of companies.

5. Criteria for Selection of the DC

Selection of the DC shall be carried out on the basis of evaluation of its financial and technical capability, experience in real estate, conceptual plan and vision for the township and pre-feasibility report. The criteria for

Sl.No.	Evaluation Criteria	Maximum Marks
1.	Financial Capability	25
2.	Company Profile and Technical Resource	15
3.	Real Estate Experience in last 10 years:	
	(a) Township Development	10
	(b) Disposal of Properties (Floor Space Constructed/No. of plots and units)	10
	(c) Cost of projects implemented	10
	(d) System for Operation and Maintenance in the projects completed	5
4.	Conceptual Plan and Vision for the Township	10
5.	Pre-feasibility report of the proposed Township	15
Total :		100

Note: For selection, the DC shall have to secure minimum 40 per cent marks on the basis of above criteria.

6. Investment Package and other Incentives

The investment package and major incentives offered to the DC under the Hi-tech Township Policy-2006 are as per following:-

- 6.1 Acquisition of land by government agency, the DC may also purchase the land directly.
- 6.2 10% acquisition charges up to 1500 acres to be waived off in favour of the DC.
- 6.3 Exemption from stamp duty on initial 1500 acres of and chargeable on the first instrument of Conveyance or instrument of lease for a period of 90 years in accordance with notification No. K.N.5-2915/XI-2004-500(87)-201, dated 9th July, 204 as amended vide notification No.K.N.5-3497/XI-2005-500(83)-2005, dated 9th September, 205 of Tax and Registration Department, Government of Uttar Pradesh and as per the directions issued vide G.O. No.6326/Eight-1-204, dated 30th December, 20005 of Housing and Urban Planning Department, Government of Uttar Pradesh.
- 6.4 Land belonging to Gram Samaj, scheduled caste/scheduled tribe, backward classes to be resumed/acquired by the government to ensure contiguity and integrated development of the township.
- 6.5 Land notified under section-4 of the Land Acquisition Act, 1894 or under Section-28 of the U.P. Housing and Development Board Act, 1955 may also be exempted in favour of DC.
- 6.6 Expeditious exemption under section-154 of U.P. Zamindari Abolition and Land Reforms Act, 1950 to purchase/hold land above 12.50 acres.
- 6.7 Conversion of land use permissible, if required.
- 6.8 Single window clearance for the entire project and approval of DPR within 30 days of its submission.
- 6.9 Facility to carry out development of the township in phases.
- 6.10 DC to carryout internal and external development works itself in accordance with the approved DPR.
- 6.11 Autonomy in pricing and marketing of developed stock except for EWS/LIG plots/houses and community facilities which shall be provided as per the Government Policy.
- 6.12 Government to facilitate establishment of essential facilities like Police station, Post-Office, Telephone Exchange, etc.
- 6.13 Permission to the DC for generation of power, if required.
- 6.14 Exemption from municipal taxes till the township is handed over to Urban Local Body for maintenance.
- 6.15 DC entitled to collect maintenance expenditure till the township is handed over to Urban Local Body.
- 6.16 Option to expand the township area in future subject to the maximum prescribed limit.

Section-III

PROCEDURE FOR SUBMISSION OF APPLICATIONS/PROPOSAL

DC fulfilling the prescribed eligibility condition may submit its application/proposal for the development of Hi-tech Township in Uttar Pradesh excluding the development areas of Noida and Greatr Noida.

1. Submission of Applications/proposal

Application/proposal for each location/township shall be submitted to the Executive Director, Awas Bandhu separately in a sealed cover superscribed with "Application/proposal for Development of Hi-tech Township at " (Name of the city/location) containing following three separate sealed envelopes superscribed with "A", "B" and "C":-

- (I) Envelop superscribed with "A" shall contain :-
 - (a) On-refundable processing fee of Rs. 1,00,000/- (Rs. One lac only) for each township proposal.
 - (b) EMD of Rs. 1,00,00,000(Rs. One Crore only for each township proposal.
- (II) Envelop superscribed with "B" shall contain:-
 - (a) Proof of registration of the DC as defined under section-3 of The Companies Act, 1956.
 - (b) Registered and legally valid MoU of Consortium, if applicable.
 - (c) Audited Annual Accounts for the last three financial years.
- (III) Envelop superscribed with "C" shall contain :-
 - (a) Financial capability,
 - (b) Company profile and technical resource,
 - (c) Experience in real estate development,
 - (d) Conceptual plan and vision about the Hi-tech Township and
 - (e) Pre-feasibility report.

2. Opening of Applications/Proposal

The Envelopes "A", "B" and "C" shall be opened in Awasd Bandhu in the presence of DC or their authorized representatives on the date and time specified by the Executive Director, Awas Bandhu. The procedure for opening of the applications/proposal shall be as follows:-

- (I) Envelope superscribed with "A" and "B" shall be opened on the same day.
- (II) Envelope superscribed with "C" shall be opened in case of those applications only where the DC pre-qualified on the basis of envelope "A" and "B".

The proposals of pre-qualifying DC shall be scrutinized and evaluated by the TEC and submitted to HPC for final decision.

Section-IV
EVALUATION OF PROPOSALS AND SELECTION OF
DEVELOPER COMPANY

1. Methodology for Evaluation of Proposals

Evaluation of proposals shall be carried out on the basis of financial capability, company profile and technical resource, experience in real estate development, conceptual plan and vision about the Hi-tech Township and pre-feasibility report. Methodology for the evaluation will be as follows :-

1.1 Financial Capability (Max. Marks-25)

Financial Capability shall be evaluated in accordance with networth of the DC calculated on the basis of latest audited annual accounts of last three financial years and marks for the same will be given as per following:-

S.No.	Network (Rs.Crore)	Marks
(I)	For 100	10
(II)	Above 100 and up to 200	15
(III)	Above 200	25

1.2 Company Profile & Technical Resource (Max. Marks-15)

The DC shall submit the Company Profile or the Profile of Consortium of Companies, as the case may be. Besides, the DC shall submit details regarding name, qualification, specialization and experience of Urban Planners, Architects, Service Engineers, Structural Engineers, Financial Managers, Project Implementation and Management Personnel, and Operation & Maintenance Personnel with regard to following on the prescribed formats :-

- (a) Permanent Key Staff (Format 3, Appendix-3)
- (b) Proposed Project Team (Format 4] Appendix-4)

Marks for Company Profile & Technical Resource will be given as per following:-

SL.No.	Particulars of Company Profile and Technical Resource	Maximum Marks
(I)	Company Profile in terms of Experience, Manpower and Capability :- Manpower<10=01 Mark From 11 to 20=02 Marks From 21 to 30=03 Marks	04

	>30=04 Marks	
(II)	Permanent key Staff-Technical-Expertise	08
	<ul style="list-style-type: none"> Urban Planner (01 Mark) 	
	<ul style="list-style-type: none"> Architect (01 Mark) (Registration under COA Compulsory) 	
	<ul style="list-style-type: none"> Structural Engineer (01 Mark) 	
	<ul style="list-style-type: none"> Environmental/Service Engineer (01 Mark) 	
	<ul style="list-style-type: none"> Financial Manager (01 Mark) 	
	<ul style="list-style-type: none"> Project Manager (01 Mark) 	
	<ul style="list-style-type: none"> O & M Personnel (01 Mark) 	
	<ul style="list-style-type: none"> Other Ministerial/ Administrative Personnel (01 Mark) 	
(III)	Proposed Project Team : <ul style="list-style-type: none"> Technical Staff (02 Marks) Support Staff (01 Mark) 	3

Note : In case there is no permanent key staff with the DC for the proposed project team, a registered MoU with various consultants to be engaged should be executed and submitted with the application.

1.3 Experience in Real Estate Development (Max.Marks 35)

The DC shall submit the list of projects completed during the last ten years and projects in hand giving project-wise detail about the location of the project (name or country, state, city), type of project (i.e. township development, group housing, commercial, industrial, others), area of the project, cost of the project, project period with dates of start and completion number of units (plots & houses) developed or constructed floor space constructed, disposal of properties and system for operation Experience in real estate development shall be evaluated on the basis of following parameters:-

(a) Township Development (Max.Marks-10)

Marks for the single largest township project developed by the DC shall be given as per following:-

S.No.	Area of Township (Acres)	Marks
(I)	Less than 100	0
(II)	Above 100 and up to 200	2
(III)	Above 200 and up to 300	4
(IV)	Above 300 and up to 400	6
(V)	Above 400 and up to 500	8
(VI)	Above 500	10

(b) Disposal of Properties (Max. Marks-10)

(Constructed floor area/Numbers of houses and or Plots)

Marks for disposal of properties including plots/houses and floor area constructed in the projects completed by the DC, shall be given as per following:-

S.No.	No. of Units	Marks
(I)	Less than 1000	0
(II)	Above 1000 and up to 2000	2
(III)	Above 2000 and up to 3000	4
(IV)	Above 3000 and up to 4000	6
(V)	Above 4000 and up to 5000	8
(VI)	Above 5000	10

Note : In case of floor space constructed, 100 sqm. Of floor area shall be treated as equivalent to one unit for evaluation purpose.

(c) Cost of Projects Implemented (Max. Marks-10)

Marks for the cumulative cost of projects implemented by the DC, shall be given as per following:-

S.No.	Cost of Projects (Rs. Crore)	Marks
(I)	Less than 100	0
(II)	Above 100 and up to 200	2
(III)	Above 200 and up to 300	4
(IV)	Above 300 and up to 400	6
(V)	Above 400 and up to 500	8
(VI)	Above 500	10

Note : Necessary documents and performance certificate from the Competent Authority should be attached in support of proof for the successful execution/completion of the projects listed in para-1.3(a),(b) and (c) above.

(d) System for Operation & Maintenance (Max. Marks-5)

The DC shall give details of system put in place for operation and maintenance of the projects completed. The DV shall also indicate whether completed projects have been handed over to the Urban Local Body or being maintained by the DC or by any other agency or association.

Marks for the System for Operation & Maintenance shall be given as per following:-

Every completed project (proof required) maintained by the DC, will get 01 mark subject to maximum of 5 marks.
OR
Every completed project handed over by the DV for maintenance to Urban Local Bodies (proof required) will get 01 mark each subject to maximum of 5 marks.

Note: Necessary documents and performance certificate from the Competent Authority should be attached in support of proof for the above.

1.4 Conceptual Plan and Vision (Max. Marks-10)

The DC shall describe in not less than 1000 words the type of Hi-tech Township it would like to develop highlighting functional speciality

e.g., heritage, tourism, hi-tech industries, institutions, etc. giving specific features in terms of its economic base, land use planning, urban form and other unique features with regard to local and regional characteristics.

Marks for the Conceptual Plan and Vision, shall be given as per following:-

S.No.	Parameter	Maximum Marks
(I)	Use of High Technology	4
(II)	Environmental Sustainability	2
(III)	Liveability	2
(IV)	Holistic Approach of Plan	2

1.5 Pre-feasibility Report (Max. Marks-15)

The DC shall prepare the Conceptual Plan and Pre-feasibility Report of the proposed Hi-tech Township in accordance with the objectives given in para-2 of Section-II.

Marks for the Pre-feasibility Report shall be given as per following:-

S.No.	Pre-feasibility Report	Marks
(I)	Self-sustainable township in terms of living, working, recreation and other basic amenities	3
(II)	Board economic base of the township with justification for proposed activities	2
(III)	Availability of existing and required services mainly water supply, drainage and sewage treatment and disposal, transportation and power	2
(IV)	Special features of environmentally sustainable development in terms of green cover, rainwater harvesting and water conservation, energy-efficient buildings, disaster management and modern methods of solid waste management, etc.	2
(V)	Land use structure and conceptual plan of the proposed township	2
(VI)	Financial viability of the proposed township and resource mobilization	2
(VII)	Strategy for Project Management and Operation & Maintenance	2

2. Selection of DC

- 2.1 The TEC shall scrutinize and evaluate the proposals submitted by the DC on the basis of criteria given in para-1.1 to 1.5 of section-IV and submit the evaluation report to the HPC. It shall be compulsory for the DC to secure minimum 40 per cent marks in the evaluation to qualify for the selection.

- 2.2 The HPC will carry out selection of the DC in the order of merit on the basis of marks obtained in the evaluation of proposals. In case more than two proposals qualify for the same town or more than one proposal qualify for the same site, then the DC scoring higher/highest marks will be selected. In case of two or more DC securing equal marks, the selection will be decided through the draw of lots.
- 2.3 The evaluation of proposals shall be completed within a period of 90 days and the DC will be informed accordingly.

3. Other Conditions

- 3.1 The government may permit development of maximum of two Hi-tech Townships in and around one city/location. One DC may be allotted maximum of two townships in the State on the basis of its financial and technical capability.
- 3.2 Selection of site for the proposed township shall be carried out by the DC in consultation with the local CA.
- 3.3 If the site selected by the DC falls outside the limits of planning area, it will be brought under the statutory jurisdiction of the CA.
- 3.4 Land notified for acquisition by any CA under section-4 of Land Acquisition Act, 1894 or under section-28 of U.P. Housing and Development Board Act, 1965 for the land bank may be exempted from section-6 and section-32 of the above Acts respectively for the purposes of Hi-tech Township after securing approval of the Board as per guidelines issued vide G.O. No. 5457/8-3-2005-48 Vivith/2005, dated 30th December, 2005 of Housing and Urban Planning Department, Government of Uttar Pradesh.
- 3.5 Any DC owning 1500 acres or more land shall be eligible for all concessions and incentives as per the policy, however, stamp duty or any other government duty or charges paid by the DC shall not be reimbursed.

Section-V

INFORMATION AND INSTRUCTIONS TO DEVELOPER COMPANIES

1. The DC are advised to study the Hi-tech Township Policy-2006 and the Document carefully before submitting their applications/proposal and they shall be deemed to have fully acquainted themselves with the same.
2. If the DC does not have the requisite annual networth and or the expertise as mentioned in para-2 of Section-IV "Evaluation of Proposals and Selection of DC", it may form a consortium with other companies having a legally valid MoU for the project period registered in the office of the Sub-Registrar. The role, responsibility of each member and their respective investment in the consortium should be defined. However, no company shall join more than one consortium of companies.
3. A non-refundable processing fee of Rs. 1,00,000/- (Rs. One Lac only) is to be deposited with each application/proposal.
4. Earnest Money of Rs. 1,00,00,000 (Rs. One crore only) is to be deposited with each application/proposal, which will be refunded in case of non-acceptance of the application. No interest on earnest money shall be payable to the DC.
5. The processing fee and earnest money to be deposited in Awas Bandhu shall be in the form of Account Payee Demand Draft in favour of "Awas Bandhu" payable at Lucknow.
6. Applications/proposal submitted without requisite processing fee and earnest money shall not be considered and rejected at the outset.
7. The application/proposal is to be submitted on the prescribed **Format-1, Appendix-1** of the Document together with the desired supporting documents and proofs on the letter head of the DC together with each page of the Document duly signed by the head or authorized signatory of the DC under a common seal.
8. List of key professionals permanently working with DC alongwith their qualifications, experience and employee provident fund number or any other statutory evidence should be given in **Format-3, Appendix-3** of the Document.
9. Composition of team personnel to be utilized for discipline-wise services alongwith their names, qualification, experience should be given in **Format-4, Appendix-4** of the Document. A registered MoU with various consultants to be engaged for the proposed project team should also be submitted with the proposals.
10. Application/proposal for each location/town in case of new proposal is to be submitted separately in a sealed cover superscribed with "Application/proposal for Development of Hi-tech Township.....(Name of the city/location).
11. Under the Hi-tech Township Policy-2003, development of two Hi-tech Townships each at Lucknow, Agra and Ghaziabad has already been permitted; therefore, no applications/proposal for development of addicted townships in and around these cities shall be entertained.
12. Submission address for the applications/proposal is Executive Director Awas Bandh, 1st Floor, Janpath Market, Lucknow-226001, Uttar Pradesh.

13. Security and evaluation of the proposals will be carried out by a Technical Evaluation Committee consisting of experts in the field of Urban Planning Architecture, Engineering and Finance constituted by the Government. The above committee will submit its report to the HPC for final decision.
14. Pre-qualified/Selected DC will be informed by Awas Bandhu through registered post/fax/e-mail.
15. The DC shall be required to sign an MoU with the CA within 30 days of selection to initiate further action regarding purchase/acquisition of land and preparation of DPR for the proposed township(s). If the DC fails to sign the MoU on or before the specified date or backs out of the project, the earn amount of EMD shall be forfeited.
16. The DC shall be required to prepare the Conceptual DPR in accordance with the provisions of Hi-tech Township Policy-2006 and the MoU and submitted same to the CA within 180 days from the date of execution of the MoU. The Conceptual DPR shall be approved by the CA within 30 days on the recommendations of a committee constituted by the Government for the purpose.
17. The EMD would be returned to the DC after the successful completion of the project as per the DPR. No interest on EMD for the project period (including extension if any) shall be admissible to the DC.
18. Project period of five years shall be reckoned from the date of signing of the "Development Agreement".
19. The DC shall submit the applications/proposal on the prescribed format preferably in English language. Other documents in connection with the proposals may be submitted in English or Hindi languages. However, the routine correspondence can be made both in Hindi or English languages. In case of dispute, only English version as per Oxford Dictionary meaning shall be accepted.
20. The Document for Submission of Applications is non-transfereable.
21. In case of any dispute, Lucknow (UTTAR PRADESH) shall be the jurisdiction for any legal matter.
22. The Executive Director,"Awas Bandhu" reserves the right to :-
 - (a) Reject or accept the Applications/proposal,
 - (b) Cancel the process and reject all or any of the Applications/proposal without assigning any reasons whatsoever.

Section-VI

EXTENSION OF TOWNSHIP AREA

Extension of township area shall be permissible to the DC/Consortium selected under the Hi-tech Township Policy-2003 as well as Hi-tech Township Policy-2006.

1. Terms and Conditions for Extension of Township Area

Extension in the township area to the intending DC shall be permissible subject to fulfillment of the following conditions:-

- (I) The DC after selection of the site must have submitted the land acquisition proposal in accordance with the prescribed procedure.
- (II) The DC must have deposited 10 per cent amount of the total estimated cost of the land to be acquired for the development of the township in the office of District Collector. The cost of the land shall be calculated on the basis of prevailing circle rate fixed by the District Collector for the land in question.
- (III) The DC must have submitted the DPR of the proposed Hi-tech Township to the CA.
- (IV) The additional land proposed for extension should be in contiguity of the site already approved so that an integrated lay-out plan could be ensured for the entire land.
- (V) The DC shall submit the revised DPR and conceptual plan for the township including the additional land proposed for extension.
- (VI) The DC shall complete the development works of the township within the prescribed project period i.e., 5 years.
- (VII) Exemption from Stamp Duty and land acquisition charges shall be permissible for initial 1500 acres, whereas the DC shall pay the above charges for the land exceeding 1500 acres.
- (VIII) In case extension of township area is permitted, the DC shall execute a supplementary MoU with the CA within 30 days of approval of the township extension proposal.

Approval on the proposal for extension of the Hi-tech Township area shall be accorded by the HPC. However, such towns/locations for which single proposal has been approved and the concerned DC does not want to extend the township area, it will have the first right to refusal.

2. Procedure for Submission of Applications/Proposal

2.1 The applications/proposal for extension of the township area shall be submitted on the prescribed **Format-5, Appendix-5** of the Document together with the desired supporting documents and proofs on the letter head of the DC together with each page of the Document duly signed by the head or authorized signatory of the CD under a common seal.

2.2 Applications/proposal are to be submitted to the Executive Director, Awas Bahdhu in a sealed cover superscribed with “Application/ proposal for Extension of Hi-tech Township at”(Name of the city/location) contining following two separate sealed envelopes superscribed with “A” and “B”.

(a) Envelope superscribed with “A” shall contain:-

- (I) Non-refundable processing fee of Rs. 50,000/-(Rs. Fifty Thousand only) for each application.
- (II) EMD of Rs. 50,00,000(Rs. Fifty lac only) for each application.

(b) Envelope superscribed with “B” shall contain following documents :-

- (I) Certified copy of MoU executed between the DC and the CA.
- (II) Certificate issued by the CA regarding submission of DPR.
- (III) Sajra plan showing the name of revenue village with khasra numbers and their area in respect of the site already approved as well as area proposed for extension.
- (IV) Certificate regarding submission of land acquisition proposal.
- (V) Certificate regarding depositing of 10 per cent land acquisition charges with the District Collector.
- (VI) Revised DPR and Conceptual Plan for the township inclusive of the area proposed for extension.

3. Opening of Applications/Proposal and Approval

The Envelopes “A” and “B” shall be opened in Awas Bandhu in the presence of DC or their authorized representatives on the date and time specified by the Executive Director, Awas Bandhu. The TEC will scrutinize the applications/proposal and submit its recommendations to the HPC for final decision.

FORMAT-1

<p>From,</p> <p style="text-align: center;">DC</p>	<p>To,</p> <p>Executive Director, Awas Bandhu, U.P. 1st Floor, Janpath Market, Lucknow-226001</p>
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Subject : Application/proposal for development of Hi-tech Township at.....

Sir,

I/We..... Developer Company/Consortium herewith
enclose proposal for selection of my/our/company/Consortium for the development of Hi-
tech Township at(Name of city/location).

Yours Faithfully

Signature.....

(Authorised Representative)

Full Name & position in the DC.....

.....

Postal Address.....

.....

.....

E-mail address of DC

FORMAT – 2

EXPERIENCE IN REAL ESTATE DEVELOPMENT

(Projects implemented in the last ten years)

The following information should be provided project-wise in the format below for the projects completed and projects in hand:-

1. Name of the Project :
2. Location :
3. Name of Client and Address :
4. Tye of Project (i.e. Township, :
Group Housing, Commercial, :
Industrial, Others) :
5. Area of the Project (Aacrs) :
6. Project Cost (Rs. Crore) :
7. Project Period :
- Start : Date/Month/Year :
- Completion : Date /Month/ Year :
8. No. of Units (Plots and Houses/Flats):
9. No. of Units Disposed :
10. Floor Space Constructed (sqm.) :
11. Floor Space Sold/Disposed (sqm.) :
12. System for Operation and :
Maintenance :
13. Name of Associated Companies/ :
Consortium, if any :
14. Narrative Description of Project :

Note : Use additional sheets if required.

Signature.....

(Authorised Representative)

FORMAT – 3

CURRICULUM VITAE FOR PERMANENT KEY STAFF

Name of DC :

Name of staff :

Present position :

Employee Provident Fund No. :

Profession :

Date of Birth :

Years with firm :

Nationality :

Membership of Professional Bodies:

.....
.....

Key Qualification :

(Give an outline of staff member’s experience and training most pertinent to take on assignment. Describe degree of responsibility held by staff member on relevant previous assignments and give dates and locations. Use up to half a page).

.....

Education:

(Summarize college/university and other specialized education of staff member, giving name of institution attended with dates and degrees obtained. Use up to half a quarter page).

.....

Employment Record :

(Starting with present position, list in relevant order, every employment held. List all positions held by staff member since graduation, giving dates, names of employment organization, title of positions held and location of assignments. For experience in last ten years also give types of activities performed and client references, where appropriate. Use up to three-quarters of page).

.....

Languages:

(Indicate proficiency in speaking reading and writing of each language by “Excellent”, “Good”, “Fair”, “Poor”).

.....

Certification:

I, the undersigned, certify that to the best of my knowledge and belief, this bio-data correctly describes myself, my qualifications and my experience and also I give my consent to work on the proposed project with the company for the entire project period.

.....

Signature of staff member of authorized

Official of the DC

Date

Day/Month/Year

FORMAT- 4

PROPOSED COMPOSITION OF TEAM PERSONNEL AND THE TASK
WHICH WOULD BE ASSIGNED TO EACH TEAM MEMBER

1. Technical/Managerial Staff

S.N.	Name	Technical Qualification	Position	Task Assignment
1.				
2.				
3.				
4.				
5.				

2. Support Staff

S.N.	Name	Technical Qualification	Position	Task Assignment
1.				
2.				
3.				
4.				
5.				

Note :- Use additional sheets if required.

FORMAT – 5

From, D.C.	To, Executive Director, Awas Bandhu, U.P. 1 st Floor, Janpath Market, Lucknow-22601
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Subject : Application/proposal for Extension of Hi-tech Township at

Sir,

I/WeDeveloper Company/Consortium herewith
enclose proposal for extension of the Hi-tech Township at(Name of
city/location).

Yours Faithfully,

Signature

(Aurhorised Representative)

Full Name & position in the DC

.....

Postal Address

.....

.....

E-mail address of DC