

Golden Opportunity to Plan & Develop State-of-Art Hi-tech Townships in Uttar Pradesh



INVITATION FOR PROPOSALS

Government of Uttar Pradesh has announced the Hi-tech Township Policy-2007 to promote and facilitate private investment in developing Hi-tech Townships with world-class infrastructure having high quality living, working, recreational and other facilities. In accordance with the provisions of this policy, Awas Bandhu, Housing and Urban Planning Department, Government of Uttar Pradesh invites applications/proposals for the development of Hi-tech townships from reputed Developer Companies in the State of Uttar Pradesh.

Salient Features of the Policy

Canvas for Hi-tech Township

- Minimum land area 1500 Acres with no upper limit
- Minimum investment Rs. 500 Crore
- Project period 5 years, with extension permissible
- World-class infrastructure facilities
- Environmentally sustainable township

Investment Package and other Incentives

- Developer Company entitled to purchase land through direct negotiation with land owners, Govt. to facilitate in acquisition of land.
- 10% acquisition charges for the land to be acquired by the authority to be waived off in favour of Developer Company for the first 1500 acres of land.
- Gram Samaj, SC/ST and BC land to be purchased/ resumed / acquired by Govt. to ensure integrated development of the township.
- Expedited and single window authorization to purchase land in excess of 12.50 acres under UPZALR Act, 1950.
- Conversion of land use permissible, if necessary.
- Single window approval of DPR within 30 days of its submission.
- All internal and external development works to be carried out by the Developer Company.
- Option to carry out development of township in phases.
- Autonomy in pricing and marketing of developed stock except for EWS/LIG units and community facilities which are to be provided as per Government Policy.
- Permission for generation of power, if required.
- Non-levying of municipal taxes and Developer Company entitled to collect maintenance expenditure till the township is handed over to Urban Local Body for maintenance.
- Option to extend the township area in future.

Eligibility Criteria for the Developer Company

- Developer Company should be registered under The Companies Act, 1956.
- Developer Company should have annual net worth of minimum Rs. 100 crore in the last three financial years and the net worth should not have a declining trend. The net profit in the last three years should also be positive.
- In case the Developer Companies form a consortium, they should have a legally valid & registered MOU on the prescribed format.



Uttar Pradesh - Important Cities

Criteria for Selection of the Developer Company/ Consortium

Selection from amongst the pre-qualifying Developer Companies/ Consortium shall be made on the basis of evaluation of their financial and technical capability, experience in real estate development, conceptual plan and vision and pre-feasibility report of the proposed Hi-tech Township.

Submission of Applications / Proposals

- Interested Developer Companies / Consortium may submit their applications / proposals for the development of Hi-tech Townships in Uttar Pradesh excluding the notified areas of NOIDA and Greater NOIDA.
- Document for Submission of Applications / Proposals can be obtained from the office of the Executive Director, Awas Bandhu, 1st Floor Janpath Market, Lucknow during working hours on any working day from **22nd April, 2008 to 7th May, 2008** against payment of Rs. 25,000/- (Rupees Twenty Five thousand only) through Account Payee Demand Draft in favour of Awas Bandhu payable at Lucknow. Copy of the Document can also be obtained on request through speed post within India against payment of Rs. 25,250/- (Rs. Twenty Five thousand two hundred fifty only) from the office of the Executive Director, Awas Bandhu. Document for Submission of Applications / Proposals may also be downloaded from the web site of the department (<http://awas.up.nic.in>), however, the receipt of the cost of document shall be submitted along with the application / proposal.
- A conference prior to submission of applications / proposals shall be arranged in the conference room of Awas Bandhu, 1st Floor Janpath Market, Lucknow on **22nd May, 2008** at 11:30 AM to apprise the Developer Companies about the objectives and scope of work and provide clarification to their queries, if any.
- Developer Companies / Consortium, who have already submitted their proposals under the Hi-tech Township Policy-2006, are required to resubmit the same in accordance with the provisions of Hi-tech Township Policy-2007.

For further clarification or information, interested companies may contact the **Executive Director, Awas Bandhu, 1st Floor, Janpath Market, Lucknow.**

Queries in this regard may be made to :

- Executive Director, Awas Bandhu. Ph: 0522 - 2627021
- Director (Development), Awas Bandhu. Ph: 0522 - 2622941 (Ext. 204)
- Special Secretary, Housing & Urban Planning. Ph: 0522 - 2237723
- Additional Director, Planning, Awas Bandhu. Ph: 0522 - 2238807

Sale of Document from 22nd April, 2008 to 07th May, 2008
Last date for Submission of Proposals 9th June, 2008 upto 15:00 hrs

*Let us join hands... to develop
Hi-tech Cities...second to none... globally*



AWAS BANDHU
HOUSING & URBAN PLANNING DEPT., GOVERNMENT OF U.P.

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