

Project Information Memorandum

DEVELOPMENT, OPERATION, MANAGEMENT AND MAINTENANCE OF KNOWLEDGE PARK THROUGH BUILD-OPERATE-TRANSFER FRAMEWORK IN NAYA RAIPUR



Naya Raipur Development Authority (NRDA)

Near Mahanadi Dwar, Mantralaya,

Raipur – 492001, Chhattisgarh;

Ph: 0771 – 4066011 Fax: 0771 – 4066188,

E-mail: ceo@nayarapur.com and psc@nayarapur.com,

Website: www.nayarapur.com

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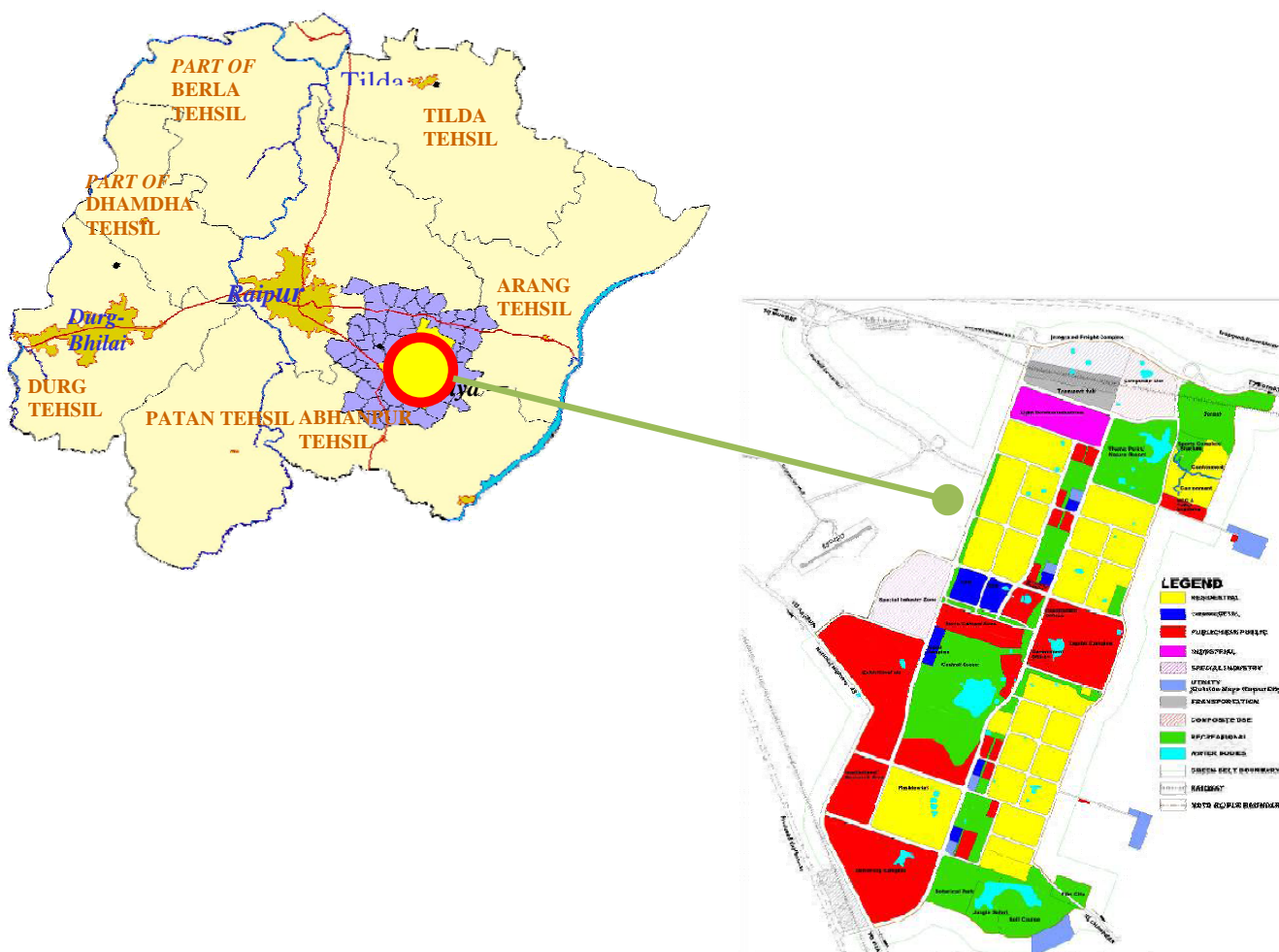
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1. Disclaimer

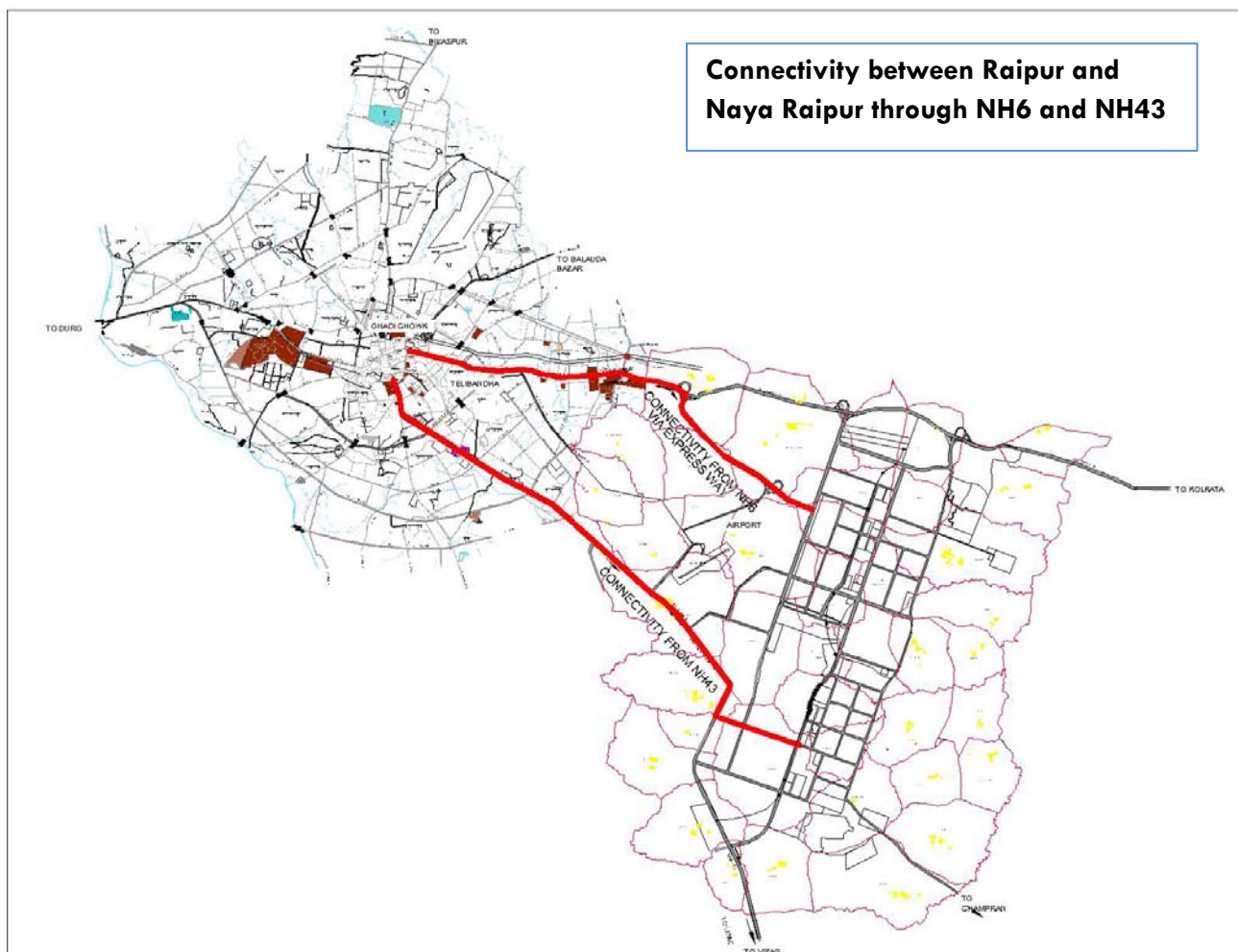
- 1.1 The Project Information Memorandum (PIM) for the Project is being provided only as a preliminary reference document by way of assistance to the Bidders who are expected to carry out their own surveys, investigations and other detailed examination before submitting their Bids. Nothing contained in the PIM shall be binding on NRDA nor confer any right on the Bidders, and NRDA shall have no liability whatsoever in relation to or arising out of any or all contents of the PIM.

2. Background

- 2.1 The State of Chhattisgarh was carved out of erstwhile Madhya Pradesh on 1st November 2000 and Raipur, the biggest city was named as its capital. Raipur, with its growing importance as the major node in trade network and a host of industries (mining, cement, steel), has the potential of developing into a metropolis. However, the present city is constrained by availability of land, space and basic infrastructure. Considering the immense growth potential of the city and with a view to decongest the city, a need was felt for creation of a new city in close proximity to Raipur city. The new city is named 'Naya Raipur'. Naya Raipur is being developed in an area of approximately 95.22 square kilometers at the south east of Raipur airport.



- 2.2 Naya Raipur would serve as the administrative capital of the State of Chhattisgarh. Naya Raipur is about 6 kilometers from Raipur Airport and is between two national highways—NH6 and NH 43.



- 2.6 The Project Information Memorandum provides indicative information about the project site and possible components. However, it will not form a part of the draft agreement (PDIA). Bidders are advised to visit site, conduct surveys and assessment to examine physical and financial viability to proposals.

3. Theme and Approach of Knowledge Park

3.1 Theme of Knowledge Park

Knowledge Park has been envisaged as a knowledge/innovation cluster with high quality academic and R&D institutions, science parks, support service, good infrastructure like roads, power, telecommunications, water, etc. The Purpose of Knowledge Park is to host educational institutions which offer education in variety of streams and also at different levels for example pre-school, secondary & higher secondary school, graduation, post graduation, professional courses, research & Development etc. with some, shared facilities and support services.

3.2 Components of Knowledge Park

The project is proposed to be developed under a BOT framework. The developer shall be responsible for development of various facilities in the proposed Knowledge Park in 3 phases over a period of 10 years. The Development of the Knowledge Park shall be carried out as per Naya Raipur Development Plan 2031.

NRDA shall provide infrastructure like water, power, telecom and sewerage connectivity, along with their specification, upto the boundary of the Project Site on payment of applicable charges. Applicable user charges for all the above facilities / services shall be paid by the Developer. All infrastructures within Project site shall be developed by the Developer as per the Approved DPR. The necessary infrastructures which would be decided at the DPR level, shall broadly include roads (Main Road: At least 24 m right-of-way, Secondary Roads: At least 18 m right-of-way, Peripheral Roads: At least 15 m right-of-way, Tertiary roads: At least 12 m right-of-way, Pedestrian Pathways: At least 1.8 m right-of-way), underground water reservoir, water supply network, sewerage network, solid waste handling facility, underground network of power and telecom, landscaping development and maintenance, security to the Project etc.

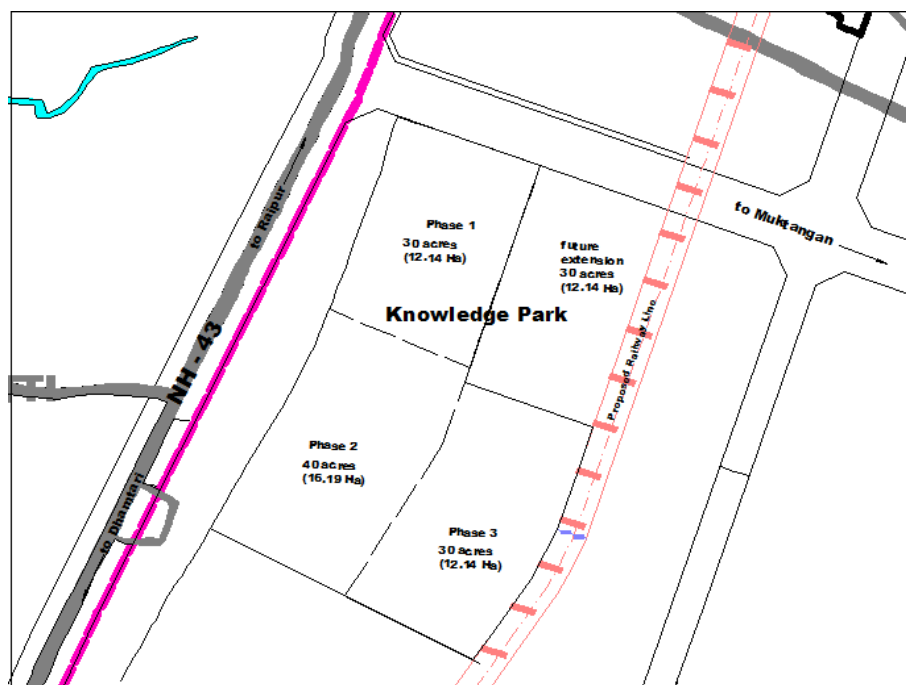
4. Proposed Site for development of Knowledge Park

- 4.1 The site is situated on the public-semi public land use zone of the Naya Raipur development Plan 2031, wherein institutional and research based activities can be located.

The Site is located on the southern tip of Naya Raipur which is in close proximity to the airport. There are three roads abutting the site, of which one is National Highway 43, which connects Raipur and Vizag, thus making the project a well connected setup. Railway line is proposed at the eastern boundary of the site.

- 4.2 The Project Site for the Knowledge Park which is to be developed in 3 phases, is around 100 acres. A plot of 30 acres has been reserved for future extension. The indicative phasing has been shown in the figure below:

Map of Project site:



Bus Rapid Transit System (BRTS) is under implementation in Naya Raipur under the World Bank-UNDP-GEF assisted Sustainable Urban Transport Project (SUTP), which would establish efficient connectivity with Raipur through NH43 and NH6 and also within Naya Raipur. This enables the user of the site to be well connected to the various parts of the city as well as with various parts of Raipur. The components of the BRT System include development of cycle tracks and pedestrian walkways along the BRT corridors

Ministry of Railway has approved proposal of laying of broad gauge rail track from north to south of Naya Raipur which will pass through the eastern boundary of the Project Site

4.3 Education Institutions

Knowledge Park is envisaged to host a proper mix of array of elementary level to university level of institutions which may be of following types:

Pre-primary/Nursery School	University
Primary School	Engineering college
Senior Secondary School	Medical College
Integrated School with hostel facility	Other Professional colleges and institutions
Integrated School without hostel facility	Research and development facilities

- 4.3.1 Educational institutes shall have to be recognized by the regulating body such as Medical Council of India (MCI), Dental Council of India (DCI), All India Council for Technical Education (AICTE), State and Central Board of Education etc. before commencement of enrolment

The project area and the project components (institutional, residential, roads, parking, open space etc.) shall be developed in conformity with Detailed Project Report, to be prepared by the Successful Bidder in compliance to the terms and conditions of the Draft PDIA.

5. Applicable Permits

5.1 Applicable Permits to be obtained / provided by NRDA

Sr. No.	Description
1	1. Clearance for water and power supply 2. Permissions for installation of diesel generator (DG), heavy electrical equipments, Transformer, Sub Station etc 3. Permission for installation of secondary power generation viz – solar, wind etc 4. Clearance for shifting of utilities, as required
2	1. Clearance for shifting of utilities, as required 2. Road cutting 3. Land for disposal of excess excavated material

5.2 Applicable Permits to be obtained by the Developer

Sr. No.	Purpose
1	Permits for plan and construction of buildings, structures in accordance with applicable building bylaws, if any
	Permit for clearance of the height of the buildings from Airport Authority of India
2	Principal Employer's Obligations under the Contract Labour (Regulation and Abolition) Act 1970.
3	Environmental Clearances
4	1. Clearance for drawing water from the main grid, or borewells / water wells etc 2. Permission from State Pollution Control Board as per the prevalent norms 3. All necessary sanctions and approvals shall be obtained from the concerned department. 4. Any other Clearances under Applicable Law
5	Tree cutting during construction of Project Facilities

6. Functional, In Progress and proposed projects in Naya Raipur

Projects

Functional, & In-progress, Up-comming

