

**INVITATION TO ATTEND PROJECT BRIEF AND DISCUSSION MEETING REGARDING NEW TOWNSHIPS ON  
GOVERNMENT LAND: REQUEST FOR INFORMATION FROM INVESTORS.**

The Government of West Bengal proposes to develop six new Township Projects on Government land at Siliguri, Bolpur, Asansol, Kalyani, Howrah and Baruipur in the State. The townships have been selected by the Government based on its strategic importance, feasibility factors and availability of land.

The details of the township are provided in the following table:

Sl.No.	Location	Area
1.	DABGRAM (TEESTA) near Siliguri in Jalpaiguri	84 acre
2.	BOLPUR (GITABITAN) in Birbhum District	127 acre
3.	ASANSOL (AGNIBINA) in Burdwan District	50 acre
4.	KALYANI (SAMRIDHI) in Nadia District	50 acre
5.	DUMURJALA in Howrah District	50 acre
6.	BARUIPUR (UTTAM CITY) in South 24 Parganas District	86 acre

The Government of West Bengal is keen to set up transparent guidelines for developing the projects. Keeping the same in mind, a Project Briefing and Discussion Meeting with interested and capable investors with the objective of having an in depth discussion on the Project and also to invite the suggestions of interested developers a formal meeting has been convened, venue and time for which shall be as follows:

Venue: 3<sup>rd</sup> Floor, Conference Room  
WBHIDCO Bhavan  
35-1111, Biswa Bangla Sarani  
(Major Arterial Road)  
3<sup>rd</sup> Rotary, New Town  
Kolkata - 700 156

Date & Time: 10 July,2015; 3 PM

Interested investor/developer may also refer to the **Request For Information** document available at [www.wbhidcoltd.com](http://www.wbhidcoltd.com).

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## 1 Introduction

- 1.1 The Urban Development Department of Government of West Bengal (GoWB) is committed towards provision of quality urban infrastructure with the objective of ensuring quality of life to its urban residents. The State recognizes that urban cities are important growth centers and also substantially contribute to the growth of the entire state and the country as a whole. Therefore development of quality urban infrastructure is not only important for provision of quality life to its residents and visitors but also for the economic prosperity of the State as well as the country as a whole. It is however important that Townships not only create housing for all sections of the society but also contribute to the generation of economic activities.
- 1.2 Keeping the above in mind, the State has recently launched a new Township Policy which encourages development of theme based townships focused on creation of economic activities and providing housing for the economically weaker sections of the society. While several proposals have been received by the Government from the private sector for setting up new townships on private land, the six townships are proposed to be developed on identified Government Land with the participation of established investors/developers.
- 1.3 The State Government also recognises the importance of involving the Private Sector in both the development and implementation of these townships and has been working towards creating a conducive investment environment and ensuring ease of doing business in the State. The participation of stakeholders is considered important, right from the stage of initial conception. The current Request for Information is thus an important step to involve the private sector and other stakeholders in the initial project development process.

## 2 Purpose of the RFI

- 2.1 The purpose of this Request for Information (RFI) is to create an initial awareness about the identified Township Projects, identify potential Investors/Developers and also to engage into discussions/interactions with serious investors based on which project contours including finalization of bid parameters, project structuring, implementation structure etc shall be frozen and the bid process and documents finalized accordingly.
- 2.2 This RFI is not an agreement and is neither an offer nor invitation to the prospective Bidders. Notwithstanding anything contained in this RFI, it is hereby clarified that the submissions by the Interested Parties in response to this RFI is only towards taking the suggestions of developers and is not a part of the main bidding process. It is hereby informed that RFI is exclusive of the Bidding

Process for the Project & is an endeavor on part of GoWB to identify serious & potential Developers for the Project and to also carry out a consultative process to arrive at an optimum project structure,

### 3 Projects on Offer

3.1 As mentioned, the Government of West Bengal proposes to develop six new Township Projects on Government land at Siliguri, Bolpur, Asansol, Kalyani, Howrah and Baruipur in the State. The townships have been selected by the Government based on its strategic importance, feasibility factors and availability of land.

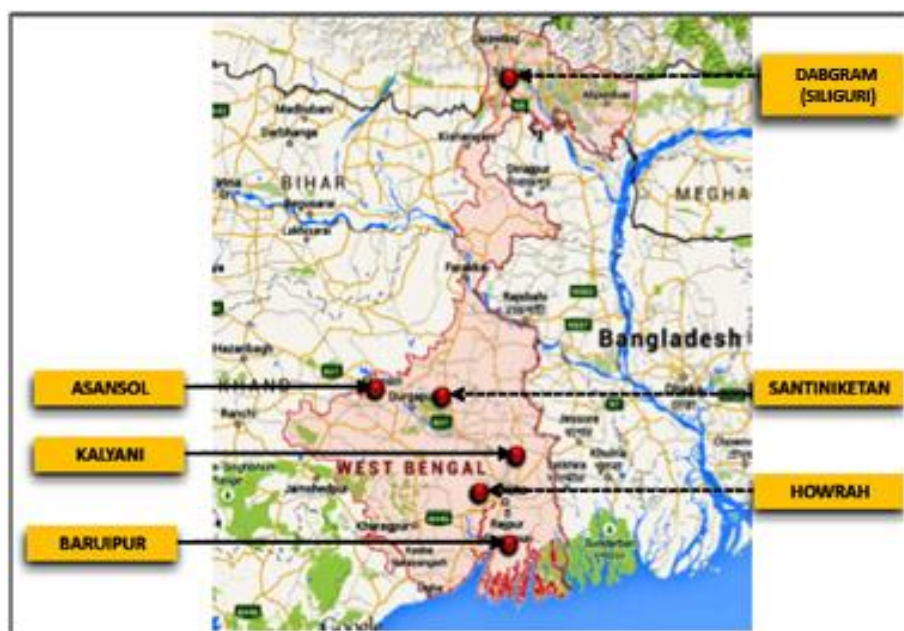


Figure 1: Locations of the proposed Townships

3.2 The details of the township are provided in the following table:

Table 1: List of new townships

Sl.No.	Location	Local Authority	Area
1.	DABGRAM (TEESTA) near Siliguri in Jalpaiguri	SiliguriJalpaiguri Development Authority	84 acre
2.	BOLPUR (GITABITAN) in Birbhum District	Sriniketan Santiniketan Development Authority (SSDA)	127 acre
3.	ASANSOL (AGNIBINA) in Burdwan District	Asansol Durgapur Development Authority	50 acre
4.	KALYANI (SAMRIDHI) in Nadia District	Estate Manager, Kalyani	50 acre

Sl.No.	Location	Local Authority	Area
5.	DUMURJALA in Howrah District	Howrah Improvement Trust (HIT)	50 acre
6.	BARUIPUR (UTTAM CITY) in South 24 Parganas District	Kolkata Metropolitan Development Authority (KMDA)	86 acre

3.3 It is proposed that the Gitabitan Township at Bolpur shall be themed on art and culture while the Teesta Township near Siliguri will be themed as a Knowledge and Health City. The township at Howrah is envisaged to be developed as a sports city, Agnibina township at Asansol as Industrial Township, Uttam City at Baruipur as media/entertainment township while the Samriddhi Township at Kalyani shall be based on Analytics.

#### 4 Central Agency and Local Authorities.

The Urban Development Department in the Government of West Bengal shall be the Central Agency for all the townships. The West Bengal Housing and Infrastructure Development Corporation (WBHIDCO) will be the State Level Nodal Agency (SLNA) to assist the investors/developers in all respects. The local authorities mentioned in column (3) of the table at paragraph 3.2 above will facilitate site visits and support to Central Agency/SLNA.

#### 5 Project Concept

- 5.1 The Townships will be developed in line with the New Township Policy which encourages development of theme based townships focused on economic activities while providing housing for all, including the economically weaker section. The policy requires reserving 25 % of the total residential units for the economically weaker sections. A minimum of 25 % of the land area is to be earmarked for non residential thematic or economic development for which the township is proposed.
- 5.2 The Projects will be developed on the identified Government Land by developers to be selected through an e-auction process. Overall efficiency, exposure in handling projects of similar nature and financial strength of the Developer are the key ingredients that would be desirable for selection of the developers. Adequate flexibility is envisaged to be provided to the selected Investors/Developers in order to ensure technical and financial viability.
- 5.3 This project would have an inherent advantage on being located on available Government Land and would also benefit from fast track approvals and clearances at the State level.

- 5.4 The scope of work for the private developer will broadly include development of a Modern Theme Township in conformity with the Township Policy of the State with Residential, Commercial, Institutional and Economic Space and commensurate quality social and physical infrastructure including technology enabled smart infrastructure and the operation and maintenance thereof in accordance with the detailed standards and specifications, applicable laws and the provisions of the Bid Documents to be issued in due course.

## **6 Bidding and Broad Implementation Structure**

- 6.1 In subsequence to the RFI stage, the Department intends to undertake a competitive e-auction process for selection of Developer for the Projects and shall invite Technical & Financial Bids from private parties/Interested Parties appropriately.
- 6.2 It is hereby clarified that Bids shall be open to all eligible bidders as is to be defined in the said bid document.
- 6.3 The project is proposed to be implemented along with private developers where land would be leased out/ development rights transferred/ (or any other suitable mechanism) to the Developer selected through a competitive and transparent bidding process. The Developer would Design, Finance, Construct, Develop, Operate, Maintain and manage the proposed Project as per specific time lines. GoWB as the project proponents shall remain involved with the project through a suitable mechanism.

## **7 Project Briefing and Discussion Meeting – Date and Time**

- 7.1 As mentioned earlier, the current RFI is primarily intended to take the views of investors/ developers and other stakeholders in the process of project structuring and development. In order to have an in depth discussion on the Project and also to invite the suggestions of interested developers a Project Briefing and Discussion Meeting shall be convened, venue and time for which shall be as follows:

Venue: 3<sup>rd</sup> Floor, Conference Room  
WBHIDCO Bhavan  
35-1111, Biswa Bangla Sarani  
(Major Arterial Road)  
3<sup>rd</sup> Rotary, New Town  
Kolkata - 700 156

Date & Time: 10 July, 2015 ; 3 PM

7.2 Interested Developers are requested to attend the meeting with suggestions. It is also requested that the enclosed Form duly filled up be sent to the following person by 9<sup>th</sup> July, 2015.

Shri D. Kumer

Addl. Chief Planner, WBHIDCO

(email: [debaditya.kumer@wbhidco.in](mailto:debaditya.kumer@wbhidco.in))

Phone:033-23246018; Mob.9339108700

7.3 GoWB desires optimum utilization of available project land and creation of state-of-the- art facilities with a social objective of providing housing facilities for the affordable category with support infrastructure and also develop thematic economic activities in a timely manner. Innovative ideas in developing the project concept and subsequent implementation of the same shall be carefully considered by Govt. of West Bengal.

7.4 Some of the key issues that maybe discussed in the meeting are as follows:

**1. Project Concept**

- Project Vision
- Proposed components, physical and social infrastructure requirements
- Likely broad investment for the total project and phasing

**2. Project Implementation**

- Suggested approach and methodology for implementation keeping financial viability in view.
- Preferred mode of association with GoWB
- Mode of Agreement and Optimal Implementation Structure
- Proposed Operation and Maintenance mechanism
- Measures to develop a unique and sustainable project

**3. Handholding expected from GoWB**

- Key Issues to be addressed

## 7.5 Key Contacts

- (a) Central Agency (Urban Development Department): Ms. Sumita Bagchi, Joint Secretary  
Urban Development Department, Govt. of West Bengal  
Phone : 033-2334-9309,  
[bagchisumita@yahoo.com](mailto:bagchisumita@yahoo.com)
- (b) State Level Nodal Agency(WBHIDCO) Ms. Debjani Datta,  
Joint Managing Director (Admn),WBHIDCO,  
Phone: 033-2324-6005,  
[d.datta@wbhidco.in](mailto:d.datta@wbhidco.in)
- (c) Local Authorities:
- (i) Kolkata Metropolitan Development Authority (KMDA) Ms. Subholakshmi Basu,  
Dy. Secretary, KMDA  
Phone: 9343386470  
[prloapio@gmail.com](mailto:prloapio@gmail.com)
- (ii) Siliguri Jalpaiguri Development Authority (SJDA) Mr. T.K. Roy,  
Associate Town Planner, SJDA  
Phone:9434162630  
[sjdawb@gmail.com](mailto:sjdawb@gmail.com)
- (iii) Sriniketan Shantiniketan Development Authority (SSDA) Ms. Subarna Pandit,  
Assistant Town Planner, SSDA  
Phone: 9433322256  
[ssdabolpur@gmail.com](mailto:ssdabolpur@gmail.com)
- (iv) Asansol Durgapur Development Authority (ADDA) Mr. Saurav Khan,  
Town Planner, ADDA  
Phone:9735513121  
[adda.asl@gmail.com](mailto:adda.asl@gmail.com)
- (v) Estate Manager, Kalyani Mr. Khalid Qaisar  
Estate Manager, Kalyani  
Phone: 033-25829126  
[emanager.kalyani@gmail.com](mailto:emanager.kalyani@gmail.com)
- (vi) Howrah Improvement Trust (HIT) Mr. Mrinmoy Chatterjee  
Chief Engineer, HIT  
Phone: 9830547577  
[ce@hit.gov.in](mailto:ce@hit.gov.in)



## Appendix I

The Additional Chief Planner  
West Bengal Housing Infrastructure Development Corporation Ltd. (WBHIDCO)  
& State Level Nodal Authority (SLNA)  
Email: debadiya.kumer@wbhidco.in

**Dear Sir,**

This has reference to the Request for Information on the subject projects. We would like to convey our interest for the project and would express our keenness to participate in the Project Brief and Discussion Meet to be held on 10 July, 2015.

The following persons shall attend the meeting from our side:

Name	Designation	Telephone no	Email Address

We are enclosing our initial suggestions on the projects.

\_\_\_\_\_  
(Name of the person)

**Yours faithfully**

\_\_\_\_\_

\_\_\_\_\_  
(Seal)

**Designation** \_\_\_\_\_

**Date** \_\_\_\_\_

**Place** \_\_\_\_\_