

## SOCIETY FOR IT AND E-GOVERNANCE

## **EXPRESSION OF INTEREST**

**FOR** 

## IT PARK & IT UNITS

IN

## **HIMACHAL PRADESH**

EOI No. DIT(IT PARK)1/2006

Member Secretary (EC), SITEG –cum – Director, Department of Information Technology, Himachal Pradesh Block # 24, SDA Complex, Shimla-9.

Tel: 0177- 2628914, 2626709 Fax: 0177- 2628625, 2628914

Email: dirit-hp@nic.in,

dit-hp@nic.in, smgrit-hp@nic.in, mgrit-hp@nic.in





### 1.1 PREFACE

An advertisement inviting Expression of Interest has been published in the following newspapers on 21.03.2006:

- i Hindustan Times
- ii The Economic Times
- iii Times of India
- iv Indian Express
- v Amar Ujala

In case of any discrepancy between the Press Advertisement and detailed provisions of this Document, the latter will prevail. For any further changes (if any, based on feedback/ queries from any quarter) in this Document, please see its updated version on <a href="http://himachal.gov.in">http://himachal.gov.in</a> or <a href="http://himachal.gov.in">www.himachaldit.gov.in</a>

The changes may be made till 7<sup>th</sup> April, 2006 and last date of submission is 20<sup>th</sup> April, 2006 (1700 hours).

#### 1.2 BACKGROUND INFORMATION

Applications containing Expression of Interest are invited from:

- i. Reputed entrepreneurs (either individually or as consortium of companies), who have proven track record in developing Industrial Parks and/or developing commercial-cum-residential building projects commensurate with the size and nature of proposed IT Park on vacant pieces of land as per the details in Para 2.
- ii. **IT hardware and software companies** which would like to set up an industry whether within the IT Park or outside it on any of the identified pieces of land or anywhere else in Himachal Pradesh.



iii. Any company or entrepreneur interested to set up an IT industry (whether within the IT Park or anywhere else in Himachal Pradesh), application on their letter head giving broad details of the activity to be undertaken, approximate investment involved, employment potential, land requirement etc. should be given.

The objective of this EOI notice is to take feedback from the prospective investors regarding eligibility criteria, minute details of PPP model, bidding parameters & evaluation methodology, location of IT Park, nature of thrust activities etc., to be finally included in the final RFQ and RFP. However, the State Government shall be free to accept or reject any suggestion and Government decision in this regard shall be final and shall not be called upon to question under any circumstances. Therefore, it would be desirable that only those companies / firms, which prima facie have technical and financial strength to undertake this Project, respond to this EOI. The total cost of this project is likely to be Rs 200 crores approximately (assuming approximately 1 lakh sqm of built up area and construction of other common facilities such as internal roads, street lights, ETP, green patches etc.). Some area may also need to be developed as IT Habitat for further use by independent IT units (on lease basis) in the field of hardware, software, ITES and BPO. The projected requirement of built up area may vary, if the feasibility study shows that the number of IT professionals to be accommodated in the IT Park is different from the projection of about 10,000 persons. It is also proposed that some of the IT professionals coming from far off distances may actually need to live in the same area. Therefore, some kind of residential accommodation will also need to be created in this area. Thus, the Project may actually be termed as IT City. An investor can also set up a SEZ specifically for IT related activities.

The State Government will provide land besides meeting the capital cost pertaining to core infrastructure including intermediate lane road up to the IT Park Site (wherever needed), water supply for IT Park up to a point and bulk supply of electricity. The Government of India may also provide funds through STPI for building up IT and communication and infrastructure as per the latest Government of India Rules regarding SEZ (25 acres).

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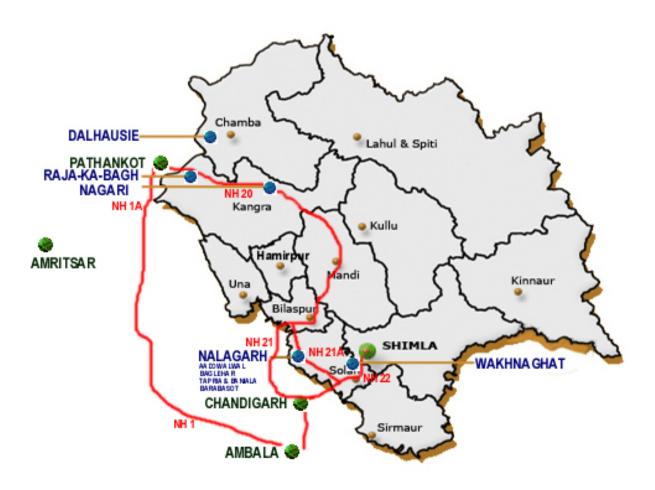
The private investor shall contribute for remaining capital / recurring cost and also make capital investment for infrastructure development in the IT Park-cum-City. The Information Technology Park is to be developed in Public Private Partnership. The area will be decided based on feedback of EOI. However, these core infrastructure facilities (including water, road and, if possible, bulk supply of electricity up to a point) may be created by the Government of Himachal Pradesh, if the prospective investors deem it necessary. It is possible that the prospective investors may not want Government help in this regard (because the Government may expect additional returns in lieu of these facilities and a private investor may possibly create this basic infrastructure on his own). In that situation, the State Government will only act as a facilitator and provide land only.

The Information Technology Park is to be developed in Public Private Partnership. The exact location will be decided based on feedback on EOI.

### 2. PROJECT LOCATION

Following pieces of land have been identified for the IT Park by the Government of Himachal Pradesh. Summary of site specific details has been given in Annexure I. The area shown against every piece of land indicates the total area of identified Government land available at a location. The exact area available for IT Park-cum-City / IT Habitat may vary. Broadly, the locations of various sites (indicating nearest National Highway, Airport and Railway Station) have been depicted in the following map:





## 2.1 Waknagaht, District Solan

Approximately 106 acres (530 Bighas) land is located midway between Shimla (Capital of Himachal Pradesh) and Solan (about 23 kms. from either side and less than 90 kms. from Chandigarh) very close to National Highway 22. This land has been specifically earmarked for IT Park.





Waknaghat



Waknaghat

The land is split into 5 blocks of varying sizes as per following details:

a) Approximately 71 acres (353-15 Bighas) Mauja Majhol. The said land is around 5/6 Km from highway, near Kiarighat.



- b) Approximately 9 acres (45-16 Bighas )at Moja Dumehar The said land is on highway, near Waknaghat.
- c) Approximately 13 acres (66-14 Bighas) at Moja Dumehar The said land is about 3 Km from Highway near JUIT.
- d) Approximately 32 acres 80-12 Bighas at Moja Dumehar. The said land is around 5 Km from highway, on link road from Waknaghat near JUIT.
- e) Approximately 12 acres 61-15 Bighas at Moja Dumehar. The said land is about 8 Km from highway, on link road from Waknaghat ahead of JUIT.

## 2.2 Nalagarh near Baddi

The following pieces of Government land, near Nalagarh on National Highway 21A (between Nalagarh an Swarghat) and approximately 26 Kms from Ropar (Punjab), 56 Km from Mohali and 65 kms from Chandigarh are available for setting up IT Park-cum-City and IT habitat.

 i. Bara Basot: Approximately 23 acre (111.02 Bighas) of land at Mauja Bara Basot on Nalagarh Bhartgarh road, around 15 Km from Nalagarh.



Bara Basot

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**ii** Aadowal: Approximately 38 acre (187-09 Bighas) of land at Mauja Aadowal on Nalagarh Swarghat road, around 6.5 Km from Nalagarh.



Aadowal

**Tapria:** 29 acres (142-09 Bighas) of land at Mauja Tapria, khasra on Nalagarh- Swarghat road, around 15 Km from Nalagarh.



Tapria

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**Iv** Baghleharh, Plassi, Nalagarh: 94 acres (470-30 Bighas) of land at Mauja Baghleharh Swarghat road, around 7 Km from Nalagarh on Nalagarh Swarghat road.



Baghleharh

The first site is located between NH 21 and NH 21-A while the remaining three locations are located NH21A.

### 2.3 Raja-ka-Bagh, Nurpur, Distt Kangra

Approximately 255 acres (102 hectares) of land situated in **Raja-Ka-Bagh in Kangra District.** It is about 17 Km from Pathankot and 2 Km. from Mandi-Pathankot National Highway. The area is being developed by Himachal Industrial Development Corporation for Industrial use. Military airport (soon being converted in to a Civilian Airport) is located at Pathankot and the International Airport at Amritsar is only about 2 hours drive from this location.





Raja-ka-Bagh

## 2.4 Nagri in Distt. Kangra

Approximately 15 acres (6 hectares) of land is situated in **Nagri in Distt. Kangra** is available in the lap of majestic Dhauladhars. A major part of it has already been developed by Himachal Pradesh Electronics Development Corporation (HPSEDC). The Gaggal / Dharmshala Airport is locate only about 22 kms from here.



Nagri



### 2.5 Dalhousie, Distt Chamba

2 acres (7564 Sq Meters) of Govt land is available at Dalhousie within the municipality limits. Dalhousie is a developed hill station with good basic and social infrastructure. It is at a distance of 80 km from Pathankot.

#### 3. MODE OF SELECTION AND OPERATION

- 3.1 As explained above, there are two options for setting up infrastructure for IT Park-cum-City:
- Government of Himachal Pradesh undertakes to provide basic infrastructure in the shape of road, water and electricity up to the said location. Further development and distribution shall be done the entrepreneur at his cost.
- ii. Entrepreneur develops entire infrastructure as per his requirement and convenience and Government only facilitates the same.

As far as a stand alone industrial unit is concerned, land will be allotted at reasonable rates in accordance with IT Policy of the State. The entrepreneurs also have an option of taking built up premises from HPSIDC, HPSEDC and HPFC.

3.2 The Project proposed to be operated on commercial format of Build, Own, Operate basis (BOO). The Private Investor (selected through open competitive bidding) shall be provided the entire land on long term lease basis at the quoted price under competitive bidding. The Private Investor shall make immediate and annual payments to the SITEG in lieu of the land and other infrastructural facilities provided to it. It is proposed that Net Payment Value (NPV) of immediate payment and annual returns will be considered after comparing the commercial bids of technically short listed bidders. Besides running and managing the Information Technology Park and providing common services for a fee, the investor will also earn



annual income from allotment of plots/sheds on the Industrial Park. Whole or part of the IT Park may even be run as a SEZ (Special Economic Zone) for which the State Government shall provide all facilitation (including requisite government clearances). The exact model of implementation will be decided based on the feedback from Expression of Interest (EOI). The Expression of Interest may include suggestions of the prospective bidder regarding mode of implementation and criteria to be followed in RFQ and RFP.

#### 4. ACTIVITIES AND THRUST AREAS:

Following is an illustrative list of activities which are proposed to be carried out in the IT Park and in the stand alone IT Units. Interested investors may include or suggest additional activities.:-

- i Embedded Software Design & Development.
- ii Bio-IT Software Development.
- iii Electronic Manufacturing Services (EMS)
- iv Software Development (including Gaming, Mobile VAS, Commercial Services, Application and System Software, Device Drivers etc.)
- v IT Hardware manufacturing including PCs, Printers, UPSs etc.
- vi Semiconductor/Chip Manufacturing Unit.
- vii Medical Transcription Units.
- viii IT Enabled Services (ITES)
- ix Business Process Outsourcing Units.
- x Voice Based Customer Call Centers.
- xi Smart Card Manufacturing.
- xii Mobile Handset Manufacturing.
- xiii Tele Communication Equipment.
- xiv Optical Fiber.



## In addition to the above, following activities also need to be undertaken by the short listed Private Investor for IT Park:

- i. Infrastructure development within IT Park.
- ii. Creation of other allied facilities such as markets, educational institutions, hospital etc.

## Considering the strengths of Himachal Pradesh in the field of IT,

- i Congenial Security Environment
- ii Very good climatic conditions, pollution free locations.
- iii Excellent power situation.
- iv Good communications network (Highest Density of OFC and telephones in the country).
- v Relatively low cost of setting up of operations for a software unit.
- vi Good quality of life.
- vii Good hospitality industry.
- viii Capability to increase the pool of skilled manpower, engineering colleges and other educational institutions.
- ix Availability of educational facilities for dependents.
- x Proactive attitude of the State Government.
- xi Presence of national banks/financial institutions.

The survey conducted by NASSCOM showed that Himachal Pradesh scored excellent / commendable rating in following 9 out of 13 parameters/ areas:

- i Power Supply
- ii Climate
- iii Proactive attitude of the State Government
- iv Availability of good communication facilities
- v Banking and financial institutions
- vi Educational facilities for dependents
- vii Transportation facilities within the city/state
- viii Cost involved in setting up an IT unit
- ix Quality of life

It is quite evident from the above figures that IT Enabled Services is a key area



for development of IT industry in Himachal Pradesh. This is also likely to emerge as an USP for the State.

# 5. ADVANTAGES OF HIMACHAL PRADESH AS AN IT DESTINATION:

- i IT declared as a thrust Industry.
- ii Salubrious climate and pollution free environment far from the madding crowd. This is just the right place for you to concentrate hard for writing most difficult of algorithms!!
- iii Sufficient, cheap and uninterrupted power supply.
- iv Excellent roads and good communication infrastructure.
- V Sales Tax holiday on IT products. Nil Central Sales Tax (for Government, Dealers etc. i.e. against Form C and Form D). 1% CST (against a Form CC) for institutional sales like Banks, Insurance Companies, Telecom Companies etc.
- vi Income Tax exemption for the first 5 years and 30% rebate thereafter as per Gol Policy in this regard applicable for Himachal Pradesh. Income Tax exemption is available even for domestic operations and sales.
- vii **100** % Central Excise Duty exemption for 10 yrs for industries coming in production up to 31.03.2007. The excise duty exemption is also available on imported raw material, finished products, warranty, software, labour and profit.
  - It is pertinent to mention here that with the imposition of 12% Excise Duty on PCs (and associated OS that goes along with it) and 8% Excise Duty on packaged software to be sold over the counter, Himachal Pradesh is an ideal destination for all such units as would come in production by 31.03.2007
- viii 15% capital subsidy on plant & machinery (maximum Rs. 30 lacs)
- ix Good quality of life, peaceful law and order situation and top class schools.



- y Job attrition rate almost nil: Unlike other IT capitals in the country, the problem of job-hopping in HP is virtually non-existent. Himachalis love their land and are loyal to their employers.
- xi Low capital cost and recurring cost including rentals (about Rs. 10 per sqft. right in the heart of Shimla). There may be no need of air conditioning. Highly talented IT professionals can be hired at very reasonable rates.
- xii Excellent english speaking skills. Himachal was "The Summer Capital of India" during British period. So there is no dearth of good convent schools. Moreover, accent neutralisation also is not needed.
- xiii Highest literacy rate after Kerala (Amartya Sen's Report).
- xiv Nearly 8,000 km out of 13,000 km metalled road has n x 2 mpbs OFC Network making it the highest density in the country.
- A vast pool of talented it professionals: Despite small population, Himachal Pradesh still has tens of thousands of young boys/ girls who are eminently suitable for ITES/ BPO for even highly skilled jobs of insurance, telemedicine, banking etc.
- xvi Special package of incentives for major investments.
- xvii Strong HR Support:

**Higher Education Institutes:** 

- a) Universities: HP University, Summer Hill, Shimla, CSK HP Krishi Vishwavidalya, Palampur, Dr. Y S Parmar University of Horticulture and Forestry, Solan, Jaypee University of Information Technology, Waknaghat, Solan.
- b) Other Institutes: National Institute of Technology (NIT), Hamirpur, International Institute of Telecommunication Technology (IITT), Distt. Sirmour, Institute of Engineering & Emerging Technologies (IIET), Baddi, Distt. Solan, Green Hill Engineering College (GHEC), Kumarhatti, Distt. Solan, University Institute of Information Technology(UIIT), Shimla.

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c) Govt. Poytechnic Colleges: Govt.Polytechnic College, Kangra, Govt. Polytechnic College, Hamirpur, Govt. Polytechnic College, Ambota, Govt. Polytechnic College(w), Kandagahat, Distt. Solan, Govt.Polytechnic College, Rohroo.

Parks of India (STPI): Software Technology
Parks of India (STPI) is an autonomous organization set-up by the
Ministry of Information Technology (MIT) Government of India, and has
been entrusted to provide a terrestrial and Satellite High Speed Data
Communication through out the country to fulfill the need of software
industry, technical institutes, universities and other educational
Institutions. STPI has its own separate Gateways to cater to the need of
software industry with zero possibility of jamming because of high traffic.
Software Technology Parks of India, Shimla is one of the forty four
centers of the Software Technology Parks of India (STPI).

#### 6. LOCATION AND SITE FACTS:

Detailed facts may be seen at Annexure I

#### 6.1 WAKHNAGHAT

Situated on Shimla- Delhi National Highway No. 22

Altitude: 1350 MSL

Orientation: latitude 350 51' N, longitude 760 11' E

Climate: A mild climate prevails throughout the year is ideally situated for setting up Information Technology based industrial units with all basic facilities

like water, road and power available near the site.

**Temperature:** Summer- 21° Celsius – 30° Celsius

Winters -10° Celsius – 20° Celsius

Average Rainfall: 1140 mm

Average Relative humidity: 61 %

Average Sunshine: 10 hrs a day

**Evaporation:** 3.3 mm



### Connectivity:

**By Air:** Both Chandigarh and Shimla are well connected by air. The distance from these airports to Wakhnaghat can conveniently be covered by road.

By Rail: Broad gauge track upto Kalka connecting to Delhi, Kolkata and

Amritsar. Narrow gauge from Kalka to Solan

By Road: Broad well surfaced road connects to Kalka, Chandigarh, Delhi

**Distance from Delhi:** 315 Kms.

Distance from Chandigarh: 87 Kms.

**Distance from Shimla:** 23 Kms. Airports: Shimla, Chandigarh

#### 6.2 NALAGARH

Situated on Pinjore – Swarghat National Highway No. 21A.

Orientation: latitude 30.57 N, longitude 76.22 E

Connectivity:

Distance from Chandigarh: Approx. 56 Kms

Distance from Delhi: Approx. 300 Kms.

**Distance from Shimla**: 100 Kms **Airports: Shimla, Chandigarh** 

#### 6.3 RAJA KA BAGH, JASOOR (DISTRICT KANGRA)

Connectivity:

**Distance from Pathankot**: 16 Km

Distance from Amritsar: 85 Kms

Distance from Shimla: 300 Kms

**Distance from Delhi:** 450 Kms (National Highway)

Airports: Kangra (Gaggal), Pathankot, Amritsar

#### 7. EXPECTED FEEDBACK IN EOI:

A prospective entrepreneur (for setting up IT park) is expected to apply on the Formats given in Schedule-I and first prove his credentials regarding his *prima* facie financial capacity and technical capability to undertake this project in the



PPP mode. Thereafter, he can give his suggestions *inter alia* on the following Points.

- i Eligibility criteria regarding technical qualification including net worth threshold value of turnover in the relevant field; experience; number; nature and value of similar projects done in the past; credentials in the field of IT. Fine details of PPP Model to be followed.
- ii Fine details of PPP models to be followed.
- iii Exact bidding parameters and method of evaluation.
- iv Period of lease.
- v Extent of Government support expected in terms of core infrastructure.
- vi Location and minimum area of the IT Park land and possibility of using private land.
- vii Policy related initiatives that may be needed to make the IT Park in particular and investment in the field of IT in particular.
- viii Additional activities in the IT Park which can attract investment.

In case of a company which would like to set up an IT industry (whether within the IT Park or anywhere else in Himachal Pradesh), application on their letter head giving broad details of the activity to be undertaken, approximate investment involved, employment potential, land requirement etc. should be given. Such an entrepreneur also can avail facilities in the IT Park also.

A company / firm responding to this EOI should possess requisite technical & financial capabilities to undertake this Project for IT Park-cum-City. Therefore, information in this regard is being sought as per Forms C and D given in Schedule-1, so that only serious and prima facie capable contenders respond to this EOI.

### 8. GENERAL TERMS AND CONDITIONS:

In addition to the points contained in the foregoing paragraphs, the following terms and conditions shall also apply:



- The EOI proposal shall be enclosed in an envelope sealed and shall be marked as "Expression of Interest Submission for IT Park Himachal Pradesh "in the left hand top comer along with non-refundable fee of Rs. 5000/- by way of Demand Draft in favour of SITEG.
- 2. All costs incurred by Bidders/ Developers in making this offer in providing clarification or attending discussions, conferences, or site visits, stationery cost and any other expenses should be borne by the Bidders/Developers and will not be reimbursed by the Employer.
- 3. Incomplete documents without necessary details shall not be considered.
- 4. The language for submission of document shall be English.
- 5. The enclosed Schedules should be filled in completely and wherever not applicable it should be written as Not Applicable (NA).
- 6. The person signing the document submission on behalf of the bidder shall enclose Power of Attorney duly authorized and notarized. The Power of Attorney shall be backed by copy of the board resolution in case of Company/declaration signed by all partners in case of Firm of the bidder in his/her favour.
- 7. Financial data, project costs, value of works etc. should be given in Indian Rupees only.
- 8. For any clarification, the bidders may contact the undersigned or persons mentioned above at serial no. 7.
- 9. SITEG / Government of HP reserve the right to accept or reject any application or suggestion without assigning any reason.
- 10. The information furnished must be sufficient to show that the applicant is capable in all respects to successfully complete the envisaged work.
- 11. The document is not transferable.
- 12. While submitting the schedules duly filled in, the Promoter shall enclose latest copies of brochures and technical documentation giving more information about the applicant.
- 13. In case the applicant intends to give additional information for which specified space in the given format is not sufficient, it can be furnished in an enclosed sheet.
- 14. All the corrections and over writings should be signed by the applicant.

- **P**
- 15. HPDIT reserves the right to cross check and confirm the information details furnished by the applicants in the EOI document.
- Subsequent process of RFQ and RFP need not remain confined only to the persons who respond to this EOI.
- 17. It is expected that Certified True Copy of Documentary Proof/Certificates to the satisfaction of IT Department in this regard is submitted. Chartered Accountant certified statements will not be considered in place of Audited Annual Accounts.
- 18. Interested persons / companies/ firms who have reasonable technical experience and financial resources in terms of size of the Project, are invited to submit their EOI as per this format available on the web site. The application for EOI should be submitted along with a non-refundable processing fee of Rs. 5,000/- (Rupees five thousand only) in the form of a demand draft drawn in favour of Society for Promotion of Information Technology and e-Governance, Shimla, payable at Shimla. An application not accompanied by the requisite fee of Rs. 5,000/- or not made on the prescribed format, is liable to be rejected *in limine*.
- 19. Bidder(s) are required to submit their EOI in the prescribed format on or before 20 April, 2006 in the office of Special Secretary-cum-Director, Department of Information Technology, Block 24, SDA Complex, Kasumpti, Shimla-9, Himachal Pradesh, E-mail: dirit-hp@nic.in, dit-hp@nic.in. The format and other related background information can be procured from the office of Department of Information Technology on all working days from 23 March, 2006 to 15 April, 2006.

For further details and site inspection, please feel free to contact:

Ms. Anuradha Thakur I.A.S. (+91-9418016827)

Special Secretary-cum-Director (IT), Government of Himachal Pradesh Or Major (Retd.) Subhash Sharma, Senior Manager IT (+91-9816447069)

Block No. 24, SDA Complex, Kasumpti, Shimla – 171009 (H.P.)

Phone: +91-177-2626709, Fax: +91-177-2628914

E-mail: dirit-hp@nic.in; dit-hp@nic.in; smgrit-hp@nic.in

Website: http://himachaldit.gov.in



## For local assistance regarding site inspection, please contact the officers mentioned in the following table:

	Place	Name	Designation	Phone No.
1.	Wakhnaghat	Mr.	GM, DIC, Solan	+91-1792-
		L.S.Chauhan		230528
2.	Nalagarh	Mr.Tilak Raj	MS, DIC, Baddi	+91-1795-
		Sharma		244222
		Mr. Anant Ram	Extension Officer	+91-
				9418228782
3.	Nagari	Mr. Ashok	Project Coordinator,	+91-177-
		Sharma	HP State	2623259
			Electronics	
			Development	
			Corporation	
4.	Raja-ka-Bagh	Mr. Ravi Gaddi	Executive Engineer,	+91-1892-
			Dharamshala	225078
5.	Dalhousie	Mr.J.R.Dogra	Tehsildar	+91-1899-
				240516

For any higher level policy related queries (not answered by the Department readily), you may even contact Mr. Sanjeev Gupta I.A.S. Secretary IT, Government of Himachal Pradesh (<a href="mailto:itsecy.hp@nic.in">itsecy.hp@nic.in</a>) directly at +91-177-2621876 / 2628625 or +91-9816074777.

Govt. of Himachal Pradesh reserves the right to accept or reject any or all the offers and reserves the right to postpone and/or cancel or short list the bidders for issue of Tender Documents without assigning any reason whatsoever.

### **9.** IMPLEMENTATION SCHEDULE:

The project implementation (for IT Park-cum-City) is to be done the following stages:-

### A. STAGE - 1 (up to 30.09.2007):

 (i) (a) Phase 1 of IT industrial cluster comprising of such plinth area of industrial sheds / developed plots and common facilities (e.g. internal roads, electricity distribution, water supply,



- telecommunication etc.) as the State Government may prescribe in RFQ/RFP.
- (b) Allotment of major portion of (a) above

## B. STAGE - 2 (up to 30.06.2008):

- (i) Phase 2 of BT Industrial cluster (i.e. all the remaining work) and allotment of these plots and sheds.
- (ii) Additional activities in as per Private Investor's own plan.



## SCHEDULE-I

### **EXPRESSION OF INTEREST DOCUMENT**

Issued to Sri/M/s	
Name of the Company / Firm	
Name of work	Development of IT Park at
Cost of Expression of Interest (EOI)	Rs. 5,000/-
Document (to be deposited along with	
response to EOI by way of a DD in favour	
of SITEG)	
Last date for availability of Expression of	13.04.2006
Interest (EOI) Document (from the Office of	
Special Secretary-cum-Director (IT),	
Department of Information Technology,	
Govt. of HP, Block 24,SDA Complex,	
Shimla - 171 009)	
Date of issue of Expression of Interest	20.03.2006
(EOI) Document	
Last date for receipt of the filled-in	20.04.2006
Expression of Interest (EOI) Document (in	
the Office of Special Secretary- cum-	
Director (IT), Department of Information	
Technology, Himachal Pradesh Govt.,	
Block 24, SDA complex, Shimla – 171 009)	
No. of pages in the Application Format for	35
Expression of Interest (EOI) Document	
	Name of the Company / Firm  Name of work  Cost of Expression of Interest (EOI) Document (to be deposited along with response to EOI by way of a DD in favour of SITEG)  Last date for availability of Expression of Interest (EOI) Document (from the Office of Special Secretary-cum-Director (IT), Department of Information Technology, Govt. of HP, Block 24,SDA Complex, Shimla – 171 009)  Date of issue of Expression of Interest (EOI) Document  Last date for receipt of the filled-in Expression of Interest (EOI) Document (in the Office of Special Secretary- cum-Director (IT), Department of Information Technology, Himachal Pradesh Govt., Block 24, SDA complex, Shimla – 171 009)  No. of pages in the Application Format for

SIGNATURE OF THE ISSUING AUTHORITY

Special Secretary-cum-Director (IT)
Government of Himachal Pradesh
Block No. 24, SDA Complex,
Kasumpti, Shimla – 171009 (H.P.)

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#### FORM - A

## DECLARATION REGARDING ACCEPTANCE OF TERMS & CONDITIONS CONTAINED IN THE EXPRESSION OF INTEREST (EOI) DOCUMENT

То

The Special Secretary-cum-Director (IT)
Government of Himachal Pradesh
Block No. 24, SDA Complex,
Kasumpti, Shimla – 171009 (H.P.)

Sir,

I have carefully gone through the Terms & Conditions contained in the EOI Document [No. DIT-IT Park/Pvt. Invest (1)/2006] regarding applications for Expression of Interest (EOI) from interested entrepreneurs, Biotech companies for the Development of Information Technology Park-Himachal Pradesh near Solan. I declare that all the provisions of this EOI Document are acceptable to my Company/ Consortium. I further certify that I am an authorised signatory of my company and am, therefore, competent to make this declaration.

Yours very truly,

Name:		 	
Designation			
Company:			
Address:			
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#### FORM - B

### **DECLARATION REGARDING CLEAN TRACK RECORD**

To,

The Special Secretary-cum-Director (IT)
Government of Himachal Pradesh
Block No. 24, SDA Complex,
Kasumpti, Shimla – 171009 (H.P.)

Sir,

I have carefully gone through the Terms & Conditions contained in the EOI Document [No. DIT-IT Park/Pvt. Invest (1)/2006] regarding Expression of Interest (EOI) from interested entrepreneurs, Biotech companies for the Development of Information Technology Park-Himachal Pradesh near Solan. I hereby declare that my company/ Consortium has not been debarred/black listed by any Government / Semi Government organizations. I further certify that I am, competent authority in my company has authorised me to make this declaration.

Yours very truly,

Name:		 	
Designati	on:		
Company	:	 	

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### FORM - C

# I. GENERAL INFORMATION (TO BE FURNISHED FOR THE SINGLE BIDDER/EACH MEMBER OF THE CONSORTIUM SEPARATELY)

Bidder's Full Name (in Block Letters)	
Bidder's Constitution (Proprietorship /	
Partnership/Pvt Ltd/Public Ltd). Details of the	
members of the consortium (including lead	
member) in case bidders apply in consortium	
Date of Incorporation/ Commencement of	
Business	
Details of Main Business	
Bidder's Registered Office/Place	
of Business.	
Bidder's Address	
(Telephone , Fax ., E-Mail)	
Name & Address of Partners/Directors of the	
Firm/Company (Give names, office &	
residence addresses, Telephone, Fax, Email	
and Profession/Business engaged in etc.)	
Name & Address of contact person (s) who	
would work on the assignment (Give names,	
designations, office & residence addresses,	
Telephone, Fax Nos., Email of two persons)	
Name, Designation, Address & Phone	
Numbers of Authorized Signatory of the	
Applicant Signature of Authorized Signatory	
	Bidder's Constitution (Proprietorship / Partnership/Pvt Ltd/Public Ltd). Details of the members of the consortium (including lead member) in case bidders apply in consortium Date of Incorporation/ Commencement of Business  Details of Main Business  Bidder's Registered Office/Place of Business.  Bidder's Address (Telephone , Fax ., E-Mail)  Name & Address of Partners/Directors of the Firm/Company (Give names, office & residence addresses, Telephone, Fax, Email and Profession/Business engaged in etc.)  Name & Address of contact person (s) who would work on the assignment (Give names, designations, office & residence addresses, Telephone, Fax Nos., Email of two persons)  Name, Designation, Address & Phone Numbers of Authorized Signatory of the

**Note:** Certified copy of certificates for Date of Incorporation, Commencement of Business shall be submitted. In case of partnership Firm, Certified True copy of the Registration Certificate shall be submitted.

FORM - C ( ...contd.)

## II. TECHNICAL EXPERIENCE (DEVELOPED / CONSTRUCTED ONLY OR NEARING COMPLETION)

## a). Experience regarding industrial infrastructure projects

SNo.	Description of	Project			Source	Date of Con	npletion /	Authority	Remarks
	Projects				of Funds	Present Sta	tus	for	
	handled by the							Whom the	
	Bidder(s)							project	
								was	
								carried out	
		Location	Sq Ft Area	Cost		Original as	Actual		
				involved		per			
				(Rs. in		contract			
				Lakhs)					

Note: The experience of projects at proposal stage shall not be considered for minimum technical qualification

FORM - C ( ...contd.)

(b) Experience in the field of Information Technology
Name of the Member:
Experience in IT particularly during the last 5 years

Signature of Authorized Signatory

Note: Details of all Projects completed in support of technical qualification should be supported by relevant documents duly certified by relevant authority / organization for which the Project was carried out.

## FORM - C ( ...contd.)

## III. FINANCIAL DETAILS OF THE COMPANY OR LEAD MEMBER OF THE CONSORTIUM

# a. Annual Turnover and Net-Worth (Enclose Audited Annual Accounts) of the Lead Company

S.No.	Name of the	Annual Turnover (give %		
	Member of	increase over last year in brackets)		
	Consortium /	Year 1 Year 2 Year 3		
	Company			
	. ,	Year 1	Year 2	Year 3

# b. Statement of Net-Worth based upon the Audited Annual Accounts in the last 3 years.

S	Particulars		
No.			
	Share capital		
	(excluding Preference		
	Share Capital and		
	Share application		
	Money)		
	Reserves and		
	Surpluses		
	(Other than revaluation		
	reserve and		
	Intangibles)		
	Intangible Assets,		
	Misc., expenses		

not written off, Losses,		
Amortization etc.		
Net worth (1+2-3)		

## Note:

- a) Attach relevant documents in support of the above mentioned figures
- b) The financial details of the bidder's parent company or its subsidiary or any associate company will not be considered for minimum financial qualification unless such a company is included in the consortium.

## FORM - C (...contd.)

# IV. FINANCIAL DETAILS OF OTHER MEMBER(S) OF THE CONSORTIUM (if applicable)

S.No.	Name of the Member of	Annual Turnover (give % increase over last year in brackets)			
	Consortium / Company	Year 1	Year 2	Year 3	

# b. Statement of Net-Worth based upon the Audited Annual Accounts in the last 3 years.

S	Particulars		
No.			
	Share capital		
	(excluding Preference		
	Share Capital and		
	Share application		
	Money)		
	Reserves and		
	Surpluses		
	(Other than revaluation		
	reserve and		
	Intangibles)		
	Intangible Assets,		
	Misc., expenses		
	not written off, Losses,		
	Amortization etc.		
	Net worth (1+2+3)		

Note: Attach relevant documents in support of the above mentioned figures

**Signature of Authorized Signatory** 

### FORM-D

## **FEEDBACK FORMAT**

Sr.	Item		Feed Back/
No.			Suggestions
	ELIGIBILITY	i Minimum turnover in the	
	CRITERIA	relevant field.	
		ii Threshold value of net worth	
		iii Number, nature and value of	
		similar industrial projects	
		done in the past	
		iv Past experience	
		v Any other parameter	
	FINE DETAILS	OF PPP MODEL to	
	be followed (or a	ny other model proposed)	
	BIDDING PARA	AMETERS AND METHOD OF	
	EVALUATION		
	PERIOD OF LEA	<b>ASE</b> (33/99 years)	
	CHANGE IN GO	OVERNMENT POLICY NEEDED	
	TO MAKE T	HE IT PARK A VIABLE	
	PROPOSITION		
	EXTENT OF GO	OVT. SUPPORT EXPECTED in	
	terms of core inf	frastructure (Road, water supply,	
		ecommunication facility upto the	
	park site)		
	IT PARK LOCA	TION: Location of the Park and	
	minimum area	required (assuming that time	
	frame of impleme	entation cannot be changed)	
	ADDITIONAL A	REAS FOR IT PARK	

*NOTE:* Aforesaid table is only indicative. Interested companies can use additional sheets to substantiate their averments in detail

\*Schedule-I includes Forms A, B and C

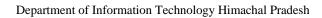
## Annexure I

## SUMMARY OF LANDS PROPOSED FOR IT PARKS

	Place	Area	Infrastructure			Connectivity/	
			Water	Electricity	Approach	Civic Infrastructure	Nearest Airport
1.	Waknaghat District Solan	Approximately 517 Bighas (103 Acres) Split into 5 blocks of varying size	It is proposed that water will be lifted from Ashwani Khad near Sadhupul, Tundal Nallah and Gambar Khad.	The existing 33/11KV-2x1.6MVA Sub-Station at Kandaghat is proposed to be augmented by providing a separate way/switch yard.	With in 6 kms from NH-22	Shoghi being 10 kms from Wakhnaghat has all the basic civic amenities. JP University for IT is in close vicinity;	Delhi: 315 Kms. Chandigarh: 87 Kms. Shimla: 25 Kms. Shimla Airport
2.	Aadowal, Plassi, Nalagarh, District Solan	187-09 Bighas (37 Acres)	Under ground water level at 100 ft.	33 KVA sub station exists at a distance of 3 Km. It can take on connected load upto 20 KVA. Present load on the same is approx 6 KVA.	On NH-21, on Nalagarh Swarghat road	Well-developed civic infrastructure (hospitals, schools and market) exists at Nalagarh, which is just 7 Km from the location;	Chandigarh: Approx. 56 Kms Chandigarh Airport Nalagarh: 6 Kms
3.	Baghleharh, Plassi, Nalagarh, District Solan	470-30 Bighas (94 Acres)	Under ground water level at 100 ft.	33 KVA sub station exists at a distance of 3 Km. It can take on connected load upto 20 KVA. Present load on the same is approx 6 KVA.	On NH-21 on Nalagarh Swarghat road	Well-developed civic infrastructure (hospitals, schools and market) exists at Nalagarh, which is around 9 Km from the location.	Nalagarh: 7 Kms Chandigarh: Approx. 57 Kms Chandigarh Airport
4.	Tapria, Gullawala, Nalagarh, District Solan	142-09 Bighas (28 Acres)	Under ground water level at 100 ft.	33 KVA sub station exists at a distance of 3 Km. It can take on connected load upto 20 KVA. Present load on the same is approx 6	On NH-21on Chandigarh- Pinjore- Nalagarh- Bilaspur road	Well-developed civic infrastructure (hospitals, schools and Market) exists at Nalagrah, which is just 15 Km from the location. Educational	Nalagarh: 15 Kms Chandigarh: Approx. 64 Kms Chandigarh Airport

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				KVA.		institutions, recreational facilities and nearest town at Nalagarh	
5.	Baniala, Gullawala, Nalagarh, District Solan	65 Bighas (13 Acres)	Under ground water level at 100 ft.	33 KVA sub station exists at a distance of 3 Km. It can take on connected load upto 20 KVA. Present load on the same is approx 6 KVA.	On NH-21	Well-developed civic infrastructure (hospitals, schools and market) exists at Nalagrah, which is just 15 Km from the location. Educational institutions, recreational facilities and nearest town at Nalagarh	Nalagarh:6.5Kms Chandigarh: Approx.56 Kms Chandigarh Airport
6.	Bada Basot, Palasi, Nalagarh, District Solan	111-02 Bighas (22 Acres)	Under ground water level at 100 ft.	33 KVA sub station exists at a distance of 3 Km. It can take on connected load upto 20 KVA. Present load on the same is approx 6 KVA.	On NH-21 on Nalagarh –Bhartgarh link road	Well-developed civic infrastructure (hospitals, schools and market) exists at Nalagarh and Ropar. Educational institutions, recreational facilities and nearest town at Nalagarh	Nalagarh: 15 Kms Chandigarh: Approx.56 Kms Chandigarh Airport
7.	Nagari, Distt. Kangra	Approximately 6 hectares (14.826 Acres)			Between NH-21 and NH21A	Well-developed civic infrastructure (hospitals, schools and market) exists at Palampur and	Palampur: 10 Kms Dharamshala:22 Kms Kangra (Gaggal)
8.	Raja ka Bagh, Distt. Kangra	Approximately 102 hectares (252.042 Acres)			About 2 Km. from Mandi-Pathankot National Highway.	Dharamshala Well-developed civic infrastructure (hospitals, schools and market) exists at Jasoor and Pathankot;	Airport : 22 Kms Pathankot: 17 Kms Amritsar: 100 kms Kangra (Gaggal) Airport: 30 kms.



9.	Dalhousie, Distt Chamba	7564 S Meters (1.8 Acres)	7		Land is within municipal limits of Dalhousie having well developed basic and social infrastructure already exists.	Pathankot: 80 Km  Kangra (Gaggal)  Airport