

APPLICATION DOCUMENT, APRIL 2017

# Allotment of Plot for Development of 250 Bedded Multi-Super Speciality Hospital

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Sector-24, NAYA RAIPUR, CHHATTISGARH

## Press Note

NOTICE INVITING APPLICATION	
 nayaraiipur नया रायपुर	
<b>Allotment of Plot for Development of 250 Bedded Multi-Super Speciality Hospital in the Sector- 24, Naya Raipur.</b>	
Application No. <sup>2400</sup> R-11/PRJ/NRDA/2016, Naya Raipur, Date: 19/04/2017	
NRDA invites Application for the above work. The details of Plot are as follows:	
Plot Size (Approx.)	32900.5 Sq.m
Permissible FAR	Minimum - 1, Maximum- 1.3
EMD	INR 52.74 Lacs
Pre-Application Meeting	27/04/2017
Last Date of Submission of Application	19/05/2017 by 3:00 PM
Date of Opening of Technical Bid	19/05/2017 at 3:30 PM
The Pre-qualification criteria and other details could be seen in the NIA Document. The notice inviting application documents can be downloaded from <a href="http://www.nayaraipur.gov.in">www.nayaraipur.gov.in</a> . Modification/Amendment/Corrigendum, if any, shall not be advertised in the newspapers but shall be published in the website only.	
<b>Naya Raipur Development Authority</b> Paryavas Bhawan, North Block, Sector- 19 Naya Raipur (C.G.) 492 002, T: +91.771.251.2500 <b>NAYA RAIPUR - MERA RAIPUR</b>	
 Chief Executive Officer	
8cm (w) x 8cm (h)	

### **Important Date**

1.	Issue of Application Document	19/04/2017
2.	Pre-Application Meeting	27/04/2017
3.	Last Date for Submission of Application (Application Due Date)	19/05/2017 before 15:00
6.	Date of Opening of Application	19/05/2017 at 15:30



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## ABOUT NAYA RAIPUR

Government of Chhattisgarh (GoCG) has decided to develop a City named "Naya Raipur" near the present day Capital City of Raipur for the State Capital functions supported by all other function required for sustainable city such as physical and social infrastructure, residential, institutional commercial and industrial developments.

Naya Raipur Development Authority (NRDA) is a special area development authority established by GoCG under the Chhattisgarh Nagar Tatha Gram Nivesh Adhinyam, 1973 for development and administration of Naya Raipur.

NRDA is developing Naya Raipur as per the provision of the "Naya Raipur Development Plan - 2031". As a part of development, plots / parcels of land are being allotted for different uses including those for Multi-Super Speciality Hospital under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008." The development and construction on the land shall be governed by the Chhattisgarh Nagar Tatha Gram Nivesh Adhinyam, 1973, Naya Raipur Development Plan 2031 and "Chhattisgarh Bhumi Vikas Niyam 1984" as applicable from time to time.

## DISCLAIMER

I. The Application Documents contains three volumes:

Volume - I	Notice Inviting Application
Volume – II	Draft Lease cum Development Agreement

II. The information contained in the Application Form or subsequently provided to Applicants, whether verbally or in documentary or any other form by or on behalf of the Naya Raipur Development Authority (**the Authority**) or any of its employees or advisers, is provided to Applicants on the terms and conditions set out in this Application Form and such other terms and conditions subject to which such information is provided.

III. Though adequate care has been taken in the preparation of this Application Form, the Applicants should satisfy himself that the Document is complete in all respects. Intimation of discrepancy, if any, should be given to the Chief Executive Office, Naya Raipur Development NRDA (NRDA) immediately before the application due date. If no intimation is received by the NRDA within the date, it shall be deemed that the Application is satisfied that the Document is complete in all respects.

IV. The Application Form is not an agreement and is neither an offer nor invitation by the NRDA to the prospective Applicants or any other person. The purpose of the Application Form is to provide interested parties with information that may be useful to them in the formulation of their application pursuant to this Application Form. The Application Form includes statements,

at by the NRDA in relation to the Application.

Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. The Application Form may not be appropriate for all persons, and it is not possible for the NRDA, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses the Application Form. The assumptions, assessments, statements and information contained in the Application Form, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in the Application Form and obtain independent advice from appropriate sources.

- V. Information provided in the Application Form to the Applicants is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The NRDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
- VI. The NRDA, its employees and advisers make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense, which may arise from or be incurred or suffered on account of anything contained in the Application Form or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the Application Form and any assessment, assumption, statement or information contained therein or deemed to form part of the Application Form or arising in any way for participation in the selection process at the Application Stage
- VII. The NRDA also accepts no liability of any nature whether resulting from negligence or otherwise, however caused arising from reliance of any Applicant upon the statements contained in the Application Form.
- VIII. The NRDA may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in the Application Form.
- IX. The issue of this Application Form does not imply that the NRDA is bound to select an Applicant or to appoint the Successful Applicant for the Project and the NRDA reserves the right to reject all or any of the Applications without

assigning any reasons whatsoever

- X. The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the NRDA or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant and the NRDA shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the Selection Process at the Application Stage.
- XI. Data to the extent available has been indicated in the Application Document and the Applicants are suggested to make their own investigations and collect additional data for preparation of the Application. It is desirable that each Applicant submits its Application after inspecting the Site; and ascertaining for itself the location, surroundings, access, transport, right of way or any other matter considered relevant by it.
- XII. The Applicant is expected to examine carefully the contents of all the documents provided. Failure to comply with the requirements of Application Document shall be at the Applicant's own risk. It would be deemed that by submitting the Application, Applicant has:
- a) Made a complete and careful examination of terms & conditions/requirements, and other information set forth in Application document.
  - b) Received all relevant information requested from NRDA and;
  - c) Made a complete and careful examination of the various aspects of the Project including but not limited to:
    - i. Applicant's own validation of the Project Site, location of facilities and other existing facilities and structures;
    - ii. Clearances required for the Project; and
    - iii. All other matters that might affect the Applicant's performance under the terms of this Application Document.
- XIII. NRDA shall not be liable for any mistake or error on the part of the Applicant in respect of the above.



Volume - I  
NOTICE INVITING APPLICATION

Allotment of Plot for Development of 250 Bedded Multi-Super Speciality Hospital

Dear Sir/Madam,

1. Naya Raipur Development Authority (NRDA) or (the "Authority") pleased to invite you to submit Application for the above project in accordance with this Application Document package.
2. All information contained in this package should be treated as commercially confidential and you are required to limit dissemination on a need-to-know basis.
3. This Application Document package consist of the following documents:
  - i. Notice Inviting Application (NIA)
  - ii. Application Form
  - iii. Schedule F; Part A to Part G
  - iv. Draft Lease cum Development Agreement (Volume II attached Separately)
4. NRDA endeavour's to make available all relevant information in the Application Document. Should you need any further information or clarification during the Application period, you must contact only the Contract Officer named below. On no account should the Applicants communicate directly with any other personnel or officials of the NRDA, Government of Chhattisgarh. Failure to comply with this requirement may result in the disqualification of your organization from this competition.

Your particular attention is drawn to instructions on:

- a. Format for Submission of Application: - Appendix-I to V and Form I to III
- b. Two (2) copies (One original + one photo copies) of your Technical proposal along with soft copy (in a CD) must be received by 3:00 PM on 19.05.2017 and address to:

Chief Executive Officer  
Naya Raipur Development Authority,  
Paryavas Bhawan, North Block, Sector -19,  
Naya Raipur - 492002 (C.G.)  
Phone: (0771) – 2511500  
Fax: (0771) – 2511400  
E-mail: - [ceo@nayarapur.com](mailto:ceo@nayarapur.com), [Psc1@nayarapur.com](mailto:Psc1@nayarapur.com)

Applications received after the due time and date will be returned unopened.

5. Applications for this contract will be assessed in accordance with the Highest Technical Score Obtained by the Applicant as specified in Schedule-F "Part B (C- Evaluation Criteria)" of the Eligible Applicants based on the eligibility criteria proposed in Schedule-F "Part B (B)" of Application Form.
6. The organizations invited to submit an Application are expected to adhere to the Instructions to Applicants which are attached herewith.
7. Important Dates:

1.	Issue of Application Document	19/04/2017
3.	Pre-Application Meeting	27/04/2017
5.	Last Date for Submission of Application (Application Due Date)	19/05/2017 before 3:00 P.M
6.	Date of Opening of Application	19/05/2017 at 3:30 P.M

**APPLICATION FORM**  
**General Terms & Conditions**

## General Terms and Conditions

For

Allotment of Plot for Development of 250 Bedded Multi-Super Speciality Hospital

1. Sealed Applications are invited for allotment of Plot for Hospital in the Sector– 24, Naya Raipur. As per Minimum Eligibility Criteria given in Schedule “F”, Part – “B”

The details of Plot are as follows:

1.	Plot Size (Approx.)	32900.5 Sq.m
2.	Location	Sector 24
3.	Land Use	PSP
4.	Permissible FAR	Minimum - 1 Maximum- 1.3
5.	EMD	INR 52.74 Lakh
6.	Cost of Application Document	INR 20,000/-

2. The indicative site plan is attached at **Schedule “F”, “Part C”**. Allotment of Plot for Multi-Super Speciality Hospital in the Sector-24 as per the provision of the “Naya Raipur Development Plan - 2031” which can be downloaded from the website [www.nayaraipur.gov.in](http://www.nayaraipur.gov.in)
3. The important dates are given below –

Date of Pre-Application Meeting	27-04-2017
Last Date of submission of Application	19/05/2017 by 3:00 PM
Date of opening of Application	19/05/2017 at 3:30 PM

4. **Invitation of Application and Direction**

- a. NRDA invites Application for the work .The details are as per “**Schedule-F ,Part-A**”
- b. The site plan along with the broad development control parameters is attached at “**Schedule-F, Part-A & C**”

5. **Development Period and Milestones:**

The successful applicant shall construct and put in operation 250 bedded Multi super speciality hospital as per the IPHS and minimum standard laid down by the NABH and NABL in phased manner within 7 years of the signing of lease cum development agreement. The Selected Applicant shall have the following Development Milestones:

- i. The Selected Applicant shall take all the necessary approvals, permissions, NOC from the competent authority **within six months from the date of execution of Lease cum Development Agreement.**
- ii. The Selected Applicant shall start OPD facility within **two years of execution of Lease Agreement.**
- iii. The Selected Applicant shall complete construction and start operation of a 100 bedded Multi-Super Speciality hospital facility with at least one of the medical super speciality service as

per **Appendix V, within three years from the date of execution of Lease cum Development Agreement.**

- iv. The Selected Applicant shall complete construction and start operation of a 150 bedded Multi-Super Speciality hospital with at least two of the medical super speciality services as per **Appendix V, within five years from the date execution of Lease cum Development Agreement.**
- v. The Selected Applicant shall complete construction of a 250 bedded Multi-Super Speciality hospital and commence operation of the project with at least three of the medical super speciality services as per **Appendix V, within seven years from the date of execution of Lease cum Development Agreement.**

#### **5.1 Other Milestones and Subsidized Health Services**

**5.1.1** The Selected applicant, at all times shall reserve beds as per clause 5.1.1 (I & II) to provide IP and OPD services to the BPL Patients under Rashtriya Swasthya Bima Yojana (RSBY) and Mukhyamantri Swasthaya Bima Yojana (MSBY) from the date of commencement of operations mentioned under Development Period Milestones- clause 5 (v):

- I. **Services in IP Department-** Minimum 5 % of beds shall be reserved for BPL patients under RSBY & MSBY out of the total commissioned beds (250 Beds)
- II. **Services in OPD Department-** Minimum 10 % of total OPD services must be provided to the BPL Patients enrolled under RSBY & MSBY

#### **5.2 Minimum Standards and Accreditation**

- i. While undertaking the development of the Project, the Successful applicant shall adhere to the latest amended National Building Code of India, other relevant IS Codes and practices, Development Control Rules, FAR Limits, statutory requirements, guidelines and approvals of the Nodal Agency, Applicable Laws of land, the principles of Good Industry Practices, the IPHS and the minimum standard laid down by the NABH, NABL and any other norms as applicable from time to time. The Successful Applicant shall also take into account the guidelines issued by the Chhattisgarh State Health Department and obtain all the necessary approvals.
- ii. Keeping in view that the hospital services should be world class, the Hospital shall apply to the NABH and NABL, for accreditation and obtain the final accreditation within four (4) years from the Date of commencement of operation as per clause 5 (iii). The Successful Applicant shall plan the facilities, manpower and the service standards to meet the stringent quality standards laid down by the NABH, NABL and the IPHS.

#### **4. Earnest Money Deposit (EMD)**

- i. The application should necessarily be accompanied by Earnest Money Deposit for an amount of **“Schedule-F , Part-E”** in the form of a Demand Draft in favour of Chief Executive Officer, Naya Raipur Development Authority, on any scheduled bank payable at Raipur/Naya Raipur
- ii. Application without EMD shall be summarily rejected;
- iii. If the Application is not accepted the amount of EMD shall be refunded but no interest on it shall be payable to Applicant;
- iv. EMD of all the unsuccessful Applicants shall be returned within a period of **four (4) weeks** from the date of receipt of acceptance from the Selected Applicant against the issued Notice of Award

(NoA). In case of selected applicant, the EMD, if it is submitted in the form of Demand Draft, the same shall be adjusted in the premium payable for the land and the balance amount, if any, shall be refunded without interest to Selected Applicant;

- v. EMD shall be forfeited in the following cases:
  - a. If any information or document furnished by the Applicant turns out to be misleading or untrue in any material respect;
  - b. If the successful Applicant fails to deposit the due amount of the premium within the stipulated time or any extension thereof granted by NRDA; and
  - c. If the successful Applicant fails to execute the Lease cum Development Agreement within the stipulated time or extension thereof, if any granted by NRDA.

#### 7. Validity of Application

Application shall remain valid as per **Schedule-F "Part E"** from the APPLICATION due date and in the event of the Applicant withdrawing the APPLICATION in the validity period, for any reason whatsoever; earnest money deposited with the APPLICATION shall be forfeited and appropriated by NRDA.

#### 8. Payment of Premium & Schedule-

- i. After approval of the Application with or without negotiation, as the case may be a Notice of Award (NoA) shall be issued.
- ii. The successful Applicant shall deposit amount as per **Schedule-F, Part-B"** prior to the signing of Lease cum Development Agreement, failing which the NoA shall be annulled and the earnest money shall be forfeited and appropriated by NRDA.
- iii. The successful Applicant shall execute and sign the Lease cum Development Agreement **within 90 (Ninety) days** from the issue of the NoA at its own cost, bearing all the expenses on stamp duty, registration charges, cost of map and any other charge which is applicable at the time of the signing of Lease cum Development Agreement. In the event the successful Applicant fails to deposit the amount or fails to sign the Agreement within the stipulated period NRDA shall have right to forfeit the EMD and cancel the allotment.
- iv. The possession of land shall be handed over to the developer **within 30 days** of the signing of the Lease cum Development Agreement.
- v. The physical possession of the plot shall be handed over to the lessee after signing of the Lease cum Development Agreement & NRDA reserves the right to reject any or all Applicants without assigning any reasons whatsoever. NRDA may, in its absolute discretion, but without being under any obligation to do so, update, amend, modify or supplement the information in this document by uploading in its website <http://nayaraipur.gov.in> and which shall not be published in newspaper/s.
- vi. The payment schedule of the land Premium shall be as per "**Schedule-F , Part-B"**

#### 9. Application Cost & Submission Format:

The Applications are to be submitted in the prescribed forms which can be purchased from the office of NRDA in working hours on any working day or directly downloaded from website <http://nayaraipur.gov.in>. The cost of Application Document shall be as per "**Schedule-F, Part-F"** (non-refundable). The Application will be submitted in **Single Envelopes "A"**. The Applicant is required to provide all the information/document as per prescribed Application formats. NRDA shall consider only those Applications that are received within the time and in the prescribed format and are complete in all respects. The Application shall comprise the following:

**Envelope “A”** -It will contain

- a. The Bank Draft for EMD payable to the Chief Executive Officer, Naya Raipur Development Authority in any Nationalised /Scheduled Bank payable at Raipur
- b. The Bank Draft for Cost of the Application Document payable to the Chief Executive Officer, Naya Raipur from any Nationalised /Scheduled Bank payable at Raipur
- c. The photo copy of receipt of purchase of Application Document from NRDA. In case of APPLICATION DOCUMENT DOWNLOAD from website the Cost of Application Document shall be submitted in the form of Demand Draft as per “**Schedule-F, Part-F**” (Non Refundable)
- d. Power of Attorney set out in **APPENDIX-I and APPENDIX-II.**
- e. Joint Application Agreement set out in **APPENDIX-III**
- f. Documents in support of eligibility criteria as per “**Schedule-F Part-B**” and in the Form I to Form III
- g. Signed Declaration for Downloaded Application Document as per Appendix IV.
- h. Whole Application Document (Volume-I, Volume-II ) Duly signed and page numbered
- i. Certified copy of Memorandum and Articles of Association, of the Applicant (each member of Consortium) and Notarized copy of Certificate of Incorporation of all Consortium Member
- j. Applicant's duly audited balance sheet and profit and loss account for the preceding three years; (2013-14, 2014-15, 2015-2016;) A copy of complete Application document & addendum if any along with draft Lease cum Development Agreement with each page initialled by the person signing the Application in pursuance of the Power of Attorney referred to in Clause (c) hereinabove.
- k. Proposal should contain information and details about each Member of the Consortium, wherever required as per the NIA.

**10. Sealing and Marking of Proposal**

- i. The APPLICATION shall be typed or written in indelible ink and each page shall be numbered and initialled by the authorized signatory having Power of Attorney. All the alterations, omissions, additions, or any other amendments made to the APPLICATION DOCUMENT shall also be initialled by the person(s) signing the APPLICATION. The Application shall contain page numbers and shall be hard bound.
- ii. The Applicant shall provide all the information sought under this NIA. Authority will evaluate only those Applications that are received in the required formats and complete in all respects.
- iii. The Applicant shall prepare 1 (one) original set of the Technical Proposal as per clauses of this NIA and clearly mark as “**ORIGINAL**”. In addition, the Applicant shall submit 1 (one) copy of such Technical Proposal, which shall be marked as “**COPY**”. The Applicant shall also provide 1 (one) soft copies thereof on a Compact Disc (CD). In the event of any discrepancy between the original and the copy, the original shall prevail.
- iv. The envelope must be superscripted with the following information:
  - a) Name & address of Applicant
  - b) Contact person name & phone number
  - c) Application Name & its Due Date

- v. The envelope shall be addressed to:  
**Chief Executive Officer**  
Naya Raipur Development Authority,  
Paryavas Bhawan, North Block, Sector -19  
Naya Raipur - 492002 (C.G.)  
Phone: (0771) – 2511500 Fax: (0771) – 2511400  
E-mail: - [ceo@nayaraipur.com](mailto:ceo@nayaraipur.com), [psc1@nayaraipur.com](mailto:psc1@nayaraipur.com)

## 11. Tests of Responsiveness

Prior to evaluation of Applications, the Authority shall determine whether each Application is responsive to the requirements of the NIA. An Application shall be considered responsive only if:

- (a) Technical Proposal is received as specified in Clause 9 & 10
- (b) it is signed, sealed, hard bound and marked as stipulated in Clauses 9 and 10;
- (c) it is accompanied by the Bid Security as specified in Clause 9 (a);
- (d) it is accompanied by the Power(s) of Attorney as specified in Clauses 9 (d), as the case may be;
- (e) it contains all the information (complete in all respects) as requested in this NIA and/or Application Documents (in formats same as those specified);
- (f) it does not contain any condition or qualification; and
- (g) it is not non-responsive in terms hereof.

## 12. Opening of Application

The Chief Executive Officer or any officer authorised by him, will open the Applications. The officers competent to dispose of the Applications shall have right of rejecting all or any of the Applications.

## 13. Evaluation and Selection of Successful Applicant (The selected Applicant):

13.1 Technical Proposals of the applicants adjudged responsive in terms of Clause 11 shall be considered for Technical evaluation per **Schedule-F, Part-B - Minimum Eligibility, Evaluation Criteria and Payment Condition A and B (i & ii)** of this NIA. The Applicants qualifying as per the conditions shall be shortlisted as pre-qualified Applicants and shall be considered further under the Evaluation Criteria per **Schedule-F, Part-B - Minimum Eligibility, Evaluation Criteria and Payment Condition (C)**

- a) Applicants would be “Qualified Applicants” only if they score at least 70 % marks out of 80 marks under the Evaluation Criteria 1 to 7 of table mentioned below will be invited for making presentation to the committee appointed by NRDA.
- b) As part of the presentation such Qualified Applicants shall present project concept as per criteria 8 of **Schedule-F, Part-B(C) (the Evaluation Criteria)**
- c) The committee shall assign score to each Applicant based on the presentation (Minimum qualifying marks for applicants at this stage shall be 70 % out 20 Marks assigned for the Presentation). This score shall be added to the previous score (on criteria 1 to 7 of **Evaluation Criteria mentioned above**) of each presenting Applicants to arrive at final score for each Applicant.



- d) The minimum qualifying score is 70 % marks out of 100 marks.
- e) Applicants obtaining the highest marks (minimum qualifying score is 70 % marks out of 100 marks) in the Evaluation criteria (1 to 8) shall be ranked H1, H2 and H3 in decreasing order of their Evaluation Score. The selected Applicant shall be declared on the basis of highest marks scored by the Applicant as per "Schedule F – Part B (C- Evaluation Criteria, 1-10)".
- 13.2 In the event that two or more Applicants score equal marks (the tie Applicants), the Authority shall identify the selected Applicant in following manner:
- i. For the eligible Projects, the Qualified Applicants having the highest number of the cumulative number of beds shall be declared as the successful Applicant (Wherein operation and management of running an eligible project of less than 150 (One Hundred Fifty) beds at a single location shall not be considered)
  - ii. In the event there are 2 (two) or more Applicants who qualify under clause 13.2 (i) for the eligible Project, the Authority shall declare the Selected Applicant for such Project through the draw of lots.
- 13.3 In the event that the Selected Applicant withdraws or is not declared as the Selected Applicant for the said Project for any reason, the Authority may invite fresh Applications for the Project
- 13.4 After selection, a Notice of Award (NOA) shall be issued, in duplicate, by the Authority to the Selected Applicant and the Selected Applicant shall, within 15 (fifteen) days of the receipt of the NOA, sign and return the duplicate copy of the NOA in acknowledgement thereof. In the event the duplicate copy of the NOA duly signed by the Selected Applicant is not received by the stipulated date, the Authority may, unless it consents to the extension of time for submission thereof, appropriate the EMD of such Applicant as Damages on account of failure of the Selected Applicant to acknowledge the LOA, and the next eligible Applicant may be considered.
- 13.5 After acknowledgement of the NOA as aforesaid by the Selected Applicant, it shall execute the Project Agreements within the period prescribed in Clause 8 (3). The Selected Applicant shall not be entitled to seek any deviation in the Project Agreements.

**14. Important Dates:**

1.	Pre-Application Meeting	27/04/2017
5.	Last Date for Submission of Application (Application Due Date)	19/05/2017 before 3:00 P.M
6.	Date of Opening of Application	19/05/2017 at 3:30 P.M

**15. Rights of the Chief Executive Officer**

The Applications that are found responsive as per **clause 11** of the Application Form shall only be considered. The Chief Executive Officer, NRDA reserves the right to call for clarification or additional document as deemed fit. Such clarification(s) shall be provided within the time specified by the Authority for this purpose. If an Applicant does not provide clarifications sought under this Clause within the prescribed time, its Application shall be liable to be rejected. In case the Application is not rejected, the Authority may proceed to evaluate the Application by construing the particulars requiring clarification to the best of its understanding, and the Applicant shall be barred from subsequently questioning such interpretation of the Authority.

**16. Cancellation of Application**

16.1 The Cancellation shall be as per following:

- i. **For the stage before issue of NoA (Notice of Award)** -The cancellation shall be governed by **Clause 6.0** of the Application Form.
- ii. **For the stage after issue of NoA**- The cancellation shall be governed by **Clause 8.0** of the Application Form.
- iii. **For the stage after the payment of upfront land premium (INR 1 per Sq. mt) and before registration of deed**- If the Applicant fails to sign the Lease Agreement within two months from issue of NoA the additional premium of **2% of the land premium** shall be levied which shall be calculated on the reserve land rate for Hospital projects i.e. **INR 1601 per Sq. mt**. The cancellation process may be taken as per "*The Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008*". In case of cancellation the EMD shall be absolutely forfeited and balance amount shall be refunded without any interest.
- iv. **For the stage after Signing of Lease cum Development Agreement**-The cancellation shall be governed as per the terms & conditions of Lease cum Development Agreement.

**Notwithstanding anything contained herein above**, The NRDA reserves the right to reject any or all Application without assigning any reasons whatsoever. NRDA may, in its absolute discretion, but without being under any obligation to do so, update, amend, modify or supplement the information in this document by uploading in its website <http://nayarapur.gov.in> and which shall not be published in newspaper/s.

#### 17. Lease Period and Lease Rent

- a. Land shall be transferred on lease basis for a period of 30 years with the right of renewal of lease shall be for each term of Thirty years, for two such terms subject to an increase of maximum Hundred percent of the annual lease rent prevailing at that time for each renewal, as decided by the Authority.
- b. The Lessee shall also, effective from the date of signing of Lease cum Development Agreement and during the term of the Lease Period, pay Lease Rent to the Lessor/NRDA/Authority at the rate of 2% (Two Percent) of the Total Land Premium per annum which shall be calculated on the reserve land rate INR 1601 per Sq. mt and not on the discounted land rate of INR 1 per sq. m, and applicable taxes in advance before 1st day of April of every year during the Lease Period, by way of a Demand draft or pay order in favor of the Lessor on a nationalized/scheduled bank having a branch at Raipur. Provided that, on and with effect from the thirty-first Year of the Lease cum Development Agreement, the Lease Rent payable per annum shall stand increased maximum by 100% (Hundred Percent) of the lease rent prevalent in the thirtieth year, as decided by the NRDA and similarly on and with effect from the sixty-first Year of this Lease cum Development Agreement, the Lease Rent payable per annum shall stand increased maximum by 100% (Hundred Percent) of the lease rent prevalent in the sixtieth year, as decided by the NRDA under the provisions of Chhattisgarh Vishesh Khsetra (Achal Sampatti ka Vyayan) Niyam.

#### 18. Mortgage

The Developer shall be entitled to mortgage the Land as per applicable laws of Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008 with any scheduled Bank or financial institution registered with RBI with prior approval of NRDA and subject to the conditions that the first charge shall always be with NRDA.

#### 19. Penalties

**19.1 Delay in Commencement of Project:**

The lessee shall commence and complete the development and construction works for which the land has been granted, by obtaining development and/or building permission as the case may be and all other permissions/clearances/licences required from the competent Authorities **within the period of Six months from the date of execution of the Lease cum Development Agreement.**

**The amount of surcharge levied on lessee shall be calculated on the reserve price of land for Hospital Projects i.e. INR 1601 per Sq.mt. and not on the concessional premium of INR 1 per Sq. m**

Where the lessee does not obtain the permission of development and/or building construction as the case may be within the time specified by the Authority, the extension in time to commence and complete the development and/or construction may be granted by the Chief Executive Officer, on payment of surcharge by the lessee at the following rates:

Block of time Extension	Period of Extension	Amount of surcharge as Percent of the Reserve Land premium for Hospital Projects (INR 1601 per Sq. m)
First	Twelve months or part thereof	Twenty (20%)
Second	Twelve months or part thereof after the First extension of time	Twenty five (25%)
Third	Twelve months or part thereof after the Second extension of time	Thirty (30%)
Fourth	Twelve months or part thereof after the Third extension of time	Thirty Five (35%)
Fifth	Twelve months or part thereof after the Fourth extension of time	Forty (40%)

Provided that the extension in time shall be granted for Twelve months or its part only at one time and such extension shall be granted maximum for five years.

**19.2 Delay in Payment of Lease Rental**

Where the lessee does not pay any part of the premium or ground or lease rent or fees or service charges or any other charge and the amount remains as balance, the Authority shall have power to recover penal surcharge for delayed period and to recover the balance as arrears of land revenue.

**20 Delay in Completion of Development Milestones:**

Where the development and construction, as the case may be is commenced by the Lessee as per terms of the Lease cum Development Agreement after obtaining development and/or building construction permission but fails to achieve the development milestones in stipulated time as per

Application Document for Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in  
Sector 24 of Naya Raipur, Chhattisgarh

clause 5 of the Application Form, the extension in time shall be provided in prorated (Phase wise) manner for the completion of the work and extension may be granted by the chief executive officer on payment of following surcharge (**levied as per the reserve price of land for Hospital Projects i.e. INR 1601 per Sq.mt. and not on the concessional premium of INR 1 per Sq. mt.)** by the Lessee:

Penalties for not achieving Development Milestones:

Timeline	Phase	Project Milestone	Extension (3 months each)	Amount of surcharge as Percent of the Reserve Land premium for Hospital Projects (INR 1601 per sq. m under)
2 Years from Signing of Lease cum Development Agreement	Phase 1	The Selected Applicant shall start OPD facility in accordance with Schedule F – Part B (B) within two years of execution of Lease Agreement	Extension 1	1.25 %
			Extension 2	1.75 %
			Extension 3	2.5 %
3 Years from Signing of Lease cum Development Agreement	Phase 2	The Selected Applicant shall complete construction and start operation of a 100 bedded Multi-Super Speciality hospital with at least one of the medical super speciality service in accordance with Schedule F – Part B (B) within three years from the date execution of Lease Agreement.	Extension 1	1.25 %
			Extension 2	1.75 %
			Extension 3	2.5 %
5 Years from Signing of Lease cum Development Agreement	Phase 3	The Selected Applicant shall complete construction and start operation of a 150 bedded Multi-Super Speciality hospital with at least two of the medical super speciality services in accordance with Schedule F – Part B (B) within five years from the date execution of Lease Agreement.	Extension 1	1.25 %
			Extension 2	1.75 %
			Extension 3	2.5 %
7 Years from Signing of Lease cum Development Agreement	Phase 4	The Selected Applicant shall complete construction of a 250 bedded Multi-Super Speciality hospital and commence operation of the project with at least three of the medical super speciality services in accordance with Schedule F – Part B (B) within seven years from the date of Lease Agreement.	Extension 1	1.25 %
			Extension 2	1.75 %
			Extension 3	2.5 %

Provided that the extension in time shall be granted for three months or its part at one time and such extension shall be granted maximum for three years.

**The surcharges applicable for extension of timeline for commencement of the project, for achieving the Development Milestones and delay in payment of Land Premium/Lease Rental shall be paid by the lessee in the form of Demand Draft in favour of Chief Executive Officer, Naya Raipur Development Authority, payable at Raipur/Naya Raipur within the period, as decided by the NRDA.**

**If the lessee fails to achieve development milestone (5, 5.1 and 5.2) as mentioned in the Application document and even after the extension period sanctioned by the Authority as mentioned in the above tables namely (a) and (b), then as penalty the lessee shall have to pay the land rate prevailing during that time for Public & Semi-Public land use category (including development cost) for an area of approx. 32900.5 Sq. m and the concessional price i.e. INR 1 /- per Sq. m will stand cancelled.**

## **20. OTHER TERMS AND CONDITIONS**

- i. The terms and conditions based on which the Applicant is selected for allotment of land shall be an integral part of the Lease cum Development Agreement.
- ii. The Successful Applicant shall be responsible for obtaining at his cost all the statutory approvals/ permits/ License/ permission including diversion of the land as required for the construction, development and operation and maintenance of the facilities on the plot at his own cost as required under the applicable laws.
- iii. The Successful Applicant during the Lease period shall pay all rates taxes and all other charges due and becoming due in respect of the land and on property thereupon.
- iv. The development and construction on the plot will be governed by the provisions of Naya Raipur development plan 2031, Naya Raipur Urban Design guidelines, and Bhumi Vikas Niyam 1984 in force at that time.

## **21. Schedule-“F” :**

- **Part-A** - “Particulars of the Plot ”,
- **Part-B** - “Minimum Eligibility Criteria“, Evaluation Criteria & “Payment Conditions “,
- **Part-C** - “Site plan along with the broad development control parameters”
- **Part-D** - “Deleted”,
- **Part-E** - “Earnest Money Deposit“ (EMD), “Validity of Application“,
- **Part-F** - “Cost of Application Document” ,
- **Part-G** - “Important Application Dates”

## **22. Queries**

Applicants may send their queries to the Authority in writing before the date as per Clause 12 of this Application Form. The envelopes shall be addressed as per Clause 9 of this Application Form clearly bear the following identification:

"Queries/Request for Additional Information concerning - Application Document for Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in Naya Raipur, Chhattisgarh"

The Authority endeavour to respond to the queries within the period specified therein but not later than 7 days prior to the Application Due Date. The responses will be posted to all such queries on the Official Website only.

The Authority reserves the right not to respond to any questions or provide any clarifications, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification.

### **23. Conflict of Interest and Disqualification**

- 23.1** An Applicant shall not have a conflict of interest (the “**Conflict of Interest**”) that affects the Selection Process. Any Applicant found to have a Conflict of Interest shall be disqualified. In the event of disqualification, the Authority shall forfeit and appropriate the EMD as mutually agreed genuine pre-estimated compensation and damages payable to the Authority for, inter alia, the time, cost and effort of the Authority, including consideration of such Applicant’s proposal, without prejudice to any other right or remedy that may be available to the Authority hereunder or otherwise. Without limiting the generality of the above, an Applicant shall be considered to have a Conflict of Interest that affects the Selection Process, if:
- i. such Applicant (or any constituent thereof) and any other Applicant (or any constituent thereof) have common controlling shareholders or other ownership interest; provided that this qualification shall not apply in cases where the direct or indirect shareholding in an Applicant or a constituent thereof in the other Applicant(s) (or any of its constituents) is less than 1% of its paid up and subscribed capital; or
  - ii. a constituent of such Applicant is also a constituent of another Applicant; or
  - iii. such Applicant has the same legal representative for purposes of this Application as any other Applicant; or
  - iv. such Applicant has participated as a consultant to the Authority in the preparation of any documents, design or technical specifications of the Project.
- 23.2** An Applicant shall be liable for disqualification and forfeiture of EMD if any legal, financial or technical adviser of the Authority in relation to the Project is engaged by the Applicant in any manner for matters related to or incidental to such Project during the Selection Process or subsequent to the (i) issue of the NOA or (ii) execution of the Lease cum Development Agreement. In the event any such adviser is engaged by the Successful Applicant or Lessee, as the case may be, after issue of the NOA or execution of the Lease cum Development Agreement, then notwithstanding anything to the contrary contained herein or in the NOA or the Lease cum Development Agreement and without prejudice to any other right or remedy of the Authority, including the forfeiture and appropriation of the EMD or Performance Security, as the case may be, which the Authority may have thereunder or otherwise, the NOA or the Lease cum Development Agreement, as the case may be, shall be liable to be terminated without the Authority being liable in any manner whatsoever to the Successful Applicant or Lessee for the same.

### **24. Draft Lease cum Development Agreement — (Volume-III)**

**Chief Executive Officer  
Naya Raipur Development Authority  
Raipur (C.G.)**

**Schedule –“F”**

**Application Document for Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in Naya Raipur, Chhattisgarh**

**1. Schedule-F, Part -A- Particulars of the Plot**

**Details of Project**

<b>Particulars</b>	<b>Area Approx.</b>	<b>Fixed Price per Sq. mt.</b>
Plot for Multi Super Specialty Hospital	32900.5 Sq.m	INR 1/-

**\*The Plot Area is tentative and can be increased or decreased by 10% at the time of handing over of possession**

**2. Schedule-F, Part-B - Minimum Eligibility, Evaluation Criteria and Payment Condition**

**A. Eligible Applicant:**

- (a) The Applicant may be a single entity or a group of entities (called the "Consortium"), coming together to implement and operate the Project. However, no applicant applying individually or as a member of a Consortium, as the case may be, can be member of another Applicant. The term Applicant used herein would apply to both a single entity and a Consortium.
- (b) An Applicant may be a natural person, private entity, government owned entity or any combination of them with a formal intent to enter into an agreement or under an existing agreement to form a consortium.
- (c) Where the Applicant is a Consortium, it shall be required to form a legal entity, to execute the Lease cum Development Agreement and implement the Project.

In case the Applicant is a Consortium, it shall, in addition to forming a legal entity, comply with the following additional requirements:

- (d) Number of members in a consortium shall not exceed 3 (three);
- (e) Subject to the provisions of clause (d) above, the Application should contain the information required for each member of the Consortium.
- (f) Members of the Consortium shall nominate one member as the lead member (**the "Lead Member"**).The nomination(s) shall be supported by a Power of Attorney, as per the formats at **Appendix-I and Appendix-II**, signed by all the other members of the Consortium
- (g) the {selected Applicant/ Consortium Members}, together with {its/ their} Associates, hold not less than 51% (fifty-one percent) of its issued and paid up Equity as reflected in Joint Application Agreement as provided in **Appendix-III**; and that each Consortium Member whose technical and financial capacity was evaluated for the purposes of qualification and short-listing in response to the Application Document shall hold at least 26% (twenty six per cent) of the subscribed and paid-up equity of the legal entity formed by the winning applicant; and (ii) 5% (five per cent) of the Total Project Cost during the Construction Period and five years thereafter
- (h) An individual Applicant cannot at the same time be member of a Consortium applying for qualification. Further, a member of a particular Applicant Consortium cannot be member of any other Applicant Consortium applying for qualification;
- (i) Members of the Consortium shall form an appropriate legal entity to execute the Project, if awarded to the Consortium; the winning consortium should submit the details of proposed legal entity that they envisage to form for the smooth Development, Operation and Management of the said project (i.e Trust or Society or Section 8 Company, Pvt. Ltd. Company etc.) to the



- Authority before forming and getting it registered.
- (j) Members of the Consortium shall enter into a binding Joint Application Agreement, substantially in the form specified at **Appendix-III** (the “Joint. Bidding Agreement”), for the purpose of submitting the Application. The Joint. Joint Application Agreement, to be submitted along with the Application, shall, inter alia:
- i. Convey the intent to form a legal entity (along with the details of proposed legal entity that the winning consortium envisage to form for the smooth Operation, Development and Management of the said project i.e Trust or Society or Section 8 company, Pvt. Ltd Company etc.) with shareholding/ownership equity commitment(s) in accordance with this Application Document, which would enter into the Lease cum Development Agreement and subsequently perform all the obligations of the Lessee in terms of the Lease cum Development Agreement, in case the Project is awarded to the Consortium;
  - ii. Clearly outline the proposed roles and responsibilities, of each member;
  - iii. Commit the minimum equity stake to be held by each member;
  - iv. Commit that the {selected Applicant/ Consortium Members}, together with {its/ their} Associates, hold not less than 51% (fifty-one percent) of its issued and paid up Equity as reflected in Joint Application Agreement as provided in **Appendix-III**; and that each Consortium Member whose technical and financial capacity was evaluated for the purposes of short-listing and selection in response to the Application Document shall hold at least 26% (twenty six per cent) of the subscribed and paid-up equity of the legal entity; and (ii) 5% (five per cent) of the Total Project Cost during the Construction Period and five years thereafter.
  - v. Include a statement to the effect that all members of the Consortium shall be liable jointly and severally for all obligations of the Lessee in relation to the Project.
  - vi. Except as provided under this Application Document and the Lease cum Development Agreement, there shall not be any amendment to the Joint Application Agreement without the prior written consent of the Authority.
- (k) In Case, Applicant doesn't have required Technical Capacity, the applicant shall include a partner (O&M Partner) who meets the required Technical Capacity; If selected all the members of the consortium shall enter into a legal Agreement to operate and manage the Hospital for at least Three (3) years (**the “Lock-in Period”**) from the date of commencement of operations of Hospital with 250 bedded fully operational facility along with the three medical super specialty as per Appendix V
- (l) In the event of change of control of a **consortium** member whose Technical Capacity and/or Financial Capacity was taken into consideration for the purpose of short-listing and pre-qualification under and in accordance with the NIA, after the Lock-in Period, the Applicant shall be deemed to have the knowledge of the same and shall be required to inform the Authority forthwith along with all relevant particulars about the same and upon receiving prior written consent/ approval from the authority control of the consortium member can be changed by replacing the existing partner/s / member/s with equal or higher credentials as per the Technical and Financial capacity mentioned in the NIA. **However, the consortium members cannot be changed during the construction period and Lock-in Period**;
- (m) The Applicant should include a brief description of the roles and responsibilities of individual members, particularly with reference to financial, technical and O&M obligations;
- (n) At least 50% of the required Financial Capacity shall be met by Lead Member of the Consortium.

#### **B. Eligibility Criteria for the Applicant:**

To be eligible for selection, an Applicant shall fulfil the following conditions of eligibility:

##### **i. Technical Capacity:**

- (a) The Applicant should have experience of Operation & Management of at least one 200

(Two hundred) bedded eligible project at a single location during the 3 (three) financial years immediately preceding the Application Due Date

**OR**

- (b) The Applicant should have experience of Operation & Management of not less than 300 (Two hundred and fifty) bedded eligible projects on cumulative basis during the 3 (three) financial years immediately preceding the Application Due Date [The single eligible project will be considered for evaluation only if it has been operated & managed with not less than 150 (One hundred and fifty) beds at a single location]

**Definition- Eligible Project:**

The Eligible Project means hospital facility, operated and managed by an Applicant which meets the Technical Capacity Criteria (a) and (b) mentioned above and having at least any 3 (Three) of the following medical super speciality services:

1. Cardiology
2. Clinical Haematology
3. Clinical Pharmacology
4. Endocrinology
5. Immunology
6. Medical Gastroenterology
7. Medical Genetics
8. Medical Oncology
9. Neonatology
10. Nephrology
11. Neurology
12. Neuro-radiology
13. Rheumatology
14. Cardiac Anaesthesia
15. Child & adolescent psychiatry
16. Paediatrics Gastroenterology
17. Paediatrics Cardiology
18. Hepatology
19. Cardio-vascular & Thoracic Surgery
20. Paediatric Cardio-Thoracic Vascular Surgery
21. Urology
22. Neuro-surgery
23. Paediatric Surgery
24. Plastic & Reconstructive Surgery
25. Surgical Gastroenterology
26. Surgical Oncology
27. Gynaecologic Oncology
28. Endocrine Surgery
29. Vascular Surgery
30. Hepato-Pancreato-Biliary Surgery

**In case of consortium:**

- At least one of the consortium member should have experience of Operation & Management of at least one 200 (Two hundred) bedded eligible project at a single location during the 3 (three) financial years immediately preceding the Application Due Date

**OR**

- At least one of the consortium member should have experience of Operation &

Management of not less than 300 (Three hundred) bedded eligible projects on cumulative basis during the 3 (three) financial years immediately preceding the Application Due Date [The single eligible project will be considered for evaluation only if it has been operated & managed with not less than 150 (One hundred fifty) beds at a single location]

**ii. Financial Capacity:**

a) **Net worth:** The Applicant shall have a minimum Net Worth (the “Financial Capacity”) of INR 50 Crore) at the close of the preceding Financial Year i.e. FY 2015-16

i. For demonstrating the Financial Capacity, the combined strength of all the members of the Consortium shall be considered provided that the Lead Member of the Consortium satisfies at least 50% of the Financial Criteria.

ii. In case of a Consortium, the technical capability and financial capability of only those Members shall be considered, who commits to subscribe to Paid up and subscribed equity share of at least 26% (twenty six per cent) each in the legal entity.

**In computing the Technical Capacity and Net Worth of the Applicant/ Consortium Members the Technical Capacity and Net Worth of their respective Associates would also be eligible hereunder.**

For purposes of this NIA, Associate means, in relation to the Applicant/ Consortium Member, a person who controls, is controlled by, or is under the common control with such Applicant/ Consortium Member (the “Associate”). As used in this definition, the expression “control” means, with respect to a person which is a company or corporation, the ownership, directly or indirectly, of more than 50% (fifty per cent) of the voting shares of such person, and with respect to a person which is not a company or corporation, the power to direct the management and policies of such person by operation of law.

**C. Evaluation Criteria:**

S. No.	Evaluation Criteria	Marks (Max 100)	*** Required Documentary Evidence
1	<p>Number of Years of experience in operation &amp; management of an eligible project with capacity of at least 200 beds at single location</p> <p>Three years- <b>3 Marks</b></p> <p>Up to Five years for each additional year of experience 1 marks will be given</p> <p>More than Five years and less than Ten years- <b>10 Marks</b></p> <p>Ten years and above- <b>15 Marks</b></p>	<b>15</b>	<p>Certificate from Urban Local Body/Municipal Corporation and/or Occupancy Certificate or commencement of operations certificate from any government department/organisation in relation to a hospital/copies of the land lease agreement on which the hospital is established or any other proof from a government authority evidencing the existence of the hospital, specifying the bed capacity of the hospital and period of operation of the hospital</p>
2	<p>Any one eligible project operated &amp; managed by the Applicant with capacity of at least 150 beds with accreditation from NABH/JCI and NABL accredited Laboratory and Radiology facility with CT Scan and MRI</p>	<b>20</b>	<p>Accreditation certificate from NABH or JCI and NABL</p>

Application Document for Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in  
Sector 24 of Naya Raipur, Chhattisgarh

S. No.	Evaluation Criteria	Marks (Max 100)	*** Required Documentary Evidence
	Machine in the last three financial years  Accreditation from NABH/JCI or NABL -10 Marks  Accreditation from NABH/JCI and NABL -20 Marks		
3	Eligible project operated and managed by the Applicant with capacity of at least 500 beds or more either in a single location or on combined basis during last 10 years  If Yes -10 Marks  No - 0 Marks	10	Certificate from Urban Local Body/Municipal Corporation and/or Occupancy Certificate or commencement of operations certificate from any government department/organisation in relation to a hospital/copies of the land lease agreement on which the hospital is established or any other proof from a government authority evidencing the existence of the hospital, specifying the bed capacity of the hospital and period of operation of the hospital
4	Number of ICU beds operated & managed by the Applicant in the eligible projects on cumulative basis:  More than 50 beds and less than 100 beds- 5 Marks  100 beds and above- 10 Marks	10	Certificate from Urban Local Body/Municipal Corporation or certificate from any government department/organisation certifying the ICU beds in the hospital
5	Three medical super speciality services provided in any one eligible project with bed capacity:  Bed capacity at least 200 beds at single location - 5 Marks  Bed capacity at least 300 beds at single location - 8 Marks  Bed capacity at least 400 beds at single location - 10 Marks	10	Certificate from NABH or any other government agency certifying the super speciality services provided, specifying the bed capacity and period of operation of the hospital facility
6	Net Worth of the applicant in the preceding Financial Years i.e. 2015-16  50 Cr - 2 Marks  2 marks for each additional 10 Cr above 50 Cr net worth up to a maximum of 10 Marks	10	Net worth Certificate from Statutory Auditor to fulfil the Financial Capacity criteria
7	Eligible Hospital projects being operated and managed by the applicant at least across two states:  If Yes- 5 Marks  No- 0 Marks	5	Certificate from Urban Local Body/Municipal Corporation and/or Occupancy Certificate or commencement of operations certificate from any government

Application Document for Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in  
Sector 24 of Naya Raipur, Chhattisgarh

S. No.	Evaluation Criteria	Marks (Max 100)	*** Required Documentary Evidence
			department/organisation in relation to a hospital/copies of the land lease agreement on which the hospital is established or any other proof from a government authority evidencing the existence of the hospital, specifying the bed capacity of the hospital and period of operation of the hospital
8	<p>Presentation to NRDA which shall include broad sketch of the proposed Multi Super Hospital plan</p> <p><b>1) Project Concept: (10 Marks)</b></p> <p>a) In case of consortium, details of the legal entity that the winning consortium envisages to form and get registered to implement the said project</p> <p>a) Details of medical super specialities to be offered within Seven (7) years and proposed plan for obtaining NABH and NABL approval in line with the terms mentioned in clause 5 &amp; 5.2 of this RFP</p> <p>b) Proposed project development plan in line with development milestones mentioned in this document</p> <p>c) Activity wise implementation plan with time line</p> <p>d) Team deployment plan</p> <p><b>2) Proposed Investment: (5 Marks)</b></p> <p>a) Proposed gross capital investment in Buildings, medical equipment, Furniture, Fittings and Fixtures along with lab, and other facilities</p> <p><b>3) Past Experience: (5 Marks)</b></p> <p>Past experience of operating and managing hospitals with Multi super specialities</p>	20	<b>Presentation by Applicant</b>

Note: In case the Applicant has no ownership in the eligible project and has experience of only operation and management of the eligible project, in addition to above documents the Applicant shall furnish the Agreement signed for such operation and management work.

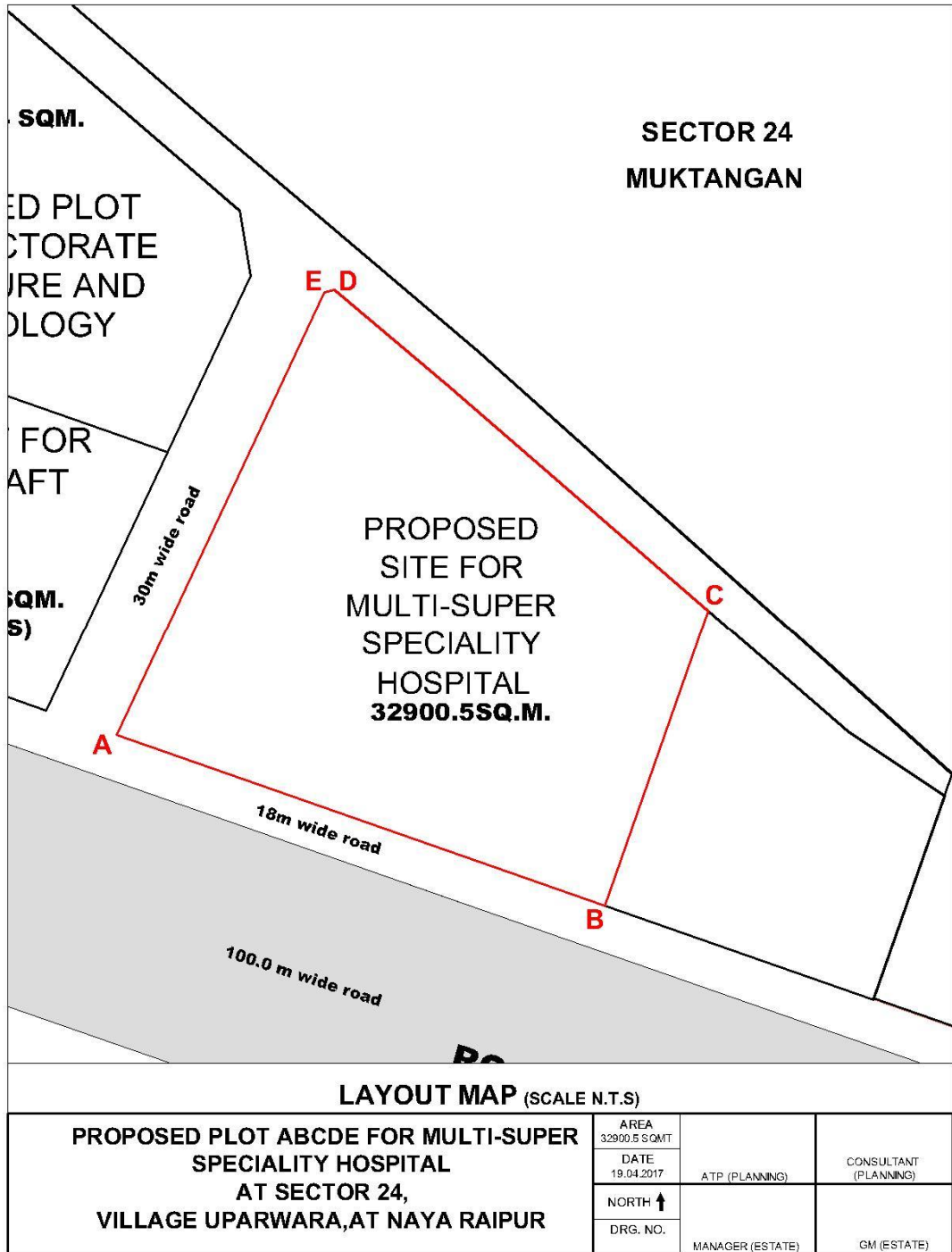
**D. Payment Conditions:**

S. No	Payment as % of Land Premium	Payment Schedule
1.	100% of the accepted Land premium (less the amount of EMD)	Prior to the Signing of Lease cum Development Agreement

**E. Performance Security:**

- a. Prior to the execution of Lease cum Development Agreement for the project, the Successful Applicant shall submit Performance Security of INR 2,11,00,000 (Two crore and eleven lakh only) by way of an irrevocable Bank Guarantee issued by Nationalised Bank or Scheduled Bank in the prescribed format (**Schedule IV** - Volume II Lease cum Development Agreement). The said Performance Security should be valid through the construction period as mentioned under "**Clause 5 of Application Form - Development Period and Milestones**" and 180 days thereof

3. Schedule-F, Part-C- The broad development control parameters and Site Plan



4. **Schedule-F, Part-D – Deleted**

5. **Schedule-F, Part-E- Earnest Money Deposit (EMD)**

- i. **EMD Amount** : INR 52.74 Lakh-/ (Rupees Fifty Two Lakh and Seventy Four Thousand only) in the form of DD
- ii. **Validity of Application** : 120 days
- iii. **Validity of BG** : Validity of Application + 60 days

6. **Schedule-F, Part-F- Cost of Application Document**

INR 20,000/- in the form of DD favoring “CEO, Naya Raipur Development Authority”, payable at Raipur.

7. **Schedule-F, Part-G- Important Application Dates**

Date of Pre-Application Meeting	27-04-2017
Last Date of submission of Application	19/05/2017 by 3:00 PM
Date of opening of Application	19/05/2017 at 3:30 PM

**Letter of Application**  
**(To be kept in Envelop B-on Applicant's Letter Head)**

Dated:

To

The Chief Executive Officer,  
Naya Raipur Development Authority  
Paryavas Bhawan, North Block Sector-19  
Naya Raipur – 492002  
Chhattisgarh

Sub: Application Document for Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in  
Naya Raipur, Chhattisgarh

Dear Sir,

1. With reference to your Application document dated ....., I/we, having examined the Application Documents and understood their contents, hereby submit my/our Application for the aforesaid Project. The Application is unconditional and unqualified.
2. All information provided in by me/us is/are true and correct. I/We undertake and confirm that, if any information is found to be false / misrepresented comes to the notice of NRDA at any stage, then it may take suitable action against as deemed fit by NRDA. In such case the EMD or BG, if any shall stand forfeited and will have no claim whatsoever.
3. I/ We acknowledge the right of the Authority to cancel the Application process at any time or to reject any Application without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
4. I/ We certify that, I/We have not been barred or blacklisted by any Central and/or State Government in India nor on defaulter list of any bank registered in India.
5. I/ We declare that:
  - (i) I/ We do not have any conflict of interest.
  - (ii) I/We have not directly or indirectly or through an agent engaged or indulged in any corrupt, fraudulent, coercive, undesirable or restrictive practice, as defined in the Application document, in respect of any proposal or Notice Inviting Application issued by or any agreement entered into with NRDA or any other public sector enterprise or any government, Central or State; department and
  - (iii) I/ We hereby certify that I/we have taken steps to ensure that in conformity with the provisions of the Application Document, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
6. I/ We shall make available to NRDA any additional information it may find necessary or require to supplement or authenticate the Application.
7. I/We certify that in the last three years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on our part.
8. I/ We declare that I/we am/are not a Member or partner of a/ any other firm submitting an Application for the Project
9. In the event of my/ our being declared as the Successful Applicant, I/We agree to enter into an Agreement in accordance with the draft that has been provided prior to the Application Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same
10. I/We agree to keep this offer valid for "Schedule F, Part-E" days from the Application Due Date specified in this document.



11. I/ We further certify that in regard to matters relating to Application and integrity of the country, I/we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any offence committed by us or by any of our Associates.
12. I/ We further certify that no investigation by a regulatory authority is pending either against me/us or against our Associates or against our CEO or any of our Directors/ Managers/ employees.
13. The EMD and cost of Application Document is attached as per the "Schedule F, Part-E & Part-F".
14. I/We agree and undertake to abide by all the terms and conditions of the Application document.
15. In case my Application is not accepted then my EMD submitted in the form of DD may kindly be sent to my bank directly , details are given below:  
Name as per Bank record:  
Account No:  
IFCS code:  
Bank Name and address:  
DD of EMD may be returned to the Address given below:
16. For Applicant who has downloaded the documents directly from website-- I/we am/are enclosing the declaration (Appendix –IV) along with Application Document cost in the form of DD as "Schedule F, Part F".

I/We submit technical Proposal (Envelope-A) under and in accordance with the terms of the Application Document.

Date:  
Place:

(Signature of the Authorised Signatory)  
Name & Designation

Enclosure: (Envelope-A)

1. EMD in form of DD
2. Power of attorney of signing of Application (Appendix-I)
3. Cash receipt of Application Document (in case of Downloaded Application Document, Document cost in form of DD along with Appendix-IV).
4. All forms asked in the Eligibility Criteria and Evaluation Criteria as per "Schedule F-Part B" of Application Document; Form-I, Form-II and Form-III
5. Application document with Lease Cum Development Agreement duly signed.

**IMPORTANT INSTRUCTIONS TO APPLICANTS WHO HAVE  
DOWNLOADED THE APPLICATION DOCUMENT FROM WEBSITE**

The Applicants who has downloaded the APPLICATION DOCUMENT from the web, should read the following important instructions carefully before actually submitting the APPLICATION:-

1. The Applicant should see carefully and ensure that the complete APPLICATION DOCUMENT as per the index given.
2. The printout of APPLICATION DOCUMENT should be taken on A4 paper only and the printer settings etc. are such that document is printed as appearing in the web and there is no change in formatting, number of pages etc.
3. The Applicant should ensure that no page in the downloaded APPLICATION DOCUMENT is missing.
4. The Applicant should ensure that all pages in the downloaded document are legible and clear and are printed on a good quality paper.
5. The Applicant should ensure that every page of the downloaded APPLICATION DOCUMENT is signed by Applicant with stamp (seal).
6. The Applicant should ensure that the downloaded APPLICATION DOCUMENT is properly bound and sealed before submitting the same.
7. The Applicant shall furnish a declaration to this effect that no addition/ deletion/corrections have been made in the APPLICATION DOCUMENT submitted and it is identical to the APPLICATION DOCUMENT appearing on Web site.
8. The Applicant should read carefully and sign the declaration given on the next page before submitting the APPLICATION.
9. The cost of APPLICATION DOCUMENT should be submitted along with the EMD as detailed in this document.

**CEO, NRDA**

**Power of Attorney for Signing of Application Form  
(On Non Judicial Stamp Paper)**

Know all men by these presents, We, \_\_\_\_\_ (name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr. / Ms (Name), son/daughter/wife of \_\_\_\_\_ and \_\_\_\_\_ presently residing at \_\_\_\_\_, who is [presently employed with us/ Lead Member of our Consortium and holding the position of [ \_ ], as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our proposal for "**Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in Naya Raipur, Chhattisgarh**" by the Naya Raipur Development Authority (NRDA) "Authority") including but not limited to signing and submission of all applications, Applications and other documents and writings, participate in Pre Application Meeting and other conferences and providing information / responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Agreement and undertakings consequent to acceptance of our Application, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our Proposal for the said Project and/or upon award thereof to us and/or till the entering into of the Agreement with the Authority

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE \_\_\_\_\_, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\*\*.

For \_\_\_\_\_  
(Signature)

(Name, Title and Address)  
Witnesses: 1 2.

(Signature)  
(Name, Title and Address of the Attorney)

Accepted [Notarised]  
Notes:

- *The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*
- *Also, wherever required, the Applicant should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favor of the person executing*

*this Power of Attorney for the delegation of power hereunder on behalf of the Consultant.*

- *For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued.*

**POWER OF ATTORNEY FOR LEAD MEMBER OF CONSORTIUM**  
**(On Non Judicial Stamp Paper)**

Whereas the \_\_\_\_\_ (“the Authority”) has invited applications from interested parties for the **“Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in Naya Raipur, Chhattisgarh”** (the “Project”).

Whereas, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_and \_\_\_\_\_ (collectively the “Consortium”) being Members of the Consortium are interested in participation in selection process for the Project in accordance with the terms and conditions of the Application Document, Draft Lease cum Development Agreement and other connected documents in respect of the Project, and Whereas, it is necessary for the Members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium’s Application for the Project and its execution.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We, \_\_\_\_\_having our registered office at \_\_\_\_\_, M/s. \_\_\_\_\_ having our registered office at \_\_\_\_\_, M/s. \_\_\_\_\_ having our registered office at \_\_\_\_\_, and \_\_\_\_\_ having our registered office at \_\_\_\_\_, (hereinafter collectively referred to as the “Principals”) do hereby irrevocably designate, nominate, constitute, appoint and authorise M/S \_\_\_\_\_ having its registered office at \_\_\_\_\_, being one of the Members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the “Attorney”). We hereby irrevocably authorise the Attorney (with power to sub-delegate) to conduct all business for and on behalf of the Consortium and any one of us during the selection process and, in the event the Consortium is awarded the concession/contract, during the execution of the Project and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the pre-qualification of the Consortium and submission of its Application for the Project, including but not limited to signing and submission of all applications and other documents and writings, participate in Applicants and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of the Application of the Consortium and generally to represent the Consortium in all its dealings with the Authority, and/ or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium’s Application for the Project and/ or upon award thereof till the Agreement is entered into with the Authority .

AND hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/ Consortium.

IN WITNESS WHEREOF WE THE PRINCIPALS ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015

For \_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Name & Title)

Application Document for Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in  
Sector 24 of Naya Raipur, Chhattisgarh

---

For .....  
(Signature)

.....  
(Name & Title)

For .....  
(Signature)

.....  
(Name & Title)

Witnesses:

1.

2.

.....

(Executants)

(To be executed by all the Members of the Consortium)

Notes:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
- Also, wherever required, the Applicant should submit for verification the extract of the charter documents and documents such as a resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Applicant.
- For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Applicants from countries that have signed the Hague Legislation Convention 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Apostille certificate.

**JOINT APPLICATION AGREEMENT**  
(To be executed on Stamp paper of appropriate value)

THIS JOINT APPLICATION AGREEMENT is entered into on this the ..... day of ..... 2015

**AMONGST**

1. {(Name of Entity), a company incorporated under the Companies Act, 2013 / a trust registered under "The Indian Trusts Act 1882" / a society registered under " Societies registration act, 1860" }and having its registered office at ..... (hereinafter referred to as the "**First Part**" which expression shall, unless repugnant to the context include its successors and permitted assigns)

**AND**

2. {(Name of Entity), a company incorporated under the Companies Act, 2013 / a trust registered under "The Indian Trusts Act 1882" / a society registered under " Societies registration act, 1860" } and having its registered office at ..... (hereinafter referred to as the "**Second Part**" which expression shall, unless repugnant to the context include its successors and permitted assigns)

**AND**

3. {(Name of Entity), a company incorporated under the Companies Act, 2013 / a trust registered under "The Indian Trusts Act 1882" / a society registered under " Societies registration act, 1860" } and having its registered office at ..... (hereinafter referred to as the "**Third Part**" which expression shall, unless repugnant to the context include its successors and permitted assigns)}

The above mentioned parties of the FIRST, SECOND, and THIRD PART are collectively referred to as the "**Parties**" and each is individually referred to as a "**Party**"

**WHEREAS,**

(A) The Naya Raipur Development Authority, represented by its CEO and having its principal office at Paryavas Bhawan, North Block, Sector -19 (hereinafter referred to as the "**Authority**" which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors and assigns) has invited applications (the "**Applications**") by its Notice Inviting Application Form No. .... dated .....(the "**Application Document**") for short-listing of Applicants "**Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in Naya Raipur, Chhattisgarh**" (the "Project").

(B) The Parties are interested in jointly applying for the Project as members of a Consortium and in accordance with the terms and conditions of the Application document, Lease cum Development Agreement and other documents in respect of the Project, and

(C) It is a necessary condition under the Application document that the members of the Consortium shall enter into a Joint Application Agreement and furnish a copy thereof with the Application.

**NOW IT IS HEREBY AGREED as follows:**

**1. Definitions and Interpretations**

In this Agreement, the capitalized terms shall, unless the context otherwise requires, have the meaning ascribed thereto under the Application Document.

## 2. Consortium

2.1 The Parties do hereby irrevocably constitute a consortium (the “**Consortium**”) for the purposes of jointly participating in the Selection Process for the Project.

2.2 The Parties hereby undertake to participate in the Selection Process only through this Consortium and not individually and/ or through any other consortium constituted for this Project, either directly or indirectly or through any of their Associates.

## 3. Covenants

The Parties hereby undertake that in the event the Consortium is declared the selected Applicant and awarded the Project, it shall form a legal entity for entering into the Agreement with the Authority and for performing all its obligations as the Selected Entity in terms of the Agreement for the Project.

## 4. Role of the Parties

The Parties hereby undertake to perform the roles and responsibilities as described below:

(a) Party of the First Part shall be the Lead member of the Consortium and shall have the power of attorney from all Parties for conducting all business for and on behalf of the Consortium during the Selection Process and until the Appointed Date under the Agreement when all the obligations of the legal entity shall become effective;

(b) Party of the Second Part shall be .....; and

(c) Party of the Third Part shall be .....

## 5. Joint and Several Liabilities

The Parties do hereby undertake to be jointly and severally responsible for all obligations and liabilities relating to the Project and in accordance with the terms of the A and the Agreement, till such time as the construction of the project is completed under and in accordance with the Agreement.

## 6. Shareholding in the Legal Entity

6.1 The Parties agree that the proportion of shareholding among the Parties in the legal entity shall be as follows:

First Party:

Second Party:

{Third Party: }

6.2 The Parties undertake that together with {its/ their} Associates, hold not less than 51% (fifty-one percent) of its issued and paid up Equity as reflected in Joint Application Agreement as provided in **Appendix-III**; and that each Consortium Member whose technical and financial capacity was evaluated for the purposes of qualification and short-listing in response to the Application Document shall hold at least 26% (twenty six per cent) of the subscribed and paid-up equity of the legal entity; and (ii) 5% (five per cent) of the Total Project Cost during the Construction Period and five years thereafter

6.3 The Parties undertake that they shall comply with all equity lock-in requirements set forth in the Agreement.

## 7. Representation of the Parties



Each Party represents to the other Parties as of the date of this Agreement that:

- (a) Such Party is duly organized, validly existing and in good standing under the laws of its incorporation and has all requisite power and authority to enter into this Agreement;
- (b) The execution, delivery and performance by such Party of this Agreement has been authorized by all necessary and appropriate corporate or governmental action and a copy of the extract of the charter documents and board resolution/ power of attorney in favour of the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium Member is annexed to this Agreement, and will not, to the best of its knowledge:
- i. require any consent or approval not already obtained;
  - ii. violate any Applicable Law presently in effect and having applicability to it;
  - iii. violate the memorandum and articles of association, by-laws or other applicable organizational documents thereof;
  - iv. violate any clearance, permit, concession, grant, license or other governmental authorization, approval, judgment, order or decree or any mortgage agreement, indenture or any other instrument to which such Party is a party or by which such Party or any of its properties or assets are bound or that is otherwise applicable to such Party;
  - v. create or impose any liens, mortgages, pledges, claims, security interests, charges or Encumbrances or obligations to create a lien, charge, pledge, security interest, encumbrances or mortgage in or on the property of such Party, except for encumbrances that would not, individually or in the aggregate, have a material adverse effect on the financial condition or prospects or business of such Party so as to prevent such Party from fulfilling its obligations under this Agreement;
- (c) This Agreement is the legal and binding obligation of such Party, enforceable in accordance with its terms against it; and
- (d) There is no litigation pending or, to the best of such Party's knowledge, threatened to which it or any of its Affiliates is a party that presently affects or which would have a material adverse effect on the financial condition or prospects or business of such Party in the fulfilment of its obligations under this Agreement.

## **8. Termination**

This Agreement shall be effective from the date hereof and shall continue in full force and effect until the financial closure is achieved for the Project, in case the Project is awarded to the Consortium. However, in case the Consortium does not get selected for award of the Project, the Agreement will stand terminated in case the Applicant is not selected or upon return of the EMD by the Authority to the Applicant, as the case may be.

## **9. Miscellaneous**

9.1 This Joint Application Agreement shall be governed by laws of {India}.

9.2 The Parties acknowledge and accept that this Agreement shall not be amended by the Parties without the prior written consent of the Authority.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE EXECUTED AND DELIVERED THIS AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN.

Application Document for Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in  
Sector 24 of Naya Raipur, Chhattisgarh

---

SIGNED, SEALED AND DELIVERED  
For and on behalf of  
LEAD MEMBER by:

(Signature)  
(Name)  
(Designation)  
(Address)

SIGNED, SEALED AND DELIVERED  
SECOND PART

(Signature)  
(Name)  
(Designation)  
(Address)

SIGNED, SEALED AND DELIVERED  
For and on behalf of  
THIRD PART

(Signature)  
(Name)  
(Designation)  
(Address)

SIGNED, SEALED AND DELIVERED  
For and on behalf of  
FOURTH PART

(Signature)  
(Name)  
(Designation)  
(Address)

SIGNED, SEALED AND DELIVERED  
For and on behalf of  
FIFTH PART

(Signature)  
(Name)  
(Designation)  
(Address)

SIGNED, SEALED AND DELIVERED  
For and on behalf of  
SIX PART

(Signature)  
(Name)  
(Designation)  
(Address)

In the presence of:

1.

2.

**Notes:**

1. The mode of the execution of the Joint Application Agreement should be in accordance with the procedure, if any, laid down by the Applicable Law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.

2. Each Joint Application Agreement should attach a copy of the extract of the charter documents and documents such as resolution / power of attorney in favour of the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium Member.

3. For a Joint Application Agreement executed and issued overseas, the document shall be legalised by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney has been executed.

**Declaration for Downloaded Application Document**

(TO BE GIVEN BY THE APPLICANT WHO HAS DOWNLOADED THE APPLICATION FORM FROM THE WEBSITE)

**It is to certify that:**

1. I / We have submitted the Application in the Performa as downloaded directly from the Website and there is no change in formatting, page numbering etc.
2. I / We have submitted Application Forms which are same / identical as available in the website.
3. I / We have not made any modifications / corrections / additions /deletions etc. in the Application Document downloaded from web by me / us.
4. I / We have checked that no page is missing and all pages as per the index are available & that all pages of Application Document submitted by us are clear and legible.
5. I / We have signed (with stamp) all the pages of the Application Document before submitting the same.
6. I / We have sealed the Application by Wax /Adhesive tape properly before submitting the same.
7. I / We have submitted the cost of Application along with the EMD and all Credentials.
8. I / We have read carefully and understood the important instructions to all Applicants who have downloaded the Application Document from the web.
9. In case at any stage later, it is found that there is difference in my/our downloaded Application Document from the original, NRDA shall have the absolute right to take any action as deemed fit without any prior intimation to me / us.
10. In case at any stage later, it is found that there is difference in my/our downloaded Application Document from the original, the Application / work will be cancelled and Earnest Money / Performance guarantee/ Security Deposit will be forfeited at any stage whenever it is so noticed. NRDA will not pay any damages to me / us on this account.

Dated:

Address:

Phone No:

(Applicant) Sign with seal

**FORM - I**

**GENERAL INFORMATION OF THE APPLICANT**

<b>1.</b>	<b>Applicant Details</b>	
a.	Name of the Applicant	
	Address of the Registered Office/ Corporate office and its Branch office(s), if any	
	Telephone / Mobile No.	
	Date & Place of Incorporation /Registration	
<b>2.</b>	<b>Details of the Authorised Signatory of the entity for the point of contact / communication for the NRDA</b>	
a.	Name of the Authorized Signatory	
	Designation	
	Firm/ Company/ Address	
	Telephone Number	
	Mobile No.	
	E-mail address	

**Mandatory Enclosures:**

Notarised copy of certificate of incorporation/Trust Deed/Society by laws/MOA and AOA as applicable. In case of consortium the Applicant shall submit the documents for all the consortium members.

**Note: The above details mentioned in section1 of Form 1 shall be furnished by individual applicant and by each member of the Consortium**

**LIST OF ELIGIBLE HOSPITAL PROJECTS**

S. No.	Experience and Eligibility Parameters	Tick the category your eligible Hospital fulfils	Page No. of respective enclosures
1	Name of Hospital		
2	Legal entity of Hospital being run (Private/Public)		
3	Location of Hospital		
4	Year and Month of Commencement of Operation		
5	Number of Beds		
6	Accreditation Details		
7	Number of Years of experience in operation & management of an eligible project with capacity of at least 200 beds at single location	Three years- <b>3 Marks</b> Four Years- <b>4 Marks</b> Five Years- <b>5 Marks</b> More than Five years and less than Ten years- <b>10 Marks</b> Ten years and above- <b>15 Marks</b>	
8	Any one eligible project operated & managed by the Applicant with capacity of at least 150 beds with accreditation from NABH/JCI and NABL accredited Laboratory and Radiology facility with CT Scan and MRI Machine in the last three financial years	Accreditation from NABH/JCI <b>or</b> NABL - <b>10 Marks</b>  Accreditation from NABH/JCI <b>and</b> NABL - <b>20 Marks</b>	
9	Any one eligible project operated and managed by the Applicant with capacity of at least 500 beds or more either in a single location or on combined basis during last 10 years	If Yes - <b>10 Marks</b>  No - <b>0 Marks</b>	
10	Number of ICU beds operated & managed by the Applicant in the eligible projects on cumulative basis:	More than 50 beds and less than 100 beds- <b>5 Marks</b>  100 beds and above- <b>10 Marks</b>	
11	Three medical super speciality services provided in any one eligible project with bed capacity:	Bed capacity at least 200 beds at single location - <b>5 Marks</b>  Bed capacity at least 300 beds at single location - <b>8 Marks</b>  Bed capacity at least 400 beds at single location - <b>10 Marks</b>	
12	Net Worth of the applicant in the preceding Financial Years i.e. 2015-16	Net worth 50 Cr - <b>2 Marks</b> Net worth 60 Cr- <b>4 Marks</b> Net worth 70 Cr- <b>6 Marks</b> Net worth 80 Cr- <b>8 Marks</b> Net worth 90 Cr- <b>10 Marks</b>	

Application Document for Allotment of Plot for 250 Bedded Multi-Super Speciality Hospital in Naya Raipur, Chhattisgarh

S. No.	Experience and Eligibility Parameters	Tick the category your eligible Hospital fulfils	Page No. of respective enclosures
13	Eligible Hospital projects being operated and managed by the applicant at least across two states:	If Yes- <b>5 Marks</b> No- <b>0 Marks</b>	

Signatures of the Applicant

(Name

& Designation of the Authorized

Signatory for and on behalf of the Applicant)

Place:

Date:

**Note:**

- a) The Applicant or its Affiliates claiming Eligible Experience is a consortium then the 50 percent of the financial capacity mentioned in the NIA shall be met by the lead member of the consortium;
- b) Separate sheet (Form II) shall be filled for each Project (Eligible Hospital Project). Provide the supporting document in accordance with Schedule F- Part B (C)

**FINANCIAL CAPACITY OF THE APPLICANT**  
**(On Letterhead of the Applicant/Lead Member of the Consortium)**

*(Refer to Schedule-F, Part-B 2 (ii)- Financial Capacity of the NIA)*

**(In INR. Crore)**

**MINIMUM NET-WORTH:**

Year	Minimum Net worth ( In INR Crore)**			
	Member 1	Member 2	Member 3	Total
2015-16				

Signature\_\_\_\_\_

Name & Designation of Authorized Person

Company Seal

Company:

Date:

\* An Applicant consisting of a single entity should ignore member column and instead modify it as single entity and fill in details accordingly.

\*\* The Applicant should provide details of its own Financial Capability

**Instructions:**

1. The Applicant/ its constituent Consortium Members shall attach copies of the balance sheets, financial statements and Annual Reports for 3 (three) years 2013-14, 2014-15 and 2015-16. The financial statements shall:
  - a) reflect the financial situation of Applicant or the Consortium Members
  - b) be audited by a statutory auditor;
  - c) be complete, including all notes to the financial statements; and
  - d) Correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).
2. Applicant/ **Each member** of consortium shall provide an Auditor's Certificate as below specifying the Average Annual Turnover and Net worth of the Applicant and also specifying the methodology adopted for calculating such net worth in accordance with the NIA document.

**FINANCIAL CAPACITY OF THE APPLICANT**  
**(On Letterhead of the CA / Statutory Auditor Auditor)**

<b>Applicant Name:</b>	<b>Net Worth (2015-16)</b>
	<b>2015-16</b>
<b>TOTAL</b>	

**Note:** Average Annual Net Worth amount shall not be considered for evaluation if this certificate is not signed and stamped by the auditor/CA certifying Average Annual Net worth.



## APPENDIX V

### **Medical Super Specialities**

The proposed Multi super specialty hospital facility at Naya Raipur shall have 250 beds with at least three medical super speciality services. The proposed facility should have a complete set up for operating at least any 3 (Three) of the following medical super speciality services within the time lines mentioned under section General Terms and Conditions Under point no 5. **Development Period and Milestones** (Page No. 10 and 11) of this document:

1. Cardiology
2. Clinical Haematology
3. Clinical Pharmacology
4. Endocrinology
5. Immunology
6. Medical Gastroenterology
7. Medical Genetics
8. Medical Oncology
9. Neonatology
10. Nephrology
11. Neurology
12. Neuro-radiology
13. Rheumatology
14. Cardiac Anaesthesia
15. Child & adolescent psychiatry
16. Paediatrics Gastroenterology
17. Paediatrics Cardiology
18. Hepatology
19. Cardio-vascular & Thoracic Surgery
20. Paediatric Cardio-Thoracic Vascular Surgery
21. Urology
22. Neuro-surgery
23. Paediatric Surgery
24. Plastic & Reconstructive Surgery
25. Surgical Gastroenterology
26. Surgical Oncology
27. Gynaecologic Oncology
28. Endocrine Surgery
29. Vascular Surgery
30. Hepato-Pancreato-Biliary Surgery



**NAYA RAIPUR DEVELOPMENT AUTHORITY**  
Paryavas Bhawan, North Block, Sector 19  
Naya Raipur, 492002 (C.G.)  
T: [0771-2511500](tel:0771-2511500) , F: [0771-2511400](tel:0771-2511400)  
Website: [www.nayaraipur.gov.in](http://www.nayaraipur.gov.in)