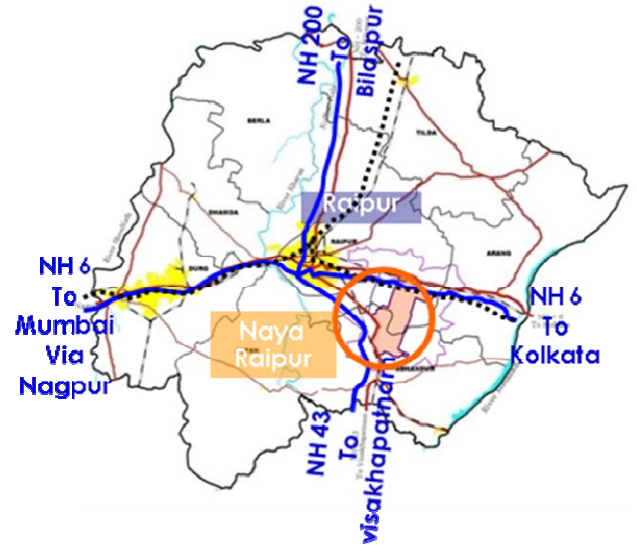


Brief Note on Theme Township with Golf Course AT NAYA RAIPUR ON PPP BASIS

1.0 Introduction:

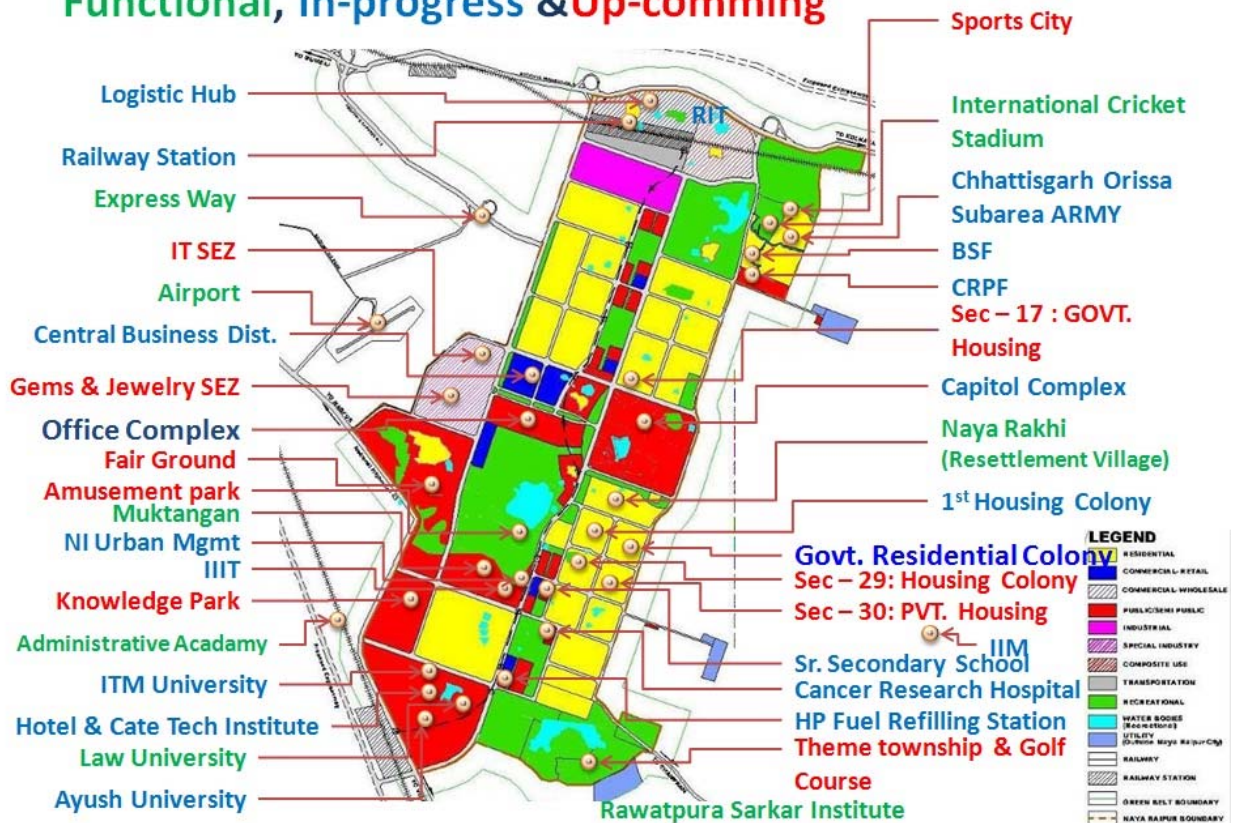
The State of Chattisgarh was formed as a new State in the year 2000 with Raipur as Capital. Subsequently, Government of Chattisgarh (GoCG) decided to develop a new capital city called “Naya Raipur” in 8000 Ha (i.e., 20,000 Acres) adjacent to the Raipur and formed “Naya Raipur Development Authority” (NRDA).

NRDA prepared a Detailed Master Plan for development of Naya Raipur with different zones like Residential, Commercial, Recreational, Light Industrial etc under the Town & Country Planning Act, 1973 which was approved by GoCG for implementation.



Projects

Functional, In-progress & Up-comming



2.0 Present Status of the Developments:

- More than 90% of the land procured by NRDA in Naya Raipur. First Phase of Road Network (includes three spine roads) completed
- International Cricket Stadium and Hidayatullah National Law University Campus is already operational
- Water supply scheme is awarded on PPP basis.
- Construction of Capitol Complex (Secretariat) is under final stages of completion and all administrative work is expected to be shifted to Naya Raipur by the end of 2011.
- Chhattisgarh Housing Board is constructing 2500 houses, which are already allotted
- Gems & Jewelry SEZ is awarded to private developer for implementation
- Establishment of New Railway Station for Naya Raipur was approved in Railway Budget of 2010.
- Land has been allotted to Army RHQ, BSF RHQ, Banks and many central, state govt. departments & PSUs.
- Super Specialty Cancer Hospital and Research Centre by Vedanta group is under construction
- Land has been allotted for Indian Institute of Management (IIM)
- IIIT has been proposed for establishment
- BRTS is sanctioned for implementation in Naya Raipur
- Star Hotel and Convention Centre with a capacity of 1000 pax is under implementation by NRDA through Public Private Partnership.
- Projects like Knowledge Park, Amusement Park, CBD office complex has been finalised in new capital city

3.0 Background of Theme Township with Golf Course Project:

Within the Master Plan of NRDA, Residential land use has been proposed in 1768.73 Ha (excluding village settlements, water bodies and plantation). Out of this, an area of 54 Ha has been proposed to be developed as residential area on Public Private Partnership basis by NRDA.

In addition to the above, there is a provision of 389.95 Ha (including plantation in 53.16 Ha) for Botanical Garden, Jungle Safari and Golf Course. Out of this, an area of 60 Ha is proposed to be developed as 18 Hole Golf Course on Public Private Partnership basis by NRDA.

Hence, combining the above two aspects, a Project "Theme Township with Golf Course" has been proposed and hereby offered as a single Project to interested developers for development on Build – Operate – Transfer (BOT) basis.

4.0 Location of the Project

- The total Project Area is 114 Ha (54 Ha for residential township and 60 ha for Golf Course)
- The site is located adjacent to Khandwa Lake and abuts Proposed Botanical Garden and Jungle Safari to its west.

- The site is accessible through 60m wide road leading from 100m wide Spine Road connecting NH 43 and NH 6.
- The Demand Assessment Study and the independent studies for the Project indicated latent demand for housing in Naya Raipur. The housing project proposed by Chhattisgarh Housing Board with 2500 dwelling units has got tremendous response from the buyers. Considering the various developments in the vicinity such as better connectivity by way of exclusive railway station, BRTS, functioning of entire administrative system of Chhattisgarh State from Naya Raipur, Better Planning of Naya Raipur City, availability of world class education in the vicinity etc, Naya Raipur would be ideal for high end residential development along with LIG and EWS housing units.
- The location plan of the Project is indicated in **Fig 1 below**.

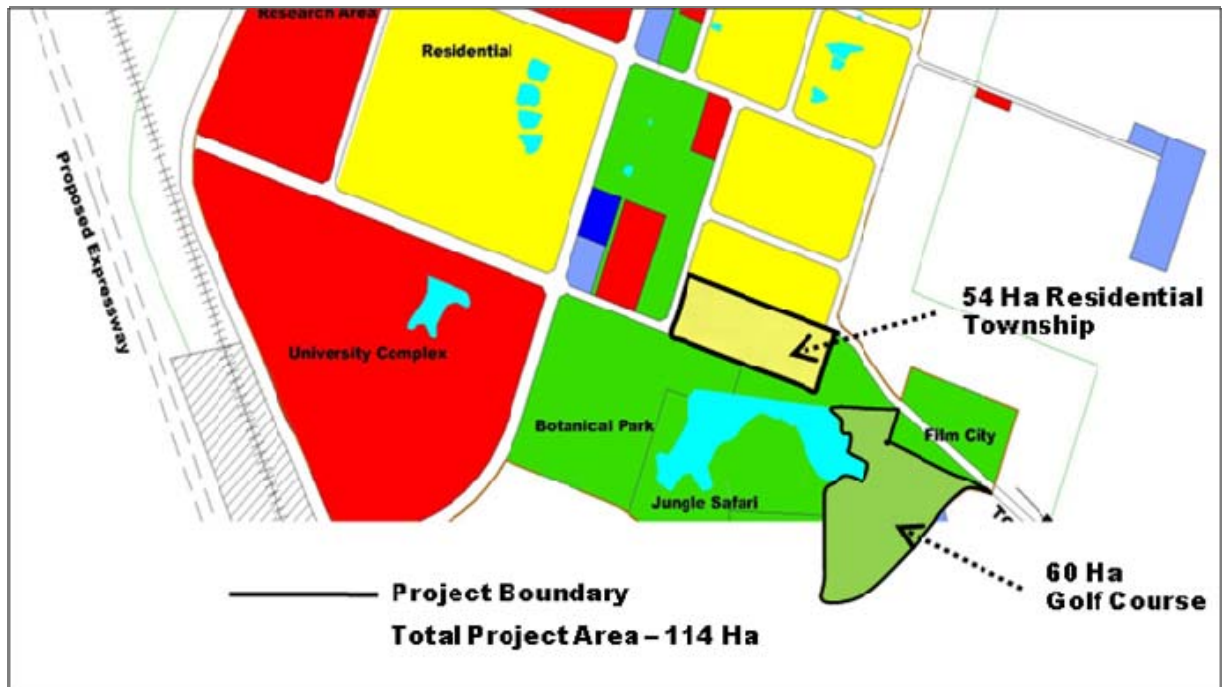


Fig 1: Location of Theme Township with Golf Course Project

5.0 Project Components:

a. Golf Course

- 18 Hole Golf Course
- Golf Academy
- Golf Club
- Limited Residential Development

b. Township of 54 Ha

- HIG, MIG Residential Dwelling Units
- Low Income Group Dwelling Units equivalent to 10% (in number) of dwelling units of the Project excluding EWS dwelling units
- Dwelling Units for Economically Weaker Sections at 25% of 15% of net residential area

- Common Social Infrastructure including institutional, commercial and retail developments

c. Inter sectoral road of 24m ROW of approximately 1.2 Km length

6.0 Market Potential:

- Raipur is the fastest developing city in the region with demand rising for housing.
- The studies have revealed that the market is mainly supply driven supplying with an average of 4000 units per year with absorption being 2000 units per year. These real estate products are for the monthly income of exceeding Rs.20,000 per month
- Naya Raipur, being Greenfield city under development, there is demand potential apparent for residential project in the project area. The fact that approx. 2500 dwelling units by Chhattisgarh Housing Board in Naya Raipur area are already allotted to interested people in Naya Raipur is indicative of the demand for residential units in the area.
- Preliminary interaction with the local developers has been quite positive for the Project.

8.0 Important Dates:

Issue of RFP	16.08.2011
Pre Bid Meeting	20.09.2011
Last date of receipt of Bids	21-10-2011

9.0 Contact Details:

Chief Executive Officer
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