

**TOWN AND COUNTRY PLANNING DEPARTMENT**  
**GOVERNMENT OF HARYANA**  
**REQUEST FOR EXPRESSION OF INTEREST**  
**TO PROVIDE CONSULTANCY SERVICES TO FORMULATE GUIDELINES AND**  
**POLICY PARAMETERS FOR ESTABLISHMENT OF GREEN FIELD SMART CITIES**  
**(GFSC) IN THE STATE HARYANA**

**CORRIGENDUM**

While inviting Expression of Interest (EoI) to provide consultancy services for formulation of guidelines and policy parameters for development of green field smart cities in Haryana through involvement of private sector, the scope of services had been provided in Annexure-A hosted on the website of the Department i.e (tcpharyana.gov.in). As per the requirement of the Department, same need to be revised. In order to meet with the requirement of the Department, the same is substituted with the revised Annexure-A. The interested parties/consultants may submit Expression of the Interest in accordance with the Revised Annexure-A hosted on the website of the Department. Last date for submission of EoI shall be 15.11.2016. If any consultant has already submitted EoI proposal with the department, he also need to submit fresh proposal as per revised Annexure 'A'.

(Arun Kumar Gupta)  
Director General, Town and Country Planning Department  
Haryana, Chandigarh.

**Revised Annexure-A**

**REQUEST FOR EXPRESSION OF INTEREST**

**TO PROVIDE CONSULTANCY SERVICES FOR FORMULATION OF GUIDELINES AND POLICY PARAMETERS FOR DEVELOPMENT OF GREEN FIELD SMART CITIES IN HARYANA THROUGH INVOLVEMENT OF PRIVATE SECTOR.**

**TOWN & COUNTRY PLANNING DEPARTMENT, GOVERNMENT OF HARYANA**

**1. Introduction:**

The Government of Haryana (GOH) intends to formulate guidelines and policy parameters for establishment of Green Field Smart Cities (GFSC) in the State through involvement of private sector for which Town & Country Planning Department, Government of Haryana invites Expression of Interest (EoI) for consultancy services.

**2. About the Department of Town and Country Planning, Haryana.**

The Department prepares perspective plans for planned urban development for the controlled areas in the State declared under the provisions of Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and/ or the Punjab New (Capital) Periphery Control Act, 1952(for periphery area of Panchkula only). The Department is responsible to regulate the development and also to check the haphazard development in and around towns. The Department of Urban Local Bodies also ensures that the development is carried out in accordance with the Development Plan within the controlled areas in municipal limits as per the provisions of Haryana Municipal Act, 1973 and Haryana Municipal Corporation Act, 1994. In the State of Haryana, the Urban Development is carried out through Government Agencies viz. Haryana Urban Development Authority (HUDA), Haryana State Industrial & Infrastructure Development Corporation (HSIIDC) etc as well as through private participation by granting licenses to private developers/ colonisers for setting up of Residential (Plotted & Group Housing), Commercial, Industrial colonies, IT/ Cyber Parks, Cyber Cities etc under the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 & Rules 1976 framed thereunder. These agencies carry out development in accordance with the plans prepared by the Department. The grant of licence is governed through a set of policy parameters framed by the Government from time to time

**3. Need for Formulation of Guidelines/ Policy Parameters:**

As per the existing provisions, the land applied for licence should be in conformity with the land use plan and the permissible uses as defined in the

zoning regulations of the Development Plan published/approved for the controlled area under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 or the Punjab New (Capital) Periphery Control Act, 1952(for periphery area of Panchkula only). The most of the Development plans prepared/ under preparation are for the perspective year 2031. While planning the same, infrastructure requirements are taken care of on the basis of projected population for the whole town for the perspective year for which the plan is being prepared.

The Government of India is incentivizing the development of Smart Cities in the country. The strategic components of Area based development in the Smart City Mission are city improvement (retrofitting), city renewal (redevelopment) and city extension (Greenfield development) plus a Pan City initiative in which Smart solutions are applied for larger area of the city. One of the smart city developments categorized in the Smart City Mission Statement & Guidelines (June, 2015) is Green Field Development for introducing most of the smart solutions in a vacant area of more than 250 acres using innovative planning, plan financing & plan implementation tools with provision of Affordable Housing, especially for the poor. As per the guidelines, this area could be within the limits of ULB or within the limits of Local Urban Development Authority. As per the Smart City Mission Statement & Guidelines (June, 2015) issued by Ministry of Urban Development, Government of India, the duration for execution of projects is five years.

The Department of Town & Country Planning grants licenses on vacant areas in the conforming land use zone which are part of new development proposals of the notified Final Development Plans. In certain cases, the area of the licensed granted colonies become more than 250 acres through grant of licence for an additional area. The location of Green Field Smart City to be considered for development by private participation may not be restricted to be within the limits of ULB or within the development plan area. However, they are required to be self sustainable with or without the support of local authority. These may also be not in conformity with the existing land use proposal of Development Plans but are not in conflict with the Acts applicable. Their scope may extend to corridors along expressways, urban areas beyond controlled areas and in vicinity of major infrastructural projects, major tourist destinations and industrial estates. Major economic

activity which may give character to the city like, health, education, arts and craft, fashion, culture, sports, furniture, textile etc. also need to be considered.

Although, the Department has policy parameters for setting up of Residential Plotted/ group housing, commercial, industrial and IT colonies but it does not have set policy parameters for the development of such Green Field Smart City. Keeping in view the thrust of the Government of India for development of Smart Cities, there is need to formulate guidelines and policy parameters for planning and development of Smart Cities in the State through private sector.

#### **4. Scope of the Assignment:**

The scope of the assignment is confined to the formulation of the guidelines/ policy parameters taking into consideration the provisions of Haryana Development & Regulation of Urban Areas Act, 1975, Rules 1976 framed thereunder, the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, Rules 1965 framed thereunder including Haryana Building Code – 2016, Punjab New Capital (Periphery) Control Act, 1952 and Rules framed thereunder and considering the policy guidelines set by the Ministry of Urban Development, Government of India for such Smart City projects. The guidelines should also include the following:

- (i)** Location parameters for development of Green Field Smart City by private participation or mix of Retrofitting or Redevelopment Greenfield development or a Pan City initiative .
- (ii)** Percentage of land uses and their distribution considering the specific character of smart city including Community facilities and open spaces norms.
- (iii)** Type & quality of infrastructure i.e. internal development works viz. water supply, sewerage disposal/ management, energy generation & distribution including street lighting, storm water treatment & disposal, horticulture/ landscaping & solid investment etc. with specifications.
- (iv)** Transport network/ connectivity requirements.
- (v)** Parameters for self sustainable Smart City and mandatory facilities.
- (vi)** Permissible Density of population
- (vii)** Permissible FAR & its distribution
- (viii)** Any suggested amendments in Act/ Rules
- (ix)** Suggestive development models and phase wise timeframes to implement the project.

## 5. Time Schedule:

The time schedule of the consultancy services shall be as given below:

<b>Service</b>	<b>Time Frame</b>
Submission of Expression of Interest (EOI)	15 days from the date of invitation
Submission of Draft Policy	30 days from award of consultancy
Final submission of Policy	15 days from the date of conveying the approval on Draft Policy by the Department

The services include presentation and subsequent modifications suggested by the Department.

## 6. Invitation:

Expression of Interest (EoI) is invited to formulate guidelines and policy parameters for development of Green Field Smart Cities in the State of Haryana through involvement of private sectors from consulting firms/ consortium/ organizations that have experience in policy formulation, conceptualization, configuration, structuring and implementation of integrated Town and Country Planning projects at city levels. Smart solutions will involve use of technology, information and data to make infrastructure. The firm should have experts in policy formulation on the subject and requisite infrastructure to handle the project.

Consultants may form consortium of firms/ individuals for providing holistic support and expertise to the client on this project. However, in such cases, the consortium will have to bid through a single consultant appointed as the leader of the consortium ("Consortium Lead") by all members of the consortium. The client will deal only with a single firm, the Consortium Lead, at all times. The Consortium Lead will be held responsible for delivering on all aspects of the project, and extracting results from as well as providing leadership to all members. Consortium Lead will be the one and sole point of responsibility and single window of communication for the client. The consortium lead will plan, manage and coordinate work across all consortium members, including and dispute resolution, staffing, pricing, project execution, delivery of reports and presentations to the client. The consulting firms are requested to submit their EoI in the form of a technical & financial proposal in separate envelopes within time period specified in para 4 above.

**7. Selection Procedure:**

All EOI received in time will be scrutinized by a Committee of officers. The applicants will be short listed on the basis of technical bids. The shortlisted applicants may be required to make presentation before the Committee if so desired. Successful applicant will be decided after considering the Technical and Financial bids, however, final outcome can be decided through negotiation also, if required.

**7. Communication language:**

The language of communication is English only.

**8. Processing fee**

Every application form should accompanied by a non-refundable bankers draft amounting to Rs. 2000/- (Rupees Two Thousand Only) in favour of Director General, Town & Country Planning, Haryana, Payable at Chandigarh. The envelope containing both technical & financial bid should clearly indicate **“EOI for Consultancy Services to Formulate Policy for Green Field Projects.”**

**9. Last date for submission of EoI:**

The EOI should reach on the following address on or before 15.11.2016:

Director General, Town & Country Planning Department, Haryana,  
SCO No. 71-75, Sector-17 C, Chandigarh  
Phone No. 0172-2547142, 0172-2548475, 0172-2549349  
E:mail: [stp3.enf.tcp@gmail.com](mailto:stp3.enf.tcp@gmail.com)

10. The Department reserves the sole right to accept or reject any or all the proposals without assigning any reason whatsoever.

11. Address for contact / queries only.

Sh. Hitesh Sharma,  
District Town Planner (Hq)  
Deptt. of Town & Country Planning, Haryana  
SCO No. 71-75, Sector-17 C, Chandigarh  
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Director General  
Town & Country Planning  
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