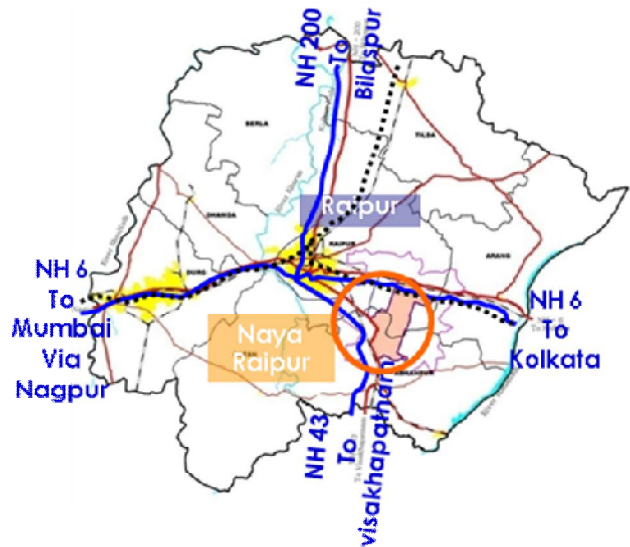


Brief Note on allotment of Plot
FOR Plotted Housing and High rise Apartments Development
AT NAYA RAIPUR TO PRIVATE DEVELOPER

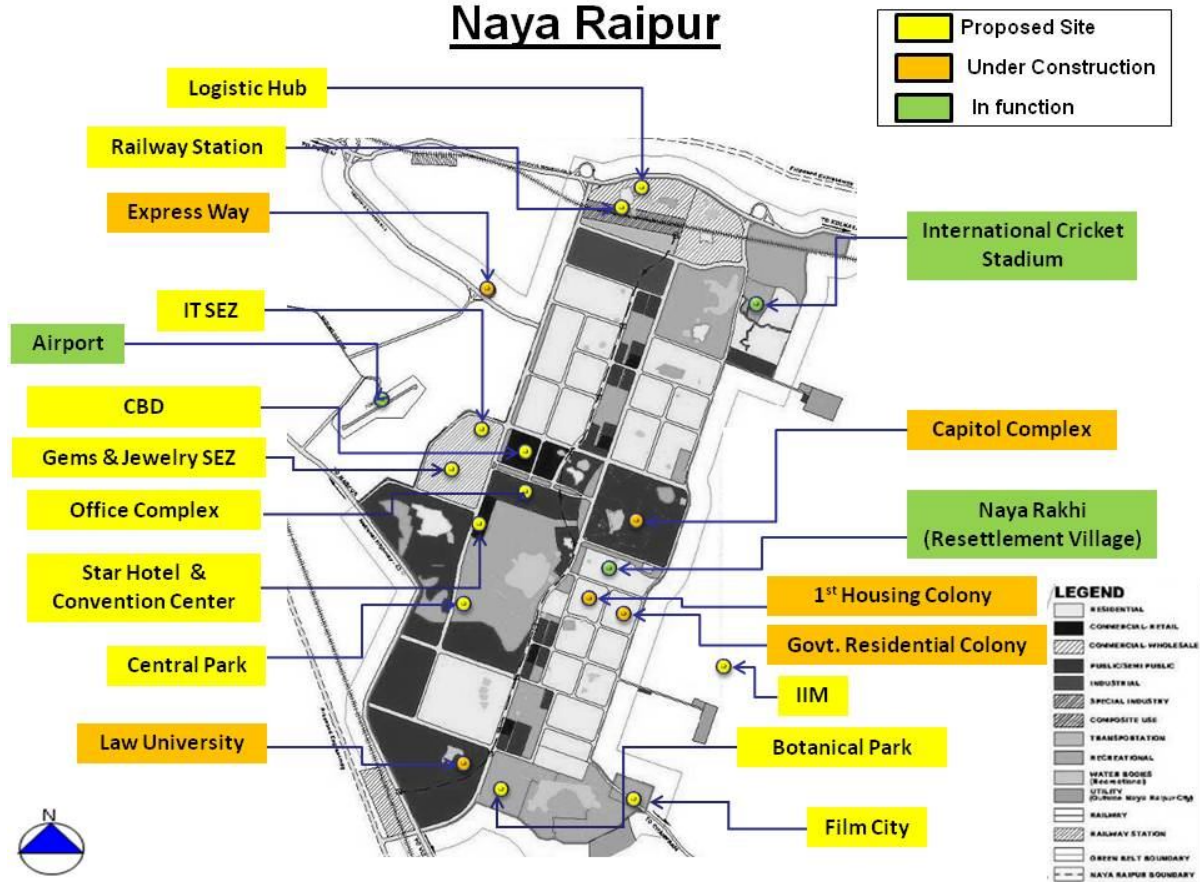
INTRODUCTION:

The State of Chhattisgarh was formed as a new State in the year 2000 with Raipur as Capital. Subsequently, Government of Chhattisgarh (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



Naya Raipur



BRIEF OF THE PROJECT:

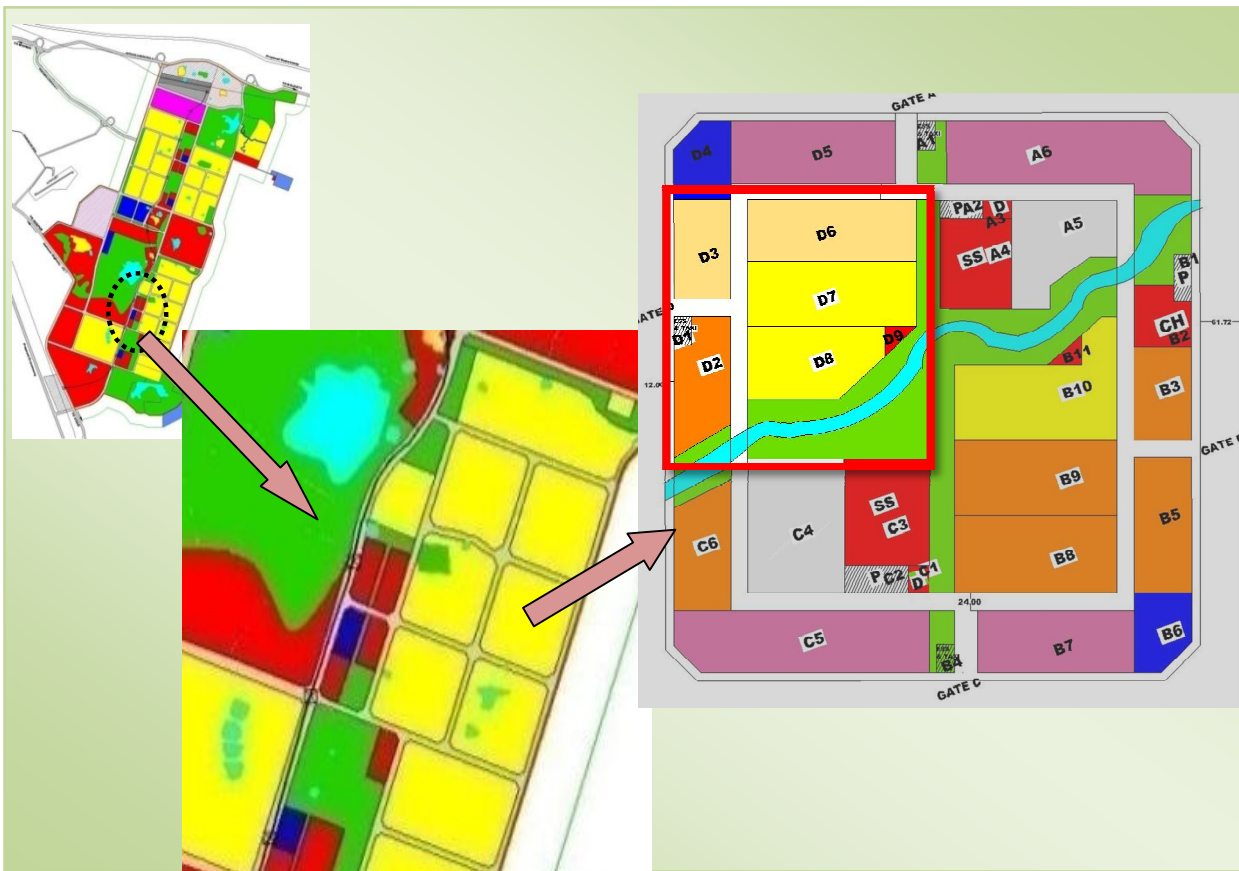
NRDA intends to allot parcels of land in Naya Raipur for Housing development, construction and maintenance of Residential Buildings and/or Apartments, as per norms, at sector 30 in Naya Raipur.

LOCATION OF PROJECT SITE:

- The site is strategically located in Sector 30 in the Residential zone
- The site is marked as plot no's D2, D3, D7 and D8 in Sector 30
- The area of the project site is :

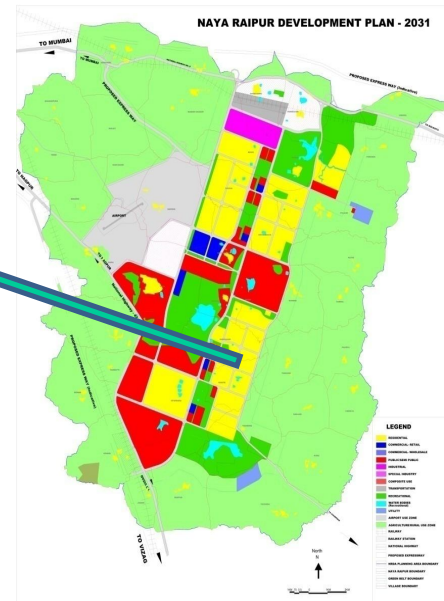
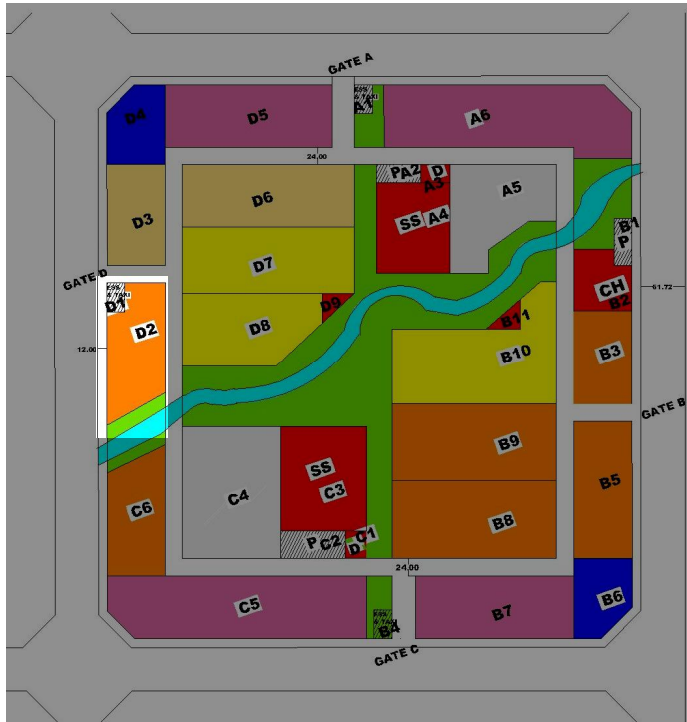
Land Parcel no.	Area of Land
D2	12935 Sqm
D3	11210 Sqm
D7	21808 Sqm
D8	17588 Sqm

- The site is located in Sector 30 approachable through Sector road connecting all facilities and near to the central park area of the Naya Raipur



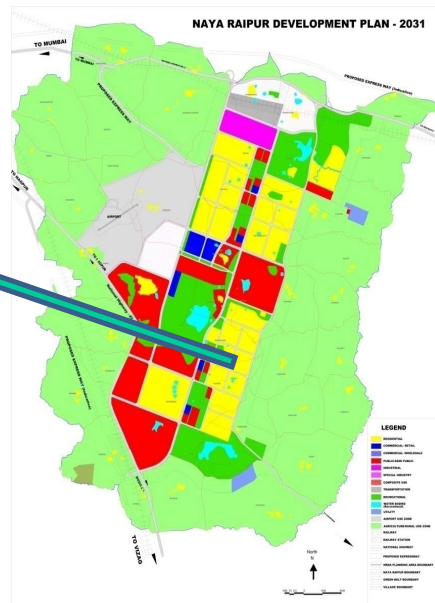
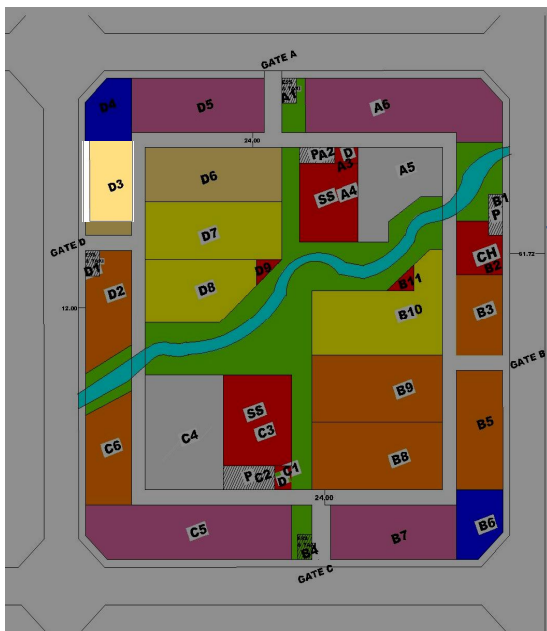
TECHNICAL DETAILS:

PLOT:- P-D2 for Plotted Housing



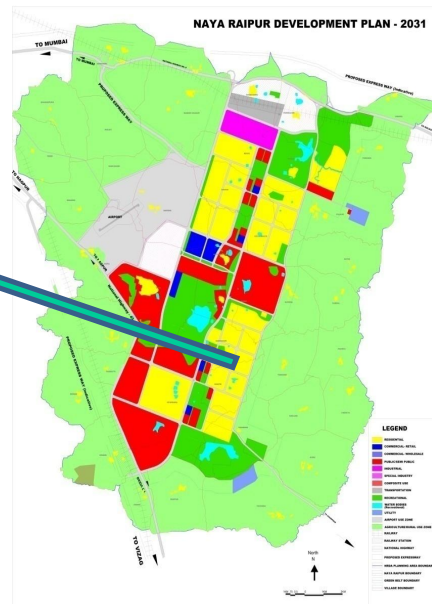
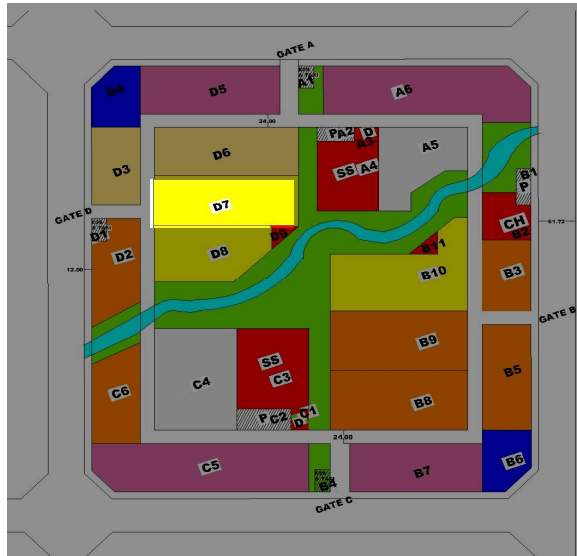
Plot No	D2
Area	12935.4 Sqm
	3.20 Acres
Type of Development	Plotted(Duplex, Bungalows, Row houses)
size of dwelling unit (Floor area of dwelling unit)	120-250 / 250 -500 Sqm
Minimum Du Size requirement	Max. 40% DU's of 250-500Sqm
Permissible Ground Coverage	60%
minimum amenities to be provided(club	5% of the plot area
minimum green area	5%
FAR	1.3
Maximum Height	11 m
minimum plinth height(from adjacent road level)	0.45
Boundary wall design	50% transparent
Height of boundary wall (meters)	1.5 meters
Minimum road width for plotted development	9.0 m

PLOT:- P-D3 for Plotted Housing



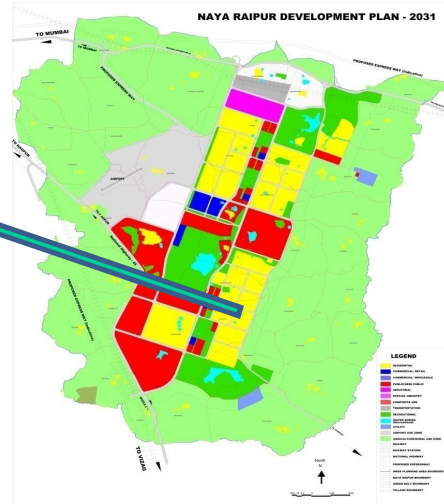
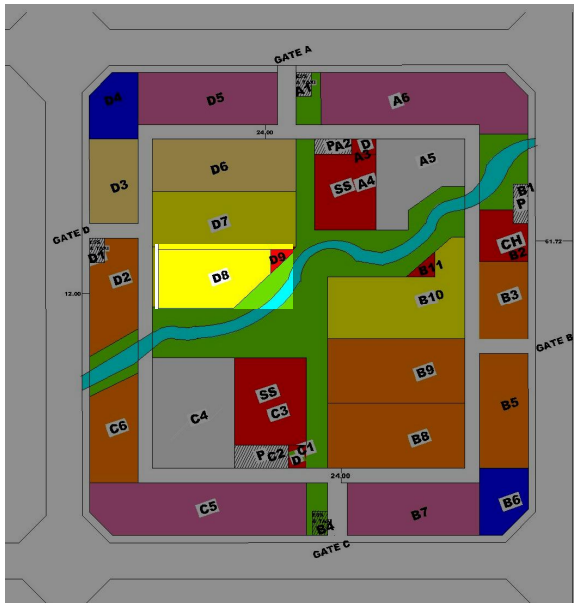
Plot No	D3
Area	11210.21 Sqm
	2.77 Acres
Type of Development	Plotted(Duplex, Bungalows, Row houses)
size of dwelling unit (Floor area of dwelling unit)	60-120 / 120-250 Sqm
Du Size requirement	Max. 40% DU's of 120 -250 sqmt
Permissible Ground Coverage	60%
minimum amenities to be provided(club	5% of the plot area
minimum green area	5%(not to be considered for computing Floor Area ratio)
FAR	1.3v
Maximum Height	11 meter
minimum plinth height(from adjacent road level)	0.45 meter
Boundary wall design	50% transparent
Height of boundary wall (meters)	1.5 meter
Minimum road width for plotted development	9.0 m

PLOT:- P-D7 for Plotted Housing



Plot No	D7
Area	21808.84 Sqm
	5.39 Acres
Type of Development	High rise Appartment
size of dwelling unit (Floor area of dwelling unit)	60-120 / 120-250 Sqm
Minimum Du Size requirement	Min. 20% DU's of 120 -250 sqmt
Permissible Ground Coverage	30%
minimum amenities to be provided(club	5% of the plot area
minimum green area	5%
FAR	1.3
Maximum Height	26 meter (Stilt+8)
minimum plinth height(from adjacent road level)	0.45
Boundary wall design	80% transperent
Height of boundary wall (meters)	1.8 - 2.0 meters

PLOT:- P-D8 for Plotted Housing



Plot No	D8
Area	17588.21 Sqm
	4.35 Acres
Type of Development	High rise Apartment
size of dwelling unit (Floor area of dwelling unit)	60-120 / 120-250 Sqm
Minimum Du Size requirement	Min. 40% DU's of 120 -250 sqmt
Permissible Ground Coverage	30%
minimum amenities to be provided(club	5% of the plot area
minimum green area	5%
FAR	1.3
Maximum Height	26 (S+8)
minimum plinth height(from adjacent road level)	0.45
Boundary wall design	80% transperent
Height of boundary wall (meters)	1.8 - 2.0 meters

BIDDING CONDITION:

Only one parcel of shall be allotted to one tenderer. However, a tenderer may submit tenders for more than one parcel of land but separate tender forms shall have to be submitted for each parcel of land offered under this notices inviting tenders.

MINIMUM ELIGIBILITY CRITERIA

The Tenders are invited from Any individual, proprietor or partnership firm, private or public limited company, having a valid colonizer registration from competent authority under Chhattisgarh Gram Panchyat (Colonizer ka registrikaran Nirbandhan tatha sharte) Niyam, 1999 and Chhattisgarh Nagarpalika (Colonizer ka registrikaran Nirbandhan tatha sharte) Niyam, 1998, can submit tender. The firms and the companies should be registered in India.

- a. The tenderer should have within last seven years (e.i.2003-2004, 2004-2005, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10) completed the development and construction as a developer of at least one project of Residential housing project with services having aggregate Built Up area of 7000 sqm. The experience should be supported by
- b. Demonstrate the Financial capacity to implement the project.

UPSET PREMIUM RATE:

Land Parcel no.	Area of Land	Upset Premium Rate
D2	12935 Sqm	Rs 3286per sq.m.
D3	11210 Sqm	Rs 3286per sq.m.
D7	21808 Sqm	Rs 2686per sq.m.
D8	17588 Sqm	Rs 2686per sq.m.

FOR FURTHER DETAILS:

The application form etc. are given in the Tender. Documents which can be purchased from the office on payment of processing fee Rs. 5000 /- for each Tender Document during working day from 06.09.2010 onwards till one day before the Tender due date.

Chief Executive Officer
Naya Raipur Development Authority
Near Gate No.2, Mahanadi – dwar
DKS Bhawan, Mantralaya,
Raipur - 492001 (C.G.)

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