

PRESS NOTE

31st July 2006

SALIENT FEATURES OF THE AGREEMENT BETWEEN GOVERNMENT OF WEST BENGAL, WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED AND NEW KOLKATA INTERNATIONAL DEVELOPMENT PRIVATE LIMITED

New Kolkata International Development Private Limited is the special purpose Company promoted by the Salim Group, the Universal Success Group and Unitech for development of various projects over a period of fifteen years as per the agreement.

INDUSTRIAL DEVELOPMENT:

- ✓ **Chemical Industrial Estate:** Development of a Mega Chemical Industrial Estate, including a chemical SEZ on 10,000 acres in Nandigram, Purba Medinipur district, in 50-50 joint venture with WBIDC.
- ✓ **Multi-Product SEZ:** Development of a Multi-Product SEZ on 12,500 acres in Haldia, Purba Medinipur district.
- ✓ **Small and Medium Enterprises (SME) Industrial Estates:** Development of 400 acres in different locations as SME Industrial Estates in South 24 Parganas and Purba Medinipur districts, in 50-50 joint venture with WBIDC. In these Estates, the Consortium will create the basic infrastructure required for SMEs, including land development, internal roads, power supply, water supply, drainage and sewerage, and effluent treatment.

INFRASTRUCTURE DEVELOPMENT:

- ✓ **Eastern Link Highway:** The Consortium will construct the Eastern Link Highway, which will be a national highway standard expressway of four-lane status, up-gradable in the future to six-lane status, with service roads on both sides, with Rail Over Bridges, flyovers and underpasses wherever required to allow uninterrupted passage for local traffic, from Barasat Bypass to Raichak. The total length of the Highway is approximately 100 kilometres, with a width of 100 metres. Total land required for the road project will be about 2500 acres.

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- ✓ **Raichak – Kukrahati Bridge:** A four-lane road bridge with central divider will be constructed over the river Hooghly, from Raichak to Kukrahati, construction of the bridge will be completed in 2012. The Consortium will maintain the bridge for 15 years, after which the State Government will take over maintenance.
- ✓ **Haldia-Nandigram Bridge:** Construction of a four-lane road bridge over the river Haldi, from Haldia to Nandigram, thereby providing a link between Haldia and the proposed Chemical SEZ in Nandigram. Haldia Development Authority will do maintenance of the bridge.
- ✓ **Land Acquisition:** The Consortium will pay the cost of acquisition of all the land required for the Project. They will pay the cost upfront to the Requiring Body, as per requisition. The Requiring Bodies will be WBIDC for the lands in Purba Medinipur district, for the township lands in South 24 Parganas district, for the Institutional Area land in South 24 Parganas district, and for the 1500 acres to be acquired adjacent to the highway in South 24 Parganas and Purba Medinipur districts, KMDA for the land for the district headquarters and EM Bypass extension, and WBIIDC for the Eastern Link Highway and Pailan-Baruipur Road.

URBAN DEVELOPMENT:

- ✓ **Kukrahati Township:** Development of a residential-commercial complex on 5000 acres in Kukrahati, Purba Medinipur district.
- ✓ **Baruipur Township:** Development of a residential complex on 3750 acres in Baruipur, South 24 Parganas district.
- ✓ **Bhangar Township:** Development of a Health City and a Knowledge City on about 250 acres and residential – commercial complex on 1250 acres, total 1500 acres, in Bhangar South 24 Parganas district.

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- ✓ **Commercial Blocks:** Development of 1000 acres as Commercial Development in different locations, adjacent to the Eastern Link Highway and other roads, in 50-50 joint venture with WBIDC in South 24 Parganas and Purba Medinipur districts.
- ✓ **Land for Institutional Area:** The Consortium will pay for the acquisition of over 1000 acres of undeveloped land adjacent to the land for the district headquarters, for setting up an Institutional Area by WBIDC.
- ✓ **Land for District Headquarters:** The Consortium will pay to KMDA the cost of acquisition of 500 acres of undeveloped land in Jagadishpur mouza in Baruipur, for construction of the district headquarters of South 24 Parganas.
- ✓ **Land in North 24 Parganas:** 150 acres for Township purpose.

PROJECTS FOR ECONOMIC REHABILITATION AND SOCIAL DEVELOPMENT :

- ✓ **Commercial Blocks for Land Losers:** Construction of shops/stalls of 10 square metres each for the land losers on 100 acres in South 24 Parganas district, adjacent to Eastern Link Highway and 150 acres in Purba Medinipur district (with Kukrahati Township and Chemical Industrial Estate), to be handed over on ownership basis to the marginal farmers among the land losers whose major livelihood depended on the land acquired for this project. The Consortium will hand over the built up stalls with necessary amenities to the Zilla Parishad. The number of stalls to be constructed will be 20,000 in total, 8,000 in South 24 Parganas district and 12,000 in Purba Medinipur district.
- ✓ **Training Institutes:** The Consortium will set up four Training Institutes, with building, equipment etc., to provide vocational training in trades like plumber, electrical, fitter and on IT skills, in four locations viz. Bhangar, Baruipur, Kukrahati and Nandigram. The Consortium will operate these training institutes for five years at their cost and provide training to the youth from the land loser families, free of cost. After five years, these four facilities will be handed over to the State Government.

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- ✓ **Resettlement for Homestead acquisition:** Resettlement housing will be provided to families losing homestead land, in accordance with the guidelines issued by the Land and Land Reforms Department.
- ✓ **Compensation to Recorded Bargadars:** The cost of land acquisition will include payment of compensation to recorded bargadars at the rate of 25% of the compensation paid to the owner of the land.
- ✓ **Free Beds and Free seats in Health City and Knowledge City:** The Consortium will reserve 5% of beds in the hospitals in the Health City in Bhangar Township as free beds for Land Losers and BPL families. The Consortium will reserve 5% of seats in educational institutions in the Knowledge City in Bhangar Township as free seats for Land Losers and BPL families. The identification of persons entitled to the free beds and free seats will be done by the district administration or any other agency to be authorized by the State Government
- ✓ **EWS Housing:** The Consortium will provide dwelling units in the three Township Projects for Economically Weaker Sections as per Government guidelines.
- ✓ **Irrigation Improvement Projects:** The Consortium will implement check dam schemes and water harvesting measures on Gandheswari River in Chhatna Block of Bankura district increasing cultivable area by 560 hectares in kharif season, and 450 acres in rabi season. Similar irrigation projects would also be taken up in South 24 Parganas, Purba Medinipur and other districts at a cost of Rs. 20 Crores. During implementation, the project will create over six lakh mandays of employment.

For further information, please contact :

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