

# **Guidelines for the Development of Information Technology Park**

## **1. Introduction**

In order to achieve the objective of promoting Information & Communications Technology Sector as a prime growth engine for employment generation, attraction of private sector investments, promotion of trade in IT sector and overall socio-economic development of the State of Uttar Pradesh (“**the State**”), Government of Uttar Pradesh (“**GoUP**”) after due consideration, issued orders read above, putting in place the Information Technology (IT) Policy with effect from 2012.

With regard to the provision of state-of-the art physical infrastructure of international standards suiting to the requirements of Information Technology (IT) / Information Technology enabled Service (ITES) industry in the State, certain incentives/facilitation has been announced in the IT Vision @ UP 2012 for the IT Parks/IT Cities/Mega Investment Units.

The Government of Uttar Pradesh hereby issues guidelines, rules and conditions for developing, operating and maintaining the IT Parks under the provisions of the IT Vision @ UP 2012 and incentives/facilities admissible thereunder.

## **2. DEFINITIONS:**

“**Applicable Laws**” means all laws, brought into force and effect by the GoUP including rules, regulations, policies and notifications made there under, and judgements, decrees, injunctions, writs and orders of any court of record, as applicable and the exercise, performance and discharge of the respective rights and obligations of the Parties hereunder, as may be in force and effect.

“**Applicable Permits**” means all clearances, licences, permits, authorisations, no objection certificates, consents, approvals and exemptions required to be obtained or maintained under Applicable Laws in connection with the construction, operation and maintenance of the Project during the subsistence of this Agreement.

“**Appointed Date**” means the date on which all Conditions Precedents required for Project (including Financial Close, if any) are achieved or any of the Conditions Precedents are waived off by the Development Authority in writing, or an earlier date that the Parties may by mutual consent

determine, and shall be deemed to be the date of commencement of the Concession Period or lease period.

**“Core Zone”** shall mean to consist of, but not limited to, below mentioned infrastructure:

- a) Computer Hardware & Peripheral Units
- b) Software Development Units
- c) Middleware Units
- d) BPO/KPO/ Consulting Units
- e) ICT/ EDI Units
- f) Skill Development Centre

**“Developer”** means the Infrastructure developer, private entity or a builder, registered under Indian Companies Act 1956 or Indian Companies Act 2013, or a firm registered under Indian Partnership Act 1932 or equivalent foreign law or STPI having core competency in constructing Office space (including IT) for sale/lease or for lease-cum-sale to Industry (including IT) for the purpose of IT activities by the IT Industry.

**“Development Agency”** means any Development Authority, Industrial Development Authority and Public Sector Undertakings of the State.

**“Development Authority”** means any Government Instrumentality, agency, Housing Board, U.P. State Industrial Development Corporation (UPSIDC) or Urban Local Body authorised to undertake development and monitoring of IT Parks in its jurisdiction.

**“GOI”** means the Government of India.

**“Government Agency”** means any department, division or sub-division of the GoUP and includes any commission, board, authority, agency or municipal and other local authority or statutory body under the control of the Government, as the case may be, and having jurisdiction over all or any part of the Project or the performance of all or any of the services or obligations.

**“IT / ITES Companies”** means the Companies operating in the activities, which includes as follows: Software development and application including programming, IT enabled services call centres (BPO & KPO), data encoding, transcribing, processing, directories, content development, multimedia, animation, IT based support services, Hardware, E-commerce, IT research and any other IT related services.

**“IT Industry”** includes IT Hardware and IT/ITeS units/companies. Where IT units/ companies include IT applications, software and IT services & IT enabled services includes BPO/ KPO/Consulting/Animation, Gaming and

other Knowledge Industry units such as Nanotechnology, Telecommunications etc.

**“IT Services”** is defined as any service which results from the use of any IT software over a system of IT products for realizing value addition.

**IT Services including but not limited to the following:**

- a) Application Software
- b) Internet Service Provider
- c) E-mail Service Provider
- d) World wide web Service Provider
- e) E-commerce and content development
- f) Electronic Data Interchange (EDI) Services
- g) Video conferencing
- h) V-SAT, ISDN services
- i) Electronic Data Centre activities

**“IT Enabled Services”** include processes and services that are delivered over telecom networks or the internet to a wide range of business segments such as medical transcription, legal database processing, IT education and training, legal process outsourcing, intellectual property rights services, digital content development/animation, remote maintenance, back office operations – accounts/financial services, electronic, medical and health consultancy, Bio informatics, data processing and call centres etc.

**“IT Park”** means integrated IT/ITES facility constructed with minimum floor area of 15000 sqmtrs land or above as an exclusively described or earmarked site managed and developed / to be developed with IT office space and other amenities of international standard and made available on lease basis for IT Industry, to provide “plug & play” facilities as per the stipulations contained herein.

**“Mega Projects”** means a project where the investment is above Rs. 200 crore.

**“Non Core Zone”** shall mean to consist of, but not limited to, the followings:-

- a) Residential
- b) Commercial complex
- c) Recreation facilities
- d) Training Centre
- e) Social amenities like hospital, school, public parks etc.

Any, other infrastructure required for the IT Park as proposed by the State Government

“**State**” means the State of Uttar Pradesh.

“**State Government**” means Government of Uttar Pradesh (GoUP).

### **3. Stipulations for IT Parks**

3.1. IT Park shall be constructed with minimum floor area of approximately 15000 square meters. It may or may not include public utility offices/facilities in the said premises. The area allotted for IT activities shall be 75% of the allocated area. The IT Park contains most of the technological infrastructure similar to an IT City like optic fibre connectivity, broad band connectivity, Wi-Fi access, video conferencing facilities etc. IT Park is a subset of an IT City with entire area dedicated mainly two IT activities. Each Development Authority will be required to develop as far as possible one IT Park, and the said Park(s) shall be declared as “Step-Up” (Software Technology Entrepreneur Parks, U.P.).

3.2. Developer may be a company incorporated under the Companies Act, 1956 or Indian Companies Act 2013 or under Limited Liability Partnership Act 2008 or a foreign entity incorporated under an equivalent law abroad or a firm under the Partnership Act 1932 having experience in developing the IT/ITES Park, shall ensure and furnish an undertaking to the Development Authority / Government Agency that the built up space in the Core Zone shall be sub-leased only to IT Units recognized by competent authority) or a member company of NASSCOM.

In the event the IT Unit vacates, the Developer / Development Agency shall inform to the Competent Authority. Any subsequent lease etc., of such IT Unit(s) in the Core Zone shall be given only to the IT units.

3.3. Parking requirements on the site shall be as per the rules and amendments issued thereon from time to time by local municipal body.

3.4. Minimum right of way of 16 mtrs for the approach road.

3.5. The Developer, IT/ITES Company shall have the responsibility to create and maintain sewage collection and treatment system within the IT/ITES Park, as per the norms stipulated by the State Government.

3.6. IT Park can be setup in Tier II and Tier III cities by the Development Agency in its Jurisdictions near amalgamations.

#### **4. Process for setting up an IT Park**

- 4.1. Identify either any unencumbered land owned by the Development Agency or land pertaining to the State Government in its jurisdiction.
- 4.2. Pursuant to the identification of the land, the Development Agency shall submit a proposal to its Board to seek the approval for the development of an IT Park.
- 4.3. Convert the land use of the identified project site for relevant activities.
- 4.4. Development Agency may approach to State Government for facilitating the land acquisition of identified land (in case the land is to be acquired from other Government Agencies).
- 4.5. Should have adequate funds and institutional capacity to design, build, finance; operate and maintain facility either on its own or through private sector participation.
- 4.6. Appoint reputed and experience Technical Consultant and Transaction Advisor using standard bidding documents for the appointment of Consultants for the structuring of the project and conducting bid process management for the selection of private sector participation.
- 4.7. Undertake the assessment for the need of IT / ITeS related services and conduct pre-Feasibility study
- 4.8. Procure all related approvals / clearances from the concern Government Agencies

#### **5. Procedure for Approval & Clearances**

- 5.1. The Development Agency, developing the IT Parks / IT campuses / IT Complex / IT Units should submit duly filled application forms to its Board for approval.
- 5.2. Upon completion of construction work of the project, Development Agency / Developer shall obtain completion certificate & compliance certificate from the independent engineer.
- 5.3. The Board of Development Agency shall review the standards & specification of the IT Park and compliance of provisions under UP IT

Policy 2012 and its guidelines before issuing the completion certificate & compliance certificate.

- 5.4. The Development Agency / Developer shall submit completion certificate, compliance certificate, project details, the copy of the sale deeds of the properties, layout plans with building elevation, MoU& GPA in case of multiple owners, Memorandum & Articles of Association, annual reports, partnership deed of the firms and such other document which may be required by IT&E Department / UP Electronics Corporation Limited (UPLC) from time to time and related documents to the IT&E Department of the State Government to avail incentives under UP IT Policy 2012.
- 5.5. The IT&E Department shall notify the IT Park.
- 5.6. The Development Agency/ Developers / any private entity/ developing the IT Parks / IT Campuses shall provide the amenities / infrastructure as mentioned in this guideline on a mandatory basis and desirable amenities to suit the needs of Information Technology Industry. The mandatory IT office building specifications for use of the IT/ITES companies are enumerated in Annexure-I and desirable amenities in the IT office buildings for all IT Parks are at Annexure II, which are as mentioned here under.

## **6. Development Models for setting up an IT Parks**

### **6.1. Model 1 – Development Agency develops IT Parks on its own**

- 6.1.1. Development Agency may develop IT Parks with its own funds and resources

### **6.2. Model 2– In association with STPI**

Development Agency may develop an IT Park under the Software Technology Park of India (STPI) Scheme in association with STPI.

STPI is a government agency under the Ministry of Communications and Information Technology. STPI has its internal engineering resources to provide advisory, training and implementing services

### **6.3. Model 3 – In Association with Private Sector Participation on DBFOT mode**

- 6.3.1. Development Agency may develop an IT Park on Design, Build, Finance Operate and Transfer (DBFOT) on Public Private Partnership (PPP).

- 6.3.2. Development Agency may award the project to the private sector on a long term lease basis under DBFOT framework for a period of 30 years by adopting the standard bidding documents and undertake necessary modifications. In case of renewal / exit, IT & Electronics Department shall be the nodal agency
- 6.3.3. The Development Agency may provide minimum 3 (three) acres of land to Private Sector for the project through PPP
- 6.3.4. The Development Agency shall select private sector partner through open, transparent and competitive bidding process.
- 6.3.5. The Development Agency shall select private sector partner as Developer having adequate financial and institutional capacity to undertake the Project.
- 6.3.6. The maximum annual concession fee / lease rent offered by the private sector partner shall be the bid parameter payable as prescribed in the bidding documents during the entire Lease / Concession Period to the Development Agency.
- 6.3.7. The Development Agency may escalate the concession fee / lease rent at an appropriate rate annually during the lease / concession period from the commencement of the Construction Period.

#### **6.4. Model 4 – Joint Venture**

The Development Agency and private sector together may form a JV company or SPV under the Companies Act 2013 to undertake design, develop, finance, construct, operate, and maintain the IT Park.

- 6.4.1. Development Agency to identify and provide land to the JV company ( or SPV) to develop IT Park
- 6.4.2. The Development Agency shall select private sector partner through open, transparent and competitive bidding process.
- 6.4.3. The Development Agency shall select private sector partner as Developer having adequate financial & institutional strength to undertake the Project shall be allowed to participate in the bidding.
- 6.4.4. The Bid parameter shall be the maximum equity stake in the SPV offered by the private sector partner to the Development Agency in lieu of the Land and other equity.

6.4.5. The revenue / profit sharing between Development Agency and private sector shall be in proportion of their equity stake in the SPV.

## **7. Bidding Process for the Selection of Private Partner**

The Development Agency may adopt single stage two envelope competitive bidding process for the selection of private sector partner.

### **7.1. Eligibility of Bidders:-**

Bidder may be a single entity or group of business entities forming consortium, incorporated under the Companies Act 1956 or Indian Companies Act 2013 or Limited Liability Act 2008, Partnership Act 1932, or any foreign entity incorporated under equivalent law having adequate financial & institutional strength may be allowed to participate in the bidding. The Development Agency may or may not include Technical experience of developing the IT Parks in India or abroad.

Maximum number of consortium member shall be limited to 3 (three) private entities.

### **7.2. Envelope 1: - Pre-qualification**

Followings are indicative and the Development Agency may undertake modification as per the requirement of the Project, subject to the approval of its Board.

7.2.1. Financial Capacity:- Annual turnover (may be 100% to 150% of estimated project cost) or net worth (may be 20% to 25% of estimated project cost) at the close of the last Financial Year before the bid due date;

7.2.2. Note: Development Agency may review the technical competences of the bidder. Technical Capacity is not mandatory; Development Agency may or may not include the same, subject to the approval of its Board.

### **7.3. Envelope 2:- Financial Proposal**

It shall contain financial proposal in accordance with the format laid down in the bidding documents.

Those Bidders meeting the eligibility criteria for pre-qualification and found to be responsive shall be eligible for opening of their Financial

Proposal. The Development Agency shall open the Financial Proposal of only those bidders, who qualify and meet the eligibility criteria as set-forth in the Bidding documents. The financial proposal shall be returned unopened to the bidders who do not meet the eligibility criteria and fails to qualify.

#### **7.4. Issuance of Letter of Intent**

The Development Agency shall issue the Letter of Intent to the preferred bidder and enter into an Agreement with Project Company.

### **8. Obligations of Development Agency**

- 8.1. Shall transfer the encumbered Land to the private partner in consideration of Financial Bid (Lease Rent / Concession Fee)
- 8.2. New IT/ITES unitset-up in Tier II or Tier III cities of the state, shall be permitted for permissible facilities under UP IT Policy 2012 up to 31<sup>st</sup> March 2017.
- 8.3. Shall facilitate the Developer in obtaining project related approvals and clearances
- 8.4. Shall either itself or through its independent engineer to review the development plan and monitor the designs, specifications, safety requirements, quality standards, operations & maintenance requirements of the IT Park during Concession / Lease period
- 8.5. Shall provide to the Developer the right to sub-lease the maximum 50% of built up space within the IT Park, subject to prior approval from its Board
- 8.6. Fulfil its Conditions Precedents as laid down in the Bidding Documents

### **9. Obligations of Private Partner**

- 9.1. The Developer intending to develop an IT Park must have adequate funds to design, construct, operate & maintain the IT Park.
- 9.2. The Developer may avail the incentives under UP IT Policy 2012 after obtaining the completion certificate & compliance certificate from independent engineer and notification by IT&E Department of the State Government.

- 9.3. The Developer shall follow the procedure and obtain required approvals and clearances from the concerned Government Agencies.
- 9.4. Fulfil its Conditions Precedents as laid down in the Bidding Documents
- 9.5. Implement the Project throughout the Concession / Lease period in accordance with the provisions of the bidding documents.

## **10. Eligibility for declaration as Notified IT Park**

- 10.1. Minimum constructed floor area of 15000 sq. mtrs or above
- 10.2. Shall strictly conform to the stipulations mentioned hereunder
- 10.3. Shall have obtained Applicable Permits, approvals, licenses and clearances from the Government, State Government and the Government Agencies.
- 10.4. Only new projects or existing units, if additional capital investment for capacity enhancement to the extent of 50% or more on the existing capacities of IT Units is made in a period of 3 years in Tier II and Tier III Cities shall be eligible for the incentives under IT Policy, U.P. 2012 and Guidelines

## **11. Benefits/Incentives as per UP IT Policy 2012**

### **11.1. Fiscal Incentives**

The following incentives are admissible to new IT/ITES units in Tier II and Tier III cities of Uttar Pradesh for period ending on 31st March 2017.

- 11.1.1. Interest Subsidy on term loan and working capital would be provided to small, medium and large companies over 5 years from the date of commencement of the commercial operations i.e. when the first business transaction takes place, on the following basis:
  - a. An interest subsidy of 5% per annum for a period of 5 years on the rate of interest paid on the loans obtained from Banks/ Financial Institutions would be reimbursed subject to a maximum of Rs 1.00 crore per annum per unit.
  - b. The interest subsidy will be paid directly to the Nationalized Banks and Financial Institution that are approved by RBI with which the investor reaches financial closure.

11.1.2. 100% exemption of stamp duty on purchase/lease of land/office space/ buildings for IT/ITeS use with condition of commencing operations within 3 years in Tier II/Tier- cities like Lucknow and Agra, against a Bank Guarantee in favour of IG Stamps and Registration valid for a period of 3 years.

11.1.3. The IT/ITeS units having capital investment of Rs 5 crores or above would be allowed Interest free loan equivalent to the amount of VAT and Central Sales Tax deposited every year for a period of 10 years from the date of commencement of business or 10% of annual sales, whichever is lower. This loan would be repayable after 7 years from the date of loan disbursement.

## 11.2. **Other Incentives**

### 11.2.1. Provisions for Land

- a. IT/ITeS/Mega Investment Projects planning to establish industrial units at Tier II and Tier III Cities will be provided land at a rebate of 25% on the prevailing reserve rates on purchase of land from State Agencies. The concerned Government Agencies would arrange for this rebate through cross subsidisation.
- b. Registered IT units established in IT Cities, Technology parks, Software technology parks will be allowed 100% additional Floor Space Index (FSI) on the allowable FSI up to a maximum of the FSI allowed for residential/office purposes (whichever is more) in TIER II/TIER III cities.
- c. Land Rebate and Additional FSI incentives will be applicable to both Infrastructure companies and IT/ITeS Organizations only after the IT Park is duly earmarked for the purposes mentioned by the State Agencies.
- d. IT/BPO units which employ a minimum of 20 people and a maximum of 50 people shall be allowed to establish anywhere irrespective of the master plan or land use classification barring specified land usage.

### 11.2.2. Single Window Clearance and Facilitation

11.2.3. A Government body (Policy Implementation Unit) under the chairmanship of Principal Secretary IT, GoUP, shall be formed to efficiently and smoothly assist the entrepreneurs and other IT units to

facilitate statutory clearances like Pollution Control, The Factories Act, The Shops and Establishments Act, The Payment of Wages Act, Minimum Wages Act, Workmen's Compensation Act, Contract Labour Act, Power allocation etc. The PIU (Policy Implementation Unit) shall also be responsible for clearing roadblocks in a time bound manner. In case timely clearance or removal of a roadblock, within the time frame does not take place, the issues shall automatically escalate to the Principal Secretary/ Secretary I.T. and thereafter (after a defined time interval) to the Empowered Committee. Periodic review at the level of Chief Secretary for clearances will be held.

#### **11.2.4. Industrial Promotion Subsidy**

Industrial Promotion Subsidy equivalent to 50% of the incentives admissible for new units (except rebate on land purchased from State Agencies) would be admissible to the existing units, if additional capital investment for capacity enhancement to the extent of 50% or more on the existing capacities of IT units is made in a period of 3 years in Tier II and Tier III Cities. The existing units shall have furnished all required particulars pertaining to their status, details of tie-up with Banks/financial Institutions for Term Loan/Working Capital etc, for the proposed expansion, to the competent authority before undertaking the capacity expansion.

#### **11.2.5. Uninterrupted Power Supply**

The IT Parks Unit desirous of establishing Captive Power Generation Plants having minimum capacity of 03 MW, and distributing the Power only within IT/ITeS/Mega Investment Unit zones, would be deemed to be Information Technology unit and the incentives as enumerated under Section-5 of the IT Policy 2012 would also be made admissible to them.

#### **11.2.6. Employment Generation**

50% of incentive for five years on expenditure on account of contribution towards Employee Provident Fund and Employee State Insurance schemes to the units employing at least 100 employees and retaining at least 75% locals for a period of 3 years, subject to a maximum of 25% of Fixed Capital Investment.

### **11.3. Incentives on Case to Case Basis**

11.3.1. IT/ITeS/Mega Unit investments projects proposed above Rs. 200 crores shall be considered for special incentives over and above the incentives provided above, by the Empowered Committee along with the approval of the State Government.

11.3.2. Investment projects above Rs.100 crores proposed on skill development, Innovation, Research and Development and employability of the resource pool in Uttar Pradesh may attract special incentives over and above the incentives provided, by the Empowered Committee along with the approval of the State Government.

11.4. Permission to IT and ITES companies to have 24x7 operations (to run in three shifts) and employment of women in all three shifts.

11.5. Basic infrastructure facilities shall be provided till the battery limit of the Project site by the Development Agency.

## **12. Infrastructure Development:**

12.1. The State Government shall leverage various PPP models DBFOT (Design, Build, Operate & Transfer), BOT (Build, Operate and Transfer), BOOT (Build, own, operate and transfer); or in association with STPI or JV Structure for the development of various IT Park, which shall boost the growth of IT/ITes industry thereby increasing the efficiency, optimal utilization of resources of the state and the private sector.

12.2. Encouraging development of support infrastructure will be aimed towards IT/ITeS. State Government shall encourage investments in PPP projects for bringing world-class schools, hospitals and other facilities which can complement the efforts for attracting investments in IT/ITeS sector in Tier –II and Tier-III Cities.

12.3. The Development Agency will efficiently and smoothly handle statutory matters e.g. pollution control clearances and other incentives prescribed in the IT policy and will be assisting the IT/ITeS enterprise.. The Government Agency shall also be responsible for issuing necessary permits, clearances and approvals in a time bound manner.

12.4. A Company incorporated under the Companies Act, 1956 or Indian Companies Act 2013 or a foreign entity incorporated under an equivalent law abroad/ a Partnership firm registered under the Partnership Act 1932 or under Limited Liability Partnership Act 2008 doing business under the UP IT Policy of developing the IT Parks/IT Cities/ITeS, shall provide the amenities / infrastructure specified in Annexure-I on a mandatory basis and

those specified in Annexure-II as additional facilities to meet the needs of IT Industry. The mandatory IT office building specifications for use of the IT/ITeS companies are enumerated at Annexure-I, additional facilities in the IT office buildings for all IT Parks are enumerated at Annexure - II and classification of cities enumerated at Annexure- III.

## ANNEXURE – I

### **MANDATORY BUILDING SPECIFICATIONS FOR IT OFFICE SPACE:**

[●]

1. Land Title:

- a) Clear & unencumbered Title
- b) Undertaking to obtain Building Occupancy Certificate within three months of completion of construction.

2. Minimum Area:

- a) Minimum area required for IT Park is 15,000 sq. mtrs
- b) The area allotted to for IT activities should be 75% of the allocatable area

3. Power & Power-Back-up:

- a) On site uninterrupted 100% Power Back-up must be provided (Diesel Generators, etc.,) to support office equipment, lighting and for air-conditioning
- b) Additional power Back-up for Emergency Lighting & Critical Facilities to be provided.

4. Air-Conditioning:

- a) Central Air-Conditioning Provided OR
- b) Provision made (AC Ducts, AHU Rooms)

5. Telecommunication Infrastructure:

- a) Provision for False Flooring and Structured Cabling in the Building
- b) Availability of Adequate Telephone lines (For Example – In-house Telephone Exchange (EPABX))
- c) Optic Fiber Connectivity (Local Loop Network)
- d) Accessibility to the VSNL Earth Station
- e) STPI Link / Space for installation of Dish Antenna / Microwave Tower

6. Concealed cabling

Provision for concealed ducting for Power, Telecom and Data Cables in each hall in the Building.

7. Parking:

In accordance with the rules of Local municipal authority

8. Security & Access Control:

- a) Central Security Measures like 24 Hrs Security
- b) Provision for Access Control Systems to be installed as required by Tenant Companies.

9. Fire-Protection Measures – As per NBC (National Building Code)
  - a) Integrated Fire Alarm System
  - b) Fire Sprinkler System
  - c) Required number of staircases as per the National Fire Prevention Code.
  
10. Greenery, Landscaping & tree plantation.

## **ANNEXURE – II**

### **ADDITIONAL FACILITIES IN THE IT OFFICE BUILDINGS IN ALL IT PARKS:**

1. Parking:
  - a) Adequate Parking for Buses (if Required due to peripheral location)
  - b) Adequate provision for future expansion (including multi-level parking areas)
2. Security & Access Control; CCTV, Public Address System.
3. Fire-Protection measures – as per NBC (National Building Code); Emergency Fire Trenches
4. Property & Facilities Management; Quality Service Provided by a Reputed Service Firm
5. Round the clock operation of all facilities and amenities
6. Other Amenities:  
(Recommended maximum space to be used [●] % of built up area)
  - a) Transport facilities to be provided in terms of shuttle buses that ply between the various key points in the city to the Tech City/ Park at regular intervals.
  - b) Food Court, Cafe and Restaurant.
  - c) Health Club.
  - d) Medical Centre to be provided with treatment for minor ailments and diagnostic services.
  - e) Banking & Foreign Exchange Facilities to be made available to tenants in the form of fully functional branches & ATM facilities if not existing within half a kilometer.
  - f) Freight and Courier Services
  - g) Shopping & Recreation
  - h) Business Centre including suites, independent cabins, Conference Rooms Discussion Rooms and with facilities, Secretarial Services, Car Rentals, Hotel/Airline Booking, PCs, Printer, mobile telephone on rental etc
7. Desirable Infrastructure for Large Technology Cities/ Parks

- a) Telecom Connectivity from Alternative Exchanges/ Service Providers.
- b) Power from Alternate Grids.

8. Energy Efficiency & Green Building concepts should be implemented
9. Residential facilities with all essential services - water supply, power, civic amenities, health, education, transport and entertainment to meet the civic and commercial needs of the workforce.
10. Warm Shelled (built up areas with all required physical facilities for example AC units, D.G. Sets, UPS etc. and communication/ internet facilities) area built for IT industry to move in and start operations.

## **ANNEXURE- III**

### **CLASSIFICATION OF CITIES**

1. Tier I – Noida, Greater Noida
2. Tier II e.g. Lucknow, Agra, Kanpur, Allahabad, Meerut, Varanasi and other cities having population more than 20 lacs.
3. Tier III- cities having population less than 20 lacs.
4. Mega Projects: The projects having investment above Rs 200 crores would be considered as Mega Project.