

**INTEGRATED  
IT PARK CUM TOWNSHIP  
AT  
WAKANAGHAT, DISTRICT  
SOLAN,  
HIMACHAL PRADESH**

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**DEPARTMENT OF INFORMATION TECHNOLOGY  
GOVERNMENT OF HIMACHAL PRADESH**

# INFORMATION TECHNOLOGY PARK AT WAKNAGHAT

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## PROJECT BACKGROUND

Department of Information Technology (DoIT), Government of Himachal Pradesh (GoHP) recognizing the benefits and potential of Information Technology has embarked on an ambitious but achievable plan for the promotion of Information Technology (IT) in the State. As part of its IT promotion initiatives, the DoIT intends to develop much demanded IT Infrastructure in terms of IT office space, developed IT plots and other supporting infrastructure throughout the State. As its first initiative, the DoIT intends to setup an Information Technology Park cum Township at Wagnaghat in Solan district of Himachal Pradesh on Public Private Partnership (PPP) basis.

## PROJECT LOCATION

The site allocated for the IT Park cum Township falls in the Mauja Majhol village near Wagnaghat, Kandaghat Tehsil, District Solan in Himachal Pradesh. The total area of the proposed site is 64.73 acres. The site is located at distance of 4 km from Kiarighat. Kiarighat is on the Chandigarh – Shimla highway (NH-22) and approx 23 Km from Solan.

## VISION OF THE PROPOSED IT PARK CUM TOWNSHIP ..... (WORK, LIVING, LEARNING, RECREATION)

The proposed IT Park is envisaged as *GREEN IT HUB* offering a plug and play environment along with the world class infrastructure providing new hip-and-happening experience a truly International Business Lifestyle. The various activities proposed in the IT Park are:

1. Built-up space for IT/ITes companies – *Plug and Play (11 lacs sq ft)*
2. Large plots for the campus development- *Built to Suit (9.50 acres)*
3. Core infrastructure – *Banks, Gyms, Club, Shopping Complex, Convention area, Primary School etc.*
4. Integrated Residential complex exclusively for IT companies – *HIG, MIG, LIG & EWS flatted development (2000 DUs approx.)*
5. Lush Green areas – *close-to nature (8%-12%)*
6. Other infrastructure facilities like security system, HVAC, Power Backup, Fire Fighting, IBMS, WiFi, LAN etc.

*“A TOTAL BUSINESS ENVIRONMENT THAT INSPIRE PEOPLE TO EXCEL”*

## **DEVELOPMENT MODEL**

1. The project has been structured on Public Private Partnership (PPP) format, wherein the Private Developer shall design, plan, obtain all necessary approvals, finance, market, develop buildings/developed Units, necessary infrastructure, provide necessary utilities & amenities operate and maintain the utilities, amenities & infrastructure, administer and manage the Project for 80 years (Authorization Period).
2. The Department of Information Technology (DoIT) shall provide the external infrastructure including road, water supply and power upto the project site at an estimated cost of Rs 53.14 crores.

## **COMMERCIAL STRUCTURE**

The private developer shall be selected through competitive bidding by the process of inviting tenders. The proposed commercial format for the project is, the private developer shall pay to DoIT rupees Rs. 10.00 crores as the upfront premium and fixed annuity for 14 years with three years moratorium.

In order to safeguard the interest of the government the successful bidder shall also pay performance guarantee of Rs. 50.00 crores during the construction phase and O&M security of Rs. 8.00 crores during the project operation phase (i.e. valid for entire Concession Period and to be renewed after every two years with escalation @ 10%).

## **ADVANTAGE HIMACHAL**

Himachal Pradesh is a veritable paradise endowed with great natural beauty and spiritual calm and is an emerging Industrial Hub of northern India. The basic competitive advantages that are required for an IT Park includes cost advantages, excellent infrastructure, availability of manpower & skilled labour and government initiatives. The IT Park at Waknaghat in HP will gain all these advantages for itself.

### ***Cost Advantages***

Himachal Pradesh is considered as a low cost State as compared to other States of India. Following concessions for the new units as also existing units on their substantial expansion, to be setup in Himachal Pradesh:

- 15% Capital Investment Subsidy on the investment made in plant & machinery subject to a ceiling of Rs. 30 lakh per unit. This scheme will remain in force up to and inclusive of 6.1.2013.

- Special Customized package of incentives for both Small and Mega projects include exemption from registration and stamp duty
- 100% Income Tax Exemption for initial period of 5 years and thereafter 30% for companies and 25% for other than companies for a further period of 5 years from the date of commencement of commercial production.
- 100% exemption from payment of Central Excise Duty for a period of 10 years from date of commencement of commercial production.
- There is no Central Sales Tax (CST) for the new IT industrial units till March 31, 2013, for inter State transactions

### ***Availability of Infrastructure***

**Himachal Pradesh is ranked second\* on the infrastructure index of the country.**

The state possesses a strong support system conducive for the development of well developed IT park cum township and specialized complexes. This includes:

#### ***Access Infrastructure (Road, Rail and Air)***

The state has road network of 32,158 km including 1,260 of national highways. The state also has two narrow gauge railway link (Pathankot – Jogindernagar & Kalka – Shimla). The state has three domestic airports at Shimla, Kullu valley and Kangra.

#### ***Telecom Infrastructure***

The state has a high tele-density of 52% as compare to all India tele-density average of 32%. All telephone exchanges in the state are digitalized and are interconnected to each other by Optical Fiber Cables (OFCs). As on date, there are 1114 telephone exchanges in the state with net switching capacity of 641,154.

***STPI has setup its facility in Shimla*** with an objective to cover an area spread around it in a radius of 30 km. Apart from this STPI Shimla also provides all policy support for all the software exports units in the State and provides approvals for establishment and exports along with issuing of Green cards.

#### ***Power***

The state is among the few in the country with **zero power deficits**. The state has one of the **lowest power tariffs in the country**. Uninterrupted power supply to IT units along with a concessional rate of Electricity Duty at the **rate of 10 paisa per unit** for a period of 5 years from the date of commencement of commercial production for connected load exceeding 100 KW

### ***Availability of Man power and skilled labour***

Himachal Pradesh has been ranked as Fastest Mover State in overall performance, Fastest Mover State in Macro Economy for the period of 2003-09; Fastest Mover State for the year 2003-09 in investment. In addition to this, Himachal has also been ranked highest among the Best Big States in education, health and investment and macro economy. At present HP has 4-Technical University, 1-IT University, 5-Engineering College, 27-Polytechnics and 77-ITI. Nearly 9,000 technical professionals churned out every year from the above institutes.

It is expected that number of B.Tech, MCAs and other high end IT professionals available by 2009-10 for software units shall be 5,500 (hit factor accounted for and only Himachalis considered, people from neighboring States will be additional).

### ***Land and Building Related Incentives***

- As a special dispensation for IT units, land transfer cases for setting up of such units would be decided on top most priority.
- Himachal Pradesh Town and Country Planning Department has issued new guidelines for development of IT Park in Waknaghat with relaxed development control guidelines allowing ground coverage of 50% and FAR of 1.75.
- Exemption from land and building tax is given to the land and buildings within the declared STP, IT habitats and Hi-tech cities.

### ***Financial Assistance***

- The State Financial Institutions and the Banks, in line with the approved policy of Government of India, treat IT Software and IT Services as priority sector.
- State Financial Institutions and the banks are allowed to invest in this industry in the form of equity in line with the approved policy of Government of India.

### ***Labor Related Benefits***

- General permission is accorded to run a three-shift operation to the IT Software and Services industry.
- Permission is accorded for women workers engaged in IT Software and Services industry to work in three shifts vide Notification No: 1 (A) 3-9/91-shram-II dated 03 Jan 2006.

## **ACCESSIBILITY**

The social infrastructure and manpower can be availed from the nearby cities such as Shimla, Solan, Shogi and Kandaghat. Shimla and Solan are approx. 27 km away from the project site.

- **Road:** *The site for IT Park Township is located at distance of 4 km from Kiarighat at NH-22 (Shimla - Chandigarh). It is located at distance of 27 km from Shimla town and 107 km from Chandigarh.*
- **Rail:** *The project site is located at distance of 8 km from Kaithleeghat Railway station located on Shimla – Kalka Narrow Gauge Railway line. Both Shimla and Solan Railway Stations are at distance of 27 km from project site and Kalka Railway Station (broad gauge) is at a distance of 70 kms with connectivity of trains like Shatabdi.*
- **Airport:** *The distance of Shimla Airport from project site is 39 km with regular flights available for Delhi and Kullu. Chandigarh airport is also located at distance of 110 km (approx).*
- **Industrial Estates:** *The project site is located at distance of 11 km from Shoghi Industrial Estate and 112 Km from Baddi.*

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