

ANNEXURE – 2

S. No.	Features	Definition	Baseline Scenario	Basis for Assessment / Quantitative Indicator	Target Scenario	Inputs / Initiative to reach Target Scenario
1	Citizen participation	A smart city constantly shapes and changes course of its strategies incorporating views of its citizen to bring maximum benefit for all. (Guideline 3.1.6)	(Scenario – 2) City undertakes citizen participation with some select stakeholders. The findings are compiled and incorporated in some projects or programs. Very few major decisions are shared with citizens until final projects are unveiled.	Based on one to one interaction with the citizens it has come out that percentage who find it difficult to access or approach government services and administration- 70%	City constantly conducts citizen engagement with people at each Ward level to incorporate their views, and these shape priorities and development projects in the city. Multiple means of communication and generating feedback such, both face-to-face and online are utilised. The effectiveness of city governance and service delivery is constantly enhanced on the basis of feedback from citizens.	<ul style="list-style-type: none"> • Empowerment of NMC • E- Governance • Single Window System • Ward wise public consultation with NMC at regular intervals

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2	Identity and culture	<p>A Smart City has a unique identity, which distinguishes it from all other citizens, based on some key aspect: its location or climate; its leading industry, its cultural heritage, its local culture or cuisine, or other factors. This identity allows an easy answer to the question "why in this city and not somewhere else?"</p> <p>A Smart City celebrates and promotes its unique identity and culture. (Guideline 3.1.7)</p>	<p>(Scenario – 3)</p> <p>Historic and cultural heritage resources are preserved and utilised and their surroundings are well-maintained. Public spaces, public buildings and amenities reflect the cultural identity of the city</p>	<p>With Siddheswar Dham, Samdruptse and monasteries located within its municipal limits, Namchi is characterised as a cultural and pilgrimage tourist destination. Also, it is home to cultural showcase with various festivals and Namchi mahotsav being organised at Namchi.</p>	<p>Built, natural and intangible heritage are preserved and utilised as anchors of the city. Historical and cultural resources are enhanced through various mediums of expression. Public spaces, open spaces, amenities and public buildings reflect local identity and are widely used by the public through festivals, events and activities.</p>	<ul style="list-style-type: none"> • Branding and Promotion of Local Culture and heritage through various media. • Provision of cultural and heritage complex for conduction cultural programs and events.

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3	Economy and employment	A smart city has a robust and resilient economic base and growth strategy that creates large-scale employment and increases opportunities for the majority of its citizens. (Guideline 2.6 & 3.1.7 & 6.2)	(Scenario – 2) There is a range of job opportunities in the city for many sections of the population. The city attempts to integrate informal economic activities with formal parts of the city and its economy.	The predominant economic activity of the city is tourism and service sectors (Tertiary Sector 94%)	There are adequate opportunities for jobs for all sections of income groups and skill levels. Job-oriented skill training supported by the city and by industry. Economic activities are suited to and build on locational and other advantages of the city.	<ul style="list-style-type: none"> • Promotion of Tourism activities to create job opportunities in service sectors such as retail and hospitality.
4	Education	A Smart City offers schooling and educational opportunities for all children in the city (Guideline 2.5.10)	(Scenario – 2) City provides adequate primary education facilities within easily reachable distance of 15 minutes walking for most residential areas of the city. The city also provides some secondary education facilities.	The city has 22 Primary schools, 8 Middle schools, 5 Secondary schools, 4 Senior secondary schools and 1 Degree college that serve a population of 12,190 Residents of Namchi.	City provides adequate and high-quality education facilities within easily reachable distance of 10 minutes walking for all the residential areas of the city and provides multiple options of connecting with specialised teaching and multimedia enabled education. Education facilities are regularly assessed through database of schools including number of students, attendance, teacher-student ratio,	<ul style="list-style-type: none"> • The city lacks higher educational institution and monitoring and quality of education needs to improvise. • The reach to IT infrastructure such as Internet lacks in the city as well as in institutions. Provision of high speed internet through fibre network. • Database management of educational departments will be

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					facilities available and other factors.	maintained online by the education department.
5	Health	A Smart City provides access to healthcare for all its citizens. (Guideline 2.5.10)	(Scenario – 3) Historic and cultural heritage resources are preserved and utilised and their surroundings are well-maintained. Public spaces, public buildings and amenities reflect the cultural identity of the city.	Being a district headquarters, Namchi has a District hospital of 100 beds capacity that serves the population of Namchi. 01 No. of TB Hospital (10 Bedded), 01 Family Welfare Centre, 01 Dispensary/ Health Centre, 01 Mobile Health Clinic & 04 - Non-Govt. medical shops	City provides adequate health facilities at easily accessible distance and individual health monitoring systems for elderly and vulnerable citizens who are directly connected to hospitals to prevent emergency health risks and to acquire specialised health advice with maximum convenience. The city is able to foresee likely potential diseases and develop response systems and preventive care.	<ul style="list-style-type: none"> • Provision of health monitoring systems and database management by the Health department. • Provision of regular health check-up camps.
6	Mixed use	A Smart City has different kinds of land uses in the same places; such as offices, housing, and shops, clustered together. (Guidelines 3.1.2	(Scenario – 3) Most parts of the city have housing, retail, and office buildings in close proximity. Some neighbourhoods have light industrial uses within them (e.g., auto repair, craft production). Land	Being a small city, majority of its activity nodes are located near to the neighbourhood residential units.	Every part of the city has a mix of uses. Everyone lives within a 15-minute trip of office buildings, markets and shops, and even some industrial uses. Land use rules require or encourage developers	<ul style="list-style-type: none"> • Compact Development • Multi use public space • Retaining and enhancing the existing mixed use character of Namchi.

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		and 3.1.2)	use rules allow for mixed uses.		to incorporate a mixture of uses in their projects.	
7	Compact	A Smart City encourages development to be compact and dense, where buildings are located close to one another and are ideally within a 10-minute walk of public transportation, forming concentrated neighbourhoods. (Guidelines 2.3 and 5.2)	(Scenario – 2) The city has one or two high density areas - such as the city center, or historic areas, where buildings are concentrated together and where people can walk easily from building to building and feel as though they are in center of activity. Most of the city consists of areas where buildings are spread out and difficult to walk between, sometimes with low-density per hectare. Regulations tend to favour buildings that are separated from one another, with lots of parking at the base and	Central Park, Namchi and Market area of Namchi acts as an activity node for the city. Pedestrian facility and public space is well maintained in the area.	The city has multiple high density clusters that are easy to walk around where buildings are close together. However, the city actively encourages development to occur on under-utilized parcels of land into high-density, walkable areas. When new formal large-scale development projects happen at the periphery, they are encouraged to be dense and compact, with buildings that are close together and line the streets. The city actively encourages or	<ul style="list-style-type: none"> • Multi use Public space and building • Increased access and walkability at different levels

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			set-back from the streets. The city likely has some pockets of under- utilized land in the center. New formal developments at the periphery tend to be large-scale residential developments, open enclosed with a gate and oriented to the automobile.		incentivizes re-development of under-utilized parcels in the inner-city, especially those located close to public transportation.	
8	Public open spaces	A Smart City has sufficient and usable public open spaces, many of which are green, that promote exercise and outdoor recreation for all age groups. Public open spaces of a range of sizes are dispersed throughout the City so all citizens can have access. (Guidelines 3.1.4 & 6.2)	(Scenario – 2) A variety of public open spaces is available in some neighbourhoods, but is not available in all the areas of the city or is located faraway from residential areas Many of the open spaces have access restrictions, or are not well- maintained. A variety of types of public open spaces may be lacking, such as natural areas, green areas, parks, plazas, or recreation areas.	Central Park is the major public space and gathering area for the entire city of Namchi. The city lacks other neighbourhood parks and open space in faraway areas and outskirts of the city.	Public open spaces are well dispersed throughout the city. Every residential area and work space has access to open space within 10 minutes walking distance. Open spaces are of various types - natural, green, plazas, parks, or recreation areas - which serve various sections of people. Public spaces tend to truly reflect the natural and cultural identity of the city.	<ul style="list-style-type: none"> • Provision of public open spaces at neighbourhood level. • Provision of Children Play grounds for variety of outdoor sports. • Improvement of the existing playgrounds parks and plaza which will cater to all age groups.

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9	Housing and inclusiveness	A Smart City has sufficient housing for all income groups and promotes integration among social groups. (Guidelines 3.1.2)	(Scenario – 2) Housing is available at most income levels but is highly segregated across income levels. Population growth slightly exceeds the creation of new housing. The wealthy and the middle class have housing that meets their needs at costs appropriate to their income. The poor live in informal settlements.	The city caters to the housing need of varied income groups	A wide range of housing is available at all cost levels. The supply of housing is growing at pace with population. Affordable, moderate, and luxury housing are found clustered together in many areas of the city	<ul style="list-style-type: none"> • Redevelopment of Government Housing • Development of new housing. • Assured infrastructure service delivery to all
10	Transport	A Smart City does not require an automobile to get around; distances are short, buildings are accessible from the sidewalk, and transit options are plentiful and attractive to people of all income levels. (Guidelines 3.1.5 & 6.2)	(Scenario – 3) Network of streets are fairly complete. Public transport covers most areas of the city. However last mile connectivity remains incomplete and affects transport options. Foot paths are accessible in most areas, whereas concerns of safe crossings and security throughout the day remain. Parking zones are demarcated but absence of pricing increases over utilization of parking lots.	Being a hilly area, the city is well connected to the different locations and activity nodes through public walkways and staircases. The regional connectivity to the city lacks adequate infrastructure adding to the travel time to reach Namchi.	Street network is complete and follows a clear structure. Public transportation network covers the entire city and intensity of connection relates with the demand. Plenty of options of public transport are available and affordable for all sections of the society. There is multi-modal integration at all mass transit stations and organized-priced on street and off street	<ul style="list-style-type: none"> • Improvement of the existing road and pedestrian infrastructure. • Continuous pedestrian path ways, Public stair cases, Foot over Bridge, Street lightings for pedestrians are proposed in most the city area.

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					parking. Walking and cycling is prevalent.	
11	Walkable	A Smart City's roads are designed equally for pedestrians, cyclists and vehicles; and road safety and sidewalks are paramount to street design. Traffic signals are sufficient and traffic rules are enforced. Shops, restaurants, building entrances and trees line the sidewalk to encourage walking and there is ample lighting so the pedestrian feels safe day and night. (Guidelines 3.1.3 & 6.2)	(Scenario – 2) Older areas of the city see a mix of pedestrians, cyclists, and vehicles but newer areas are focused mainly on the automobile. In the new areas, there are few pavements and main entrances to new buildings are not accessible from the front of the street. Large driveways or parking lots open separating them from the street, and sometimes are enclosed by gates. In these areas, traffic signals are disobeyed	The pedestrian facilities in the city lack adequate design features and are not continuous. The streets lack street lighting making it inefficient and difficult for the pedestrians to use.	The city is highly walkable. Pavements exist on every street and are maintained. Trees line many sidewalks to provide shade for pedestrians. Buildings in most areas of the city are easily accessible from the sidewalk. Traffic signals control the flow of automobiles and are enforced. A network of bike lanes exists to promote cycling as a means of transport. Traffic rules are followed and enforced with great seriousness.	<ul style="list-style-type: none"> • Safety Features for pedestrians such as street lightings, Grade separated pedestrian network without discontinuity. • 24/7 CCTV monitoring.

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12	IT connectivity	A Smart City has a robust internet network allowing high- speed connections to all offices and dwellings as desired. (Guideline 6.2)	(Scenario – 2) The city has made plans to provide high speed internet connectivity through the existing framework.	Few major locations such as Central Park, Siddheswar Dham, Samdruptse have been connected to the WIFI internet facility. Though WiFi service is inadequate and unmaintained.	The city offers free Wi-Fi services to provide opportunity for all the citizens to connect with high speed internet across the city.	<ul style="list-style-type: none"> • 100% WiFi coverage • Governance at door step
13	Intelligent government services	A Smart City enables easy interaction (including through online and telephone services) with its citizens, eliminating delays and frustrations in interactions with government. (Guidelines 2.4.7 & 3.1.6 & 5.1.4 & 6.2)	(Scenario – 1) Essential Government services are not linked with online platforms. Paper intensive interactions with the local Government continues. Receiving services and response to citizen complaints take a long time. There is limited availability of data to monitor service delivery.	The city administration lacks the capacity to integrate the service with an online platform. As per primary survey, 70 % of the respondents find it difficult to approach administration and services.	All major services are provided through online and offline platforms. Citizens and officials can access information on accounting and monitor status of projects and programs through data available on online system. Robust data infrastructure system shares information and enhances internal governmental coordination.	<ul style="list-style-type: none"> • Provision of single point of online service for all the infrastructure and services provided by the different departments. • Online billing and payment systems with single billing for all the service. • Single window for all the grievances raised by citizens, with time bound redressal mechanism.

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14	Energy supply	A Smart City has reliable, 24/7 electricity supply with no delays in requested hook-ups. (Guideline 2.4)	(Scenario – 2) Electricity supply and loads are managed as per demand and priority for various functions with clear scheduling, with electricity being available in many areas for most hours of the day.	The city has adequate power supply to cater the existing population of Namchi, though the issue exists for the distribution of energy.	Electricity is available 24 x 7 in all parts of the city with smart metering linked to online platforms for monitoring and transparency.	<ul style="list-style-type: none"> • Provision of Solar Energy on Public buildings as well as commercial buildings such as hotels, institutions etc. • Provision of underground wiring to reduce transmission loss and theft as well as maintenance.
15	Energy source	A Smart City has at least 10% of its electricity generated by renewables. (Guideline 6.2)	(Scenario – 3) Some energy consumed in the city is produced through renewable sources. There are long term targets for higher renewable energy capacities and the city is making plans to achieve these.	As the city has abundant energy to cater its existing population, few institutional buildings are installed with solar energy to make it self-sufficient for energy demands.	At least 10% of the energy used in the city is generated through renewable sources. The city is undertaking long-term strategic projects to tap renewable sources of energy in its region/beyond to increase the percentage of renewable energy sources.	<ul style="list-style-type: none"> • Energy Efficient Street Lights • Rooftop Solar power energy units at public building

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16	Water supply	A Smart City has a reliable, 24/7 supply of water that meets national and global health standards. (Guidelines 2.4 & 6.2)	(Scenario – 1) The city has a poor water supply system with limited water availability. There are no clear targets to achieve higher quality and optimal quantity standards. Unaccounted water loss is above 40%.	The city lack adequate drinking water supply. As per primary survey, the duration of water supply is only 30 minutes per day.	The city has 24 x 7 treated water supply which follows national and global standards and also available in sufficient quantity and affordable across all sections of the society. Unaccounted loss less than 15%.	<ul style="list-style-type: none"> • Provision of monitoring system to tab transmission loss using technology such as SCADA. • Provision of water supply from the Rangit river to provide 24/7 water supply system. • Recycling of waste water with complete treatment.
17	Water management	A Smart City has advanced water management programs, including smart meters, rain water harvesting, and green infrastructure to manage storm water runoff. (Guideline 6.2)	(Scenario – 1) The city does not measure all its supply. It does not recycle waste water to meet its requirements and rain water harvesting is not prevalent. Flooding often occurs due to storm water run-off.	The city lacks adequate water supply management system. The transmission loss accounts to be around 50% of the total water supply.	The city has meters for all its water supply. It includes smart mechanisms to monitor remotely. Rainwater harvesting systems are installed and utilised through the city and storm water is collected and stored in water bodies and treated for usage. Recycled waste water is supplied for secondary uses.	<ul style="list-style-type: none"> • Provision of smart meters and the billing of the water according to the usage of water at every connection. • Regular billing and collection of water charges to sustain the water supply system at its best. • Laying of upgraded water supply network as the existing supply network is not

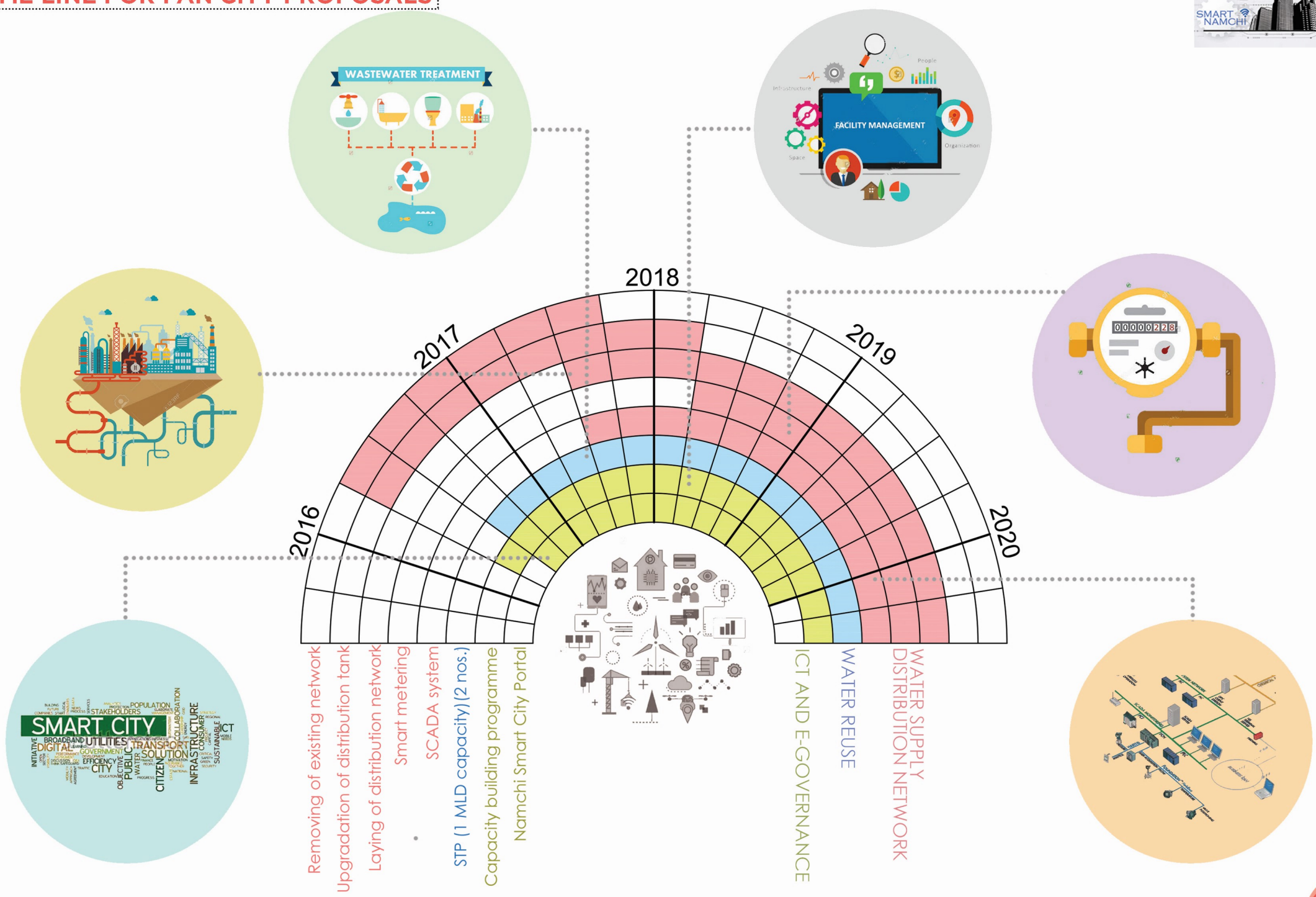
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						feasible.
18	Waste Water Management	A Smart City treats all of its sewage to prevent the polluting of water bodies and aquifers. (Guideline 2.4)	(Scenario – 1) The city is unable to treat all its sewage. Many local sewer lines open on to water bodies and open ground and pollute the environment.	The waste water flows through the networks of drains (both open and closed) which are unmaintained. The city lacks an adequate drainage system	The city has zero waste water because all the waste water is collected, treated and recycled. It meets standards and reduces the need for fresh water.	<ul style="list-style-type: none"> • Recycling of waste water with complete treatment. • Provision of 2 STPs with complete treatment and resupply- system.
19	Air quality	A Smart City has air quality that always meets international safety standards. (Guideline 2.4.8)	(Scenario – 3) City has programs and projects to monitor air quality and specializing the data to ascertain reasons for degrees of pollution in the air. Pollution levels are acceptable.	At present, there is no existing monitoring station situated at Namchi.	The city has clean air by international standards. Live Air quality monitoring cover the entire city and data of air quality are mapped.	<ul style="list-style-type: none"> • The existing air quality in the city is under permissible limits. • Provision of establishment of Air quality monitoring system in the city.

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20	Energy efficiency	A Smart City government uses state-of-the-art energy efficiency practices in buildings, street lights, and transit systems. (Guideline 6.2)	(Scenario – 2) The city promotes energy efficiency and some new buildings install energy efficiency systems that track and monitor energy use and savings.	Few institutional building some residential buildings have installed solar unit to generate solar energy to achieve self-sufficiency.	All the existing old and new public buildings employ energy efficiency principles in development and operation and apply for energy rating by national and international forums. Many non- public buildings are also energy efficient because the government promotes energy efficiency through incentives and regulations.	<ul style="list-style-type: none"> • Energy Efficient Street Lights • Rooftop Solar power energy units at public building
21	Underground electric wiring	A Smart City has an underground electric wiring system to reduce blackouts due to storms and eliminate unsightliness. (Guideline 6.2)	(Scenario – 2) More than 40% of the city has underground electric wiring system.	Core city areas of Namchi have underground electric wiring. Still, wiring lines of service like telephone line, cable lines, etc have to get underground distribution network.	More than 90% of the city has underground electric wiring system.	<ul style="list-style-type: none"> • 100% underground wiring for all the wired services such as electricity, telephone networks, broadband networks etc.

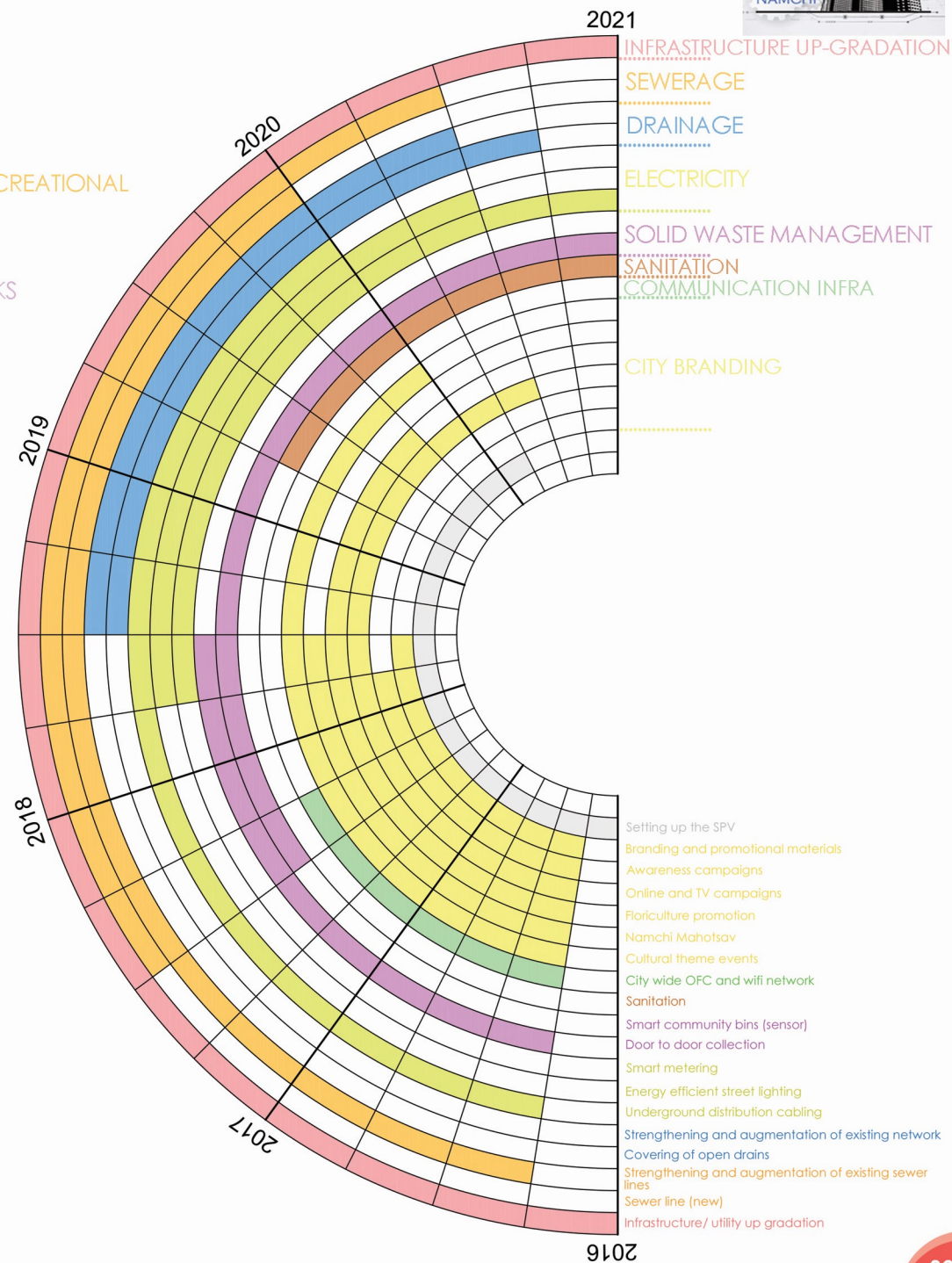
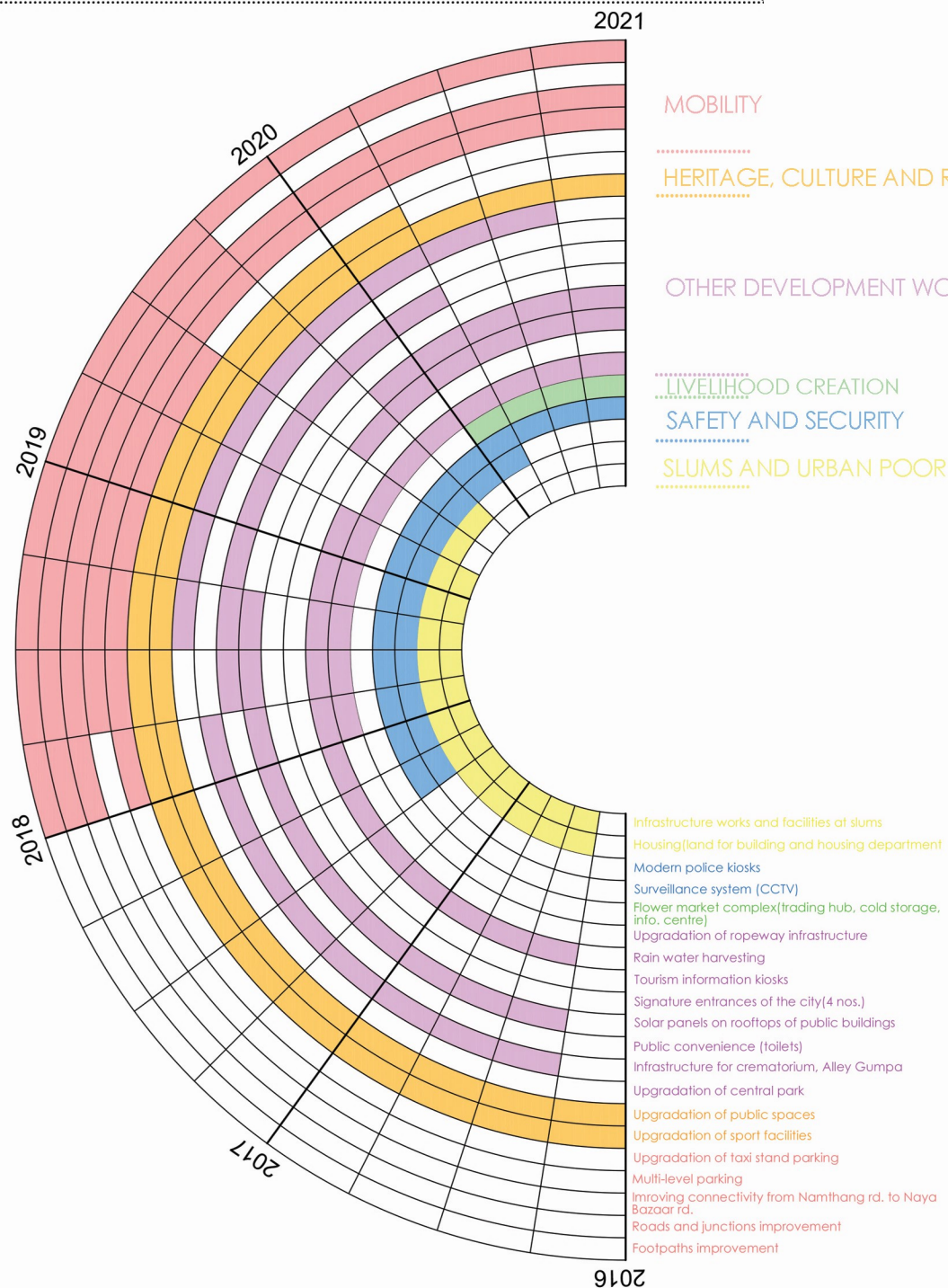
S. No.	Features	Definition	Baseline Scenario	Basis for Assessment / Quantitative Indicator	Target Scenario	Inputs / Initiative to reach Target Scenario
22	Sanitation	A Smart City has no open defecation, and a full supply of toilets based on the population. (Guidelines 2.4.3 & 6.2)	(Scenario – 2) Sanitation facilities are available to 70% of the city's population.	Based on Cleanliness and Solid Waste Management, it has come out that 45% of the population finds out streets in the town are not clean.	Sanitation facilities are available to 100% of the city's population.	<ul style="list-style-type: none"> • Increased frequency of Door to Door collection of solid waste from domestic as well as commercial establishments.
23	Waste management	A Smart City has a waste management system that removes household and commercial garbage, and disposes of it in an environmentally and economically sound manner. (Guidelines 2.4.3 & 6.2)	(Scenario – 2) Waste generated is usually collected but not segregated. Recycling is attempted by difficult to implement.	The city practices Door- to- door collection of wastes, though the efficiency of waste collection is not adequate. The collection is done 2-3 times a week. No initiatives of segregation of wastes and smart initiatives like waste to energy or waste to organic manure is been carried out the Namchi administration.	The city reduces land fill caused by waste so that it is minimal. All the solid waste generated is segregated at source and sent for recycling. Organic waste is sent for composting to be used for gardening in the city. Energy creation through waste is considered	<ul style="list-style-type: none"> • Provision of recycling of inorganic waste such as plastics glass etc. • Awareness programme for segregation of waste at source.

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24	Safety and security	A Smart City has high levels of public safety, especially focused on women, children and the elderly; men and women of all ages feel safe on the streets at all hours. (Guideline 6.2)	(Scenario – 3) The city has high levels of public safety - all citizens including women, children and the elderly feel secure in most parts of the city during most time in the day.	The social culture of Namchi is very distinct and citizen has sense of belongingness towards each other. The criminal incidents at Namchi are almost negligible and as per the primary survey, the streets of Namchi are safe for all age groups and different section of the society.	The city has very high levels of public safety - all residents feel safe in all parts of the city during all hours of the day.	<ul style="list-style-type: none"> Establishment of Control room with CCTV monitoring in all the areas of the city.

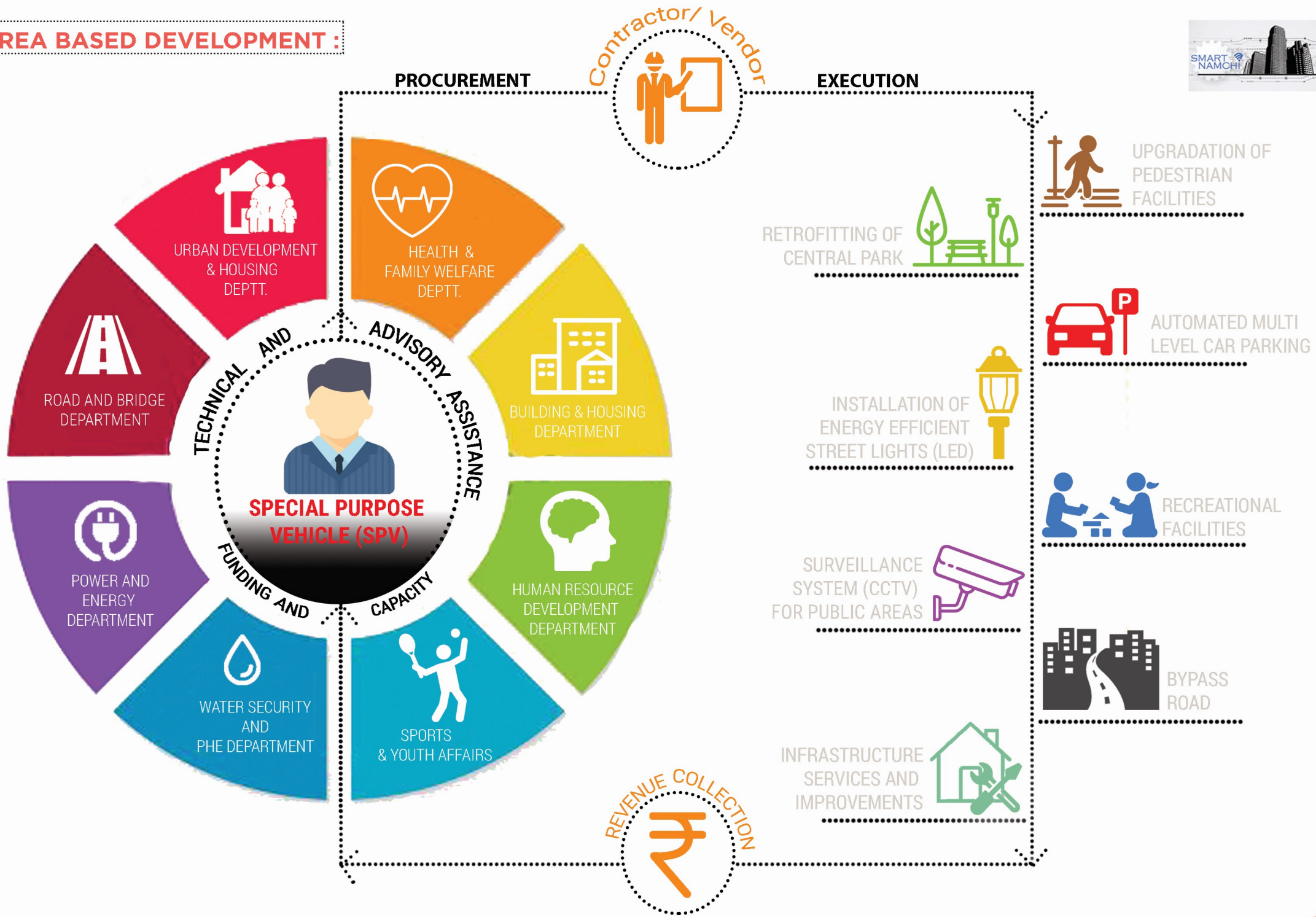
TIME LINE FOR PAN CITY PROPOSALS



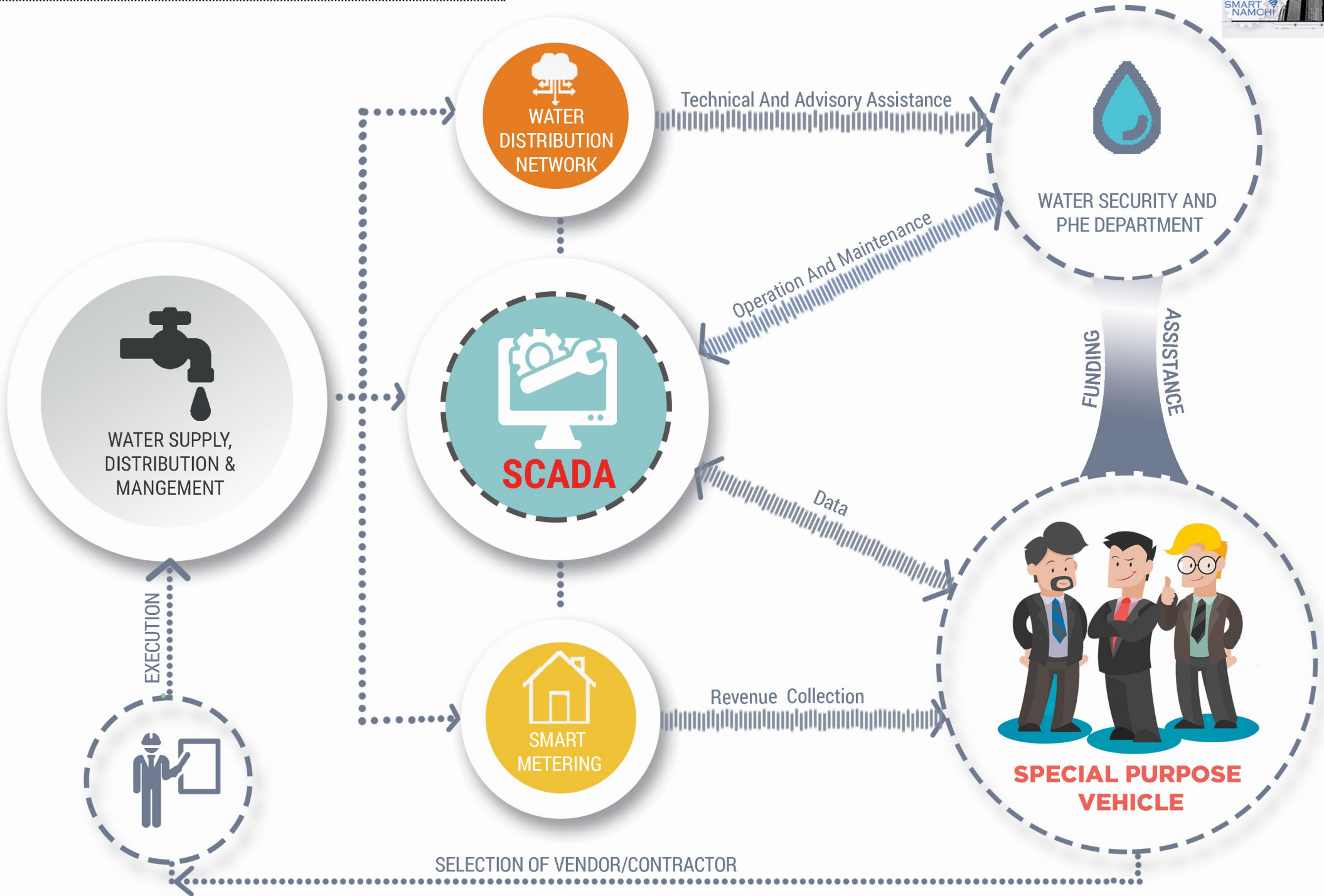
TIME LINE FOR AREA BASED PROPOSALS



AREA BASED DEVELOPMENT :



CONVERGENCE FOR PAN CITY SOLUTION



INSTITUTIONAL ARRANGEMENT FOR OPERATIONALISATION OF SPV

Feedback and plan adaptation / modification

SPV

BOARD OF DIRECTORS

- Chairperson (Director): Secretary UD & HD, GoS
- Director (Representative from State line departments)
- Director (Representative from Central Govt. through MoUD)
- Director (Municipal Executive Officer)
- Director (Representative from NMC occupying Tech or Managerial post/Town Planning Cell of UD & HD)
- Independent Director 1 (Business/ Technical Person of Eminence in Urban Policy, Planning etc)
- Independent Director 2 (Business/Technical Person of Eminence in Urban Policy, Planning etc)

EXECUTIVE

Chief Executive Officer (CEO)

- Finance (CFO)
 - Account and Audit
 - Legal and Contracts
 - Financial Management
- Operations (COO)
 - Administration
 - Technical

ADVISORY COUNCIL

STAKE HOLDERS

FUNCTIONS/ACTIVITIES

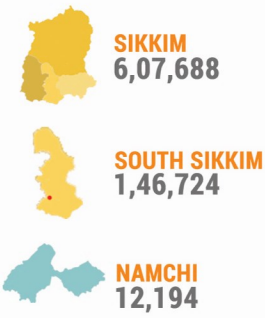
	Needs Assessment, Visioning & Strategic Planning	Projects Identification	Project Planning, Design & Structuring	Project Finance	Project Execution/ Procurement	Supervision & monitoring	Operations & Maintenance	Monitoring & Evaluation
(MP, Local Area MLA, Nominated Chairman etc.)	●							
State & District Administration (Parastatal Agency etc)	●							
Namchi Municipal Corporation (NMC)	●		●		●		●	●
Handholding Organisations (World Bank, ADB, JICA etc)				●				
Consultants	●		●			●		●
Financers/Commercial Banks etc				●				
PPP Partners					●		●	
Vendors					●		●	
Community Representatives, NGOs								●

- Advise
- Funding
- Coordinate
- Contract/ Concession
- Assistance

Project Identification controlled and coordinated by the Executive Council Assistance within all the Functions and activities.
Assistance for Feedback & plan adaptation/ Modification within strategic planning and the monitoring part

1.1 CITY PROFILE:

POPULATION:



ABOUT:
Namchi is the District Headquarters of South Sikkim and the second biggest town in sikkim after capital Gangtok, Namchi sits at an elevation of 5,500 feet above the sea level. The existing municipal boundary of the city is limited to 7.15 sq km, covering the commercial centre, administrative centre of the region and important places of tourist interest like Siddheswar Dham, commonly known as Chaardham, Statue of Guru Padmasambhawa at the Samdrupse hill towards the town's north.

POPULATION GROWTH:



MALE / FEMALE:



Higher Sex Ratio than the National Average of **943**

LITERACY RATE:



Higher than the National Average of **74%**

PEDESTRIAN ACCESS:

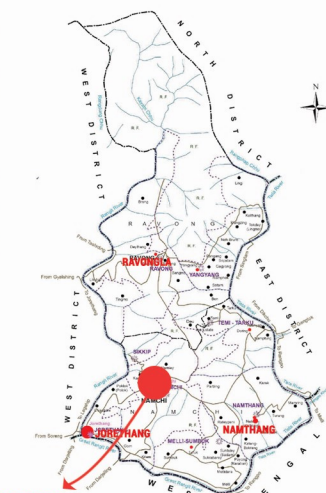


Walking is the most effective and preferred way of moving around the city.

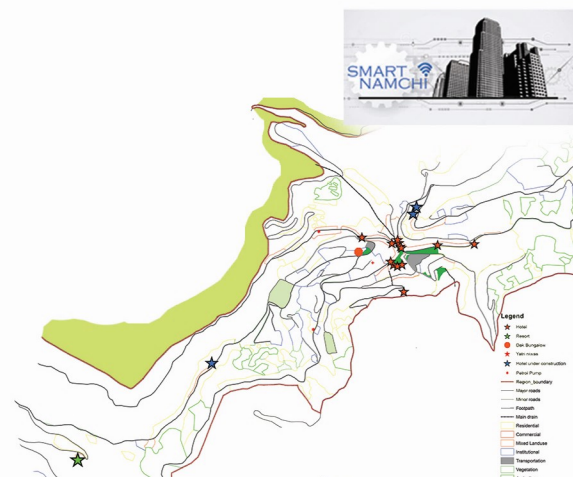
Namchi lacks Major Pedestrian paths and crossways essential for Pedestrians to commute across the city.



SIKKIM STATE



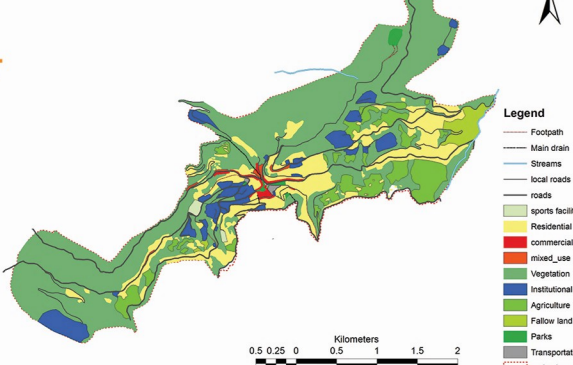
SOUTH SIKKIM DISTRICT



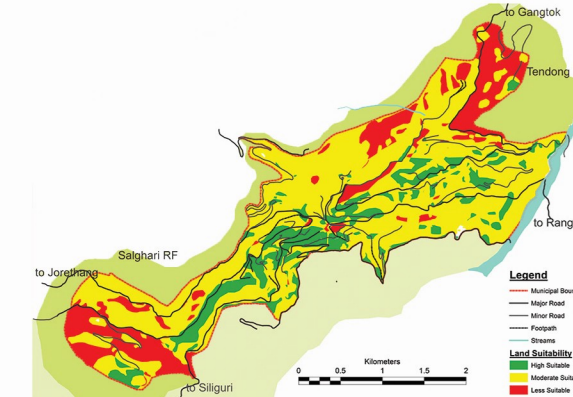
Social Infrastructure:
Existing infrastructure adequate as per the present Population



NAMCHI CITY



Land Use:
More than 60% of the area is under vegetation with density of 1600 /per



Land Suitability:
82% of the total land area of Namchi is moderately suitable for development.

1.2 VISION OF THE CITY:

"Namchi Smart city will be a world class tourist destination and simultaneously maintain ecological balance with a vibrant community offering an enriched quality of life supported by a robust local economy."

- Strategic Location
- Unique Natural Setting
- Organic Farming
- Clean And Sanitized City
- Strong Community Spirit
- Existing Pilgrimage Tourist Destinations
- Demographic Profile
- Safe & Secure City

S

- Limited Possibility Of Road Widening At Few Places
- Constraint For Differently Abled & NMT Movement
- Limited Buildable Land

W

- Potential For Induced Economic Growth
- Affordable Housing
- Facilitating Exhibition Of Handicraft Works
- Abundant Power Supply For Upcoming Development Works
- Potential For Rain Water Harvesting
- Retrofitting Central Park
- Physical Infrastructure Improvement
- Sports And Training Opportunities
- Potential For High End Tourism AND Vibrant Night Life

O

- Natural Disasters
- Haphazard Growth
- Over Exploitation Of City Resources

T



GOALS

1. TO PROMOTE NAMCHI AS A MAJOR TOURIST DESTINATION
2. TO UPGRADE EXISTING PHYSICAL AND SOCIAL INFRA-STRUCTURE
3. TO ENHANCE QUALITY OF LIFE
4. TO MAINTAIN ECOLOGICAL BALANCE
5. TO BUILD STRONG LOCAL ECONOMY
6. TO PROMOTE LOCAL ENTREPRENEURS, SHGs, MSME
7. EMPOWERMENT OF THE URBAN LOCAL BODY

TO BE RETAINED:



Balance between built environment and nature



Views and Vistas

TO BE IMPROVED:



Public Realm



Pedestrian Connection

TO BE IMPLEMENTED:



Cable car and Station



Namchi Entrance

1.3 CITIZEN ENGAGEMENT

The idea that citizen engagement is critical to the development and implementation of social innovation is regarded by many as a self-evident truth. In this, social innovation follows trends in two closely related discourses - international development and democratic renewal which has been emphasized in Namchi.



1500+



6000+



1500+

EXAMPLES:

Public meeting on
18th Nov at central park



Promotion of mygov.in
in Namchi



Public meeting on
19th Nov at Employee's
guest house, Namchi



Hon. CM, Government
Of sikkim on smart
city Namchi



INFORM



To provide the public with balanced and objective information to assist them in understanding the problems, opportunities and solutions

Installing speakers
Advertisements, Hoardings
Providing Data through
Websites & Smart phone app

CONSULT



To obtain public feedback on analysis, alternatives and decisions

Public meetings
Whats app group posts

INVOLVE



To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.

Trade fairs
Cultural programmes
Competitions
Community discussions

COLLABORATE



To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.

Voluntary organisations
Colleges
Schools

EMPOWER



To place final decision - making in the hands of public.

Encouraging Public
participation through
Voting

2.1 CITY CONCEPT

“The city level vision for Namchi is creation of what is termed as **Ecohabita**.”

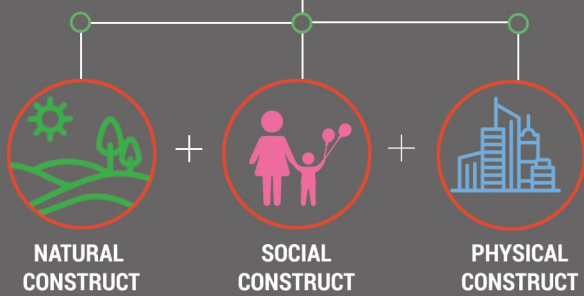


HOW?



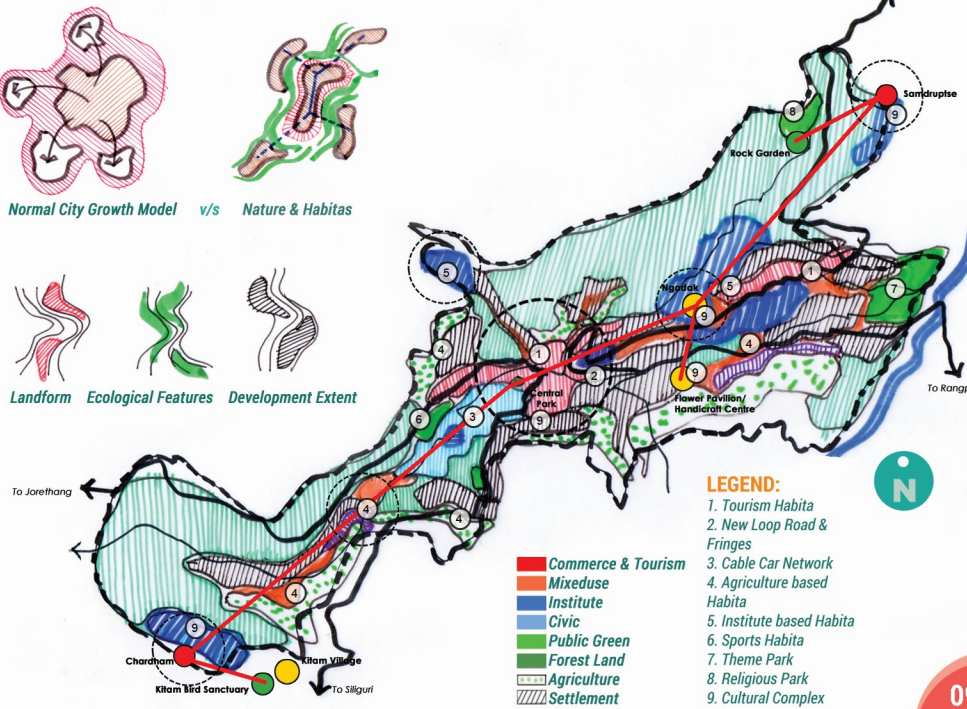
WHAT?

ECOHABITA

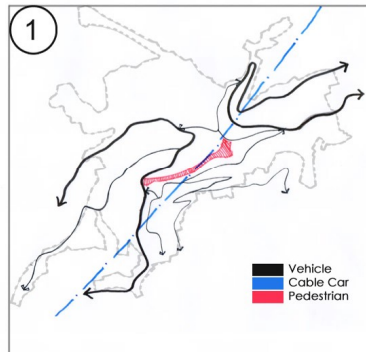


To make this implementable Namchi's Educational base and indigenous Economic base could be integrated with the promotion of tourism sector, considering tourism as the emerging economic base for Namchi.

METHODOLOGY:



2.2 AREA LEVEL PROPOSALS



Networking

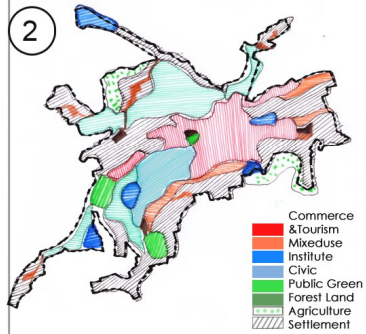
Aim :
To create a network of public spaces of different use, socio-cultural importance and order (in terms of scale and vibrancy) for increased social mobility of users.

Keypoints :

- Visual connectivity of different locations
- Theme based interventions for better perception in public realm
- Place making for public interaction
- Connectivity through proposed rope way network

Theme Addressed :

- Mobility
- Ambience
- Transformation



Functional Base

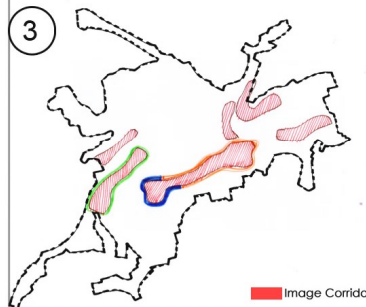
Aim :
Manage built use for an increased resilience (based on environmental and social impact).

Keypoints :

- To ensure sustainable land form and built use.
- Different compatible models of land use interface such as commercial and residential or green edges and open spaces.
- Creation of an overall unified image.

Theme Addressed :

- Sustainability
- Ambience
- Transformation



Built Character & Image

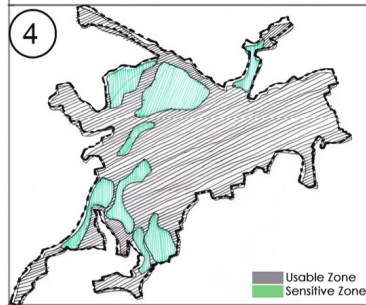
Aim :
To create an international image for Namchi city keeping in consideration the heritage value and the omnipotent local flavour of culture and the 'Namchi Life'.

Keypoints :

- Incorporating 'Smart City' elements but in semblance with the local architecture and built character.
- "Namchi Life" could be a theme to promote local festivals through built forms/public spaces to boost the economic impetus of the city (more details to be discussed based on the tourism strategies for Namchi).

Theme Addressed :

- Regeneration & Transformation
- Ambience



Development Extent

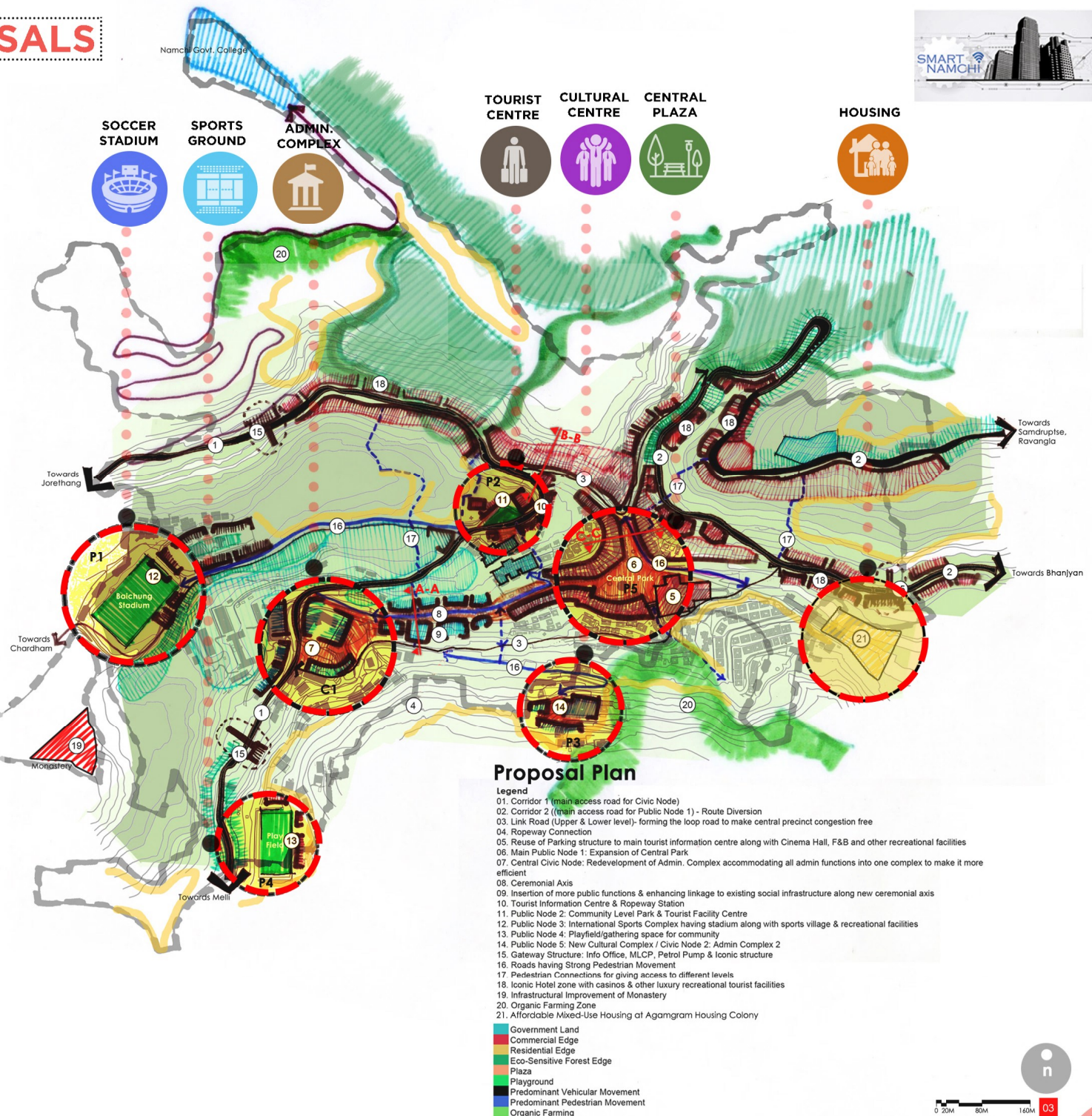
Aim :
To ensure sustainable land use in the city.

Keypoints :

- Slope analysis for finding buildable and non buildable slopes; Risk mapping of environmentally sensitive zones.

Theme Addressed :

- Sustainability



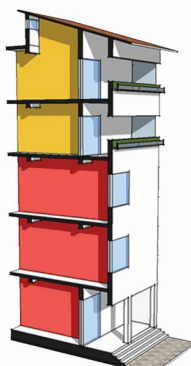
2.3 SMART FORM

Exploring different interfaces with Built Typologies

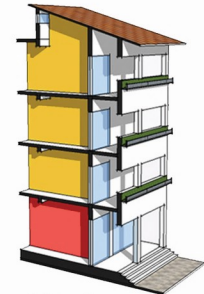
Namchi, thanks to its varying altitudes throughout the settlement, houses several types of interfaces between its built forms and the natural setting. There are primarily five types of built form that is seen here. Most built structures in Namchi have residential use on one of its floors or segments along with other uses supporting the very nature of the particular structure.

While planning for redevelopment, it is pertinent to take this phenomenon into account. The beauty lies in the fact that this helps create an unbroken connection between different types of buildings, communities and localities. The trail of changing surroundings give life to the flavour called 'Namchi'.

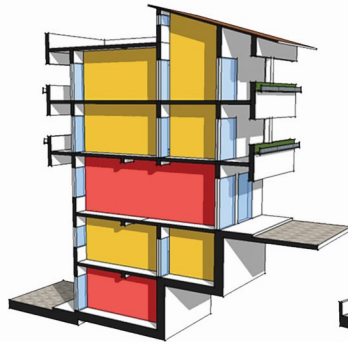
Hence, the redevelopment and retrofitting solutions that are suggested in Local level interventions, have given prime attention to retain the very character. The proposed sections are articulated to bring out existing interconnectivity in a more pronounced manner that makes the urban form resilient and sustainable, hence 'Smart'.



Built type I:
Building facing central plaza



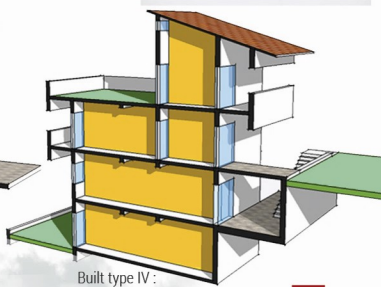
Built type IIa:
Mixed use building type-I
Retail at lowest floor and
Residential above



Built type IIb:
Commercial at two floors
at two adjacent roads on
either side of road.



Built type III:
Mixed use building type III
Residential at lowest floor
and hotel above

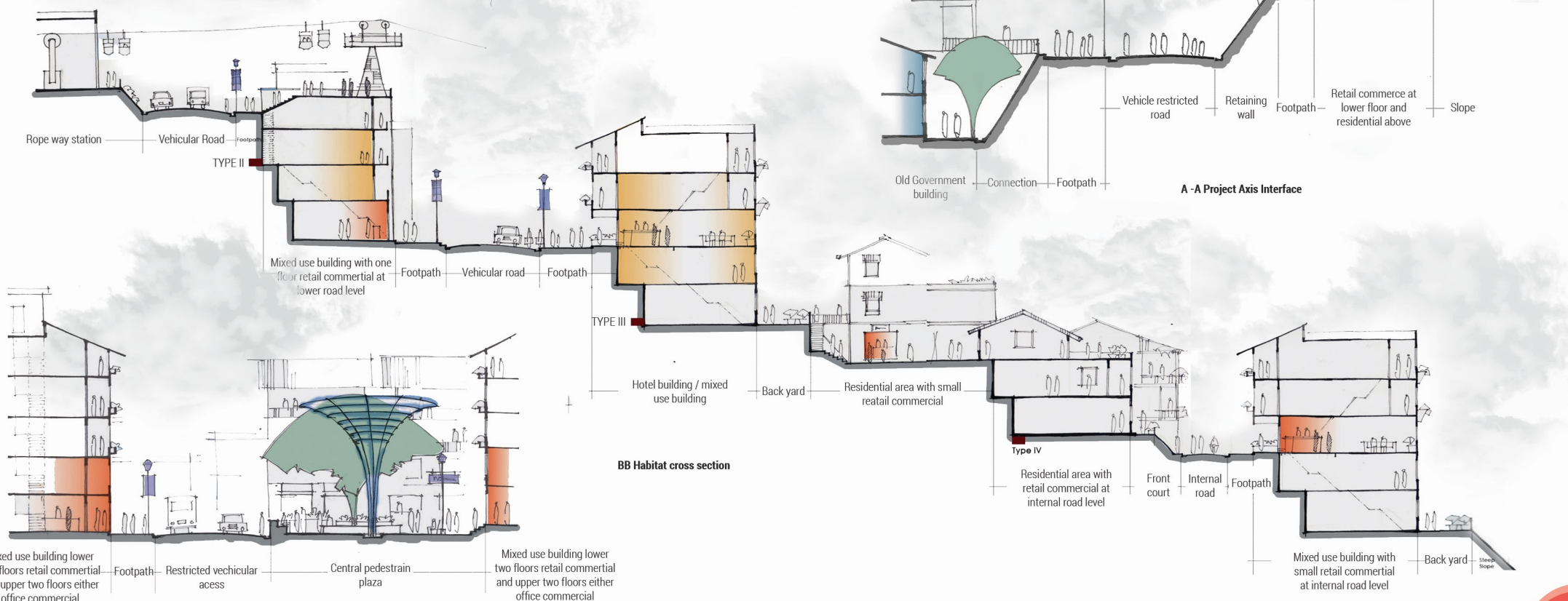


Built type IV:
Residential with organic framing
in front and back

Major built typology

Legend

 Retail Commerce	 Residential
 Hotel Commerce	 Organic farming



2.4 DESIGN GENERATORS

CONCERN 1
Boosting Tourism:
 Investing in tourist infrastructure will make Namchi a bustling city with unprecedented natural growth rate.

CONCERN 2
Walkability for Ease of Access:
 Controlled vehicular movement in core area employing route diversion to keep central area as vehicle free as possible.

CONCERN 3
Managing Growth Extent:
 Need for preventive regulations allotting non-buildable green slopes and eco-mapping to disallow disparity in development

CONCERN 4
Rejuvenated Economic Impetus:
 Retaining skilled youth workforce through image making of city with focused investment to rejuvenate local economy

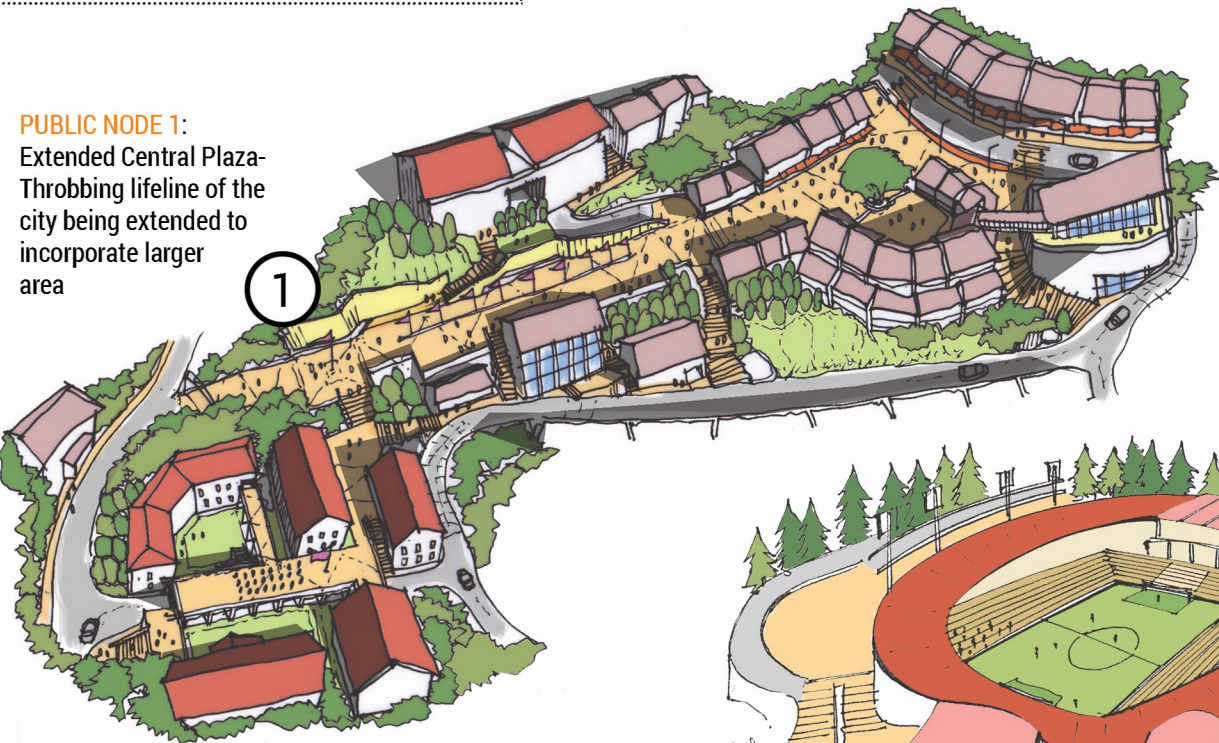
CONCERN 5
Amenity & Capacity Building:
 Upliftment of public infrastructure to attract national & international tourists to operate Namchi at scale of other urban centres

KEY PROJECTS:

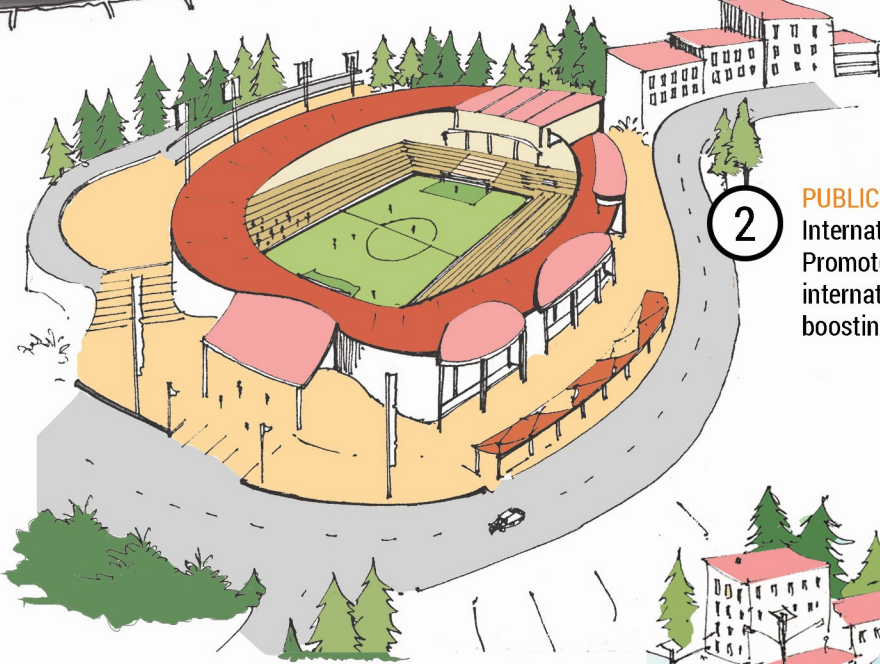
- Project Soccer**
- Project Movers**
- Project Axis**
- Project Reform**
- Tech-o-Namchi**

2.5 DESIGN STRATEGIES

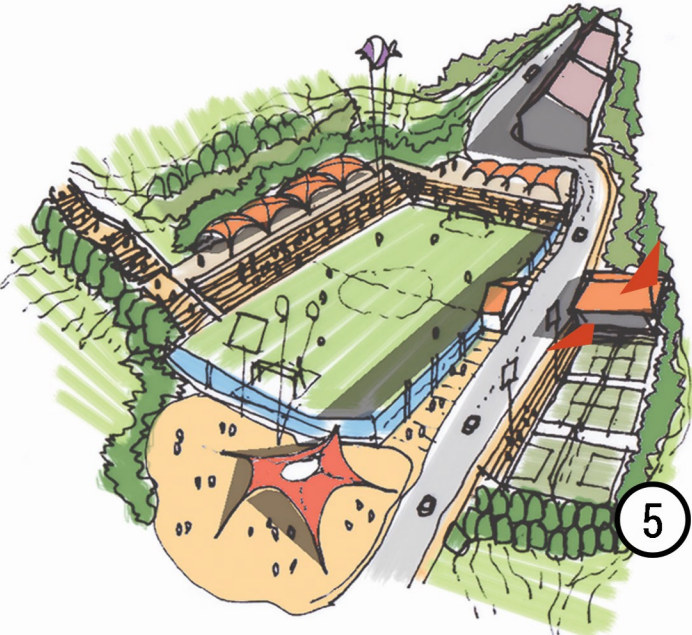
PUBLIC NODE 1:
Extended Central Plaza-
Throbbing lifeline of the
city being extended to
incorporate larger
area



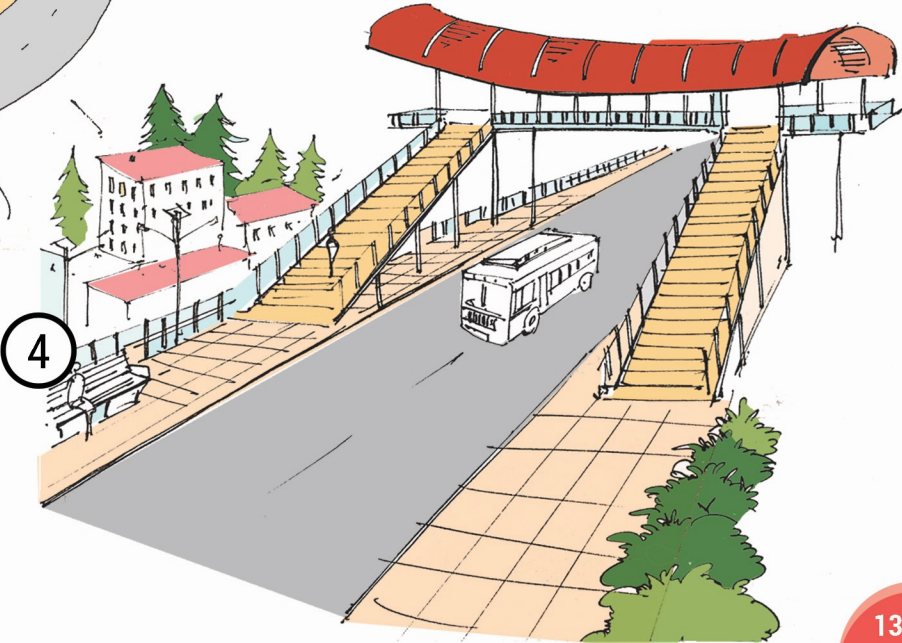
PUBLIC NODE 2:
International Sports Centre-
Promotes soccer at an
international platform
boosting tourism attraction



PUBLIC NODE 3:
Cultural Centre-
Negotiates hilly terrain with
interesting landscaping
patterns while providing
large congregational space



PUBLIC NODE 4:
Tourist Facility Centre-
Clean transportation and healthy lifestyle
encouraged via total pedestrian connectivity



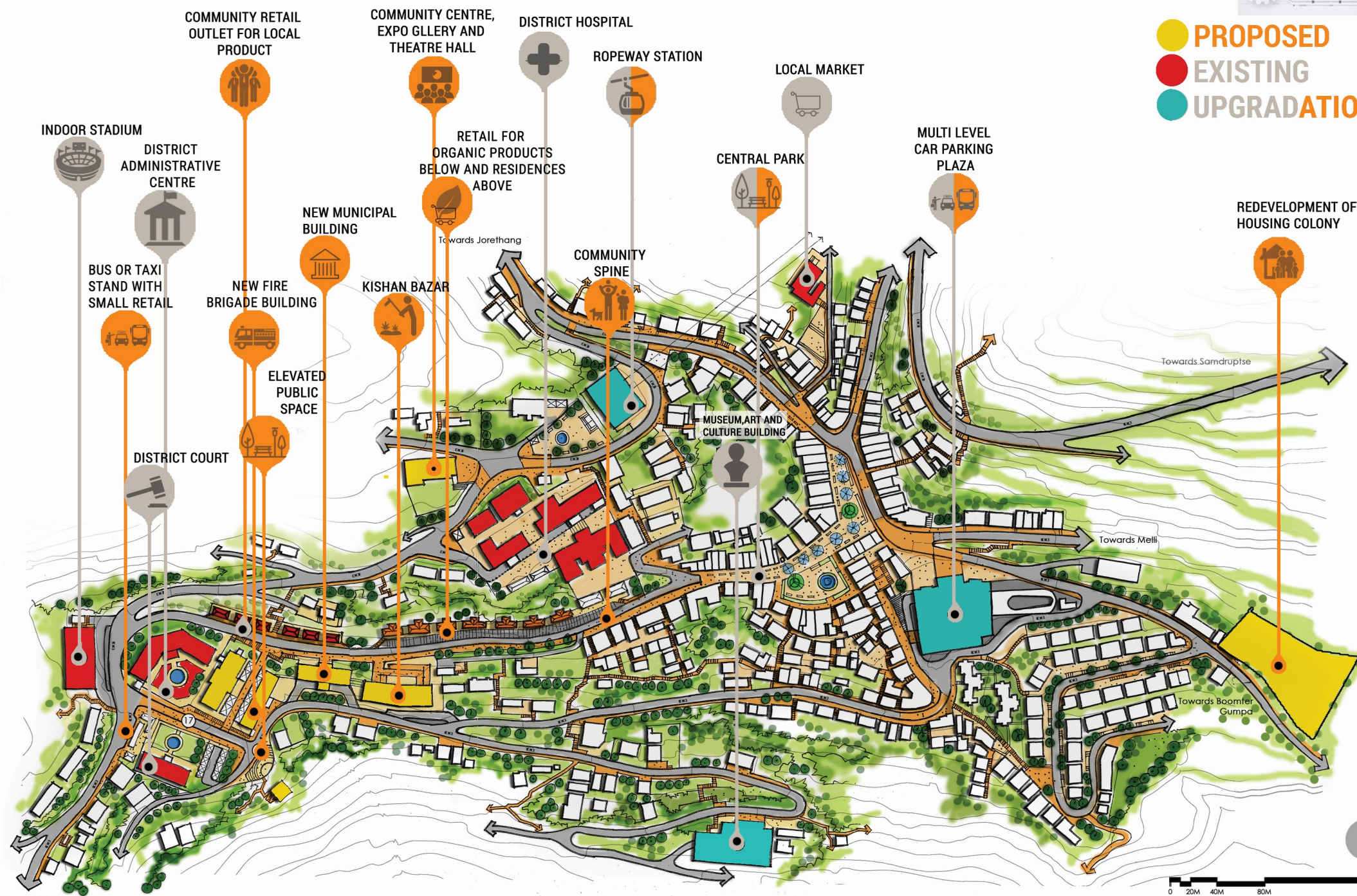
PUBLIC NODE 5:
Community Sports Centre-
Allows exchange of popular talent at
city-wide stage



PROPOSED ABD PROJECTS:



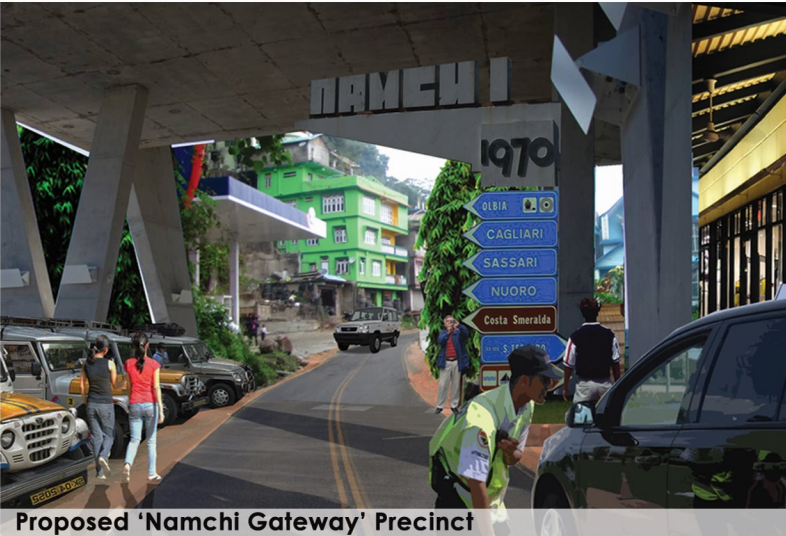
- PROPOSED
- EXISTING
- UPGRADATION



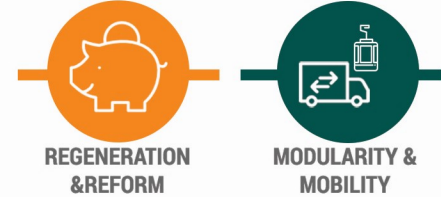
2.6 PENTA PROJECTS:

Area Based Proposal- Key Projects

Project 'Tech-O-Namchi' talks about introducing e-governance system for citizens. As a part of this system iconic booths will help citizens to submit their regular bills online from any location, anytime. This will particularly help those who may not have internet access from home but could walk to the nearest booth and pay their bills regularly. It will also facilitate online booking system for tourists. Comprehensive city related information along with emergency facilities like Mobile charging will make these 'Tech Booths' as important landmarks for the city.



Project Movers intends to introduce cable car movement in the city. It facilitates tourist movement to a significant extent. It also helps to improve daily work-home movement for residing people. This new system introduces new physical attributes to the city that helps in image-making and enhances nature-friendly sustainable movement.



PROJECT TECH-O-NAMCHI PROJECT SOCCER



NAMCHI GATEWAY PROJECT MOVER



2.7 PENTA PROJECTS:

Area Based Proposal- Key Projects

Project Reform aims for adaptive reuse of a 'MLCP Building' as a public building. Its strategic location at the heart of the city justifies the introduction of required recreational facilities for people. It also significantly helps to improve pedestrian movement from central plaza to adjacent neighbourhoods through providing suitable, safe & walkable environment.



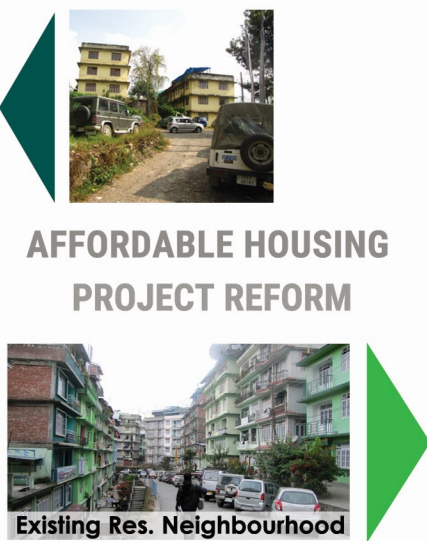
Reuse of MLCP building



Intervention of Public Space at MLCP building



Proposed Affordable Housing



Existing Res. Neighbourhood



Proposed Street interface in Residential neighbourhood

Project habitat is an affordable and planned housing zone which obeys the permissible density and spacial standards. It can standardize the further residential developments in hilly regions and to the whole city urban fabric.

3.1 E-GOVERNANCE



E-GOVERNANCE:

Converges all the city services to single point of contact or online interface. It has 4 major components i.e. Information dissemination, Request and Process (work flow), Billing & collection and Grievance redressal. This service can be availed using computers, mobile phones or manual collection of payments or applications.

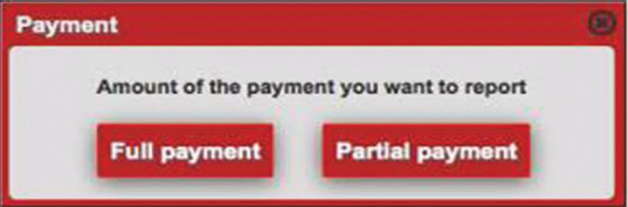
INFORMATION DISSEMINATION:

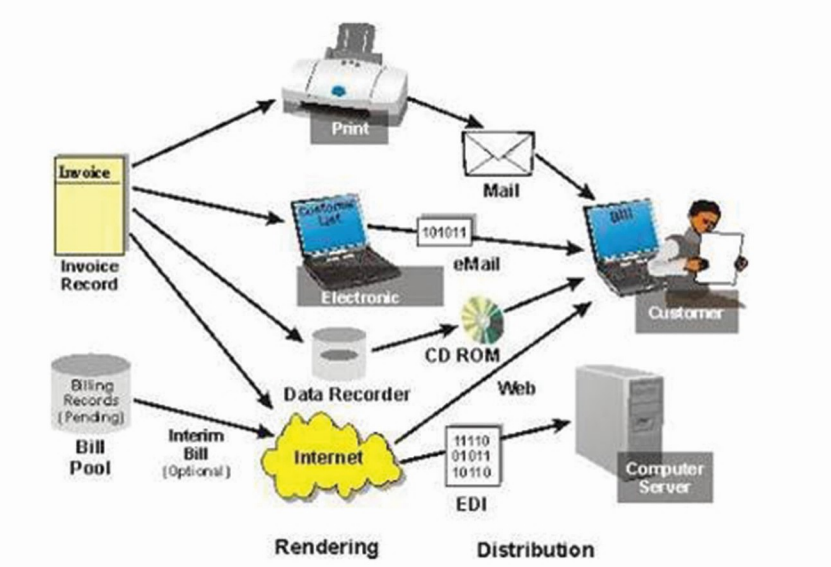
Hassle free access to all Statutory Documents and all basic information relevant to citizens. Creation of database for all the properties including the services availed by the property. The database will includes information such as electricity connection, water supply, property information etc.

REQUEST AND PROCESS (G2C WORK)

Any request for application, suggestions, grievances related to city services will be received at single point to the government. The request will be redirected to the concern departments for the action to be taken. Integrated workflows of all the departments and agencies to ease resolution of the issue. Real-time updates via mail/ messages/ voice calls on the status of grievance or application raised.

BILLING AND COLLECTION:
 Integrated billing system for all the services provided by the government .Options for partial payments can also be provided for ease of citizens.





ICT enablement of water supply system and e-governance integration

According to the need of the city, water supply in Namchi is the most critical issue to be addressed. Intervention of ICT in the infrastructure as well as governance will enable the water supply system to cater to the demand of the city. The comprehensive e-governance system will include all the city service with technological interventions to provide better service delivery.

ICT enablement and Integration of departmental functions and workflows

Centralized attendance management.
Integrated asset management and real-time monitoring.

3.2 WATER SUPPLY PAN CITY PROPOSAL

Revamping existing water network

- Enhancement of water supply network
- Reduction in water contamination
- Reducing water losses and availing maximum potable water
- Easy maintenance and monitoring via complete digital interface and ICT intervention

SCADA (SUPERVISORY CONTROL AND DATA ACQUISITION)



Tracks the water level in storage tanks and displays the amount and time for which the water pressure is available in psi (per sq. inch)

The system detects the leakage system, maintains maximum efficiency and also measures the water pressure.

Pressure control system to regulate the flow of water as per requirement

Reduced NRW (non revenue water) assuring efficiency in transmission.

1. SMART METERING

Smart metering with every household connected to the water supply

Improves accountability of water usage

Automated reading systems

Rationalized user charges as per usage and digital billing system

2. UPGRADED WATER SUPPLY NETWORK



Upgradation of the existing water line by making underground supply line with main line, distribution network and inlet line to the households

Reduction in leakage and contamination of water ensuring effective transmission and quality of water supply.

3. ONLINE BILLING AND GRIEVANCE REDRESSAL



The e-governance of water supply network will be a part of the e-governance system for the city including all the services.

Online grievance redressal system with 24/7 online portal and universal accessibility.

Multiple option of billing and payment systems for the citizen

Automated warnings and notices for billing, payments and status of applications.

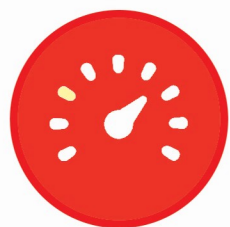
ICT Interventions in Infrastructure

Digitally controlled water system network with 24/7 Monitoring

Minimizing NRW/UFW

Smart Metering for accurate charging and demand management.

Digital payment and bill generation interface.



Life Cycle Costs		All Projects					Public Funded Projects					PPP Projects				
All Figures in Rupees Crores		Capital Costs	O & M Costs	Revenue	Lifetime Cost	Net Lifetime Cost	Capital Costs	O & M Costs	Revenue	Lifetime Cost	Net Lifetime Cost	Capital Costs	O & M Costs	Revenue	Lifetime Cost	Net Lifetime Cost
#	TOTAL ESTIMATED SCP COST	964.56	386.30	1,355.33	1,350.86	(4.48)	719.06	307.13	859.88	1,026.19	166.31	245.50	79.17	495.46	324.67	(170.79)
#	Soft Costs (A&OE)	43.00	33.24	-	76.24	76.24	43.00	33.24	-	76.24	76.24	-	-	-	-	-
-	SPV Incorporation & Establishment Cost	6.00	33.24	-	39.24	39.24	6.00	33.24	-	39.24	39.24	-	-	-	-	-
-	A&OE Costs (State & ULB)	25.00	-	-	25.00	25.00	25.00	-	-	25.00	25.00	-	-	-	-	-
-	A&OE Costs (Centre) + Initial Cost	12.00	-	-	12.00	12.00	12.00	-	-	12.00	12.00	-	-	-	-	-
#	PAN CITY PROJECT	161.00	81.62	202.33	242.62	40.29	161.00	81.62	202.33	242.62	40.29	-	-	-	-	-
(A) Water Supply Distribution Network																
-	Dismantling of existing network	3.00	-	-	3.00	3.00	3.00	-	-	3.00	3.00	-	-	-	-	-
-	Up-gradation of existing distribution tanks (GLSR/ OHSR)	15.00	5.10	-	20.10	20.10	15.00	5.10	-	20.10	20.10	-	-	-	-	-
-	Laying of Distribution Network	76.00	22.80	-	98.80	98.80	76.00	22.80	-	98.80	98.80	-	-	-	-	-
-	Smart Metering Water	7.00	10.47	167.45	17.47	(149.97)	7.00	10.47	167.45	17.47	(149.97)	-	-	-	-	-
-	SCADA System	10.00	4.50	-	14.50	14.50	10.00	4.50	-	14.50	14.50	-	-	-	-	-
		111.00	42.87	167.45	153.87	(13.57)	111.00	42.87	167.45	153.87	(13.57)	-	-	-	-	-
(B) ICT & E-Governance																
-	Namchi Smart City Portal (Under SPV) Gateway for all the Infrastructure sevices	25.00	20.00	34.88	45.00	10.12	25.00	20.00	34.88	45.00	10.12	-	-	-	-	-
-	Capacity Building Programs	25.00	18.75	-	43.75	43.75	25.00	18.75	-	43.75	43.75	-	-	-	-	-
		50.00	38.75	34.88	88.75	53.87	50.00	38.75	34.88	88.75	53.87	-	-	-	-	-
#	AREA BASED DEVELOPMENT	760.56	271.44	1,153.00	1,032.00	(121.01)	515.06	192.27	657.55	707.33	49.78	245.50	79.17	495.46	324.67	(170.79)
(C) Mobility																
-	Footpaths	45.00	14.40	-	59.40	59.40	45.00	14.40	-	59.40	59.40	-	-	-	-	-
-	Road & Junction Improvement (including Widening, Railing, Signages)	31.25	10.00	2.40	41.25	38.85	31.25	10.00	2.40	41.25	38.85	-	-	-	-	-
-	Improving new connectivity from South side (from Namthang road to naya bazaar road)	47.70	15.26	-	62.96	62.96	47.70	15.26	-	62.96	62.96	-	-	-	-	-
-	Multi-Level Parking	70.00	22.40	50.88	92.40	41.52	-	-	-	-	-	70.00	22.40	50.88	92.40	41.52
-	Upgradation & Smart Solutions for Existing (Taxi Stand) Parking	20.00	6.40	9.60	26.40	16.80	20.00	6.40	9.60	26.40	16.80	-	-	-	-	-
-	Pedestrian Walkways (Connecting different levels)	20.00	6.40	2.40	26.40	24.00	20.00	6.40	2.40	26.40	24.00	-	-	-	-	-
-	Pedestrian Subway / FOBs	22.50	7.20	-	29.70	29.70	22.50	7.20	-	29.70	29.70	-	-	-	-	-
-	Pedestrian Infrastructure & Street Furniture	5.00	1.60	2.40	6.60	4.20	5.00	1.60	2.40	6.60	4.20	-	-	-	-	-
		261.45	83.66	67.68	345.11	277.43	191.45	61.26	16.80	252.71	235.91	70.00	22.40	50.88	92.40	41.52
(D) Heritage, Culture & Recreational																
-	Sport Facilities	10.00	3.40	6.12	13.40	7.28	10.00	3.40	6.12	13.40	7.28	-	-	-	-	-
-	Movie Theatre	18.00	6.12	73.44	24.12	(49.32)	-	-	-	-	-	18.00	6.12	73.44	24.12	(49.32)
-	Cultural Center	12.00	4.08	6.12	16.08	9.96	12.00	4.08	6.12	16.08	9.96	-	-	-	-	-
-	Handicraft Bazar / KisaanBazar	25.00	8.50	8.16	33.50	25.34	25.00	8.50	8.16	33.50	25.34	-	-	-	-	-
-	Lively Public Spaces / Public Art / Sports / Parks / Open Gym-Yoga Spaces	10.00	3.40	-	13.40	13.40	10.00	3.40	-	13.40	13.40	-	-	-	-	-
		75.00	25.50	93.84	100.50	6.66	57.00	19.38	20.40	76.38	55.98	18.00	6.12	73.44	24.12	(49.32)
(E) Other Development Works																
-	Retrofitting of Central Park (including expansion & façade treatment)	15.00	4.80	7.68	19.80	12.12	15.00	4.80	7.68	19.80	12.12	-	-	-	-	-
-	Facilities / Infrastructure for Cremation Facilities for Alley Gumpa (Ward - Purano Namchi)	5.00	1.60	-	6.60	6.60	5.00	1.60	-	6.60	6.60	-	-	-	-	-
-	Public Convenience (Toilets)	1.75	0.56	4.32	2.31	(2.01)	1.75	0.56	4.32	2.31	(2.01)	-	-	-	-	-
-	Solar Panel (on Roof Top of Public buildings)	6.36	2.04	23.04	8.40	(14.64)	6.36	2.04	23.04	8.40	(14.64)	-	-	-	-	-
-	Signature Entry Gates of the city (04 Locations)	10.00	3.20	-	13.20	13.20	10.00	3.20	-	13.20	13.20	-	-	-	-	-
-	Tourist information kiosks at various locations	2.00	0.64	1.44	2.64	1.20	2.00	0.64	1.44	2.64	1.20	-	-	-	-	-
-	Rain Water Harvesting	5.00	1.60	-	6.60	6.60	5.00	1.60	-	6.60	6.60	-	-	-	-	-
-	Upgrade Ropeway Infrastructure	25.00	8.00	139.54	33.00	(106.54)	-	-	-	-	-	25.00	8.00	139.54	33.00	(106.54)
		70.11	22.44	176.02	92.55	(83.47)	45.11	14.44	36.48	59.55	23.07	25.00	8.00	139.54	33.00	(106.54)
(F) Economic Regenration / Livelihood Creation / Tourist Facilities																
-	Flower Market Complex (Trading hub / Cold Storage / Information Centre)	15.00	4.80	3.84	19.80	15.96	15.00	4.80	3.84	19.80	15.96	-	-	-	-	-
-	Hotels (with or without Casino)	70.00	22.40	172.80	92.40	(80.40)	-	-	-	-	-	70.00	22.40	172.80	92.40	(80.40)
		85.00	27.20	176.64	112.20	(64.44)	15.00	4.80	3.84	19.80	15.96	70.00	22.40	172.80	92.40	(80.40)
(G) Safety and Security																
-	Surveillance System (CCTV)	5.00	1.60	-	6.60	6.60	5.00	1.60	-	6.60	6.60	-	-	-	-	-
-	Emergency Call Points	1.25	0.40	-	1.65	1.65	1.25	0.40	-	1.65	1.65	-	-	-	-	-
-	Modern Police Kiosks	1.25	0.40	-	1.65	1.65	1.25	0.40	-	1.65	1.65	-	-	-	-	-
		7.50	2.40	-	9.90	9.90	7.50	2.40	-	9.90	9.90	-	-	-	-	-
(H) Housing / Mixed Use Development																
-	Housing (Land of Building & Housing Deptt.)	50.00	16.00	50.00	66.00	16.00	-	-	-	-	-	50.00	16.00	50.00	66.00	16.00
-	Infrastructure Works & Facilities at Slums	15.00	4.80	-	19.80	19.80	15.00	4.80	-	19.80	19.80	-	-	-	-	-
		65.00	20.80	50.00	85.80	35.80	15.00	4.80	-	19.80	19.80	50.00	16.00	50.00	66.00	16.00
(I) Infrastructure/ Utility Up-gradation																
Sewerage																
-	Sewer Line (Apart from the existing one)	50.00	16.00	-	66.00	66.00	50.00	16.00	-	66.00	66.00	-	-	-	-	-
-	Strengthening & Augmentation of sewer network	15.00	4.80	-	19.80	19.80	15.00	4.80	-	19.80	19.80	-	-	-	-	-
-	Sewage Treatment Plant (Packaged STP)	10.00	3.40	-	13.40	13.40	10.00	3.40	-	13.40	13.40	-	-	-	-	-
Drainage																
-	Covering of Open drains	7.50	2.40	-	9.90	9.90	7.50	2.40	-	9.90	9.90	-	-	-	-	-
-	Strengthening & Augmentation of drainage network	10.00	3.20	-	13.20	13.20	10.00	3.20	-	13.20	13.20	-	-	-	-	-
Water Supply																
-	Strengthening of Distribution Network															
-	Smart Metering															
-	SCADA															
Electricity																
-	Revamping of Distribution Network	20.00	6.40	-	26.40	26.40	20.00	6.40	-	26.40	26.40	-	-	-	-	-
-	Energy Efficient Solar Street Lighting (LED)	12.00	2.04	19.20	14.04	(5.16)	12.00	2.04	19.20	14.04	(5.16)	-	-	-	-	-
-	Underground Distribution Cabling	22.50	7.20	-	29.70	29.70	22.50	7.20	-	29.70	29.70	-	-	-	-	-
-	Smart Metering Electricity	7.00	30.15	558.15	37.15	(521.00)	7.00	30.15	558.15	37.15	(521.00)	-	-	-	-	-
Solid Waste Management																
-	Door to Door Collection	2.50	0.85	5.36	3.35	(2.01)	1.25	0.43	2.68	1.68	(1.00)	1.25	0.43	2.68	1.68	(1.00)
-	Smart Road Bins (Sensor)	2.00	0.68	-	2.68	2.68	2.00	0.68	-	2.68	2.68	-	-	-	-	-
-	Smart Community Bins (Sensor)	3.00	1.02	-	4.02	4.02	3.00	1.02	-	4.02	4.02	-	-	-	-	-
-	Road Cleaning Equipments	5.00	1.70	-	6.70	6.70	5.00	1.70	-	6.70	6.70	-	-	-	-	-
-	Sanitation	5.00	1.70	-	6.70	6.70	3.75	1.28	-	5.03	5.03	1.25	0.43	-	1.68	1.68
Communication Infrastructure																
-	Citywide OFC & WiFi Network	10.00	3.40	6.12	13.40	7.28	-	-	-	-	-	10.00	3.40	6.12	13.40	7.28
		181.50	84.94	588.83	266.											

PROFIT AND LOSS ACCOUNT, CASHFLOW STATEMENT AND BALANCE SHEET

All Figures in Rupees Crores

PROFIT AND LOSS ACCOUNT

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20
Income	-	-	-	48.13	75.55	89.77	66.58	68.47	70.45	72.53	74.71	76.99	79.37	81.88	84.50	87.24	90.12	93.14	96.30	99.61
Expenditure	-	1.20	1.44	5.87	19.62	23.20	23.28	23.36	23.44	23.53	23.63	23.73	23.83	23.94	24.05	24.17	24.30	24.43	24.57	24.72
Gross Operating Profit	-	(1.20)	(1.44)	42.25	55.93	66.57	43.30	45.11	47.01	49.00	51.08	53.26	55.54	57.94	60.44	63.07	65.82	68.71	71.73	74.90
Depreciation	5.25	19.04	33.85	45.98	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23
Net Operating Profit	(5.25)	(20.24)	(35.29)	(3.72)	7.70	18.34	(4.93)	(3.11)	(1.22)	0.77	2.85	5.03	7.32	9.71	12.22	14.84	17.60	20.48	23.50	26.67
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Profit before Tax (PBT)	(5.25)	(20.24)	(35.29)	(3.72)	7.70	18.34	(4.93)	(3.11)	(1.22)	0.77	2.85	5.03	7.32	9.71	12.22	14.84	17.60	20.48	23.50	26.67
Tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PAT	(5.25)	(20.24)	(35.29)	(3.72)	7.70	18.34	(4.93)	(3.11)	(1.22)	0.77	2.85	5.03	7.32	9.71	12.22	14.84	17.60	20.48	23.50	26.67
Cumulative PAT	(5.25)	(25.49)	(60.78)	(64.51)	(56.81)	(38.46)	(43.39)	(46.50)	(47.72)	(46.95)	(44.10)	(39.07)	(31.75)	(22.04)	(9.83)	5.02	22.61	43.09	66.60	93.27

CASHFLOW STATEMENT

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20
Cash Inflow																				
PAT	(5.25)	(20.24)	(35.29)	(3.72)	7.70	18.34	(4.93)	(3.11)	(1.22)	0.77	2.85	5.03	7.32	9.71	12.22	14.84	17.60	20.48	23.50	26.67
Depreciation	5.25	19.04	33.85	45.98	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23	48.23
Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grant	202.20	111.10	111.10	111.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convergence + Other	39.06	116.69	131.12	103.59	18.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity	20.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL INFLOW	261.26	226.59	240.78	256.94	74.53	66.57	43.30	45.11	47.01	49.00	51.08	53.26	55.54	57.94	60.44	63.07	65.82	68.71	71.73	74.90
Cash Outflow																				
Project Cost	105.06	275.72	296.27	242.47	45.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repayment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OUTFLOW	105.06	275.72	296.27	242.47	45.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus / (Deficit)	156.20	(49.13)	(55.49)	14.48	29.48	66.57	43.30	45.11	47.01	49.00	51.08	53.26	55.54	57.94	60.44	63.07	65.82	68.71	71.73	74.90
Cumulative Cash Position	156.20	107.08	51.59	66.06	95.54	162.11	205.42	250.53	297.54	346.54	397.62	450.88	506.42	564.36	624.80	687.87	753.70	822.41	894.14	969.04

BALANCE SHEET

S. No. Details	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20
A Sources of Funds																				
1 Capital	261.26	489.05	731.27	945.96	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56
2 Profit After Tax	(5.25)	(25.49)	(60.78)	(64.51)	(56.81)	(38.46)	(43.39)	(46.50)	(47.72)	(46.95)	(44.10)	(39.07)	(31.75)	(22.04)	(9.83)	5.02	22.61	43.09	66.60	93.27
3 Term Loan from Bank	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Source of Funds	256.00	463.56	670.48	881.45	907.76	926.10	921.17	918.06	916.84	917.61	920.46	925.49	932.81	942.52	954.73	969.58	987.17	1,007.65	1,031.16	1,057.83
B Application of Funds																				
4 Gross Block	105.06	380.77	677.04	919.51	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56	964.56
5 Less: Depreciation	5.25	24.29	58.14	104.12	152.35	200.58	248.80	297.03	345.26	393.49	441.72	489.94	538.17	586.40	634.63	682.86	731.08	779.31	827.54	875.77
6 Net Block	99.80	356.48	618.90	815.39	812.21	763.98	715.76	667.53	619.30	571.07	522.84	474.62	426.39	378.16	329.93	281.70	233.48	185.25	137.02	88.79
7 Cash & Bank Balances	156.20	107.08	51.59	66.06	95.54	162.11	205.42	250.53	297.54	346.54	397.62	450.88	506.42	564.36	624.80	687.87	753.70	822.41	894.14	969.04
Total Application of Funds	256.00	463.56	670.48	881.45	907.76	926.10	921.17	918.06	916.84	917.61	920.46	925.49	932.81	942.52	954.73	969.58	987.17	1,007.65	1,031.16	1,057.83

ROUND 2



NAMCHI MUNICIPAL COUNCIL

NAMCHI- 737126, SOUTH SIKKIM

Website: www.namchimunicipalcouncil.org.in

Email: namchime@gmail.com

Ref. No. 184/SCP/NMC/2016

Date: 26/06/2016

To,

The Chairman,
The High Power Steering Committee
Smart City Mission
Government of Sikkim
Gangtok, Sikkim.
Through The Secretary, UD&HD, GoS.

Subject: Revised Smart City Proposal for Namchi Municipal Council under the Smart City Mission of MoUD, GoI.

Respected Sir

We are in receipt of the Smart City Proposal of the Namchi Municipal Council prepared through the assistance of the Consultants (Data World Pty Ltd, in Consortium with Innovest Advisory Services Private Limited & Caritas Eco Systems Pvt Ltd) in consultation with the Urban Development & Housing Department, Government of Sikkim. The proposal has been revised/prepared following a process of extensive discussions with stakeholders mainly NMC, District authorities presently providing basic urban services to the Namchi Municipal Council, NGO's, elected and nominated public representatives and mainly considering the observations made by the panel of experts during the Fast Track round and above all under the complete supervision of Town Planning Cell of UD&HD, Govt of Sikkim in consonance with guidelines of the Smart City Mission.



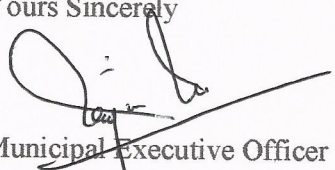
Contd:-

Please find the aforementioned revised Smart City proposal of NMC for review by the High Power Steering Committee (HPSC) and for their necessary action. Furthermore, the SCP-NMC has been placed before the elected representative of NMC and has been unanimously accepted and passed.

We hope that the proposal adequately reflects the expectations and aspirations of the people of Namchi Municipal Council and is a competitive enough to entry into the Smart City Challenge round (Final) for the remaining cities that were selected to be developed under fast track mode.


Thanking you

Yours Sincerely



Municipal Executive Officer
Namchi Municipal Corporation
South-Sikkim.

Encl:- As above.


H.P.C



Principal Chief Engineer-cum-Secretary
Urban Development & Housing Deptt.
Government of Sikkim
Gangtok

FAST TRACK

Annexure: 4.1 Letter of submission from NMC to HPHC through UDHD, Government of Sikkim.



**SMART CITY MISSION
GOVERNMENT OF SIKKIM**



Letter No: - 164(16)/SCM(S)/UDHD/2016

Dated: 16/04/2016

To,

The Chairman,
The High Power Steering Committee
Smart City Mission
Government of Sikkim
Gangtok, Sikkim.
Through The Secretary, UD&HD, GoS.

Subject: Revised Smart City Proposal for Namchi Municipal Council under the Smart City Mission of MoUD, GoI.

Respected Sir

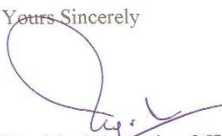
We are in receipt of the Smart City Proposal of the Namchi Municipal Council prepared through the assistance of the Consultants (Data World Pty Ltd, in Consortium with Innovest Advisory Services Private Limited & Caritas Eco Systems Pvt Ltd) in consultation with the Urban Development & Housing Department, Government of Sikkim. The proposal has been prepared following a process of extensive public consultations and other guidelines of the Smart City Mission.

Please find the aforementioned proposal for review by the High Power Steering Committee and necessary action.

We hope that the proposal adequately reflects the expectations and aspirations of the people of Namchi Municipal Council and is a competitive enough to entry into the Smart City Challenge round for the 23 cities that were selected to be developed under fast track mode.

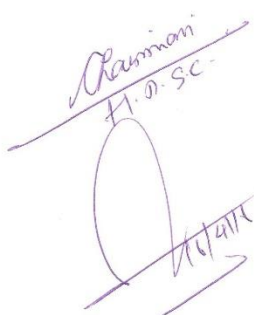
Thanking you

Yours Sincerely


Municipal Executive Officer
Namchi Municipal Corporation
South-Sikkim.

Encl:- As above.




Chairman
H.P.S.C.

FOLLOW US ON:-



WWW.MYGOV.IN

Annexure-4.2: Resolution from Namchi Municipal Council for formation of SPV



Govt. of Sikkim

SMART CITY MISSION **Namchi (South Sikkim), Sikkim**



Reference No: *246(I)* / SCP (N) / 2015

Date: 4th December 2015

RESOLUTION

The Namchi Municipal Council (**NMC**) convened this meeting on the 4th of December 2015 to discuss and deliberate on the various aspects for implementation of the Smart City Mission, initiated by the Government of India with respect to Namchi, which is the city shortlisted from the state of Sikkim under the mission.

It was resolved that a Special Purpose Vehicle (SPV) by the name of **Namchi Smart City Limited (NSCL)**, shall be incorporated as a Limited liability company under the Companies Act 2013, with the main objective of developing **Namchi** into a **Smart City** for betterment of the quality of life of its people, through implementation of the Smart City Plan developed under the Smart City Challenge or as amended or redeveloped under the direction of a competent authority.

The SPV will function under the direction and control of the people of Namchi represented by the Namchi Municipal Council (**NMC**) and the State Government of Sikkim (**GoS**). The NMC and GoS shall hold equal number and value of shares and jointly hold a controlling stake in the SPV at all times. The composition of SPV shall be as follows:

1. Chief Executive Officer (CEO)
2. Director cum **Chairperson**: Secretary, UD&HD Government of Sikkim.
3. Directors -3 nos
4. Independent Directors - 2 nos

The SPV NSCL shall be authorized and responsible for undertaking any or all activities including comprehensive urban & project planning, finance, implementation, operations, maintenance and management, etc. The SPV shall be a single point of contact and delivery for all essential urban infrastructure, utilities and services for the citizens of Namchi and may function as the executive wing of the NMC.

Contd:-

Contd:-



The SPV being the aggregator of all urban services and utilities shall be delegated with the responsibility of tariff fixation for services NMC is mandated to provide under applicable laws, in consultation with the NMC. The SPV shall also be responsible for integrated billing, revenue collection from the citizens for such services or such taxes as may be delegated by the NMC or the GoS. All such revenue and taxes collected by the SPV shall be accounted and shared with NMC or the GoS after apportioning for any over or under recoveries and collection effort.

The detailed objectives, functions, responsibilities and constitution & composition of the SPV shall be defined in the Articles and Memorandum of Association (AoA & MoA) of the SPV. The NMC along with the GoS shall cause the aforementioned SPV to be incorporated soon after the results of the Smart City Challenge are declared and before accessing or utilizing any funds specifically earmarked and released for the purpose of Smart City Namchi under the Smart City Mission by the Government of India or the Government of Sikkim.



Municipal Executive Officer (MEO)
Namchi Municipal Council
South-Sikkim
Government of Sikkim.
Municipal Executive Officer
Namchi Municipal Council
South Sikkim

Annexure-4.3: Resolution from PHED for formation of SPV

 Govt. of Sikkim	SMART CITY MISSION Namchi (South Sikkim), Sikkim	 Smart City VISION INNOVATION
--	---	--

Reference No: 345 / SCP (II) / 2015 / IV Date: 11th December 2015

RESOLUTION


In consideration of the guidelines of the Smart City Mission, initiated by the Government of India for which Namchi has been shortlisted from the state of Sikkim under the mission, the Public Health Engineering Department (**PHED**) agrees to extend full cooperation for implementation of the scope of the Smart City Proposal for Namchi by the Special Purpose Vehicle (SPV) to be incorporated with the objective of developing **Namchi** into a **Smart City**.


It is understood that the SPV will function under the direction and control of the State Government of Sikkim (**GoS**) and the Namchi Municipal Council (**NMC**) through the Board of Directors of the SPV. Apart from other directors appointed as per the Smart City Mission guidelines, the Government of Sikkim may call upon any officer of the Water Security & Public Health Engineering Department to serve as a director on the Board of Directors of the SPV.

It is agreed that the WS&PHED may delegated the responsibility of execution and management of projects and provision of services under the scope of the Smart City Proposal to the said SPV.


The SPV may also be delegated with the responsibility of tariff fixation in consultation with the WS&PHED, for the services in purview of the WS&PHED and for integrated billing & revenue collection from the citizens for the services provided in Namchi. All such revenue collected by the SPV shall be accounted for and shared with the WS&PHED after apportioning for any under recoveries and collection effort.

The projects already approved or under process of approval or preparation with respect to creation of infrastructure or provision of service in Namchi by the WS&PHED may be converged under the Smart City Proposal.




Chief Engineer
Water Security & PHED
Chief Engineer
~~Water Security & PHED~~im.
Govt. of Sikkim

Annexure-4.4 Technical sanction of Water supply project from state Fund, PHED


GOVERNMENT OF SIKKIM
WATER SECURITY AND PUBLIC HEALTH ENGINEERING DEPARTMENT

No. W/S & PHE/1147/NAM/260 Dated, Gangtok the 11/2/14

TECHNICAL SANCTION

Name of work Augmentation of Namchi water supply scheme South Sikkim.


Please find enclosed herewith Technically sanctioned estimate with drawing of the above mentioned work as above.

For an amount of Rs. 41,10,00,000/- (Rupees Forty one crores ten lacs only)

The chargeable Head is 4215-01-101-70-00-99 Aug. of Namchi w/s. Sch. in Sikkim
4215-01-101-70-00-71 Sch. & Central Sch. (phs)
(NLCPR)

T.S. No. 12/PHE/2014-15

Enclosed As above


Chief Engineer
Divisional Engineer (P.L.G.)
W/S & P.H.E. Department,
Gangtok.

Copy to :-

1. The Superintending Engineer South / West W/S & PHE Department
2. The Divisional Engineer South W/S & PHE Department
3. The Assistant Engineer Namchi W/S & PHE Department
Sub-Div, W/S & PHED.
4. Sr. Accounts Officer, W/S & PHE Department Gangtok.
5. Accounts Officer, W/S & PHE Department, for their Information & necessary action please.
6. Concerning file No. W/S & PHE/1147/NAM/11-12

S.G.P.G - S/W/S & PHE/10-Bks/ 8.11.05

Annexure-4.5 MoU from PHED

TEN RUPEES

दश रुपया



दश रुपया

Sl. No. 460524

MEMORANDUM OF UNDERSTANDING

₹ ६५२

This Memorandum of Understanding (hereinafter referred to as the "**MOU**") is entered into at the Office of the Secretary, UDHD, Gangtok, East-Sikkim on this 20th day of March, 2016.

BY AND BETWEEN

Urban Development & Housing Department (hereinafter referred to as **UDHD**) on behalf of **Namchi Municipal Council**, a municipal council constituted under the "The Sikkim Municipalities Act" of 2007, having its principal office at Gangtok, Sikkim (hereinafter referred to as "**NMC**" which expression shall unless excluded by or repugnant to the context, be deemed to include its administrators, successors and assigns) of **One Part**

AND

Water Security & Public Health Engineering Department, a department in the **Government of Sikkim** having its main office at Nirman Bhawan, Gangtok-737101, Sikkim, (hereinafter referred to as "**WS&PHED**" which expression shall, unless it be repugnant to the context or meaning thereof, include its successors) of

Second Part

(Hereinafter the parties of the First Part and Second Part are collectively referred to as "**Parties**" and individually as "**Party**", as the context demands.)

URBAN DEV. & HOUSING DEPARTMENT, GOS.

NAMCHI MUNICIPAL COUNCIL, SOUTH-SIKKIM

WHEREAS:

- A. Ministry of Urban Development, Government of India has launched Smart City Mission in 2015 with an objective is to promote cities that provide core infrastructure and give a decent quality of life to its citizens, a clean and sustainable environment and application of 'Smart' Solutions. The focus is on sustainable and inclusive development and the idea is to look at compact areas, create a replicable model which will act like a light house to other aspiring cities. The initiative intends to develop 100 cities and towns in the country as smart cities.
- B. Namchi is one among the 100 cities that have been chosen to be developed as Smart City under Smart City Mission from the state of Sikkim and is participating in the challenge round by submitting its Smart City Proposal. UDHD along with the NMC is the nodal agency for Smart City project and it shall be forming a Special Purpose Vehicle (SPV) with State Government for planning, designing, financing, implementation, operation and maintenance of Smart City Projects. After incorporation of SPV, all rights and obligations of UDHD & NMC with regards to Smart City Projects shall be transferred to SPV.
- C. UDHD has progressed from a mere department to embrace an overreaching authority in the development urban scenario of Sikkim as well as that of Namchi. In consonance with the aspirations of modern India, UDHD aims at coordinated and planned development of this emerging city to enable Namchi to achieve pride of place as the worthy and parallel urban centre to that of Gangtok, capital of state of Sikkim. Together with NMC, UDHD have been striving rapidly to provide basic urban infrastructure to absorb the pressures of a rapidly changing society, and to provide an environment which would enable the utmost satisfaction level of all sections of its
- D. Whereas WS&PHED has the mandate to supply, operate & maintain the potable water supply in the urban areas of Sikkim along with O&M of Sewerage Treatment Plant(STPs) wherever its located within the state of Sikkim.
- E. UDHD on behalf of NMC and WS&PHED have been discussing the Namchi Smart City Proposal including the ongoing projects of WS&PHED which is "Augmentation of existing Water Supply System from Source till the distribution Tank" from Barmaley Khola to its main reservoir at Upper Ghurpisey, Namchi.

Now, pursuant to the ongoing discussions between the Parties, this MOU purports to summarize the principal terms of intended collaboration. This MOU records the preliminary understanding between them.

1. Purpose

The Purpose of this MOU is to define area of collaboration between UDHD/NMC and WS&PHED for planning, designing, financing, implementation, operation and maintenance of proposed Smart City Projects in Namchi under Smart City Mission of Government of India.

2. Area of Collaboration

The area of collaboration between the Parties shall include on Area Based Development and as well as Pan City Development. More specifically defined herein below:

FOR AREA BASED DEVELOPMENT includes but not limited to:-

- i) Commitment to streamlining of the existing water distribution network.
- ii) Removal & replacement of existing water supply distribution network in order to increase the efficiency in water supply as well as reduction in existing NRW or UFW.
- iii) Conduct techno-commercial feasibility pertaining to the new Water Supply & Distribution projects (if required).
- iv) Provide institutional & technical support for implementation of proposed installation of Smart Metering System for water supply.
- v) Provide the requisite man power and human resources to the proposed Command & Control centre of Namchi Smart City where SCADA (Supervisory Control & Data Acquisition) for water supply system shall be in place.

The Parties shall exchange necessary information required and jointly undertake the feasibility assessment, formulation of Smart City project etc. WS&PHED shall provide due support (physical, regulatory, administrative, manpower or otherwise) required for Smart City projects subject to availability on mutually acceptable terms. UDHD/NMC, being the nodal agency for Smart City Mission for Namchi City, shall implement the Smart City projects through SPV. The Parties agree to congregate funds available to it for funding the smart city projects.

The Parties also agree that this MOU does not constitute legally-binding commitment in respect of the possible partnership. Definitive agreement shall be subject to further negotiation between the Parties and the due diligence to be conducted by the Parties.

3. Non-exclusivity

The relationship of the Parties under this MOU shall be non-exclusive and both Parties shall be free to pursue other agreements or collaborations of any kind. However, when entering into a definitive agreement related to strategic area, the Parties may agree to limit each Party's right to collaborate with others on that subject.

4. Term and Termination

Both the Parties may terminate this MOU at any time by notice with immediate effect if it reasonably believes that its performance, financial viability or any aspect of it, results, or might breach any legal, regulatory, ethical or audit independence requirement in the jurisdiction, or any other

reason. This MOU shall be valid for a period of 2 (two) years from the date of signing, unless it is terminated earlier:

- i. By way of consummation of a definitive agreement; or
- ii. By either Party for any reason what so ever.

This MOU is issued solely for the purpose of communicating the intent on part of the Parties to collaborate with each other. All the terms and conditions shall be finalized on the basis of a definitive agreement. If no definitive agreement is consummated, this MOU shall be treated as null and void.

5. Sharing of Information

As may be appropriate from time to time, each Party may share information with the other on a regular basis regarding the arrangement under this MOU. Both the Parties will be solely and entirely responsible for any third party information or materials, that they will share with each other, with regards to its requisite rights, authorizations or agreements, in place, enabling accessibility and usage of such information.

6. Confidentiality

The Parties agree and acknowledge that sensitive information and confidential data will be exchanged between the Parties pursuant to this MOU. Such data will be marked confidential ("**Confidential Information**"). Each Party agrees that it will maintain confidentiality of the Confidential Information disclosed to it by the other Party under this MOU and will ensure that this clause is strictly adhered to by its officers, employees, agents, consultants and representatives. In case of expiry or termination of this MOU, each Party will promptly return all confidential information, to the disclosing Party upon request after expiry/ termination of this MOU.

7. Expenses

Unless otherwise specifically agreed to in writing by the Parties, each Party shall bear the respective cost of carrying out the obligations under this MOU.

8. Entire Agreement

This MOU contains the entire understanding between the Parties hereto and supersedes all prior arrangements, understandings and agreements, written or oral, on the subject hereof. Any part of this MOU which is not enforceable due to any reason whatsoever will be deemed to be inoperative and the rest of the MOU shall continue to be valid and binding on the Parties hereto.

9. Representation

Each Party hereby represents to the other that it has all necessary power and authority to execute and deliver this MOU.

10. Cooperation

UDHD/NMC and SHDB acknowledge that they have entered into this MOU in good faith and will cooperate in good faith to achieve the objectives set herein.

11. Liability

This MOU shall attract no liability whatsoever to either of the Parties.

12. Governing Law

This MOU will be governed and construed in accordance with the laws in force in India. The Parties hereby expressly consent to the jurisdiction of Courts in Lucknow for any lawsuit filed, arising from or related to this MOU.

In witnesses whereof the Parties hereto have signed this MOU in the presence of witnesses on the day, month and year first above written.

For and on behalf of **UDHD/ Namchi
Municipal Council**

For and on behalf of **Water Security
& Public Health Engineering Deptt.
(WS&PHED)**

(Authorized Signatory)
Name:

Principal Chief Engineer-cum-Secretary
Urban Development & Housing Deptt.
Government of Sikkim Gangtok

(Authorized Signatory)

Name:
CHIEF ENGINEER
W.S. & P.H.E. DEPTT.
GOVT. OF SIKKIM
GANGTOK

Witness:

1.

CHIEF ENGINEER
Urban Dev. & Housing Deptt.
Government of Sikkim
Gangtok

2.

Chief Town Planner (SM)
Urban Dev. & Housing Deptt.
Govt. of Sikkim
Namchi, South Sikkim

Annexure-4.6 Resolution from UDHD for Formation of SPV



SMART CITY MISSION Namchi (South Sikkim), Sikkim



Reference No: 348 / SCP (N) / 2015 / 115

Date: 11th December 2015

RESOLUTION

In consideration of the guidelines of the Smart City Mission, initiated by the Government of India for which Namchi has been shortlisted from the state of Sikkim under the mission, Urban Development & Housing Deptt (UD&HD), Govt. of Sikkim agrees to extend full cooperation for implementation of the scope of the Smart City Proposal for Namchi by the Special Purpose Vehicle (SPV) to be incorporated with the objective of developing **Namchi** into a **Smart City**.

It is understood that the SPV will function under the direction and control of the State Government of Sikkim (**GoS**) and the Namchi Municipal Council (**NMC**) through the Board of Directors of the SPV. Apart from other directors appointed as per the Smart City Mission guidelines, the Government of Sikkim may call upon any officer of the Urban Development & Housing Department, Govt. Of Sikkim to serve as a director on the Board of Directors of the SPV.

It is agreed that the UD&HD may delegated the responsibility of execution and management of projects and provision of services under the scope of the Smart City Proposal to the said SPV.

The SPV may also be delegated with the responsibility of tariff fixation in consultation with the UD&HD, for the services in purview of the UD&HD and for integrated billing & revenue collection from the citizens for the services provided in Namchi. All such revenue collected by the SPV shall be accounted for and shared with the UD&HD after apportioning for any under recoveries and collection effort.

The projects already approved or under process of approval or preparation with respect to creation of infrastructure or provision of service in Namchi by the UD&HD may be converged under the Smart City Proposal.



Addl. Chief Engineer
Urban Dev. & Housing Deptt
Additional Chief Engineer
Urban Dev. & Housing Deptt.
Govt. of Sikkim

Annexure-4.7 Circular from UDHD, GoS for increased building approval plan fees.



**GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT AND HOUSING DEPARTMENT
GANGTOK**

No: 342/GOS/UD&HD/2016

Dated: 28/3/2016

NOTIFICATION

In exercise of the powers conferred by sub-regulation (i) and (ii) of Regulation 14 and clauses (a) and (b) of Regulation 26 of the Sikkim Building Construction Regulation 1991, (as amended by the Sikkim Building Construction (Amendment) Regulations, 2000), the State Government is hereby pleased to revise the rates of the cost of the forms and penalties as follows, namely:-

SlNo.	Particulars	Old Rate	New Rate	Remarks
1.	Site Application Form	Rs. 20/-	Rs. 5000/- Rs. 2500/- for EWS	Already notified vide 1576/UD&HD dated 14.2.2014
2	Blue Print Plan Approval Form			
	(a)Form - I	Rs. 20/-	Rs. 100/-	
	(b)Form - II	Rs. 20/-	Rs. 100/-	
	(c)Earthquake Guideline	Rs. 50/-	Rs. 300/-	
3.	Construction Order Form - III	Rs. 20/-	Rs. 300/-	
4.	Occupancy Certificate Form (Form VI)	Rs. 20/-	Rs. 100/-	
5.	Occupancy Certificate Form VII	Rs. 20/-	Rs. 500/-	
6.	Additional Site/ Regularisation of unauthorised construction form	Rs. 50/-	Rs. 5000/- Rs. 2500/- for EWS	Already notified vide 1576/UD&HD dated 14.2.2014
7.	Regularization of construction which has commenced without approval of B.P. Plans(Private and allotted sites)	Rs. 10/sft	Rs. 20/sft	
8.	Regularization of construction beyond the approved Blue Print Plans but within private holding	Rs. 10/sft.	Rs. 20/sft	
9.	Regularization of building constructed prior to the area being notified, which does not fall within the notified green belt area	Rs. 2000/-		<i>This clause is to be deleted for Gangtok Notified Area and hence Clause No. 7 will hold good for all such</i>

				<i>construction</i> <i>All other Bazars</i>
9(b)	Regularization of building constructed prior to the area being notified, which does not fall within the notified green belt area	Rs. 2000/-	Rs.5000/-	
10.	Supervision charge of Blue Print Plans: For plan with covered area upto 1000 sqft. Gangtok-Ground & First floor	Rs. 100/-	Rs. 200/-	
	Other area- Ground & First Floor	Rs. 50/-	Rs. 100/-	
	Gangtok-Subsequent floors i.e. beyond 1 st floor	Rs. 150/-	Rs. 300/-	
	Other area- Subsequent floors i.e. beyond 1 st floor	Rs. 60/-	Rs. 120/-	
10.	(b) For Plan with covered area beyond 1000 sqft. (i) Gangtok- Ground & First Floor	Rs. 150/-	Rs. 300/-	
	(ii) Other Area - Ground & First Floor	Rs. 60/-	Rs. 120/-	
	(iii) Gangtok-Subsequent floors i.e. beyond 1 st floor	Rs. 200/-	Rs. 400/-	
	Other area- Subsequent floors i.e. beyond 1 st floor	Rs. 80/-	Rs. 160/-	
11.	No Objection Certificate	Rs. 20/-	Rs. 50/-	

Sd/-
(G.T. Bhutia)
PCE cum Secretary
Urban Development and Housing Department

Copy to:

1. The Principal Secretary, Chief Minister's Office
2. Chief Secretary, Government of Sikkim.
3. Secretary, Finance, Revenue & Expenditure Department.
4. Special Secretary, UD&HD.
5. The District Collector (East, West, North, South)
6. Director, IPR Department for publication in the Sikkim Herald.
7. Joint Secretary, UD&HD (N/E and S/W)
8. All Joint Chief Town Planners, UD&HD
9. All Town Planners, UD&HD
10. All PSs to Hon'ble Ministers, UD&HD.
11. PS to Mayor, GMC
12. PS to Parliamentary Secretary, UD&HD
13. PS to Advisor, UD&HD
14. Asstt. Director, UD&HD
15. All Bazaar Officers, UD&HD.
16. All Asstt Town Planners, UD&HD
17. File Copy
18. Guard File.


 Additional Chief Town Planner
 Addl. Chief Town Planner
 Urban Development & Housing Deptt.
 Government of Sikkim

Annexure-4.8 Circular from UDHD, GoS for Increased Ground Rent.



**GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT AND HOUSING DEPARTMENT
GANGTOK**

No: 340/GOS/UD&HD/2016

Dated: 28/3/2016

NOTIFICATION

In exercise of the powers conferred by clause (e) of section 7 of the Sikkim (Repeal and Miscellaneous Provisions) Act, 1985 (10 of 1985) and in supersession of the previous notification number 8(20)/B/UD&HD/1999 dated 01-04-2002, the State Government hereby imposes the following Ground Rent with effect from 1st April 2016, namely:-

Sl.No	Bazar	Old Ground Rent Rate	New Revised Ground Rent
1.	Gangtok	Rs. 50/- per 100 sft.	Rs. 500/- per 100 Sft.
2.	Deorali	Rs 50/- per 100 sft.	Rs. 400/- per 100 sft.
3.	Tadong	Rs. 30/- per 100 sft.	Rs. 300/- per 100 sft.
4.	Singtam	Rs. 30/- per 100 sft.	Rs.200/- per 100 sft.
5.	Rangpo	Rs. 30/- per 100 sft.	Rs. 200/- per 100 sft.
6.	Ranipool	Rs. 30/- per 100 sft.	Rs. 200/- per 100 sft.
7.	Jorethang	Rs. 30/- per 100 sft.	Rs. 200/- per 100 sft.
8.	Namchi	Rs. 30/- per 100 sft.	Rs. 200/- per 100 sft.
9.	Gyalshing	Rs. 30/- per 100 sft.	Rs. 200/- per 100 sft.
10.	Mangan	Rs. 30/- per 100 sft.	Rs. 200/- per 100 sft.
11.	Naya Bazar	Rs. 30/- per 100 sft.	Rs. 200/- per 100 sft.
12.	Other Bazars including Rangpo Mandi Bazar	Rs. 10/- per 100 sft.	Rs.50/- per 100 sft.

Sd/-
(G.T. Bhutia)
PCE cum Secretary
Urban Development and Housing Department

Copy to:

1. The Principal Secretary, Chief Minister's Office
2. Chief Secretary, Government of Sikkim.
3. Secretary, Finance, Revenue & Expenditure Department.
4. Special Secretary, UD&HD.

5. The District Collector (East, West, North, South)
6. Director, IPR Department for publication in the Sikkim Herald.
7. Joint Secretary, UD&HD (N/E and S/W)
8. All Joint Chief Town Planners, UD&HD
9. All Town Planners, UD&HD
10. All PSs to Hon'ble Ministers, UD&HD.
11. PS to Mayor, GMC
12. PS to Parliamentary Secretary, UD&HD
13. PS to Advisor, UD&HD
14. Asstt. Director, UD&HD
15. All Bazaar Officers, UD&HD.
16. All Asstt Town Planners, UD&HD
17. File Copy
18. Guard File.


16
Additional Chief Town Planner
UD&HD
Addl. Chief Town Planner
Urban Development & Housing Deptt.
Government of Sikkim
Gangtok

Annexure-4.9 Resolution from Energy and power Department for Formation of SPV



SMART CITY MISSION **Namchi (South Sikkim), Sikkim**



Reference No: 348/SCP(N)/2015/IV

Date: 11th December 2015

RESOLUTION

In consideration of the guidelines of the Smart City Mission, initiated by the Government of India for which Namchi has been shortlisted from the state of Sikkim under the mission, **Energy & Power Department (EPD)**, Govt. of Sikkim agrees to extend full cooperation for implementation of the scope of the Smart City Proposal for Namchi by the Special Purpose Vehicle (SPV) to be incorporated with the objective of developing **Namchi** into a **Smart City**.

It is understood that the SPV will function under the direction and control of the State Government of Sikkim (**GoS**) and the Namchi Municipal Council (**NMC**) through the Board of Directors of the SPV. Apart from other directors appointed as per the Smart City Mission guidelines, the Government of Sikkim may call upon any officer of the Energy & Power Department, Govt. Of Sikkim to serve as a director on the Board of Directors of the SPV.

It is agreed that the E&PD may delegated the responsibility of execution and management of projects and provision of services under the scope of the Smart City Proposal to the said SPV.

The SPV may also be delegated with the responsibility of tariff fixation in consultation with the E&PD, for the services in purview of the E&PD and for integrated billing & revenue collection from the citizens for the services provided in Namchi. All such revenue collected by the SPV shall be accounted for and shared with the E&PD after apportioning for any under recoveries and collection effort.

The projects already approved or under process of approval or preparation with respect to creation of infrastructure or provision of service in Namchi by the E&PD may be converged under the Smart City Proposal.




Chief Engineer
Energy & Power Department,
Government of Sikkim.

Annexure-4.10 MoU from Energy and Power Department



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (hereinafter referred to as the "**MOU**") is entered into at the office of the Secretary, UDHD, Gangtok, East-Sikkim on this 20th day of March, 2016.

BY AND BETWEEN

Urban Development & Housing Department (hereinafter referred to as **UDHD**) on behalf of **Namchi Municipal Council**, a municipal council constituted under the "**The Sikkim Municipalities Act**" of 2007, having its principal office at Gangtok, Sikkim (hereinafter referred to as "**NMC**") which expression shall unless excluded by or repugnant to the context, be deemed to include its administrators, successors (and assigns) of **One Part**

AND

Energy and Power Department a department in the **Government of Sikkim** having its main office at Kazi Road, Gangtok-737101, Sikkim, (hereinafter referred to as "**E&PD**") which expression shall, unless it be repugnant to the context or meaning thereof, include its successors) of **Second Part**

*(Hereinafter the parties of the First Part and Second Part are collectively referred to as "**Parties**" and individually as "**Party**", as the context demands.)*

URBAN DEV. & HOUSING DEPARTMENT, GOS.

NAMCHI MUNICIPAL COUNCIL, SOUTH-SIKKIM

WHEREAS:

- A. Ministry of Urban Development, Government of India has launched Smart City Mission in 2015 with an objective is to promote cities that provide core infrastructure and give a decent quality of life to its citizens, a clean and sustainable environment and application of 'Smart' Solutions. The focus is on sustainable and inclusive development and the idea is to look at compact areas, create a replicable model which will act like a light house to other aspiring cities. The initiative intends to develop 100 cities and towns in the country as smart cities.
- B. Namchi is one among the 100 cities that have been chosen to be developed as Smart City under Smart City Mission from the state of Sikkim and is participating in the challenge round by submitting its Smart City Proposal. UDHD along with the NMC is the nodal agency for Smart City project and it shall be forming a Special Purpose Vehicle (SPV) with State Government for planning, designing, financing, implementation, operation and maintenance of Smart City Projects. After incorporation of SPV, all rights and obligations of UDHD & NMC with regards to Smart City Projects shall be transferred to SPV.
- C. UDHD has progressed from a mere department to embrace an overreaching authority in the development urban scenario of Sikkim as well as that of Namchi. In consonance with the aspirations of modern India, UDHD aims at coordinated and planned development of this emerging city to enable Namchi to achieve pride of place as the worthy and parallel urban centre to that of Gangtok, capital of state of Sikkim. Together with NMC, UDHD have been striving rapidly to provide basic urban infrastructure to absorb the pressures of a rapidly changing society, and to provide an environment which would enable the utmost satisfaction level of all sections of its
- D. Whereas E&PD has the mandate to supply, operate & maintain the Electricity in the State of Sikkim along with the collection of application power tariff from the users of within the state of Sikkim.
- E. UDHD on behalf of NMC and E&PD have been discussing the Namchi Smart City Proposal and convergence of the retrofitting of the street lights in and around at Namchi under the SCP including the ongoing & proposed projects of E&PD under the IPDS a scheme under the Ministry of Power, Govt. of India within the NMC.

Now, pursuant to the ongoing discussions between the Parties, this MOU purports to summarize the principal terms of intended collaboration. This MOU records the preliminary understanding between them.

1. Purpose

The Purpose of this MOU is to define area of collaboration between UDHD/NMC and E&PD for planning, designing, financing, implementation, operation and maintenance of proposed Smart City Projects in Namchi under Smart City Mission of Government of India.

2. Area of Collaboration

The area of collaboration between the Parties shall include on Area Based Development. More specifically defined herein below:

FOR AREA BASED DEVELOPMENT includes but not limited to:-

- i) Commitment to realigning the existing power supply system inclusive of inner city street lights by means of underground cabling as per the existing best practices.
- ii) Promotion to adopt the renewable source of energy especially Solar Energy / photovoltaic Cell in order to promote Clean and Green Energy.
- iii) Conduct techno-commercial feasibility pertaining to the new Supply, Distribution & Augmentation of existing electrical network (if required) within the NMC area.
- iv) Provide institutional & technical support for implementation of proposed projects pertaining to the Energy sector in SCP.
- v) Commitment for the convergence of the existing & proposed schemes & projects with the SCP and function under the framework of SPV which shall be constituted under the Smart City Plan of Namchi Municipal Council.

The Parties shall exchange necessary information required and jointly undertake the feasibility assessment, formulation of Smart City project etc. E&PD shall provide due support (physical, regulatory, administrative, manpower or otherwise) required for Smart City projects subject to availability on mutually acceptable terms. UDHD/NMC, being the nodal agency for Smart City Mission for Namchi City, shall implement the Smart City projects through SPV. The Parties agree to congregate funds available to it for funding the smart city projects.

The Parties also agree that this MOU does not constitute legally-binding commitment in respect of the possible partnership. Definitive agreement shall be subject to further negotiation between the Parties and the due diligence to be conducted by the Parties.

3. Non-exclusivity

The relationship of the Parties under this MOU shall be non-exclusive and both Parties shall be free to pursue other agreements or collaborations of any kind. However, when entering into a definitive agreement related to strategic area, the Parties may agree to limit each Party's right to collaborate with others on that subject.

4. Term and Termination

Both the Parties may terminate this MOU at any time by notice with immediate effect if it reasonably believes that its performance, financial viability or any aspect of it, results, or might breach any legal, regulatory,

ethical or audit independence requirement in the jurisdiction, or any other reason. This MOU shall be valid for a period of 2 (two) years from the date of signing, unless it is terminated earlier:

- i. By way of consummation of a definitive agreement; or
- ii. By either Party for any reason what so ever.

This MOU is issued solely for the purpose of communicating the intent on part of the Parties to collaborate with each other. All the terms and conditions shall be finalized on the basis of a definitive agreement. If no definitive agreement is consummated, this MOU shall be treated as null and void.

5. Sharing of Information

As may be appropriate from time to time, each Party may share information with the other on a regular basis regarding the arrangement under this MOU. Both the Parties will be solely and entirely responsible for any third party information or materials, that they will share with each other, with regards to its requisite rights, authorizations or agreements, in place, enabling accessibility and usage of such information.

6. Confidentiality

The Parties agree and acknowledge that sensitive information and confidential data will be exchanged between the Parties pursuant to this MOU. Such data will be marked confidential ("**Confidential Information**"). Each Party agrees that it will maintain confidentiality of the Confidential Information disclosed to it by the other Party under this MOU and will ensure that this clause is strictly adhered to by its officers, employees, agents, consultants and representatives. In case of expiry or termination of this MOU, each Party will promptly return all confidential information, to the disclosing Party upon request after expiry/ termination of this MOU.

7. Expenses

Unless otherwise specifically agreed to in writing by the Parties, each Party shall bear the respective cost of carrying out the obligations under this MOU.

8. Entire Agreement

This MOU contains the entire understanding between the Parties hereto and supersedes all prior arrangements, understandings and agreements, written or oral, on the subject hereof. Any part of this MOU which is not enforceable due to any reason whatsoever will be deemed to be inoperative and the rest of the MOU shall continue to be valid and binding on the Parties hereto.

9. Representation

Each Party hereby represents to the other that it has all necessary power and authority to execute and deliver this MOU.

10. Cooperation

UDHD/NMC and E&PD acknowledge that they have entered into this MOU in good faith and will cooperate in good faith to achieve the objectives set herein.

SMART CITY NAMCHI, SOUTH-SIKKIM

11. Liability

This MOU shall attract no liability whatsoever to either of the Parties.

12. Governing Law


This MOU will be governed and construed in accordance with the laws in force in India. The Parties hereby expressly consent to the jurisdiction of Courts in Lucknow for any lawsuit filed, arising from or related to this MOU.

In witnesses whereof the Parties hereto have signed this MOU in the presence of witnesses on the day, month and year first above written.



For and on behalf of **UDHD/ Namchi
Municipal Council**

(Authorized Signatory)
Name: 
Designation: **Principal Chief Engineer-cum-Secretary
Urban Development & Housing Deptt.
Government of Sikkim Gangtok**

For and on behalf of **Energy &
Power Deptt. (E&PD)**

(Authorized Signatory)
Name: 
Designation: **Chief Engineer (Elect)
Energy & Power Deptt.
Govt. of Sikkim, Gangtok**

Witness:



1. 
**CHIEF ENGINEER
Urban Dev. & Housing Deptt.
Government of Sikkim
Gangtok**
2. 
**Jt. Chief Town Planner (S/W)
Urban Dev. & Housing Deptt.
Govt. of Sikkim
South Sikkim**



URBAN DEV. & HOUSING DEPARTMENT, GOS.

NAMCHI MUNICIPAL COUNCIL, SOUTH-SIKKIM

Annexure-4.11 Resolution from HPSC for Formation of SPV

 Govt. of Sikkim	SMART CITY MISSION Namchi (South Sikkim), Sikkim	 Smart City RESCENTRATIONS 1.0.0.0
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Reference No: 348 / SCP (N) / 2015 / IV

Date: 11th December 2015

RESOLUTION

The High Power Steering Committee (HPSC) convened this meeting on the 11th of December, 2015 to discuss and approve the Smart City Proposal for Namchi, the city shortlisted from Sikkim for participating in the Smart City Challenge under the Smart City Mission, Ministry of Urban Development, Government of India.

The Smart City Proposal for Namchi was reviewed and discussed in detail and found to be prepared as per the Smart City Mission guidelines with extensive public consultations and covering essential features of the Smart City.

The proposal may be forwarded to the Smart City Mission Director, Ministry of Urban Development, Government of India as the official entry for the Smart City Challenge.

In the event of acceptance of the proposal under the Smart City Challenge, the smart city plan shall be implemented through a Special Purpose Vehicle (SPV) incorporated as a Limited liability company under the Companies Act 2013, with the main objective of developing **Namchi** into a **Smart City** for betterment of the quality of life of its people, through implementation of the Smart City Plan developed under the Smart City Challenge or as amended or redeveloped under the direction of a competent authority.

The SPV will function under the direction and control of the people of Namchi represented by the Namchi Municipal Council (NMC) and the State Government of Sikkim (GoS). The NMC and GoS shall hold equal number and value of shares and jointly hold a controlling stake in the SPV at all times. The composition of SPV shall be as follows:

1. Chief Executive Officer (CEO)	
2. Director cum Chairperson : Secretary, UD&HD Government of Sikkim.	
3. Directors	-3 nos
4. Independent Directors	- 2 nos

Contd:-

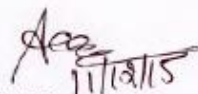
Contd:-

The SPV shall be authorized and responsible for undertaking any or all activities including comprehensive urban & project planning, finance, implementation, operations, maintenance and management, etc.

The SPV shall be a single point of contact and delivery for all essential urban infrastructure, utilities and services for the citizens of Namchi. The GoS shall delegate the SPV with the responsibility of tariff fixation for such services as mandated to be provided by the Government of Sikkim or any of its departments, within the city limits of Namchi.

The SPV shall also be made responsible for integrated billing, revenue collection from the citizens for such services or such taxes as may be delegated by the NMC or the GoS. All such revenue and taxes collected by the SPV shall be accounted and shared with the NMC and the GoS or its designated line departments after apportioning for any over or under recoveries and collection effort.

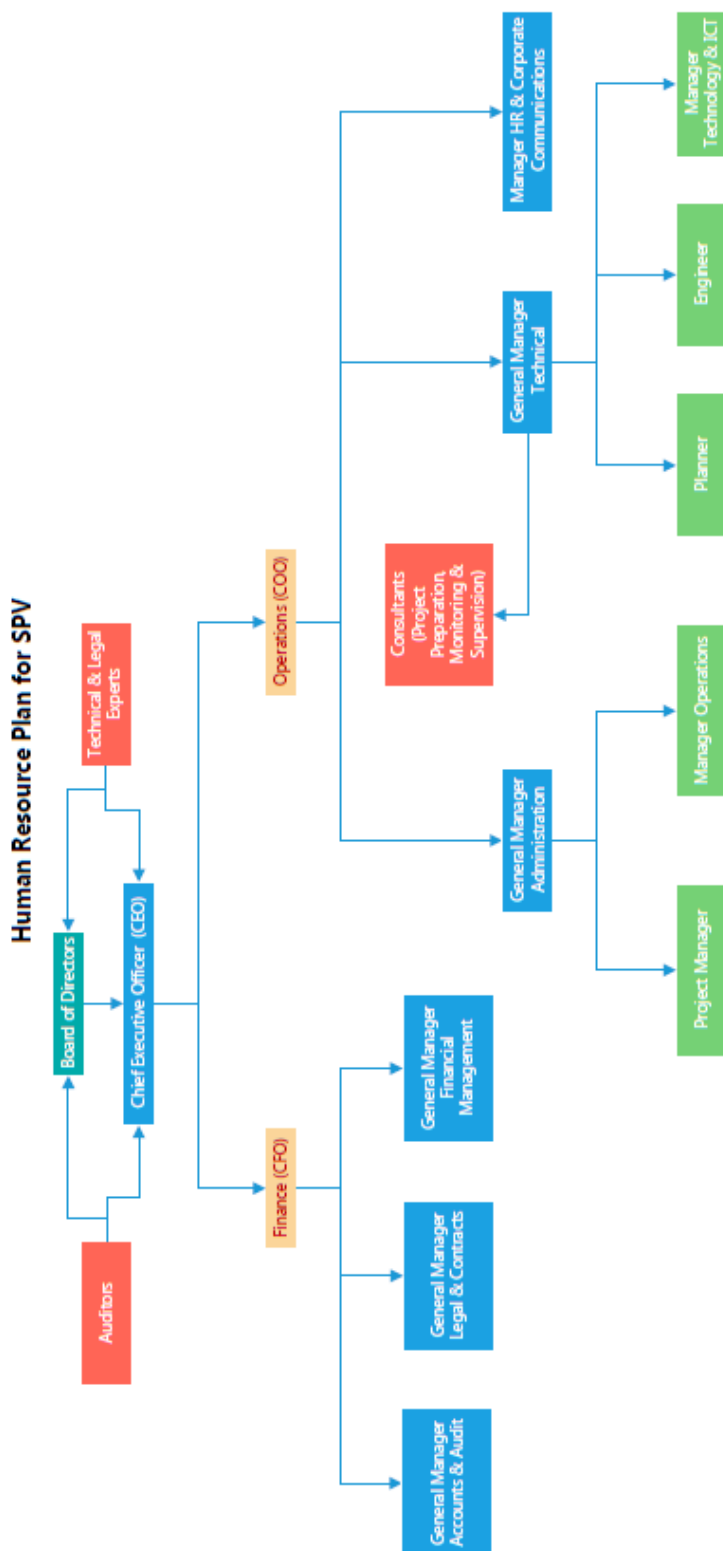
The detailed objectives, functions, responsibilities and constitution & composition of the SPV shall be defined in the Articles and Memorandum of Association (AoA & MoA) of the SPV. The HPSC along with the NMC shall cause the SPV to be incorporated soon after the results of the Smart City Challenge are declared and before accessing or utilizing any funds specifically earmarked and released for the purpose of Smart City Namchi under the Smart City Mission by the Government of India or the Government of Sikkim.



Chief Secretary
Chairperson HPSC, Smart City Mission
Government of Sikkim.

Chief Secretary
Govt. of Sikkim

Annexure-4.12 Human Resource Plan of SPV



Position	Key Qualifications	Experience	Talent Acquisition / Retention Plan	KPA / KPI
CEO	B Tech, MBA	Domestic / International experience in Policy / Developmental Planning, Infrastructure / Utilities (15 to 20 years)	-Open Selection Process with strong Industry Referral -Market linked Salary & Incentives -KRA / KPA based contracts with performance based incentives	-Citizens' Engagement & City Branding -Expanding Smart City strategies functionally & geographically -Improving citizens' satisfaction with municipal services -Effective revenue enhancement strategies -Forging effective partnerships -Building organizational culture of continuous improvement
CFO	CA / CFA / MBA (Finance)	Corporate Finance / Infrastructure Finance / Finance Control / Tariff Modelling / Contract Management (15-18 years)	-Open Selection Process with strong Industry Referral -Market linked Salary & Incentives	-Innovative financial leveraging & management -Devising effective & efficient methods of revenue collection & recovery -Cashflow management
COO	B Tech	Contract Administration / Project Management / Asset Management / Vendor Management / Estate or Facilities Management (12-15 years)	-Open Selection Process with strong Industry Referral -Market linked Salary & Incentives -KRA / KPA based contracts with performance based incentives	-Ensuring implementation of projects within time & budget as per quality parameters -Achieving desired levels of service -Efficient & effective revenue collection
Technical & Legal Experts	Respective Domains	Domestic / International experience as per need (min 5 years)	-Deputation from line departments -Open recruitment / contracting	- Sectoral performance

Annexure-4.13 MoU from Housing Board, GoS



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (hereinafter referred to as the "MOU") is entered into at Namchi, South-Sikkim on this 2nd day of April, 2016.

BY AND BETWEEN

Urban Development & Housing Department (hereinafter referred to as **UDHD**) on behalf of **Namchi Municipal Council**, a municipal council constituted under the "The Sikkim Municipalities Act" of 2007, having its principal office at Gangtok, Sikkim (hereinafter referred to as "**NMC**") which expression shall unless excluded by or repugnant to the context, be deemed to include its administrators, successors and assigns) of **One Part**

AND

Sikkim Housing & Development Board, constituted under the "**The Sikkim Housing and Development Board Act, 1979**", having its main office at Church Road, Gangtok-737101, Sikkim, (hereinafter referred to as "**SHDB**") which expression shall, unless it be repugnant to the context or meaning thereof, include (its successors) of **Second Part**

*Hereinafter the parties of the First Part and Second Part are collectively referred to as "**Parties**" and individually as "**Party**", as the context demands.)*

URBAN DEV. & HOUSING DEPARTMENT, GoS.

NAMCHI MUNICIPAL COUNCIL, SOUTH-SIKKIM

WHEREAS:

- A. Ministry of Urban Development, Government of India has launched Smart City Mission in 2015 with an objective is to promote cities that provide core infrastructure and give a decent quality of life to its citizens, a clean and sustainable environment and application of 'Smart' Solutions. The focus is on sustainable and inclusive development and the idea is to look at compact areas, create a replicable model which will act like a light house to other aspiring cities. The initiative intends to develop 100 cities and towns in the country as smart cities.
- B. Namchi is one of the candidate cities for Smart City Mission from the state of Sikkim and is participating in the challenge round by submitting its Smart City Proposal. UDHD along with the NMC is the nodal agency for Smart City project and it shall be forming a Special Purpose Vehicle (SPV) with State Government for planning, designing, financing, implementation, operation and maintenance of Smart City Projects. After incorporation of SPV, all rights and obligations of UDHD & NMC with regards to Smart City Projects shall be transferred to SPV.
- C. UDHD has progressed from small beginnings to embrace an overreaching authority in the development urban scenario of Sikkim as well as that of Namchi. In consonance with the aspirations of modern India, UDHD aims at coordinated and planned development of this emerging city to enable Namchi to achieve pride of place as the worthy and parallel urban centre to that of Gangtok, capital of state of Sikkim. Together with NMC, UDHD have been striving rapidly to provide basic urban infrastructure to absorb the pressures of a rapidly changing society, and to provide an environment which would enable the utmost satisfaction level of all sections of its inhabitants.
- D. UDHD on behalf of NMC and SHDB have been discussing the Namchi Smart City Proposal including projects in the old Housing Colony, Agamgram, Namchi which is selected for redevelopment of Housing Colony encompassing all the modern amenities with the inclusiveness of all the sections of the societies under Area Based Development.

Now, pursuant to the ongoing discussions between the Parties, this MOU purports to summarize the principal terms of intended collaboration. This MOU records the preliminary understanding between them.

1. Purpose

The Purpose of this MOU is to define area of collaboration between UDHD/NMC and SHDB for planning, designing, financing, implementation, operation and maintenance of proposed Smart City Projects in Namchi under Smart City Mission of Government of India.

2. Area of Collaboration

The area of collaboration between the Parties shall include only on Area Based Development and more specifically defined herein below:

FOR AREA BASED DEVELOPMENT includes but not limited to:-

- i) Commitment to promote mixed use development project including housing Project on PPP basis.
- ii) Conduct techno-commercial feasibility
- iii) Provide institutional & technical support for identification of suitable PPP partner.
- iv) Financial supports in case of viability gap or else identify the suitable investment proponent to invest in the project identified under the Smart City Plan.

The Parties shall exchange necessary information required and jointly undertake the feasibility assessment, formulation of Smart City project etc. SHDB shall provide due support (physical, regulatory, administrative, manpower or otherwise) required for Smart City projects subject to availability on mutually acceptable terms. UDHD/NMC, being the nodal agency for Smart City Mission for Namchi City, shall implement the Smart City projects through SPV. The Parties agree to congregate funds available to it for funding the smart city projects.

The Parties also agree that this MOU does not constitute legally-binding commitment in respect of the possible partnership. Definitive agreement shall be subject to further negotiation between the Parties and the due diligence to be conducted by the Parties.

3. Non-exclusivity

The relationship of the Parties under this MOU shall be non-exclusive and both Parties shall be free to pursue other agreements or collaborations of any kind. However, when entering into a definitive agreement related to strategic area, the Parties may agree to limit each Party's right to collaborate with others on that subject.

4. Term and Termination

Both the Parties may terminate this MOU at any time by notice with immediate effect if it reasonably believes that its performance, financial viability or any aspect of it, results, or might breach any legal, regulatory, ethical or audit independence requirement in the jurisdiction, or any other reason. This MOU shall be valid for a period of 2 (two) years from the date of signing, unless it is terminated earlier:

- i. By way of consummation of a definitive agreement; or
- ii. By either Party for any reason what so ever.

This MOU is issued solely for the purpose of communicating the intent on part of the Parties to collaborate with each other. All the terms and conditions shall be finalized on the basis of a definitive agreement. If no definitive agreement is consummated, this MOU shall be treated as null and void.

5. Sharing of Information

As may be appropriate from time to time, each Party may share information with the other on a regular basis regarding the arrangement under this MOU. Both the Parties will be solely and entirely responsible for any third party information or materials, that they will share with each other, with regards to its requisite rights, authorizations or agreements, in place, enabling accessibility and usage of such information.

6. Confidentiality

The Parties agree and acknowledge that sensitive information and confidential data will be exchanged between the Parties pursuant to this MOU. Such data will be marked confidential ("**Confidential Information**"). Each Party agrees that it will maintain confidentiality of the Confidential Information disclosed to it by the other Party under this MOU and will ensure that this clause is strictly adhered to by its officers, employees, agents, consultants and representatives. In case of expiry or termination of this MOU, each Party will promptly return all confidential information, to the disclosing Party upon request after expiry/ termination of this MOU.

7. Expenses

Unless otherwise specifically agreed to in writing by the Parties, each Party shall bear the respective cost of carrying out the obligations under this MOU.

8. Entire Agreement

This MOU contains the entire understanding between the Parties hereto and supersedes all prior arrangements, understandings and agreements, written or oral, on the subject hereof. Any part of this MOU which is not enforceable due to any reason whatsoever will be deemed to be inoperative and the rest of the MOU shall continue to be valid and binding on the Parties hereto.

9. Representation

Each Party hereby represents to the other that it has all necessary power and authority to execute and deliver this MOU.

10. Cooperation

UDHD/NMC and SHDB acknowledge that they have entered into this MOU in good faith and will cooperate in good faith to achieve the objectives set herein.

11. Liability

This MOU shall attract no liability whatsoever to either of the Parties.

SMART CITY NAMCHI, SOUTH-SIKKIM

12. Governing Law

This MOU will be governed and construed in accordance with the laws in force in India. The Parties hereby expressly consent to the jurisdiction of Courts in Lucknow for any lawsuit filed, arising from or related to this MOU.

In witnesses whereof the Parties hereto have signed this MOU in the presence of witnesses on the day, month and year first above written.

For and on behalf of **UDHD/ Namchi
Municipal Council**

For and on behalf of **Sikkim
Housing & Development Board.**

(Authorized Signatory)
Name:

Principal Chief Engineer-cum-Secretary
Urban Development & Housing Deptt.
Government of Sikkim Gangtok

Witness:

1.

CHIEF ENGINEER
Urban Dev. & Housing Deptt.
Government of Sikkim
Gangtok

2.

Jt. Chief Town Planner (S.M.)
Urban Dev. & Housing Deptt.
Govt. of Sikkim
Namchi, South Sikkim



(Authorized Signatory)
Name:

SECRETARY
Sikkim Housing & Dev. Board
Govt. of Sikkim
Gangtok

Annexure-4.14 Sanction order from UDHD for Extension of Central Park Area

**GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT & HOUSING DEPARTMENT
GANGTOK.**

Phone No: (03592) 202900, 202726, 205087(Fax)

S.O. No: 292(38)DIV(GOS)/UD&HD/SO/01

Date: 11/9/2016

To,

The Chief Pay and Accounts Officer,
Treasury, Pay and Accounts Office,
Finance, Revenue & Expenditure Department,
Government of Sikkim.

Subject: Sanction Order.

Sir,

I am directed to convey the sanction of the Governor of Sikkim amounting to Rs.2127.99 (Rupees Twenty One Crore Twenty Seven Lakhs Ninety Nine Thousand) only for the work "Extension of Central Park, Namchi South Sikkim" The Expenditure involved will be met by the valid appropriation available for the purpose or re-appropriation and will be debitible to the Major Head: 4217-03-051-78.92.53 (10% Lumpsum scheme of MoUD)

This is within the financial power of: State Cabinet, Government of Sikkim, Gangtok East Sikkim.

File No: 292(38)DIV/UD&HD/JTG

Yours faithfully

Sd/-
Chief Engineer
UD&H Department
Govt. of Sikkim
Gangtok.

Copy to:

1. Principal Secretary, FRED, Tashiling, Gangtok.
2. CCS UD&HD(Gangtok)
3. Chief Engineer, UD&HD
4. Accountant General, Lekha Pariksha Bhavan, Deorali, Gangtok
5. Director, Vigilance
6. Additional Chief Engineer
7. Senior Accounts Officer, UD&HD
8. Divisional Engineer (HQ)
9. Office copy.


Chief Engineer
UD&HD

Annexure-4.15 CPWD for sanction of fund for Extension of Central Park.

(4) 3

DIRECTOR GENERAL
CENTRAL PUBLIC WORKS DEPARTMENT
NIRMAN BHAVAN, NEW DELHI
E-Mail:- dirpwacpwd2008@gmail.com

OFFICE MEMORANDUM

Subject: - Central Park Extension at Namchi, South Sikkim under 10% pool fund.

The modified DPR of the above mentioned work received from Under Secretary UD-III, Ministry of Urban Development, vide O.M. No. K-14011/5/2004-UD.III dated 12.03.2013 for techno-economic vetting. The DPR examined in this Directorate and vetted for Rs. ~~213.44~~ ^{1800.37} lacs as per details given in the enclosed performa.

Encl: - As above.

(Rajesh Kumar)
Executive Engineer (P&WA)

Under Secretary, (UD-III), Ministry of Urban Development, Nirman Bhawan New Delhi
U. O. No: - 23/9/2013 WI (DG)/Sikkim / C.O.
Dated: - /05/2013

Annexure-4.16 MoUD funded project for construction of footpaths.

K-14011/36/2013-UD.III
Government of India
Ministry of Urban Development

Nirman Bhawan, New Delhi
Dated: 24th October, 2013

To

The Pay & Accounts Officer (Sectt.)
Ministry of Urban Development
Nirman Bhawan
New Delhi

Sub: Development of North Eastern States including Sikkim – Sanction of projects relating to Sikkim – “Construction of walkways along Ghurpisev road-at Namchi Sikkim”.


Sir,

I am directed to convey sanction of the President to the proposal submitted by State Government of Sikkim for the project “Construction of walkways along Ghurpisev road at Namchi Sikkim” at an estimated cost of Rs.537.55 lakh (Rupees Five Crore Thirty Seven Lakh and Fifty Five Thousand only) out of which the Central Share would be Rs.483.80 lakh under the 10% Lumpsum provision scheme for the benefit of North Eastern Region including Sikkim.

2. 90% of the estimated cost would be borne by the Central Government and balance 10% (Rs.53.75 lakh) would be borne by the State Government since the project is being executed by the State Government.

3. The sanction of the project is subject to the following conditions:

- (i) The first instalment shall be released once the State is ready to award the work after completion of all formalities on submission of documents relating to administrative sanction, technical sanction, environmental clearance, permission for right of way and work order placed to the contractor.
- (ii) The sanction shall be regulated in accordance with the provisions of GFR, 2005.
- (iii) The State Government of Sikkim would maintain a separate account in respect of the project.
- (iv) The money will be utilized for the purpose for which it has been sanctioned. Otherwise, it (or any unutilized portion thereof) would be refunded along with interest at prescribed rates to Central Government forthwith as per provisions contained in the Rule 209 of GFR, 2005.
- (v) The State Government of Sikkim will furnish utilization certificate in respect of funds released at an early date in the prescribed Performa (GFR 19A), in compliance with the instructions contained in Rule 212 of the General Financial Rules, 2005. In addition, the State Govt. will also submit consolidated U.C. within six months of completion of the project.
- (vi) The project shall be implemented within a period of two years from the date of release of first instalment.
- (vii) The money will be released in 3-4 instalments.
- (viii) The final instalment will be released only after the entire State Share is released and


Contd./...2

- 2-
- (ix) Any increase in project cost due to any reason shall be met by the State Govt. and no Central Assistance would be given for that purpose.
 - (x) If any UC(s) has become due as per provisions of GFRs, release of subsequent instalment shall be subject to fulfilment of the said provisions.
 - (xi) The State Govt. shall also abide by the guidelines/instructions issued by the Central Govt. under the scheme from time to time.

4. This issues with the concurrence of Finance Division vide their Dy. No. 1196/US(F)/FD/13 dated 24.10.2013.

Yours faithfully,


(Naresh Kumar)

Under Secretary to the Govt. of India
Tel:011-23061137


Copy to:

1. The Chief Secretary, Govt. of Sikkim, Secretariat, Gangtok
2. The Secretary, UD Department, Government of Sikkim, Gangtok
3. The Resident Commissioner, Sikkim House, New Delhi.
4. Accountant General, Govt. of Sikkim, Gangtok
5. The Principal Director of Audit, Economic and Service Ministries, AGCR Building, New Delhi - 110002
6. The Advisor (HUD), Planning Commission, Yojana Bhawan, New Delhi.
7. M/o DoNER, Vigyan Bhawan, New Delhi
8. Finance Division, MoUD, New Delhi
9. PS to JS (UD).
10. Sanction File
11. Guard File


(Naresh Kumar)


Under Secretary to the Govt. of India
Tel:011-23061137

Annexure-4.17 Work order from UDHD, GoS for building footpaths.

 OFFICE OF THE DIVISIONAL ENGINEER URBAN DEVELOPMENT & HOUSING DEPARTMENT GOVERNMENT OF SIKKIM JORETHANG	
Memo No. 58/W.O/UD&HD/Jtg	Dated: 17/02/2014
To	M/s Upper Boomtar Educated Un-employed Women's Co-operative Society Ltd. Namchi, South Sikkim
Sub:	<u>WORK ORDER:</u>
<p>This is to inform you that the Government/ Competent authority has approved to award the work "<i>Construction of walkways along Ghurpisey Road at Namchi, South Sikkim (PART A)</i>" to you at "22.5% ABOVE" to the amount based on schedule of quantity and rate. The allied details of the work are detailed here under:-</p>	
BUDGET HEAD	4217-03.051-78.88.53.89(10% Lumpsum) walkways along Ghurpisey road at Namchi
ESTIMATED VALUE	Rs. 244.48 (Rupees two crore forty four lakhs forty eight thousand) only
ACCEPTED RATE	22.5% Above
TOTAL WORK VALUE	Rs. 299.48 Lakhs (Rupees two crore ninety nine Lakhs forty eight thousand) only.
COMPLETION TIME	24 Months
<p>Hence, the Co-Operative Society is directed to attend the office of the Assistant Engineer (Namchi) for the conclusion of the agreement within 15 days time from the date of issue of this work order.</p>	
<p style="text-align: right;">s/d Divisional Engineer (S/W) Urban Dev. & Housing Deptt. Jorethang</p>	

Copy information to:-

1. Hon'ble Minister, UD&HD, Food & Civil Supplies and Consumer Affairs Departments.
2. Hon'ble Area M.L.A.
3. Principle Secretary, FRED, Tashiling Secretariat, Gangtok.
4. Principal Accountant General, Lekha Pariksha Bhawan, Deorali, Gangtok
5. Commissioner-cum-Secretary, UD&HD, Gangtok.
6. Director, Vigilance Department, Gangtok.
7. Chief Engineer, UD&HD, Gangtok.
8. Additional Chief Engineer, UD&HD, Gangtok.
9. Superintending Engineer (S/W), UD&HD, Jorethang.
10. Chief Accounts Officer, UD&HD, Gangtok.
11. Joint Registrar, Co-operative Deptt. Namchi.
12. Assistant Engineer, UD&HD, Namchi.
13. File.

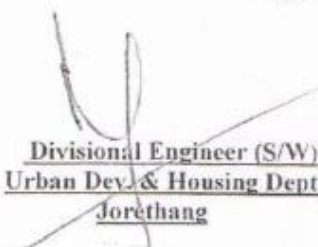

Divisional Engineer (S/W)
Urban Dev. & Housing Deptt.,
Jorethang

Annexure-4.18 Work order from UDHD, GoS for building footpaths

OFFICE OF THE DIVISIONAL ENGINEER URBAN DEVELOPMENT & HOUSING DEPARTMENT GOVERNMENT OF SIKKIM JORETHANG	
Memo No. 59/WO/UD&HD/Jtg	Dated: 17/02/2014
To	M/s Lower Boontar Educated Un-employed Co-operative Society Ltd. Namchi, South Sikkim
Sub:	<u>WORK ORDER:</u>
This is to inform you that the Government/ Competent authority has approved to award the work " <i>Construction of walkways along Ghurpisey Road at Namchi, South Sikkim (PART B)</i> " to you at "22.5% ABOVE" to the amount based on schedule of quantity and rate. The allied details of the work are detailed here under:-	
BUDGET HEAD	4217-03,051-78.88,53.89(10% Lumpsum) walkways along Ghurpisey road at Namchi
ESTIMATED VALUE	Rs. 187.30 (Rupees one crore eighty seven lakhs thirty thousand) only
ACCEPTED RATE	22.5% Above
TOTAL WORK VALUE	Rs. 229.44 Lakhs (Rupees two crore twenty nine Lakhs forty four thousand) only.
COMPLETION TIME	24 Months
Hence, the Co-Operative Society is directed to attend the office of the Assistant Engineer (Namchi) for the conclusion of the agreement within 15 days time from the date of issue of this work order.	
s/d Divisional Engineer (S/W) Urban Dev. & Housing Deptt. Jorethang	

Copy information to:-

1. *Hon'ble Minister, UD&HD, Food & Civil Supplies and Consumer Affairs Departments.*
2. *Hon'ble Area M.L.A.*
3. *Principle Secretary, FRED, Tashiling Secretariat, Gangtok.*
4. *Principal Accountant General, Lekha Pariksha Bhawan, Deorali, Gangtok.*
5. *Commissioner-cum-Secretary, UD&HD, Gangtok.*
6. *Director, Vigilance Department, Gangtok.*
7. *Chief Engineer, UD&HD, Gangtok.*
8. *Additional Chief Engineer, UD&HD, Gangtok.*
9. *Superintending Engineer (S/W), UD&HD, Jorethang.*
10. *Chief Accounts Officer, UD&HD, Gangtok.*
11. *Joint Registrar, Co-operative Deptt. Namchi.*
12. *Assistant Engineer, UD&HD, Namchi.*
13. *File.*


Divisional Engineer (S/W)
Urban Dev. & Housing Deptt.,
Jorethang

Annexure-4.19 Work order from UDHD GoS, for construction of Kisaan Bazar.



**GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT & HOUSING DEPARTMENT
GANGTOK**

Memo No:- UD&HD/ GOS/ /11-12/ 12-6

Dated 01/10/2013

To,

Shri Mahabir Prasad Agarwal,
Namchi,
South Sikkim.

Subject:- Revised Work Order.

Sir,

This is to inform you that the Government/ Competent authority has approved the revised cost of the work "**Construction of Kissan Bazaar at Namchi, South Sikkim**" based on the revised Detail Project Report. The relevant details are as hereunder:-

BUDGET HEAD	4217-03-051-62-45-73 (Plan) Sanctioned under ACA-SPA 2010-2011 Projects
TENDERED REVISED COST	(a) Rs. 13,48,49,000.00 (b) Rs. 1,21,81,000.00 Total Rs. 14,030,000.00
TENDERED/ACCEPTED RATE	28% (Twenty eight) Percent on (a) above
TOTAL WORK VALUE	Rs. 18,47,87,720.00 (Rupees eighteen crore forty seven lakhs eighty seven thousand seven hundred and twenty) only.
COMPLETION TIME	36 (Thirty six) months.

You are therefore directed to attend the office of the Superintending Engineer (S/W) Jorethang for drawing of the revised agreement to be concluded within **15 days** from the date of issue of this revised work Order.

Sd/-
Addl. Chief Engineer

Copy for the information to:-

- 1) Hon'ble Minister UD&HD, Food & Civil Supplies and Consumer Affairs Department
- 2) Hon'ble Area MLA, Namchi Singithang Constituency
- 3) Principal Secretary, FRED, Gangtok
- 4) Commissioner-Cum-Secretary, UD&HD, Gangtok
- 5) Accountant General, Lekha Pariksha Bhawan, Deorali, Gangtok
- 6) Chief Engineer, UD&HD, Gangtok
- 7) Director, Vigilance Department, Gangtok
- 8) Superintending Engineer (S/W), UD&HD, Jorethang
- 9) Chief Accounts Officer, UD&HD, Gangtok
- 10) Superintending Engineer (P.), UD&HD, Gangtok
- 11) Divisional Engineer (S/W), UD&HD, South District
- 12) Assistant Engineer (S), UD&HD, Namchi
- 13) Office Copy.

Addl. Chief Engineer,
Urban Dev. & Housing Department,
Govt. of Sikkim,
Gangtok.

Annexure-4.20 Letter of Support from Traders association, Namchi.



**Traders Associations of Namchi Bazaar
South-Sikkim**

(A non-profit & Voluntary Organisation)

Letter No: 282/Namchi(S)/2016 /TANB(S)

Dated:-12/04/2016

LETTER OF SUPPORT

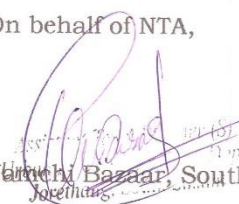
We on behalf of Traders & Business Communities of Namchi Bazaar under Namchi Municipal Council, South-Sikkim hereby extend our outmost support to the proposed Smart City Plan prepared by UDHD/NMC, Govt. Of Sikkim with the assistance of the consultants empanelled with the Ministry of Urban Development, Govt. Of India, New-Delhi for Namchi City.

Furthermore, the business communities of the Namchi Bazaar, shall always be an active participants in decision making process under the Smart City Mission and voluntarily extend all the relevant support to materialise the proposed Smart City Plan into the reality.

We extend our Best of Wishes and Luck to the team of Smart City Mission of Namchi Municipal Council, South-Sikkim.

Signing without prejudice.

On behalf of NTA,


Namchi Bazaar, South-Sikkim.

On Behalf of NTA


Namchi Bazaar, South-Sikkim.

Annexure-4.21 Letter of support from RWA, Namchi.

KAZITAR WELFARE ASSOCIATION

NAMCHI SOUTH SIKKIM – 737126

Ref. No.01/KWA/2016

Dated 2/04/2016

To,

The Chairman
Namchi Municipal Council
Namchi – 737126
South Sikkim

Subject: - Letter of support.

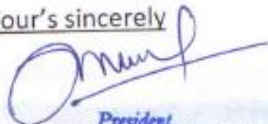
Respected Sir,

I, on behalf of Kazitar Welfare Association having its principal office in Kazitar, Namchi South Sikkim which falls under two wards of Namchi Municipal Council hereby undertake that we will extend all the forms of necessary and voluntarily help to materialise the proposal and plans that has been envisaged under SMART CITY PLAN for Namchi prepared by Urban Development & Housing Department, Government of Sikkim with the assistance of consultants M/S Data World Pvt. Ltd. in consortium with Innovest Advisory Pvt. Ltd. and Caristas Eco-Service Pvt. Ltd. We have already participated extensively in public consultations and voiced our expectations and requirements of the infrastructural gaps in our locality and also in Namchi as a whole.

The proposal adequately reflects the expectations and aspirations of the people of Namchi Municipal Council and we pledge to support in the entire endeavours to take Namchi as SMART CITY.

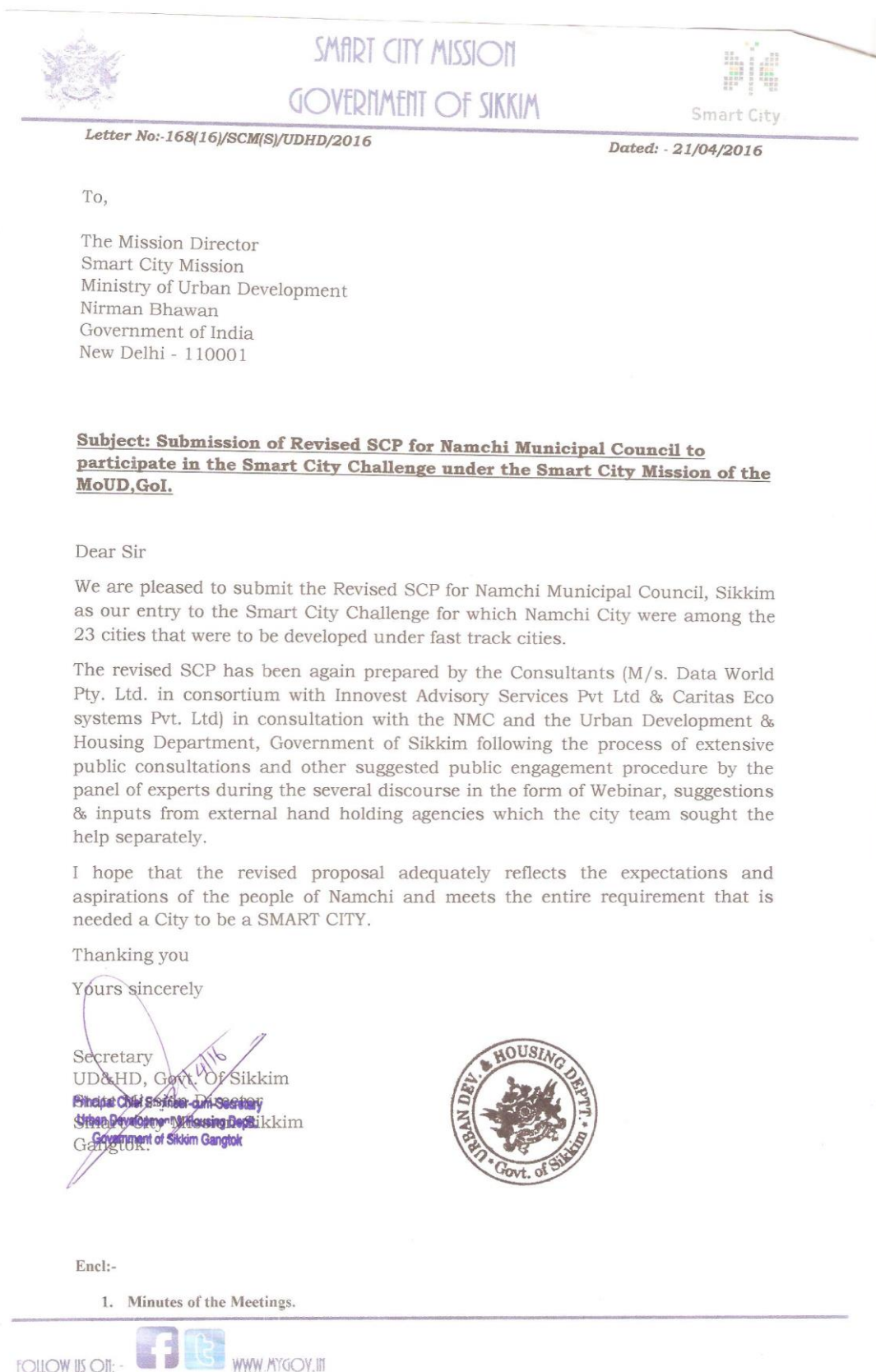
Thanking you

Your's sincerely



President
On behalf of Kazitar Welfare Association
Kazitar, Namchi, South Sikkim

Annexure-4.22 Letter of submission of SCP, Namchi, from State Mission Director to MoUD (MoMs enclosed)

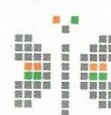


ROUND 2



SMART CITY MISSION

GOVERNMENT OF SIKKIM



Smart City

Letter No:-168(16) II/SCM(S)/UDHD/2016

Dated: - 29/06/2016

To,

The Mission Director (Smart City Mission)
Ministry of Urban Development
Nirman Bhawan,
Government of India
New Delhi – 110001, INDIA.

Subject: Submission of Revised SCP for Namchi Municipal Council to participate in the Smart City Challenge under the Smart City Mission of the MoUD, GoI.

Dear Sir,

We are pleased to submit the Revised SCP for Namchi Municipal Council, Sikkim as our entry to the final round of Smart City Challenge for which Namchi City were among the 98 cities that were to be developed as smart cities under the flagship “100 Smart Cities Mission”, MoUD, GoI

The SCP of NMC have been prepared by the Consultants (M/s. Data World Pty. Ltd. in consortium with Innovest Advisory Services Pvt Ltd & Caritas Eco systems Pvt. Ltd) in consultation with the NMC and the TP Cell of Urban Development & Housing Department, Government of Sikkim following the due process and other suggested public engagement procedure by the panel of experts during the several discourse in the form of suggestions & inputs from external hand holding agencies which the city team sought the help separately. Also the observation made by panel of experts which was received from MoUD, GoI after the declaration of 13 successful Smart Cities from the list of 23 Fast Track Cities in recent declaration by MoUD, all have been taken care of and addressed due diligently as per the mandate of the guidelines as well.

I hope that the revised Smart City proposal adequately reflects the expectations and aspirations of the people of Namchi and meets the entire requirement that is needed a City to be a SMART CITY.

Thanking you

Yours sincerely

Secretary
Principal Chief Engineer-cum-
Urban Development & Housing
State Mission Director (Smart City Mission)
Government of Sikkim
Gangtok, Sikkim.



FOLLOW US ON:



WWW.MYGOV.IN



URBAN DEVELOPMENT & HOUSING DEPARTMENT
GOVT. OF SIKKIM

Official add:-
Near SBS Headquarter,
Gangtok-737101,
Sikkim.INDIA
Phone no- (03592)20287
www.sikkimudhd.org
E-mail:- udhdsikkim@gmail.com


Ref. No.:170(16)II/SCM(S)/2016

Dated:27.06.2016

OFFICE MEMORANDUM

Subject:-Minutes of the Meeting of the High Powered State Level Steering Committee (HPSC) for Review and approval of Revised Smart City Plan of Namchi Municipal Council (NMC) under SMART CITIES MISSION of GoI in Sikkim held on 27th of April, 2016 at the Secretariat, Govt. Of Sikkim, Gangtok.

The undersigned in the capacity of Nodal Officer, Smart City Mission-Sikkim is directed to enclose herewith a copy of the Minutes of the Meeting of the High Powered State Level Steering Committee (HSPC) for the reviewing and approval of revised Smart City Plan of Namchi Municipal Council prepared under the Smart Cities Mission, Govt. Of India in Sikkim held under the Chairmanship of Chief Secretary, Govt. Of Sikkim on the 18th of April, 2016 at Conference Hall, Secretariat, Gangtok, Sikkim for information and further necessary action.


Jt. Chief Town Planner (S/W)
Urban Dev. & Housing Deptt.
Govt. of Sikkim
(Nayam Rai)
Nodal Officer, Smart City Mission (Sikkim)
Joint Chief Town Planner(S/W),
UD&HD, Govt. Of Sikkim.

Memo No.:170(16)II/SCM(S)/2016/4831

Dated:27.06.2016

Copy to:-

- Pr.Secy. to Hon.CM, Govt. Of Sikkim for info.
- PS to Hon. Minister, UD&HD for info.
- Chief Secretary, Govt. Of Sikkim:- Chairman, HSPC (SCM).
- Addl. Chief Secretary cum Dev. Commissioner:-Member
- Finance Secretary, GoS: Member
- Chairman, NMC.
- Municipal Executive Officer, NMC.
- Addl. Chief Town Planner, UD&HD, GoS.
- Secretary, UD&HD: State Mission Director cum Member Secretary.
- Guard File-SCM(Sikkim)



**MINUTES OF THE 3rd HIGH POWERED STEERING COMMITTEE MEETING
HELD ON 27th June 2016 IN THE CHAMBER OF THE CHIEF SECRETARY OF
GOVERNMENT OF SIKKIM, CHAIRMAN, HSPC, SMART CITIES MISSION, GOVT.
OF SIKKIM.**

The 3rd meeting of the High Powered Steering Committee (HSPC) of the Smart Cities Mission was held on 27th June 2016 at 3.00 P.M. in the conference Hall of the Secretariat, Development Area, Gangtok, Sikkim. The meeting was chaired by the Chief Secretary to the Govt. of Sikkim who is also the Chairman of the HSPC, Smart Cities Mission, Govt. Of Sikkim in order to review and approved the revised Smart City Proposal of the Namchi Municipal Council (herein after shall be referred as NMC) which shall have to be submitted to the Ministry of Urban Development, Nirman Bhawan, New Delhi by the 30th of June 2016.

The list of attendees is enclosed in the Annexure I appended herewith.

The Joint Chief Town Planner(S/W), the Nodal Officer (Smart Cities Mission-Sikkim) in welcoming speech gave the brief outline of the Smart City Mission Guidelines and its statement. In continuation to the introductory remarks regarding the meeting, the Nodal officer also appraised the chair about as to how the SCP of NMC is being performing and improvising the contents along with other attributes which the mission and the evaluating committee is envisaging to have it in the proposals. He further appraised the HSPC about how the mission like this will change the dynamics of growth of economy of the region as well of the state. Its contribution to the conservation of ecosystem, protection of the environment through the adoption of clean and renewable energy, enhancement of air quality, judicious use of scarce natural resources, the rationality in equitable distribution of environmental services etc. were also touched upon. Supplementing the introductory note, the Joint Chief Town Planner (S/W) Nodal Officer for the Smart City Mission, NMC highlighted the observation and shortcomings made by the experts over the earlier submitted SCP and the rationale behind it.

Furthermore, the Secretary, UD&HD who is also the State Mission Director, Smart Cities Mission, Sikkim appraised the committee that again M/s. Data World India Pvt. Ltd in association with the Caritas Eco System Pvt. Ltd. have been appointed as the consultant to review and revised the Smart City Proposal (SCP) along with in-house expertise of the TP Cell by aggregating few external experts (especially project Management and financial experts) has worked in tandem to accomplish the task. Consortium of consultants who are already empanelled with the MoUD, GoI have just been issued a letter of request to assist the NMC & UD&HD, GoS for further improvising the SCP-NM. The decision had to be taken in such situation owing to the fact that there was a huge time constraints and the proposal had to be revised extensively which was decided after going through the previous proposals which was submitted for two challenge rounds. The revised SCP to be resubmitted to the MoUD by the 30th of June 2016 to enter into the Final challenge Round along with other remaining cities which weren't selected in those two rounds. He appealed the HSPC to review the revised SCP, which has already been approved by the NMC and informed the committee regarding the approaching dateline of 30th of June 2016 for submission.



Mr. Akshat Jain, heading the consortium of the consultants namely M/s. Data World India Ltd. & Caritas Eco Systems Pvt. Ltd. made a presentation about the methodology opted in preparation of Smart City Proposal for Namchi Municipal Council and explained about the salient features of the SCP of NMC.

The brief of the presentations is as under which was carried out in earlier two presentation as well targeted for those who were present for the first time in the State level HPSC:

.-Citizen Engagement through various modes to know the aspirations of the people viz. ward wise public consultation, Discussion with institutions, Schools and college students, Focus Group discussion with Traders Associations, Resident Welfare Associations, professionals Women Self Help Group routine & social media such as through www.MyGov.in ,Facebook, twitter, Competitions such as Essay writing, Painting, Vision statement writing etc. under various categories, etc

.-Selection of Area Based Development (ABD) proposal and Pan City Solution options through polling both online and offline. The sectors to be chosen were from the Green Field Development, Retrofitting and Redevelopment.

.-The Pan City –Solutions of ICT based E-Governance and installation of SCADA centre using all the platform of Internet of things (IoT) and based on the principle of Crowdsourcing and M2M (machine to Machine) Platform.

Further, he presented a comprehensive revised SCP of NMC that is proposed envisaging the NMC becoming the SMART CITY after achieving those milestones which had the components of all the features of Smart city with Smart solutions. Behind all the proposal, the Environmental sustainability was kept in the priority of which the citizens of NMC had also voiced their opinion.

Various components of the two Pan City Solutions of E-Governance & streamlining the existing Water Supply system through installation of smart meters and SCADA to enhance the efficiency of service level were appraised to the HSPC. This also aimed at the reduction in existing NRW (Non-Revenue Water) or UFW (Unaccounted for Water) simultaneously increase in efficiency in the collection of revenue for these services.


.The total cost for the proposed Revised Smart City Proposal is in the tune of 964.56 Crore (Rupees Nine Hundred Sixty Four Lacs and Fifty Six Thousand Only) which is inclusive of Land Cost as such there are plenty of vacant land in and around the NMC and at the same time there is willingness from the people to part away with their holding for the projects envisaged under Smart City Plan after receiving the applicable compensation for the same. The Means of finance includes the one time Grant of the Government of India, State contribution for Smart Cities Mission and through PPP for the total financial plan outlay. The modalities in which the Area Based Development shall be replicated to other parts of the Municipal Council was also explained.



-After such detailed deliberations, the SLHPSC approved the Revised Smart City Proposal for Namchi Municipal Council which was prepared by the consultant viz.M/s. Data World India Ltd. in consortium with Caritas Eco Systems Pvt. Ltd. and UD&HD, GoS unanimously decided to forward the same to the Ministry of Urban Development, Nirman Bhawan, GoI, New Delhi. Further the members of the SL-HPSC directed the Nodal Officer (Smart Cities Mission-Sikkim) personally to submit the Revised SCP of NMC to the MoUD, New Delhi within the stipulated time

The meeting concluded with the vote of thanks by the nodal officer-Smart cities Mission (Sikkim).




Jt. Chief Town Planner (SAW)
Urban Dev. & Housing Deptt.
Govt. of Sikkim
Namchi, South Sikkim

FAST TRACK



SMART CITY MISSION GOVERNMENT OF SIKKIM



Memo No.:170(16)/SCM(S)/2016


Dated: 18.04.2016

OFFICE MEMORANDUM

Subject:-Minutes of the Meeting of the High Powered State Level Steering Committee (HPSC) for Review and approval of Revised Smart City Plan of Namchi Municipal Council (NMC) under SMART CITIES MISSION of GoI in Sikkim held on 18th April, 2016 at Gangtok.

The undersigned in the capacity of Nodal Officer, Smart City Mission-Sikkim is directed to enclose herewith a copy of the Minutes of the Meeting of the High Powered State Level Steering Committee (HSPC) for the reviewing and approval of revised Smart City Plan of Namchi Municipal Council prepared under the Smart Cities Mission, Govt. Of India in Sikkim held under the Chairmanship of Chief Secretary, Govt. Of Sikkim on the 18th of April, 2016 at Conference Hall, Secretariat, Gangtok, Sikkim for information and further necessary action.




Jt. Chief Town Planner (S/W),
Urban Dev. & Housing Dept.,
Nodal Officer - Smart City Mission (Sikkim)
Joint Chief Town Planner(S/W),
UD&HD, Govt. Of Sikkim.

Copy to:-

- Pr.Secy. to Hon.CM, Govt. Of Sikkim for info.
- PS to Hon. Minister, UD&HD for info.
- Chief Secretary, Govt. Of Sikkim:- Chairman, HSPC (SCM).
- Addl. Chief Secretary cum Dev. Commissioner:-Member
- Finance Secretary, GoS: Member
- Chairman, NMC.
- Municipal Executive Officer, NMC.
- Chief Town Planner, UD&HD, GoS.
- Secretary, UD&HD: State Mission Director cum Member Secretary.
- Guard File-SCM(Sikkim)



SMART CITY MISSION GOVERNMENT OF SIKKIM



**MINUTES OF THE 2nd HIGH POWERED STEERING COMMITTEE MEETING
HELD ON 18th April 2016 IN THE CHAMBER OF THE CHIEF SECRETARY OF
GOVERNMENT OF SIKKIM, CHAIRMAN, HSPC, SMART CITIES MISSION, GOVT.
OF SIKKIM.**

The 2nd meeting of the High Powered Steering Committee (HSPC) of the Smart Cities Mission was held on 18th April 2016 at 3.00 P.M. in the conference Hall of the Secretariat, Development Area, Gangtok, Sikkim. The meeting was chaired by the Chief Secretary to the Govt. of Sikkim who is also the Chairman of the HSPC, Smart Cities Mission, Govt. Of Sikkim in order to review and approved the revised Smart City Proposal of the Namchi Municipal Council (herein after shall be referred as NMC) which shall have to be submitted to the Ministry of Urban Development, Nirman Bhawan, New Delhi by the 21st of April 2016.

The list of attendees is enclosed in the Annexure appended herewith.

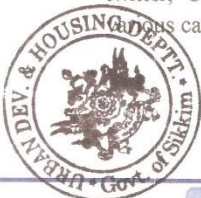
The Joint Chief Town Planner(S/W) who is also the Nodal Officer (Smart Cities Mission-Sikkim) in his welcoming speech gave the brief outline of the Smart City Mission Guidelines and its statement. He further appraised the HSPC about how the mission like this will change the dynamics of growth of economy of the region as well of the state. Its contribution to the conservation of ecosystem, protection of the environment through the adoption of clean and renewable energy, enhancement of air quality, judicious use of scarce natural resources, the rationality in equitable distribution of environmental services etc. were also touched upon. Supplementing the introductory note, the Joint Chief Town Planner (S/W) Nodal Officer for the Smart City Mission, NMC highlighted the observation and shortcomings made by the experts over the earlier submitted SCP and the rationale behind it.

Furthermore, the Secretary, UD&HD who is also the State Mission Director, Smart Cities Mission, Sikkim appraised to the committee that again M/s. Data World India Pvt. Ltd in association with the Caritas Eco System Pvt. Ltd. have been appointed as the consultant to review and revised the Smart City Proposal (SCP) for NMC and entered into the agreement on 26th of February 2016. The revised SCP is to be resubmitted to the MoUD by the 21st of April 2016 to enter into the challenge Round-II along with other 22 cities that were listed out to be developed under fast track mode. He appealed the HSPC to review the revised SCP, which has already been approved by the NMC and informed the committee regarding the approaching dateline of 21st April 2016 for submission.

Mr. Akshat Jain, heading the consortium of the consultants namely M/s. Data World India Ltd. & Caritas Eco Systems Pvt. Ltd. made a presentation about the methodology opted in preparation of Smart City Proposal for Namchi Municipal Council and explained about the salient features of the SCP of NMC.

The brief of the presentations is as under:

.-Citizen Engagement through various modes to know the aspirations of the people viz. ward wise public consultation, Discussion with institutions, Schools and college students, Focus Group discussion with Traders Associations, Resident Welfare Associations, professionals Women Self Help Group routine & social media such as through www.MyGov.in, Facebook, twitter, Competitions such as Essay writing, Painting, Vision statement writing etc. under various categories, etc.



[Signature]
Jt. Chief Town Planner (S/W)
Urban Dev. & Housing Deptt.
Govt. of Sikkim
Namchi, South Sikkim



SMART CITY MISSION GOVERNMENT OF SIKKIM



-Selection of Area Based Development (ABD) proposal and Pan City Solution options through polling both online and offline. The sectors to be chosen were from the Green Field Development, Retrofitting and Redevelopment.

-The Pan City –Solutions of ICT based E-Governance and installation of SCADA centre using all the platform of Internet of things (IoT) and based on the principle of Crowdsourcing and M2M (machine to Machine) Platform.

Further, he presented a comprehensive revised SCP of NMC that is proposed envisaging the NMC becoming the SMART CITY after achieving those milestones which had the components of all the features of Smart city with Smart solutions. Behind all the proposal, the Environmental sustainability was kept in the priority of which the citizens of NMC had also voiced their opinion.

Various components of the two Pan City Solutions of E-Governance & streamlining the existing Water Supply system through installation of smart meters and SCADA to enhance the efficiency of service level were appraised to the HSPC. This also aimed at the reduction in existing NRW (Non-Revenue Water) or UFW (Unaccounted for Water) simultaneously increase in efficiency in the collection of revenue for these services.

.The total cost for the proposed Revised Smart City Proposal was of ₹ 918.86 Crore (In words Rupees Nine Hundred Eighteen Thousand and Eighty Six Only) which is inclusive of Land Cost as such there are plenty of vacant land in and around the NMC and at the same time there is willingness from the people to part away with their holding for the projects envisaged under Smart City Plan after receiving the applicable compensation for the same. The Means of finance includes the one time Grant of the Government of India, State contribution for Smart Cities Mission and through PPP for the total financial plan outlay.

. The replicability of the Area Based Development to other parts of the Municipal Council was also explained.

-After such detailed deliberations, the SLHPSC resolved the Revised Smart City Proposal prepared and submitted by the consultant viz.M/s. Data World India Ltd. in consortium with Caritas Eco Systems Pvt. Ltd. and UD&HD, GoS unanimously decided to forward the same to the Ministry of Urban Development, Nirman Bhawan, GoI, New Delhi. Further the members of the HSPC directed the Nodal Officer (Smart Cities Mission-Sikkim) personally to submit the Revised SCP of NMC to the Ministry of Urban Development, New Delhi within the prescribed timeline.

The meeting concluded with the vote of thanks by the nodal officer-Smart cities Mission (Sikkim).



[Signature]
Chief Town Planner (S/M)
Urban Dev. & Housing Deptt.
Govt. of Sikkim
Namchi, South Sikkim





SMART CITY MISSION
GOVERNMENT OF SIKKIM



Annexure:-

List of the Officers who attended the SLHPSC Meeting for the approval of Revised SMART CITY PLAN-NAMCHI MUNICIPAL COUNCIL on 18th April 2016

Sl.No	Name of the Officials	Designation	Department
1	Shri. A.K.Shrivastava, IAS	Chief Secretary, GoS	Govt. Of Sikkim
2	Shri. U C Rai	Chairman	Namchi Municipal Council
3	Shri. S C Gupta, IAS	Additional Chief Secretary & Development Commissioner	DPER & NECA Department
4	Shri. M G kiran IAS	Principal Secretary	Finance Revenue & Expenditure Deptt.
5	Shri. G T Bhutia	Secretary	UD&HD, GoS
6	Shri. T T Bhutia	Chief Engineer	WS&PHED, GoS
7	Shri. D. Dadul	Chief Engineer	UD&HD, GoS
8	Shri. Rajiv Rai	Municipal Executive Officer	Namchi Municipal Council
9	Shri. D D Bhutia	Addl. Chief Engineer	UD&HD, GoS
10	Shri. Rajesh Pradhan	Addl. Chief Town Planner	TP Cell, UD&HD
11	Shri. Roshan Gurung	Addl. Chief Engineer	Sikkim Housing & Dev, Board
12	Shri. Dilip Pradhan	Chief Engineer(Elect)	Energy & Power Deptt.
13	Mrs.Rashmi Pradhan	Sr.Town Planner	TP Cell, UD&HD
14	Mrs. Ashi Sonam	Town Planner	TP Cell, UD&HD
15	Mr.Deepankar Lama	Dy. Director (IT)	UD&HD, GoS
16	Mr. Dinker Gurung	Jt. CTP / AMRUT (Nodal Officer)	UD&HD, GoS
17	Mr.Navin Rai	Joint Chief Town Planner/ Nodal Officer (SCM)	UD&HD, GoS



[Signature]
Jt. Chief Town Planner (S/W)
Urban Dev. & Housing Deptt.
Govt. of Sikkim
Namchi, South Sikkim

FOLLOW US ON:-



WWW.MYGOV.IN

No.1455/FD-II/FD/2016
Government of India
Ministry of Urban Development

New Delhi, Dated:16th February, 2016

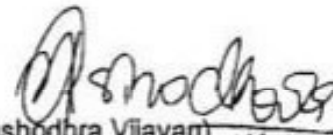
Office Memorandum

Subject: Funding pattern of Centrally Sponsored Schemes.

With reference to the above, a clarification on the funding pattern of core schemes of the Ministry of Urban Development for North-Eastern States and three Himalayan States was sought from Dept. of Expenditure. Dept. of Expenditure vide their O.M. No.66(01)/PF-II/2015(Pt.V) dated 05.02.2016 (copy enclosed) has clarified that for AMRUT, Smart Cities Mission, JNNURM (subsumed in AMRUT) and SBM (Urban), the funding patterns for 8 North Eastern States and 3 Himalayan States would be 90:10. Further, the above schemes would be funded 100% by Centre in all Union Territories.

2. IFD's O.M. No.1455/FD-II/FD/2015 dated 18.11.2015 stands revised to the above extent. Programme Divisions may take necessary action accordingly.

C/o JS (UD & MD)
Dy. No. 309
DiLAMPUR
DS(N) 9
J.S.
Dated : 16/2/16


(Yashodhra Vijayan)
Deputy Secretary (Finance) 14/2/2016
Tel: 23062280

To: AS(UD), AS(SC), JS(UD), JS(W), OSD & EOJS(UT)

Copy to:
(i) JS&FA
(ii) PSO to Secy.(UD)

US-2
Circular P1

Shz
17/2/16

ASG
17/2/16
SD(SC-IV)

SIKKIM

GOVERNMENT



GAZETTE

EXTRAORDINARY
PUBLISHED BY AUTHORITY

Gangtok	Saturday,	21 st April, 2007	No. 154
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DEPARTMENT OF TOURISM
GOVERNMENT OF SIKKIM

No. 02/TD.

Dated: 20.04.07

N O T I F I C A T I O N

Whereas a draft of certain rules was published as required by sub-section (1) of section 18 of the Sikkim Casino Games (Control and Tax) Act, 2002 (4 of 2002) dated 04.04.2006 in the Sikkim Government Gazette, Extraordinary no. 112 dated the 25th April, 2006 inviting objection and suggestion from all persons likely to be affected hereby before the expiry of 45 (forty five) days from the date of publication of the Official Gazette.

And whereas, no objection or suggestion were received within the said period of 45 (forty five) days;

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 18 of the Sikkim Casino Games (Control and Tax) Act, 2002 (4 of 2002) the State Government hereby makes the following rules, namely:-

Short title and commencement

1. (1) These rules may be called the Sikkim Casino Games (Control and Tax) Rules, 2007.
- (2) They shall come into force on the date of their publication in the Official Gazette.

Definitions

2. In these rules; unless the context otherwise requires:-
 - (a). “**Act**” means the Sikkim Casino Games (Control and Tax) Act, 2002;
 - (b). “**Appellate Authority**” means the State Government or such authority as may be appointed by the State Government;

- (c). **“Authorized Officer”** means any person or persons appointed by the State Government for the purpose of the Act;
- (d). **“bailable offence”** means an offence which is shown as bailable in the first Schedule of Code of Criminal Procedure, 1973;
- (e). **“Casino Games”** means all or any games of chance in which chance rather than skill determines the outcome;
- (f). **“cognizable offence”** means an offence which is shown as cognizable in the first Schedule of Code of Criminal Procedure, 1973;
- (g). **“Company”** means a body corporate registered under the provisions of the Registration of the Companies Act, Sikkim 1961; and includes a firm or other association of individuals duly constituted.
- (h). **“Department”** means the Department of Tourism, Government of Sikkim;
- (i). **“Government”** means the State Government of Sikkim.
- (j). **“instruments of gaming”** means and includes any article used or intended to be used as a subject, an accessory or means of gaming, any document used or intended to be used as a register or record or evidence of gaming, the proceeds of any gaming, and any winnings or prizes in money or otherwise distributed or intended to be distributed in respect of any gaming;
- (k). **“license”** means a license granted by the State Government under the provisions of the Act for the purpose of running Casino Games;
- (l). **“licensee”** means any person/Company/Firm who has been granted a license to install and operate Casino Games;
- (m). **“licensed premises”** shall mean and include a hotel having infrastructural and other facilities of the standard of any 5 star hotel with capability to establish and operate casinos games;
- (n) **“penalty”** means a fine imposed by the State Government or any authority for the breach or contravention of any of the rules made hereunder and on conviction before a court of competent jurisdiction.

CHAPTER-II

Application for license for Casino Games

3. Any interested person/Company/Firms desiring to obtain license to operate Casino Games may apply for issue of license in Form-A

Grant of refusal of license

4. On receipt of such application, the State Government or such officer as may be authorized in this behalf, may after making such enquiry as may be considered necessary, by order in writing, either grant the provisional license for five years or refuse to grant the license without assigning any reason or reasons.

Renewal of License	5. On expiry of the term of license issued under the Act, the license holder shall apply for the renewal of such license in Form-A and on receipt of such application for renewal the State Government may at its discretion grant or refuse to renew such license for reasons to be recorded in writing.
Suspension or Cancellation of License	<p>6. (1) The State Government may at any time after giving a reasonable opportunity of being heard or after giving show-cause notice of at least one month before in Form-‘C’, suspend or cancel the license on breach of one or more of the terms and conditions prescribed in the license or for contravention of any of the provisions of the Act, and for such suspension or cancellation of the license the concerned authority shall record brief reasons for the action taken.</p> <p>(2) On suspension or cancellation of the license, the concerned authority shall furnish copy of the order of suspension or cancellation containing the reasons thereof to the concerned person/Company/Firm whose license has been suspended or cancelled.</p>
Recovery of fine	7. All fines imposed under the Act may be recovered in the manner specified by section 421 of the Code of Criminal Procedure, 1973.
Power of Inspection of the Premises	<p>8. (1)The Authorized Officer or his authorized person in writing shall have the power of inspection of the premises without any search warrant from the Magistrate or court of law before issuance of the certificate of registration and entry in the register for his satisfaction at any convenient and reasonable time.</p> <p>(2)The Authorized Officer shall have also the power of inspection in the premises if the complaint is received in writing for involvement of any offence defined under the Act without search warrant.</p>
Power of Seizure and impose fine	<p>9. (1) During the inspection of the premises of any Casinos, Authorized Officer or any of the authorized person not below the rank of Under Secretary shall enter upon the premises and seize any articles or any materials of offence as materials of evidence for subsequent trial and if the Authorized Officer or authorized person has found that there is any contravention and violation of any of the provision of these rule, he shall impose the fine thereof as per the prescribed rate provided under the Act.</p> <p>(2) The Authorized Officer shall keep the seized articles in safe custody or he shall forward to the police for the next course of action as the case may be:</p>

Provided that if no application is presented, claiming the rightful ownership of the seized article under sub-rule (1), for recovery of possession of such article within three (3) months from the date of

seizure, the ownership of such article shall vest with the Government. The amount so collected shall be credited in the exchequer of the Government after duly conducting the public auction.

Supply of seizure Memo

10. After the seizure of the seized articles, a copy of the seizure memo should be supplied from whom the article was seized in Form- 'E'.

Power of cognizance

11. No cognizance shall be taken unless complaint is received or filed by any persons against the offenders before the Authorized Officer, and he shall have the power to take cognizance on suo-moto the Authorized Officer has reasonable belief about the offence or of contravention of any provision of the Act.

Power of fixing the rates

12. The Authorized Officer, may, by Notification in the Official Gazette, fix reasonable/maximum rates as the Government approves from time to time.

Appeal against order of the Authorized Officer

13. (1) Subject to the provision of Section 4 and 6 an appeal shall lie from every order of the Authorized Officer under the Act to the Appellate Authority to be appointed by the Government.
- (2) Every such appeal shall be preferred within 60 (sixty) days from the date of communication of the order:
- (3) The appellant shall have a right to appear through a counsel and the Authorized Officer and Department may be represented by such officer or person or a counsel as the Government may appoint.
- (4) On the receipt of any such appeal, the Appellate Authority shall give the appellant and respondent a reasonable opportunity of being heard and after making such enquiry as it deems proper, dispose off the appeal for reason to be recorded.
- (5) The proceeding before the Appellate Authority shall be completed within four months of its institution.

Power of the Authorized Officer and Appellate Authority.

14. The Authorized Officer and Appellate Authority shall have the powers of a Civil Court under the Code of Civil Procedure 1908 (5 of 1908) in respect of the following matters, namely:-
- (1). summoning and enforcing of attendance of the complaint made under this Act and witness required in connection therewith;
- (2). compelling the production of any document and materials Exhibits.
- (3). examining witnesses on oath; and
- (4). summoning and examining suo-moto of any person whose evidence appears to be material.

Explanation: For the purpose of enforcing the attendance of witnesses and other persons mentioned above, the local limits of the jurisdiction of the prescribed authority extends to the whole of the state.

Offence and Penalties	15. If any person is found carrying on the business in contravention of any provision of the Act and these rules, the license shall summarily be cancelled and penal action shall be initiated against him under the provision of the Act.
Production of No Objection Certificate/License	16. Any person, desiring to obtain license under Section 4 of the Act, shall produce the No Objection Certificate from the, Health Department (Promotion of Food Adulteration), Energy and Power Department and Directorate of Fire Services.
Issuance of the License	17. (1) Any person intending to carry out the business of casino by any dealers, hotel-keepers, under these rules shall obtain the license, as per the procedure for obtaining license has been detailed below. (2) On receipt of an application in the prescribed form and subject to the provision of these rules license may be issued in FORM – ‘B’ for operating of Casino and Casino Games, in a hotel having infrastructural and other facilities of the standard of any 5 (five) star hotel with capability to establish and operate casinos games.
License Fee	18. The fee in respect of trade license for operating Casino Games under these rules, shall be Rs. 5,000/- (rupees five thousand) along with the prescribed application made under these rules.
Procedure for institution of proceeding	19. A person shall be liable for the proceeding if he/she defaults for payment of fine imposed by the Authorized Officer and or for any contravention of any of the provision under the Act and rules. The Authorized Officer or his authorized person may also proceed with the institution of the provision of Criminal Procedural Code, 1973 and /or may file complaint before the Police station for registration of the criminal case against the offender.
Place to hold the enquiry	20. The Authorized Officer or his authorized person may hold an enquiry under the Act at the place of his official Headquarter or at the place where the offence was detected/occurred.
Period for Payment of fine	21. The fine imposed by the Authorized Officer shall be payable within a period of one month failing which the fine may be realized in the manner provided under the Code of Criminal Procedure, 1973 for levy of fines.
Power of Court to try the cases summarily	22. No Court shall entertain any complaint and take cognizance of any offence unless a written complaint is filed by Authorized Officer or his authorized person or police not below the rank of Police Inspector before a Judicial Magistrate of First Class.

- Power of Authorized Officer** 23. The Authorized Officer or his authorized person shall have the same power as that of the police in respect of conducting enquiries with regard to any offence under the Act.
- Forfeiture of Property** 24. Where any person is convicted or fined for contravention of any provision of these rules such articles, items, shall be forfeited to the Government.
- Confiscation of property** 25. Notwithstanding anything contained in the other provision of the Act and rules the authorized officer, where any violation or contravention of any provisions of the Act is believed to have been committed, such authorized officer may, whether or not prosecution is instituted for commission of such offence, order confiscation of property so seized from the premises of the license.
- Issue of showcouse notice** 26. No order of confiscation of any property under rules 25 shall be made except after serving a notice in writing to the person or licensee from whom it is seized and reasonable opportunity of hearing is given, if any.
- Notice to be sent by the Registered post** 27. All notices or Orders issued under the foregoing rules, shall be sent by registered post to the person registered under the Act as shown in the application form and shall such notices or Orders, as the case may be shall be deemed to have been validly communicated when the notice is duly received by the addressee.
- Maintenance of registered and account book and other relevant documents** 28. (1) Every licensee shall maintain the register and other account books and statement of every day with the following information, duly painted, namely:-
- (i) Name of licensee
 - (ii) Location
 - (iii) Name of the Hotel Keeper, premises/building etc who run the business of casino.
 - (iv) Name of the participants
 - (v) Address of the participants
 - (vi) No. of participants
 - (vii) No. of stakes taken
 - (viii) Total amount
- (2) Assessment of tax
- (3) Every licensee shall maintain the following books and registers, approved by the Authorized Officer, namely:-
- (i) Complaint/suggestion book to be kept at the reception counter.

- (ii) Participants/visitor register in the form at Annexure 'D'.
- (iii) Bill book duly numbered in duplicate; and
- (iv) Receipt book duly numbered in duplicate for receipt of payments/advance.
- (4) The license shall not allow the entry of the participants/ guest/tourist in the hotel room unless his particulars are entered in the guest registration register.
- (5) The licensee also shall not allow entry of the participants/guests/tourists under the age of 18 years or employ in the casino or otherwise allow to take part in the organization or exhibition of such casino game.
- (6) Individual admission fee of Rs. 1500/- (Rupees fifteen hundred) only shall be charged by the licensee to participants/guests/tourists for entry in the casino.
- (7) The casino centre may be kept open 24 hours of the day.
- (8) "licensed premises" shall mean and include a hotel having infrastructural and other facilities of the standard of any 5 star hotel with capability to establish and operate casinos games;
- (9) The licensee may exhibit and advertise such casino centre by means of common hoardings/ newspaper advertisement/ pamphlets/brochures/magazine advertisements/ audio visual advertisements, in or outside the licensed premises.
- (10) License may decide at his own discretion whatever may deem fit for his business to extend credit facilities to the participants of casino and casino games.

**Repeal and
Saving**

29. The Government, if it deems fit expedient and necessary to do so, may by Notification, to be published in the Official Gazette make amendments/repeals to the provisions of these rules.

Colour
passport size
photograph of
the applicant,
2 copies

Form-A
TOURISM DEPARTMENT
GOVERNMENT OF SIKKIM
APPLICATION FORM FOR LICENSE AND RENEWAL LICENSE OF CASINO AND CASINO GAMES

To,

Date

The Secretary,
Tourism Department,
Government of Sikkim
Gangtok – 737101

Location District

Sir,

I/We behalf of M/s request you to grant license to operate Casino and Casino Games, under Rule 3 and 17 of Sikkim Casinos Game (Control and Tax) Rule, 2007.

1. Name of the applicant/applicants:
2. Name of the firm/company with registration No. represented by them:
3. Age of the applicant/applicants:
4. Residential Address:
House No./Street/Locality
5. P.L/P.S/District:
6. Address/description and name of establishment where Casino and Casino Games setup is proposed:
7. Whether the application is of grant of fresh license or renewal? If renewal previous license number and date of expiry pf the said license:
8. Whether the relevant, fee/tax under any statutory law for the previous period has been cleared and if so, the total amount paid:

(Enclose a copy of the challan under which the amount has been paid):

10. Further particulars is any:

(Signature of Applicant)

(Applicant may use a separate page if required to state all details required, as enclosure to this form).

ACKNOWLEDGEMENT

1. Name of the Applicant
2. Fee receipt number
3. Date of receipt of applicant

Signature of Official
(Seal of Office)

Form 'B'
(See Rule 17)
License for installation of Casino Games

No.....

District

This is to certify that Shri/Messers of Has been authorized and granted a License for installation of Games of Casino on the terms and conditions as prescribed vide Government Notification No dated with effect from to

This License shall be subject to condition as specified hereunder and as prescribed under the Government Notification in terms of section 3, 4, and 9 of Sikkim Casino Games (Control and Tax) Act, 2002.

- 1). The License shall operate the casino games only in the premises where the license is granted.
- 2). The Licensee shall ensure that no inconvenience/disturbance is caused to the other occupants staying in the premises/vicinity of the premises where the games machines will be operated.
- 3). The Licensee shall be responsible for providing appropriate facilities to the customers.
- 4). The License shall pay the requisite fee/tax under any statutory law to the Government before the end of the year and before an application is made for renewal of this License.
- 5). The License shall extend co-operation to the Authority and to any Officer authorized by the Government for carrying out inspection of the premises and records maintained by him.
- 6). In case of any contravention of terms and conditions, of the license or non-cooperation to the Authority or to any Officer authorized by the Government, the license shall be liable for cancellation.
- 7). The Licensee shall also observe/terms and conditions as prescribed under section 3, 5 and 9 of Sikkim Casino Games (Control and Tax) Act 2002, vide Government Notification No dated

Dated:

Place:

Signature of the Authorized Officer
And Official seal.

Form 'C'
(See rule 6)
DEPARTMENT OF TOURISM

NOTICE FOR CANCELLATION OF REGISTRATION AND LICENSE

No

Dated

To,

Registration /License No. _____

Whereas your license is liable to be cancelled under section of the Sikkim Casinos Games (Control and Tax) Act, 2002, on the following grounds:-

- 1.
- 2.
- 3.

Now, therefore, a notice is hereby given to show cause within a period of 15 days from the date of receipt of this notice as to why your license should be cancelled in the grounds specified above, failing which it will be presumed that you have nothing to say in this matter and the order will be passed Ex-Parte.

(Authorized Officer)

FORM 'D'
VISITOR REGISTER
[Under Rule 28)3(ii)]

To be filled in by the participants/guest

Sl. No.	Name & Address of participants	No. of persons accompanying	Total charges received from the party	Signature Participants
1	2	3	4	5

(To be filled in by the licensee)

Receipt No. And date of Advance	final Bill No. and date	Total amount received	Receipt No. and date	Details of services of rendered	Signature Participants

FORM 'E'

Memo No

Date

SEIZURE MEMO
(Under rules 9 & 10)

(Under Section 9 of Sikkim Casinos Games (Control and Tax) Rules, 2007)

Name of the Accused Sex and age of accused
..... occupation
.....

Percentage

Address

DESCRIPTION OF MATERIALS SEIZURE

i.
.....
.....
.....

ii.
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.....
.....

iii.
.....
.....
.....

Name, address and Signature of at least two witnesses.

- 1.
- 2.

Date of seizure: Times of seizure: Place of seizure:

The above mention items have been seized from my custody on account of it not being legal.

Signature of Accused:

Name of Accused:

(Signature of Authorized Officer)