



Technical Assistance Framework



April 2026

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1. Background

Housing and Urban Development Corporation Limited (HUDCO), a Navratna CPSE under the Government of India, and a leading Public Financial Institution with NBFC-IFC status, has been financing and promoting housing and infrastructure development across the country for over 55 years.

HUDCO has recently launched UiWIN (Urban Invest Window) as a one-stop solution, for supporting Urban Local Bodies (ULBs) in financing and developing urban infrastructure. It is a shift from project-based financing to holistic city transformation, covering planning, finance, governance, and implementation. Its key functionality centers on providing support in project formulation, asset management and monetization, capacity building to ULBs and access to finances for the project through attracting investors, issuance of municipal bonds, convergence of grants from Government of India and State Government programmes etc. to bridge the huge investment gap in urban infrastructure across India.



2. Objective

The key objective of UiWIN is to provide end-to-end handholding support from project identification and structuring to financial mobilization and implementation for comprehensive ringfenced area-based development of clusters/cities. The broad objectives are as under:

- ✓ To support in conceptualizing bankable projects of ULB/City aiming to reshape cities into modern, accessible, climate resilient and sustainable urban centers as part of “Viksit Bharat@2047” vision
- ✓ To support the conceptualization of Ringfenced/Area Based Development (ABD) within the ULB/City
- ✓ To provide end-to-end support to ULB/ City in identification, formulation, and financial closure of projects
- ✓ To enhance the creditworthiness of ULBs and to develop a mechanism for institutional funding for urban infrastructure projects and access to Municipal Bond Market for project funding needs
- ✓ To support effective utilization and monetization of ULBs assets
- ✓ To prepare ULBs and identified project areas for appraisal under the Urban Challenge Fund (UCF), including financial structuring, reform readiness and institutional capacity strengthening

3. Eligible Agency

All Urban Local Bodies/Development Authorities/SPVs etc. engaged in the urban infrastructure development in the State/UT, including those covered under UCF, are eligible for availing support under UiWIN.



4. Ringfenced/Area Based Development (ABD) Projects

The respective ULB/City in consultation with their respective State/UT authority(ies), shall identify area(s) to be covered under this initiative. Upon identification of area(s) through consultative process, a letter of commitment shall be issued to HUDCO with firm commitment of agencies for area-based development along with contribution of their share of expenditure towards enabling project development along with HUDCO's share.

- Each ULB/City would be eligible for one-time HUDCO financial assistance under UiWIN in 1st phase.
- One of the focus areas of such project development and funding would be to make these projects ready for availing financing support under Urban Challenge Fund (UCF). Eligible components may include three thematic areas of UCF, but are not limited to:

• Cities as Growth Hubs

• Creative Redevelopment of Cities

• Water & Sanitation



5. Scope of UiWIN Activities

Area Based Development under the ULB under UiWIN would cover:

Primary Scope:

- Pre-feasibility study and formulation of bankable urban infrastructure projects
- Providing technical and financial appraisal support for projects structuring
- Handholding for convergence with Government of India and state government programmes
- To help in making ULBs municipal bond ready
- To help in creation of asset register and monetization

Ancillary Scope:

- Capacity development and institutional strengthening measures for the concerned ULB
- Conducting joint workshops, training programs, and knowledge sharing platforms for capacity enhancement of ULBs

The ULB will enter into an operational agreement with specified scope of work and key deliverables which may be decided and mutually agreed upon between the ULB/Cities and HUDCO, keeping in view the requirements and essential parameters of the activities. The ancillary scope will be handled by HUDCO's Human Settlement Management Institute (HSMI) in mutual agreement with ULB/City as per their need. Any modification in the mutually agreed scope, activities or operational procedure shall be undertaken only in consultation with both the parties in the interest of the projects.

6. Operation and Selection of Consultant for Ringfenced/ABD

The activities under UiWIN shall prima facie require professional consultants to carry out the different kind of activities under ringfenced/area based development such as city need assessment, demography study, demand survey, project identification, concept master plan, pre-feasibility study, project pipeline formulation, project financial structuring and establishing bankability, creation of asset register, asset monetization strategy, handholding for making projects ready to tap capital market through municipal bonds, etc. Consultants shall ensure deliverables are aligned to formats, quality standards and readiness benchmarks prescribed under schemes such as UCF. All timelines are to be adhered to, with completion expected within six months from the award of the contract, or as otherwise mutually determined by the concerned authorities.

The selection of various consultants shall be as per the prevailing State/ULB/City norms for hiring consultants for the above purpose, and shall be undertaken in a consultative process with HUDCO.



7. Expenditure for different activities under ABD

A key focus of the initiative is to develop bankable projects within the ULB/City under the Area-Based Development (ABD) approach, ensuring the delivery of measurable outcomes and tangible impact. The expenditure towards enabling Project pipeline, cities readiness for Municipal Bond Issuance, Asset mapping, capacity building etc. shall be shared between HUDCO and the respective ULB/City in a 60:40 ratio, subject to a maximum expenditure of ₹50 Lakh per ULB/City, with HUDCO's contribution capped at ₹30 lakh.

The expenditure towards various heads will be as under up to a maximum ceiling given thereof:

(Rs.in Lakh)

Heads of Activities under UiWIN	Ceiling per ABD Project	HUDCO's Share (60%)	ULB/ City Share (40%)
Asset Register and Monetization - Creation of Asset Register, GIS based including ground survey, asset identification, monetization, etc.	10	6	4
ABD Project Planning and Design - Need Assessment, Pre-feasibility study, Project identification, formulation and design, and financial structuring of projects under ABD, etc.	25	15	10
Handholding for Access of Market Fund - Financial closure of projects and handholding for bringing Municipal Bond issue and other related support, etc.	10	6	4
Capacity Building - Capacity Building for ABD projects by HUDCO's HSMI for ULB/City officials, etc.	5	3	2
Total Maximum ceiling for each ULB/City for ringfenced/ ABD	50	30	20

- The expenditure shall be shared between HUDCO and the ULB in a 60:40 ratio, subject to the prescribed ceiling for each activity head. In case the expenditure exceeds the specified ceiling, the additional expenditure shall entirely be borne by the concerned ULB/City.
- Further, HUDCO may allow re-appropriation of expenditure within the activities, as the case may be, upon the request of ULB/City.

8. Channelizing of HUDCO's Share

HUDCO's share will be released directly to the vendors/consultants associated with the activity, in proportion to the contribution released/ made by the ULBs.

9. Role of Urban Invest Window (UiWIN) for ABD

- UiWIN shall act as a technical and financial structural partner to ULBs for projects under schemes such as UCF, while coordinating with State/UT authorities for effective implementation
- UiWIN shall have full support for carrying out activities listed under UiWIN as per requirement of the assignment
- UiWIN shall provide technical support in selection of consultants for carrying ABD assignment for any specific work, if required.

10. ULB/City Roles and Responsibilities for ABD under UiWIN

ULB/City shall be committed to:

- Provide a firm letter of commitment and agreeing on expenditure sharing module of UiWIN, as given at clause no.7 above
- Deposit its share of expenditure in designated bank account in pro-rata basis
- Provide all necessary data, documents, plans, statutory records, and financial information required to carry out activities under ABD
- Extend full administrative and technical cooperation to UiWIN and/or Consultants engaged for assignment, during project identification and formulation
- Coordinate with various concerned departments towards assignment
- Get timely approvals and clearances as per requirement of projects
- Deploy dedicated Nodal officer(s) for support and coordination
- Actively participate in capacity building and institutional strengthening initiatives under UiWIN
- Ensure ringfencing of project revenues and compliance with escrow mechanisms
- Undertake the execution of assignment under ringfenced/ABD approach in time-bound and accountable manner including financial support required by ULB/City
- Undertake any other activity(ies) required for completion of assignment

11. Tripartite Agreement

A tripartite agreement shall be executed among, the UiWIN, the concerned ULB/City and Directorate of Urban Administration/State Department of Municipal Administration to ensure successful completion of activities as on mutually agreed terms. The customized tripartite agreement shall be shared upon receiving the commitment letter from ULB/City.

12. Dispute Resolution

Agreement executed under this arrangement, would be the result of good faith between the parties. If due to any reason whatsoever, any conflicts arise as regards the interpretation, execution and performance, the parties shall endeavor to resolve the same in an amicable manner mutually, committed to provide their best efforts to achieve a harmonious solution.



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