

Uttarakhand Helipad & Heliport Policy 2023
DRAFT FOR DISCUSSION

1 PREFACE

Government of Uttarakhand has embarked on an ambitious Sashakt Uttarakhand Mission with a goal to double the state's GSDP. The hilly terrain of the state, while a marvel of nature, presents unique challenges in terms of connectivity, emergency medical and disaster services, and tourism. To address these challenges, the state Government recognizes the immense potential of helipads and heliports.

In this light, Uttarakhand Civil Aviation Development Authority ("UCADA" or the "Authority"), nodal body under the Government of Uttarakhand responsible for development of civil aviation infrastructure and ecosystem in the state, has rolled out this "**Uttarakhand Helipad & Heliport Policy 2023**" (or the "Policy").

The primary objective of this Policy is to bolster accessibility and connectivity across the state, ensuring that even the remotest areas are seamlessly linked to essential services and facilities. Helipads will serve as lifelines during emergencies, enabling rapid and efficient evacuation for critical medical care. Moreover, the promotion of helipad / heliport infrastructure would also boost the tourism sector, affording affluent travellers' faster access to picturesque parts of the state.

This Policy is built on principles of sustainable development and inclusive growth. It encourages private investment and streamlines regulatory processes. As the state embarks on this transformative journey, it is UCADA's vision of a future where every corner of our hilly state thrives, supported by the wings of progress that helipads and heliports symbolize.

2 VISION & OBJECTIVES

VISION STATEMENT

“Foster connectivity, boost tourism, and incentivize private-sector helipad development and infrastructure investment through streamlined regulations”

OBJECTIVES

The Government of Uttarakhand wants to promote widespread usage of helicopters as a means of transportation for tourism, and essential services like medical and disaster services. In line, the objectives of the Policy are as below:

- **Enhance Connectivity:** Develop a network of strategically located helipads / heliports to improve accessibility, particularly in remote and tourism-driven areas, facilitating smoother transportation options for locals and tourists.
- **Boost Tourism:** Utilize helipads / heliports as a catalyst for tourism growth by providing easy access to popular destinations, cultural sites, and natural attractions, enhancing the overall visitor experience.
- **Incentivize the Private Sector:** Offer tax incentives, grants, and other financial benefits to attract private investors and stimulate the development of helipads / heliports in under-served regions.
- **Monitoring and Evaluation:** Regularly assess the Policy's effectiveness in achieving connectivity and tourism objectives, making necessary adjustments to ensure its continued success.

3 VALIDITY OF POLICY

This Policy shall remain in effect till March 31st, 2028, OR till superseded by a new policy.

4 HELIPADS & HELIPORTS

Helipad is defined as the aerodrome or a defined area on a structure intended to be used wholly or in part for the arrival, departure of helicopters. Helipads in India must abide by applicable DGCA guidelines – Civil Aviation Requirements (Aerodrome Standards), Section - 4, Series ‘B’, Part I, II, III.

Heliport is defined as the aerodrome or a defined area on a structure intended to be used wholly or in part for the arrival, departure and surface movement of helicopters. Apart from containing helipads as core landing / take off facility, heliports usually also contain provisions for fuelling, maintenance and other value-added services for helicopters. Heliports in India must abide by applicable DGCA guidelines – Civil Aviation Requirements (Aerodrome Standards), Section - 4, Series ‘B’, Part I, II, III.

5 HELIPAD / HELIPORT DEVELOPMENT AND INCENTIVES

OPTION 1 - LANDOWNERS PROVIDING LAND TO AUTHORITY FOR DEVELOPMENT OF HELIPAD / HELIPORT DEVELOPMENT ON LEASE (WITH O&M RIGHTS FOR A DESIGNATED PERIOD)

- **Selection Process**
 - The Authority shall notify areas (tourist destinations and other locations), where it aims to develop the Helipads / Heliports for improved connectivity.
 - The Authority shall invite applications through an open and transparent EOI process.
 - The Authority shall select one / multiple land parcel(s) per notified area from the Applications received basis the road access, development feasibility, distance from key tourist destinations and civic centres, etc.
 - Post selection of their land parcel, Applicants / landowners shall be issued a LoA by the Authority and required to sign a lease deed in favour of UCADA. The lease deed shall be for a minimum period of 15 years (longer term as specified in the Eoi).
- **Eligibility**
 - Landowners within notified areas shall be eligible to participate in the Eoi process.
 - Land Requirements:
 - For Helipads - The landowners (or Applicants) holding minimum 1,000 sqm of flat land area (with minimum length and breadth of 30 m by 30 m) with min specified road access (the Authority retains the right of specifying modified land and road access requirements in the EOI)
 - For Heliports - The landowners (or Applicants) holding minimum 4,000 sqm of flat land area (with each side of minimum 50 m) with min specified road access (the Authority retains the right of specifying modified land and road access requirements in the EOI)
 - Applicant must submit the following as part of the Application / Eoi:
 - Location of land as per the defined criteria
 - Proof of ownership (leasehold property is allowed where sub-leases can be granted) of land by the Applicant
 - Distance from road head
 - Dimensions of the land
 - Any other documents as required by the Authority post scrutiny of Application.
- **Development**
 - The selected land parcels shall be developed as Helipads / Heliports by the Authority, basis its design and specifications and applicable DGCA regulations.
 - The entire cost of financing and developing the Helipad / Heliport shall be borne by the Authority.
 - The Authority shall be responsible for achieving COD of the Helipad / Heliport within a maximum of one year from the date of signing of LoA.
 - The Authority shall be responsible for procuring all relevant approvals (incl. DGCA license for operations) for the development and O&M of the Helipad / Heliport.
- **O&M**
 - The Authority shall have exclusive ROW and O&M rights on the developed Helipads / Heliports for a period of 15 years (or as specified in the Eoi) from signing of the lease deed (“O&M Period”).
 - The Authority shall monitor and regulate all flight activity at the Helipad / Heliport.
 - The Authority shall make incur any and all expenses in maintaining the Helipad / Heliport to operational readiness, including safety, etc.
 - The Authority shall collect all revenues from the users of the Helipads / Heliports during the O&M period.

- **Lease Rent and Revenue Share**
 - The Applicants / landowners shall be paid a lease rent (ground rent) of INR 100 per sqm per year.
 - Additionally, **the successful Applicant / landowner shall be entitled to a revenue share of 50% i.e., fifty percent of all revenues generated from the O&M of Helipad / Heliport developed at her / his subject land. The same shall be shared by UHUDA within 2 months of close of the previous quarter.**
 - All landing and parking charges shall be collected by the Authority from the users of Helipads / Heliports
 - UCADA notifies, with modifications from time to time, landing and parking charges, which are applicable to all Government run helipads and heliports in the state, including Helipads / Heliports developed under this Policy.
 - Further, the Authority shall also collect revenue basis the other value-added services (fuelling, repair, cleaning, etc.) being provided at the developed Helipad / Heliport, as the case may be.
 - Revenue computation shall be done on a quarterly basis for the purpose of calculating and providing revenue share to the landowner.
- **Post O&M Period**
 - The lease may be extended on mutual agreement
 - Post O&M Period, the Authority shall return the land along with all immovable assets constructed over it to the Applicant on an as-is-where-is basis.
 - The Applicant shall be free to continue to operate the Helipad / Heliport as a private facility or utilize the land for some other purposes, as deemed fit.

OPTION 2 → LANDOWNERS WILLING TO FINANCE AND DEVELOP HELIPAD / HELIPORT ON THEIR OWN LANDS

- **Selection Process**
 - The Authority shall notify areas (tourist destinations and other locations), where it aims to develop the Helipads / Heliports for improved connectivity.
 - The Authority shall invite applications through an open and transparent EOI process.
 - The Authority shall select one / multiple land parcel(s) per notified area from the Applications received basis the road access, development feasibility, distance from key tourist destinations and civic centres, etc.
 - Post selection of their land parcel, Applicants / landowners shall be issued a conditional license to develop by the Authority for the term as specified in the Eoi.
- **Eligibility**
 - Landowners within notified areas shall be eligible to participate in the Eoi process.
 - Land Requirements:
 - For Helipads - The landowners (or Applicants) holding minimum 1,000 sqm of flat land area (with minimum length and breadth of 30 m by 30 m) with min specified road access (the Authority retains the right of specifying modified land and road access requirements in the EOI)
 - For Heliports - The landowners (or Applicants) holding minimum 4,000 sqm of flat land area (with each side of minimum 50 m) with min specified road access (the Authority retains the right of specifying modified land and road access requirements in the EOI)
 - Capital Requirements for development of Helipad / Heliport (Indicative)
 - For Helipads – INR 10-20 Lakhs
 - For Heliports – INR 2-3 Cr
 - Applicant must submit the following as part of the Application / Eoi:
 - Location of land as per the defined criteria
 - Proof of ownership (leasehold property is allowed where sub-leases can be granted) of land by the Applicant.
 - Distance from road head
 - Dimensions of the land
 - Any other documents as required by the Authority post scrutiny of Application.
- **Development**
 - Upon receipt of the conditional license to develop, the selected Applicants shall have to develop their land parcels as Helipads / Heliports, basis the design and specifications provided by the Authority.
 - The Authority shall provide (for guidance only) an approved capital cost estimate (CAPEX Estimate) basis the design and specifications.
 - The entire cost of financing and developing the Helipad / Heliport shall be borne by the Applicant, including any escalations in the cost.
 - The Authority shall assist the Applicant in procuring all relevant approvals for the development and O&M of the Helipad / Heliport.
 - The Applicants / landowners shall complete all development and apply for COD of the Helipad / Heliport within a maximum of one year from the date of receipt of conditional license to develop.
 - The Applicants / landowners shall be responsible for procuring all relevant approvals (incl. DGCA license / approval for operations) for the development and O&M of the Helipad / Heliport. The authority shall support in the same (incl. DGCA license / approval for operations)
- **O&M & Revenue Considerations**
 - The Applicants / landowners shall collect all revenues from the users of the Helipads / Heliports during the term of validity of the DGCA license / approval.

- Selected Applicant shall have the right to collect and appropriate revenue from various users of Helipad / Heliport
- Helipad / Heliport must adhere to the maximum capping on landing and parking charges, which will be notified by UCADA from time to time.
- All other value addition services may be charged at market determined rates.
- The Applicants receiving Capital subsidy under the terms of this Policy shall have to keep the Helipad / Heliport operational (with valid DGCA issued license and other approvals) for a minimum of 10 years from the date of COD.
- **Capital Subsidy to Applicant**
 - The Authority shall provide capital subsidy equivalent to 50% of [actual capital expense incurred on development of ECA for the subject Helipad / Heliport OR CAPEX Estimate provided by UCADA], whichever is lower.
 - Capital subsidy shall be paid to the Applicant in 2 equal instalments. First instalment shall be paid after 50% of the work is completed. (the same will be assessed by the Authority) The second and final instalment shall be paid three months from the date of COD of the Helipad / Heliport.

6 OBLIGATIONS ON ENTERPRISES AVAILING INCENTIVES

Helipads / Heliports developed under this Policy shall be required to grant the Authority / Authority-nominated Department / Government Agency free access and parking in events of natural disasters / emergencies.

7 IMPLEMENTATION MECHANISM

UCADA shall be administrative and implementation agency for the Policy.

- UCADA shall invite participation from interested landowners through an open and transparent EoI process
- Process for claim and disbursement of incentive / subsidy shall be detailed in Operational Guidelines for this Policy – to be notified by UCADA.

8 ANNEXURES

ACRONYMS

- COD – Commercial Operations Date
- DGCA – Director General Civil Aviation
- MoCA – Ministry of Civil Aviation
- UCADA – Uttarakhand Civil Aviation Development Authority
- LoA – Letter of Award

DEFINITIONS

- **“Commencement of commercial operations” or “COD”** means the date on which the helipad commences commercial operations / as certified by UCADA.
- **“Eligible Capital Assets” or “ECA”** shall mean and include site-level infrastructure (fencing, construction of internal roads, and other basic infrastructure facilities); structures & buildings; plants, indigenous & imported machinery & equipment, material handling equipment; mechanical, electrical & plumbing installations, fixtures, furniture & fittings; utilities including waste treatment facilities, transformers, generators, captive power plants, etc., and other supportive facilities; necessary for development and operationalisation of helipad / heliports. ECA shall not include:
 - a. Land
 - b. Intangible assets including, without limitation, Intellectual Property rights and goodwill.

All capital assets should have been paid for and should be owned by the project. All capital assets should be used and installed only within the helipad / heliport site. Eligible investment in ECA shall not include:

- a. Pre-construction expenses and cost of consultant
 - b. Capitalized interest.
 - c. Working capital
- **Helipad / Heliport**
Aerodrome or a defined area on a structure intended to be used wholly or in part for the arrival, departure and surface movement of helicopters, abiding by applicable DGCA guidelines – Civil Aviation Requirements (Aerodrome Standards), Section – 4, Series ‘B’, Part I, II, III and holding a valid DGCA-issued license.
 - **Lease Rent**
Annual rent on a per sqm basis payable to landowner who has provided land to UCADA, for development of helipad / heliport, on lease under the terms of this policy.