



**DEVELOPMENT OF
FIVE & THREE STAR HOTELS**
IN AMRITSAR CITY ON PUBLIC PRIVATE PARTNERSHIP(PPP) MODEL
Expression of Interest (EOI) For Development of FIVE & THREE STAR Hotels on
Design-Build-Operate-Transfer (DBOT) basis

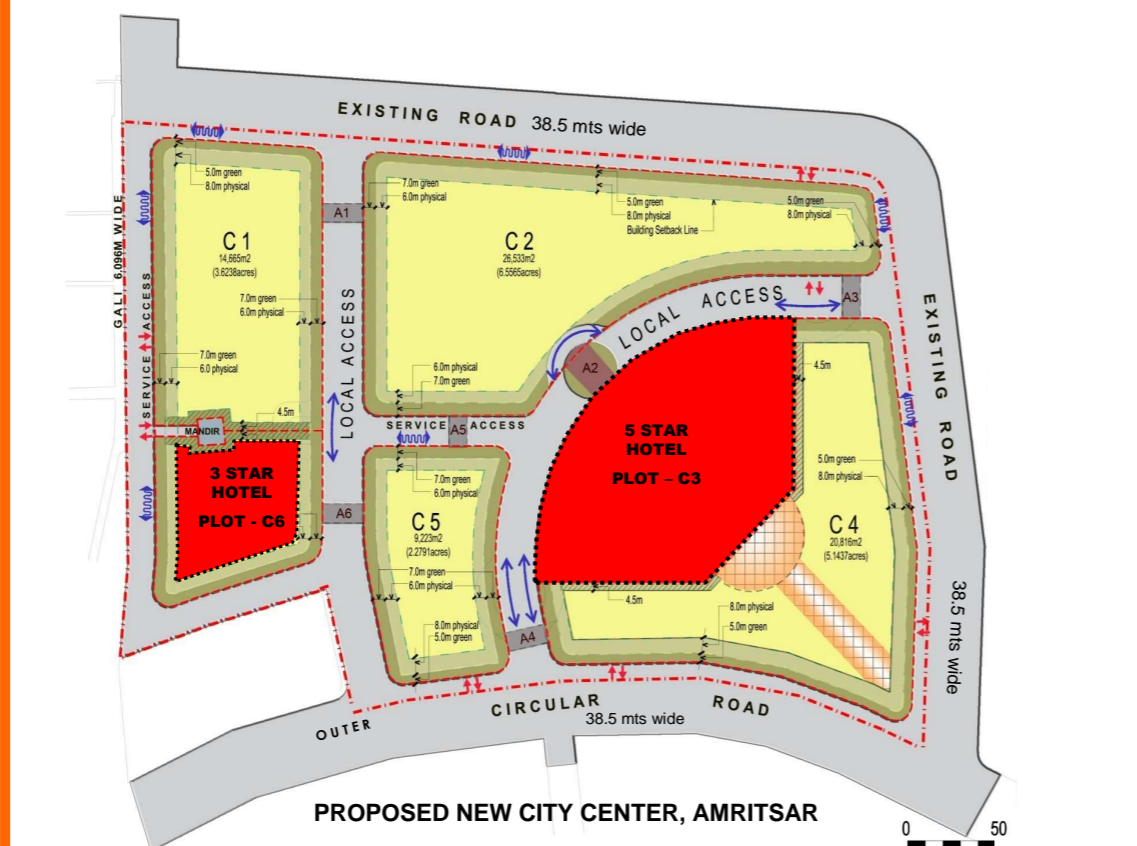


Amritsar, the holy city of 'Golden Temple' is one of the most vibrant tourist centers of North India. The Golden Temple occupies centre stage as more than one lakh pilgrims & tourists from all across the globe, pay obeisance daily. Amritsar, the Gateway to India, has been a trade centre with Central Asia since ages and the recent opening of trade activities between Pakistan & India through Wagah Border has made the City of Amritsar a robust international trade center envisaging a new chapter of rapid growth era.

One of the renowned cities of India, Amritsar, is witnessing rapid Industrialization & Infrastructure Development activities. Amritsar has global air connectivity through the fast growing Amritsar International Airport. It is also connected to other major cities by an extensive road & rail network. A host of SEZs, malls, clubs and parks are vying to make Amritsar a world-class tourist destination. Amritsar city has already seen massive development activities with a large number of real estate developers going full steam ahead on hotels & commercial ventures. These upcoming projects would have a multiplier effect on the economy of the city and would create a synergic demand for the high end Hotel cum Recreational Facilities. Few of the outstanding features of the city are:

- Expansion of International Airport
 - Amritsar International Airport is one of the fastest growing (~@ 25%/annum) airports in India, handles about 6.8 Lakh passengers annually, consisting of 80% i.e. ~5.5 Lakh international passengers.
 - It has presently more than ~90 Flights per week which include ~ 70 International flights.
 - Air Cargo facility is already operational.
- The proposed site of 5 & 3 Star Hotels i.e. New City Center is likely to be connected with Monorail between Airport and Golden Temple
- State-of-the-Art Integrated townships, Commercial Malls and Multiplexes by leading real estate players already under development
- City Up-gradation and Beautification Plan
- An access-controlled Ring Road around Amritsar City is proposed
- World Class University proposed by Government of India
- Guru Nanak Dev University (GNDU)- one of the premier education center of the Nation

SALIENT FEATURES OF THE PROJECT SITE		
SITE	5 STAR HOTEL Plot - C3	3 STAR HOTEL Plot - C6
Area of Site	13,777 sq m (~3.4 Acres)	7,580 sq m (~1.87 Acres)
Location	On Outer Circular Road, Basant Avenue, Amritsar	
Land Use	Commercial (Hotel)	
FAR / Permissible Ground Coverage	3.0 / 40 % of the Plot area	
Site Features	<ul style="list-style-type: none"> • The site is a part of proposed New City Center, Amritsar over 1,29,494 sq m (~32 acres) of land, planned by Jurong, Singapore. • The selected bidder(s) shall be provided with developed site which includes the basic external infrastructure of the New City Center 	
Connectivity	Approx. 3 km from Bus Terminal / Railway Station & 10 km from the International Airport	



PROPOSED NEW CITY CENTER, AMRITSAR

ELIGIBILITY CRITERIA

FIVE STAR HOTEL SITE (Plot No C3)

Interested National/International Independent Legal entities including Joint Ventures, Consortia etc meeting the following criteria may submit the Expression of Interest(EOI):-

1. International Chain of Hotels having experience in Development, Operation & Maintenance of at least two hotels with rating Five Star or above;
 - OR
 - Experience in Development of two Shopping Malls having a built-up area of not less than 4 Lakh sqft each, out of which at least one should be functional for the last three years. However, such Bidder(s) are required to have a tie-up/association with a reputed 5-Star or above International Chain of Hotels, while submitting the EOI.
2. Minimum Networth of Rs 100 Crores as on 31st March 2007.

High Net Worth /Real Estate/ Infrastructure Funds Criteria:

Prospective Bidder(s) having Net Worth of Rs 1000 Crores & above as on 31st March 2007 will be exempted from the above stated criteria at 1 & 2;

OR

Real Estate / Infrastructure Funds having Assets Under Management (AUM) of Rs 2000 Crores & more as on 31st March 2007 will also be exempted from the above stated criteria at 1 & 2.

However such Bidder(s) will have to demonstrate the above criteria independently and is/are required to have a tie-up/association with a reputed 5-Star or above, International Chain of Hotels, while submitting the EOI.

Note: In case of JV/Consortium etc. the maximum number of partners/ members allowed shall be three.

SCOPE OF WORK

1. The scope of work for the Developer shall include Planning, Designing, Engineering, Financing, Construction, Marketing, Operation & Management of the Hotel facility.
2. Collection of revenue through various project revenue streams for a predetermined period.

Note : The detailed parameters of the project will be covered at Request for Proposal (RFP) stage.

SUBMISSION OF EOI

The EOI should be accompanied with the audited financial statements/certificates and evidence of experience like Client's Certificates etc along with the existing organization details including Certificate of Incorporation, Letter of Association/JV Agreement (if applicable) etc. If a bidder wishes to apply for both the hotel sites, separate EOI for each of the Hotel Site shall be submitted and same shall be mentioned on the outer envelope of the EOI. PIDB will consider EOIs from only those Bidder(s) who deposit a non-refundable demand draft of Rs 5000/- (Rupees Five Thousand only) or US\$ 130 (US\$ One Hundred Thirty only) as processing fee for each site in favour of Punjab Infrastructure Development Board, payable at Chandigarh. The project briefing meeting will be held on June 30, 2008 at 1500 hrs in the conference room of PIDB, SCO: 89-90, Sector 34 A, Chandigarh. Interested Bidder(s) may send in their EOIs to the office of Punjab Infrastructure Development Board on or before July 15, 2008 (1700 hrs).

*** PIDB reserves right to accept or reject any of the proposals and to annul the entire selection process at any time, without incurring any liability and without assigning any reason thereof.**

THREE STAR HOTEL SITE (Plot No C6)

Interested National/International Independent Legal entities including Joint Ventures, Consortia etc meeting the following criteria may submit the Expression of Interest (EOI):-

1. Experience in Development, Operation & Maintenance of at least two hotels having rating Three Star or above;
 - OR
 - Experience in Development of two Shopping Malls having built-up area of not less than 2 Lakh sqft. each, out of which at least one should be functional for the last three years. However, such Bidder(s) are required to have a tie-up/association with a reputed 3-Star or above International/National Chain of Hotels, while submitting the EOI.
2. Minimum Networth of Rs. 60 Crores as on 31st March 2007.

High Net Worth /Real Estate/ Infrastructure Funds Criteria:

Prospective Bidder(s) having a High Net Worth of Rs. 500 Crores and above as on 31st March 2007, shall be exempted from the above stated criteria at 1 & 2;

OR

Real Estate / Infrastructure Funds having Assets Under Management (AUM) of Rs 1000 Crores & more as on 31st March 2007 will also be exempted from the above stated criteria at 1 & 2.

However such Bidder(s) will have to demonstrate the above criteria independently and is/are required to have a tie-up/association with a reputed 3-Star or above, International/National Chain of Hotels, while submitting the EOI.

Note: In case of JV/Consortium etc. the maximum number of partners/ members allowed shall be three.

For Further information please contact

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