



PIDB

REQUEST FOR PROPOSAL (RFP) PUBLIC PRIVATE PARTNERSHIP (PPP) for Development of PINKCASSIA TOURIST COMPLEX, ROPAR



[International Competitive Bidding]

Roopnagar, formally known as Ropar the District Headquarter, is 40 kms from Chandigarh and located on NH-21. With lot of historical & religious places of significance, the city is being developed as important Tourist Destination under Central assistance programme. The prestigious ongoing and upcoming projects at Ropar include Indian Institute of Technology (IIT), Dhirubhai Ambani Institute of Information Technology, Four Laning of NH 21 from Kurali –Ropar- Kiratpur for better connectivity, Thermal Power Plant, NFL, etc. The city is also enroute to the famous tourist destinations such as Manali, Anandpur Sahib, Naina Devi and Bhakra Dam. The growth of the City of Ropar is further compounded due to the proximity with the industrial towns of Himachal Pradesh i.e. Nalagarh / Baddi.

The project site at Ropar is one of the prime properties of the Department of Tourism. The site is situated on NH-21 and is surrounded by the lush green forests of more than ~75 acres on the south-west side while the north side abuts the bank of river Sutlej offering perfect destination for eco & health tourism. Given the location attributes, the Pinkcassia Tourist Complex can be developed as most sought great holiday destination and stopover. In its vision to tap the tourism potential of Ropar and to enhance the infrastructure status of the city, Punjab Infrastructure Development Board (PIDB) and Department of Tourism (DoT) propose to develop the Pinkcassia Tourist Complex with minimum Three Star Rating under Public Private Partnership (PPP) format. Feedback Ventures Pvt. Ltd. is the Transaction Advisor to Punjab Infrastructure Development Board (PIDB) for the development of this ambitious project.

SALIENT FEATURES OF THE PROJECT SITE

SITE	Pinkcassia Tourist Complex
Area of Site	~37, 476 sq m (~ 9.25 Acres)
Existing Facilities	<ul style="list-style-type: none"> Fully Functional 18 rooms Restaurant Bar Kitchen Public Conveniences Parking area Open area seating facility Boating facility
Concession Period	60 years, extendable upto 90 years
<i>*The measurement given above is indicative and actual area & facilities shall be on 'as is where is basis'.</i>	



For illustration purpose only

ELIGIBILITY CRITERIA

Interested National/International Independent Legal entities including Joint Ventures, Consortia, etc. meeting the following criteria may submit the Request for Proposal (RFP):-

1. a) Experience in running of at least one hotel / resort with 5-star rating or above, which is operational;
OR
Experience in Development (completed) of one Hotel / Shopping Mall / Multiplex having built-up area of not less than 1.5 Lakhs sq ft OR two such projects having built-up area not less than 1 lakh sq ft each, during the last 7 years. However, such Bidder(s) will be required to have a tie-up, later, with any International / National 5-Star Hotel, within 8 (eight) months of signing of Concession Agreement.
- b) Minimum Net worth of Rs 50 Crores as on 31st March 2008.
2. **High Net Worth /Real Estate Fund/ Infrastructure Fund Criteria:**
Prospective Bidder(s) having a High Net Worth of Rs. 200 Crores & above as on 31st March 2008 will be exempted from the above stated criteria at 1 (a) & (b);
OR
Real Estate / Infrastructure Funds having Assets Under Management (AUM) of Rs. 500 Crores & more as on 31st March 2008 will also be exempted from the above stated criteria at 1 (a) & (b).
However, such Bidder(s) applying under criteria 2, will have to demonstrate the Net worth / AUM independently and would be required to have a tie-up, later, with an international / National 5-Star Hotel, within 8 (eight) months of signing of Concession Agreement.

SCOPE OF WORK

1. Upgradation / Construction of project site in terms of Planning, Designing, Engineering, Financing,, Marketing, Operation & Management.
2. Collection of revenue through various project revenue streams for a predetermined period.

Note : The detailed parameters of the project are covered in the Request for Proposal (RFP) document.

SUBMISSION OF RFP

Request for Proposal (RFP) document consisting of detailed Scope of Work, Eligibility Criteria and other Project details etc. can be sent/issued to interested parties on receipt of a written request from them along with contact details to Chandigarh office of Feedback Ventures Pvt. Ltd, along with a non-refundable **Demand Draft of Rs. 5000/- (Rupees Five Thousand only) or US\$110 (US\$ One hundred ten only)** as processing fee in favour of 'Punjab Infrastructure Development Board' payable at Chandigarh. Interested bidders may submit their proposals to the office of Punjab Infrastructure Development Board (PIDB) at the address mentioned below, on or before **3rd August 2009** not later than **1600 hrs**. A pre-bid meeting for prospective bidders would be held in the Conference Room of PIDB at Chandigarh on **15th July 2009, at 1500 hrs**.

PIDB reserves the right to accept or reject any application and to annul the process at any time, without any liability and assigning any reason thereof.

For Further Information please contact



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