

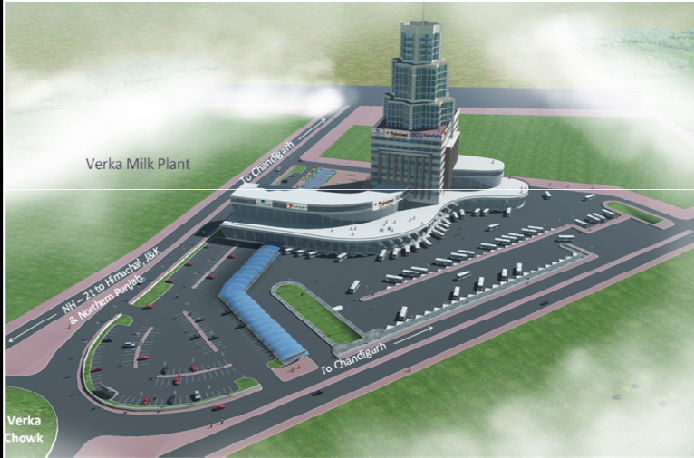


# REQUEST FOR PROPOSAL (RFP)

## Public Private Partnership (PPP) for Development of Bus Terminal-cum-Commercial Complex at Mohali

### [INTERNATIONAL COMPETITIVE BIDDING]

S.A.S Nagar (Mohali) was conceived as a satellite town of Chandigarh. However, with the time, having better infrastructure, Mohali has become the investment destination for Information Technology, Electronics, Real Estate Development and also an important commercial & institutional hub. Recently Government of Punjab declared S.A.S Nagar as 18<sup>th</sup> district of the state & a separate authority i.e. Greater Mohali Area Development Authority (GMADA) has been established for overall development of Mohali & its surroundings. In its priority to provide a world class civic infrastructure, Punjab Infrastructure Development Board (PIDB), GMADA & Department of Transport, GoP intend to develop a State-of-the-art Bus Terminal-cum-Commercial Complex at Mohali under Public Private Partnership (PPP) format. **Feedback Ventures Pvt. Ltd. (FVPL)** is assisting PIDB in project development under PPP format.



For Illustration Purpose Only

### SITE FEATURES

Location	Verka Chowk, Sector 57 Mohali on NH-21
Area	~ 7.2 Acres
FAR & Ground Coverage	1:3 and 40%
Building Height	No restriction on building height subject to approval from Airport Authority and Air force.
Site Features	<ul style="list-style-type: none"> <li>•Wide roads along all sides of the proposed site</li> <li>•Enroute Northern Punjab, Himachal Pradesh and J&amp;K Buses</li> </ul>

### SCOPE OF WORK

The selected bidder will be responsible for the following:

1. Planning, designing, financing, construction, marketing and operation of Bus Terminal-cum-Commercial Complex. It has been envisaged to develop a 'Landmark' building for the proposed complex
2. Operation & Maintenance of the facility for a predetermined concession period
3. Collection of revenue such as *Adda Fee* from buses, rentals from commercial leases, advertisement leases and parking of vehicles etc. for a predetermined period
4. **Concession Period – 90 years**

**Note : for detailed Scope of work , please refer the RFP document.**

### MINIMUM ELIGIBILITY CRITERIA

Interested national/international independent legal entities / joint ventures / consortia etc. meeting the following criteria may submit the proposal;

- a) Experience in construction of passenger terminals/ parking cum commercial complexes/ shopping malls/ hotels/resorts/ group-housing.
- b) Completion of atleast one such project as mentioned above of value more than Rs 50 Crores **OR** two such projects of value Rs 30 Crores each, during the last five years
- c) A minimum Net worth of Rs 50 Crores as on 31<sup>st</sup> March 2008.

★ Prospective bidder/s having a Networth of Rs 500 Crores or above as on 31<sup>st</sup> March 2008 will be exempted from the above stated experience criteria. However, such bidder shall have to demonstrate this net worth independently, without forming a Consortium/JV

**Note: 1. In case of Joint Ventures, Consortia etc., maximum number of partners/members allowed will be limited to three.**  
**2. For details, please refer the 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 **7<sup>th</sup> January 2009** (by 1600 hrs). A pre-bid meeting would be held in the Conference Room of PIDB at Chandigarh on **12<sup>th</sup> December 2008** at 3:00 pm.  
**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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