

# REQUEST FOR PROPOSAL

## Development of 5 Star Hotel-cum-Convention Center at AMRITSAR under PPP format

### Notice Inviting Tender (International Competitive Bidding)

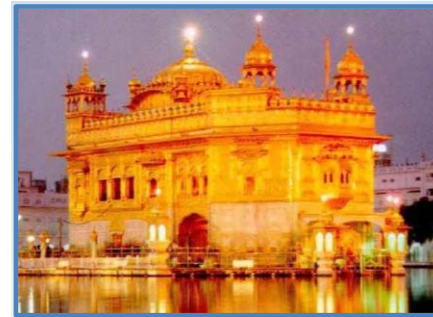
Punjab Infrastructure Development Board (PIDB) and Punjab Urban Planning & Development Authority (PUDA), in its vision to tap the tourism/business potential of Amritsar and to enhance infrastructure in the city, intends to develop Five Star Hotel cum Convention Center at Amritsar City under Public Private Partnership (PPP) format. **Feedback Infrastructure Services Pvt. Ltd.** is the project development advisor to Punjab Infrastructure Development Board.

### SCOPE OF WORK

1. Planning, Designing, Engineering, Financing, Construction, Marketing, Operation & Management of the Hotel cum convention facility.
2. Collection of revenue through various project revenue streams for a predetermined period.
3. Convention facility can be a part of the Hotel Building.

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

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. Amritsar is also famous for its tourist attractions such as Jalianala bagh, Gobindgarh fort, Ram bagh, Wagah border guard ceremony, Durigiana, Ram tirath etc,

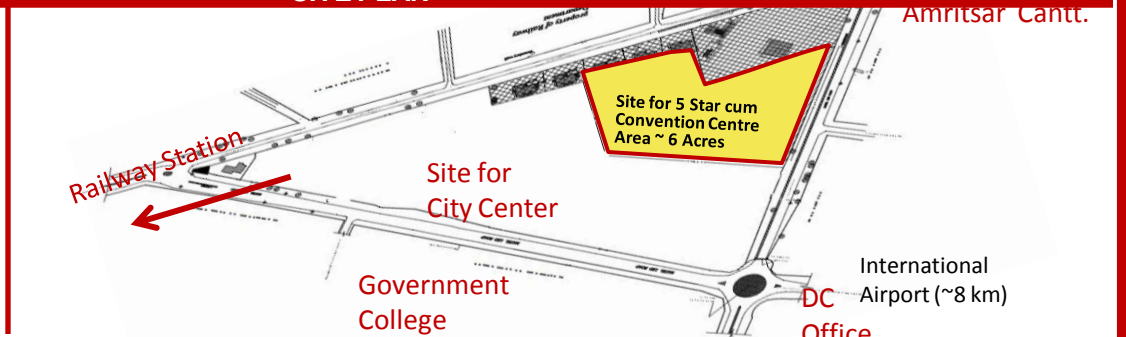


\* Images for illustration purpose only

### SALIENT FEATURES

Area of Site	~6.0 Acres (~24282 sqmts)
Location	Canal Colony Amritsar
FAR	3.0
Permissible Ground Coverage	50 % of the Plot area
Site Features	Site is part of a New Commercial complex being developed near DC office adjacent to Amritsar Cantonment on Railway station to Airport Road
Connectivity	Approx 1 km from Railway Station, 3 km from Bus Terminal and 8 kms from the International Airport
Concession Period	<b>50 Years (with First Right of Refusal for next 30 years)</b>

### SITE PLAN



### ELIGIBILITY CRITERIA

#### Technical Qualification Conditions

The Bidder can only be a registered Company. The Bidder applying for the Project can also be a Joint Venture (JV) of Companies only.

The Bidder should be legally competent to enter into a contract as per prevailing laws.

Only those Bidders meeting both the following "Minimum Eligibility Criteria" and other relevant documents as per Clause 5 and other provisions of Section-I of the RFP Document shall be "**Technically Qualified**" for the Project.

#### Technical Capability

International chain of hotels having experience in running of at least 2 (two) hotels with 5 Star rating or above, which are operational in more than one country; **OR**

Experience in Development (completed) of one Hotel/ Shopping Mall/Multiplex having built-up area of not less than 4 Lakhs sq ft **OR** two such projects having built-up area not less than 2.5 Lakhs sq ft each. However, such Bidder(s) will be required to have a tie-up, later, with an International 5-Star or above Hotel Chain, having operations in more than one country, within 6 (six) months of signing of Concession Agreement. **OR**

National Chain of Hotels having experience in running of at least 3 operational hotels with 5 star rating, within India

#### Financial Capability

Minimum Net worth of Rs 100 Crore as on 31st March 2011.

#### High Networth Route/ Real Estate Fund/ Infrastructure Fund Criteria

The prospective Bidder/s having a Net-worth of Rs 500 Crore (Rupees Five Hundred Crore) & above, from any business, as on 31st March 2011 **OR** a Real Estate Funds or Infrastructure Funds having assets under Management (AUM) of Rs 1000 Crore & more as on 31st March 2011 will be exempted from the above stated "Minimum Eligibility Criteria" in "para 3.2.3".

However, such Bidder shall have to demonstrate this Net-worth/ AUM independently, without forming a Joint Venture and would be required to have a tie-up, later, with an International 5-Star or above Hotel chain, having operations in more than one country, within 6 (six) months of signing of Concession Agreement. **However, it is being clarified here that the revaluation reserve, capital reserve and value of intangible assets like good will etc shall not be taken into account for calculating the Net Worth.**

### 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 Infrastructure Services Pvt. Ltd, along with a non-refundable **Demand Draft of Rs. 10,000/- (Rupees Ten Thousand only) or US\$ 230 (US\$ Two Hundred Thirty 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 **25<sup>th</sup> August 2011** not later than 1600 hrs. A pre-bid meeting for prospective bidders would be held in the Conference Room of PIDB at Chandigarh on **10<sup>th</sup> August 2011** 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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Making Infrastructure Happen

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