

# Development of Star Hotel-cum-Convention Center

## at LUDHIANA under PPP format

### Notice Inviting Tender (International Competitive Bidding)

Infrastructure Development Board (PIDB) and Greater Ludhiana Area Authority (GLADA), in its vision to tap the business potential of to enhance infrastructure in the city, intends to develop Five Star Convention Center at Ludhiana City under Public Private (PPP) format. **Feedback Infrastructure Services Pvt. Ltd.** is the present advisor to Punjab Infrastructure Development Board.

#### SCOPE OF WORK

Designing, Engineering, Financing, Construction, Marketing, Operation & Maintenance of the Hotel-cum-convention facility.

Revenue through various project revenue streams for a predetermined period.

Facility can be a part of the Hotel Building

Key parameters of the project are covered in the Request for Tender document.

Ludhiana, one of the renowned cities of India, is witnessing rapid Industrialization & Infrastructure Development activities. The city stands on the Grand Trunk Road from Delhi to Amritsar. Ludhiana is now Punjab's most populated and very rapidly growing city. An important industrial town in Punjab, Ludhiana is Textile and light engineering centre of India. Woolen garment machine tools, dyes, cycle parts, sewing machines and motor parts produced here are exported all over the world. Ludhiana accounts for 90% of the country's woolen hosiery industry.

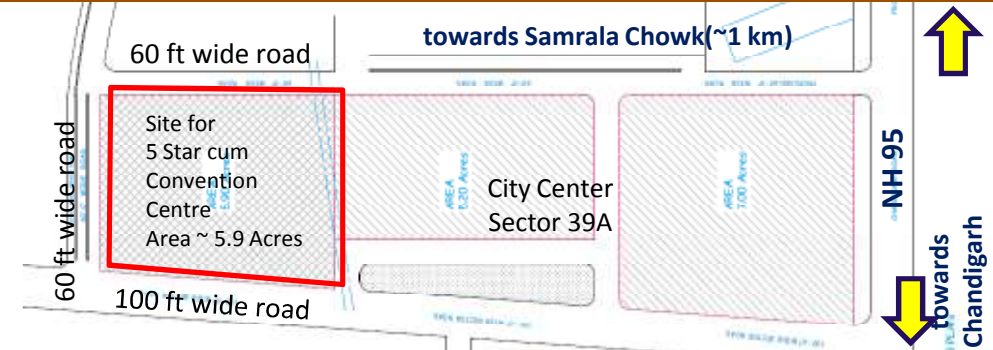


\* Image for illustration purpose

#### SALIENT FEATURES

	~5.9 Acres (~23877 sqmts)
	•Site is part of Commercial Complex being developed in Sector 39A on Samrala Road (NH95), Opposite Vardhaman Mills (Approx: 1 Km from Samrala Chowk.) •Site is very close to the industrial hub of the city
	3.0
Ground Coverage	40 % of the Plot area
	The proposed project site is surrounded with 100 ft wide road on one side and 60 ft wide roads on the other two sides
	Approx. 5 kms from Bus Terminal, 4 kms from Railway Station and 8.5 Kms from Sahnewal Airport

#### SITE PLAN



#### ELIGIBILITY CRITERIA

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

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

Documents 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.

#### Ability

Main 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

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 not 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

Chain of Hotels having experience in running of atleast 3 (three) operational Hotels, with 5 Star rating, within India

#### Ability

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

#### 1) Route/ Real Estate Fund/ Infrastructure Fund Criteria

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 500 Crore or more as on 31st March 2011 will be exempted from the above stated "Minimum Eligibility Criteria" in "para 3.2.3".

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.

**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

The Request for Proposal (RFP) document consisting of detailed Scope of Work, Eligibility Criteria and other Project details etc. can be obtained from 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) (US\$ Two Hundred Thirty only) as processing fee in favour of 'Punjab Infrastructure Development Board' Chandigarh. Interested bidders may submit their proposals to the office of Punjab Infrastructure Development Board

For Further Information please contact



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**PIDB**

**Managing Director**  
Punjab Infrastructure Development Board



**Chief Administrator**  
Greater Ludhiana Area Development Authority (GLADA)