

EXPRESSION OF INTEREST (EoI)
FOR
DEVELOPMENT OF COMMERCIAL
SHOPPING & OFFICE COMPLEX WITH
UNDERGROUND PARKING AT DELHI BUS
STAND-AMBALA ROAD ON PPP MODE
UNDER
SAHARANPUR SMART CITY

ISSUED BY THE



SAHARANPUR SMART CITY LIMITED

Saharanpur Smart City Limited (SSCL), invites online responses (“Proposals”/“Bids”) to this Expression of Interest (“EOI”) from eligible Concessionaires to be appointed as PPP vendor for “Redevelopment of Bus Stand as Commercial Complex on DFBOT”.

Interested Concessionaires are advised to study this EOI document carefully before submitting their proposals in response to the EOI document. Submission of a proposal in response to this EOI shall be deemed to have been done after careful study and examination of this document with full understanding of its terms, conditions and implications.

Interested Concessionaire to download the EOI document from our website <https://etender.up.nic.in> under organization name – “Saharanpur Smart City Ltd.”. Any subsequent clarifications, which will be issuing by the authority made available on the above website only. The details are as under.

Sl. No.	Event's Name	Information
1.	Organization	Saharanpur Smart City Limited (SSCL)
2.	Project	Smart City Project
3.	NIT No.	SSCL/PPP/EoI/7
4.	Name of Work	Selection of Concessionaire for “Development of Commercial Shopping & Office Complex with underground Parking at Delhi Bus Stand-Ambala Road on PPP Mode”
5.	EOI Document Downloading Start Date	29/01/2020 from 9:00 AM
6.	Last date for sending pre-bid queries	04/02/2020 till 3:30 PM
7.	Date, Time & Place of Pre-bid Meeting	06/02/2020, 4:00 PM at 1st Floor, Conference Hall, Saharanpur Nagar Nigam, Saharanpur, Uttar Pradesh
8.	Date of Presentation	12/02/2020 at 2:00 PM
9.	Last date of Online Submission of Proposals	21/02/2020 till 3:00 PM
10.	Last date for Proposal Submission in Hard Copy	21/02/2020 till 3:00 PM
11.	Date of Opening of Proposals	21/02/2020 at 4:00 PM

E-Tender Submission Guidelines

- The Proposals should be submitted online at website <http://etender.up.nic.in> by the due date and time, as specified in the **Expression of Interest** Notice. Late/delayed proposals submitted online after the due date and time, for whatsoever reasons will not be considered. The Server Date & Time as appearing on the website. <http://https://etender.up.nic.in> shall only be considered for the critical date and time of tenders. Offers sent through post, telegram, fax, telex, e-mail, courier will not be considered.
- Partially completed/incomplete proposals shall not be considered.
- All communication shall be done online through website <http://etender.up.nic.in>
- Concessionaires shall be required to arrange all resources, including Digital Signature Certificates and Internet Connections at their own cost, for participating in online proposals at <http://etender.up.nic.in>.
- M/s Saharanpur Smart City Limited (SSCL) shall not be responsible for any delays whatsoever in receiving as well as submitting offers, including connectivity issues. M/s. Saharanpur Smart City Limited (SSCL) shall not be responsible for any other delays in submitting any documents wherever applicable.
- M/s. Saharanpur Smart City Limited (SSCL) will not be responsible for the cost incurred in preparation and submission of proposals including the cost of digital certificate, regardless of the conduct or outcome of the bidding process.
- Please note that queries related to enquiry specifications, terms & conditions etc., can be had from CEO, Saharanpur Smart City, Email: smartcitysaharanpur@gmail.com before the clarification end date/time specified in the EOI Notice.
- Opening of Proposals will be done online at the time and dates specified in EOI Notice
- The Concessionaires are requested to go through the instruction to the bidders in the website <http://https://etender.up.nic.in>. The Concessionaires who submit their proposals for this after digitally signing using their Digital Signature Certificate (DSC), accept that they have clearly understood and agreed the terms and conditions in the website including the terms and conditions of this EOI.
- M/s. Saharanpur Smart City Limited (SSCL) reserves the right to accept any proposals in whole or in part or reject any or all proposals without assigning any reason. M/s Saharanpur Smart City Limited (SSCL) reserves right to accept any or more offers in part. Decision of M/s. Saharanpur Smart City Limited (SSCL) in this regard shall be final and binding on the Concessionaire.

- M/s. Saharanpur Smart City Limited (SSCL) reserves the right to cancel any tender process at any stage without assigning any reason.
- Corrigendum/addendum, which form part of the EOI, shall be published in the company website and e-tender website (<http://https://etender.up.nic.in>) only and Concessionaires are advised to check the websites regularly for the updates related to the EOI before submitting the proposals.

▪ **Disclaimer**

The information contained in this Expression of Interest (EOI) or subsequently provided to Applicants, whether verbally or in documentary or any other form by or on behalf of the Saharanpur Smart City Limited (SSCL) (henceforth referred to as SSCL in this document / “the Authority”) or any of its employees or advisers, shall be considered confidential and not to be reproduced / transmitted / adopted / displayed for any purpose whatsoever.

This EOI is one of the steps in the process of selection of an entity for the project for Development of Bus stand as Commercial Complex on PPP mode.

This EOI is not an agreement or an offer by the Authority to the Applicants or any other person. The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their Proposals pursuant to a specific Request for Proposal (RFP).

This EOI includes statements, which reflect various assumptions and assessments arrived at by the Authority / Employer in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each bidder may require. This EOI may not be appropriate for all persons, and it is not possible for the Authority/ Employer, its employees or advisers to consider the objectives, technical expertise and particular needs of each Applicant who reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI and obtain independent advice from appropriate sources.

The information provided in this EOI is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority / Employer accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

The Authority and its employees and advisers make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss,

damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in anyway in this subject.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement any information, objective, assessment or assumption contained in this EOI.

The issue of this EOI does not imply that the Authority is bound to select an Applicant for the project and the Authority reserves the right to reject all or any of the proposals / terminate the process at any time without assigning any reasons whatsoever.

The Applicant shall bear all its costs associated with or relating to the participation in this process regardless of the conduct or outcome of the process.

1.1 PROJECT BACKGROUND

1.1 Background

The Saharanpur Smart City Limited, Saharanpur hereafter called as SSCL is a nodal institution responsible for the overall Infrastructure development of the ABD area in the city. As part of its strategy to further Redevelop and augment the infrastructure status in the ABD area, SSCL has undertaken many important projects through planning comprehensive infrastructure, adding on layers of 'smartness' for the aspirations and needs of the citizens of Saharanpur city. SSCL has identified the Bus Stand site on Ambala road in the ABD area and intends to develop the area into a commercial complex through Smart City Limited by Public Private Partnership, and has decided to invite out the proposals from interested parties.

SSCL proposes to identify a private partner for development of Commercial Complex identified by **SSCL** admeasuring about 7517.16 square meter, the details of which are mentioned below. **SSCL** invites Expressions of Interest ("EOI") from interested parties for the purpose of assessing the interest among parties in the market.

The project is structured in such a way that Private Sector Participation is anticipated for developing the land parcel. The project will be developed and established under pre-specified performance standards.

The present project is proposed to be implemented on Public Private Partnership (PPP) format. Under this format, the private sector shall be **responsible for financing, executing, operating, maintaining and transferring the facility to SSCL after concession/authorization period**. **SSCL** shall define Minimum Development Obligations for the private sector, yet leave adequate flexibility for the developer to build the project in response to market demand and hence optimize collective returns.

1.2 Objectives and Structure

The objective of the project is to develop the old Delhi Bus Stand into a Commercial Complex so as to provide a world class market mart with ultra modern shopping centre catering to the needs of both the consumer and shopkeepers and develop a energy efficient building. is to provide the project implementation structure along with the sensitivities based on the market research conducted. Accordingly, the Project Information is structured in the following

sequence:

- (i) Project Location and General Site Profile
- (ii) Implementation Structure

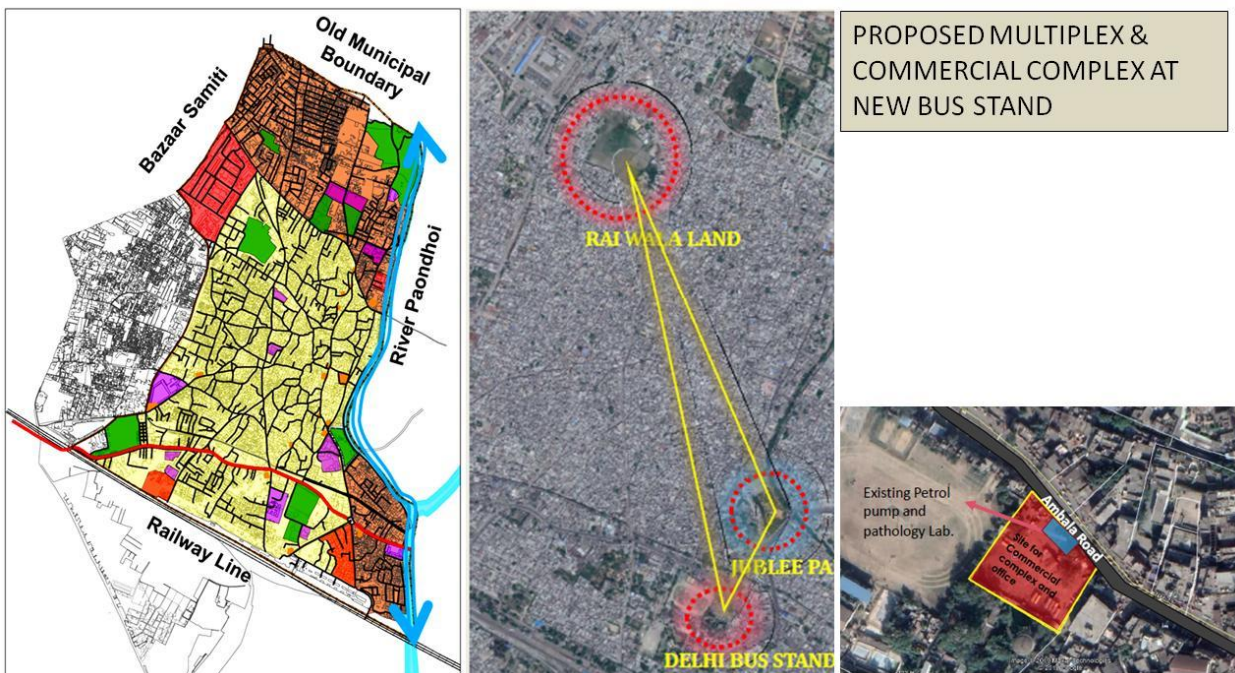
1.3 Project Site

The site is located on the Ambala Highway close to GantaGharChowk and about 750 m from Railway station with main access from Ambala road. City has strong economic base and site falls under Major commercial activity which is slated for the development of proposed Commercial Complex under Saharanpur Smart City Limited.

1.4 SITE AND ITS SURROUNDINGS

The site is located adjacent to the following buildings:

- a) To the east side- commercial establishments & GantaGhar.
- b) To the west side – Stadium and municipal office.
- c) To the south side – Gandhi Park & Commercial establishments.
- d) To the north side – Ambala Road



1.5 SITE OWNERSHIP

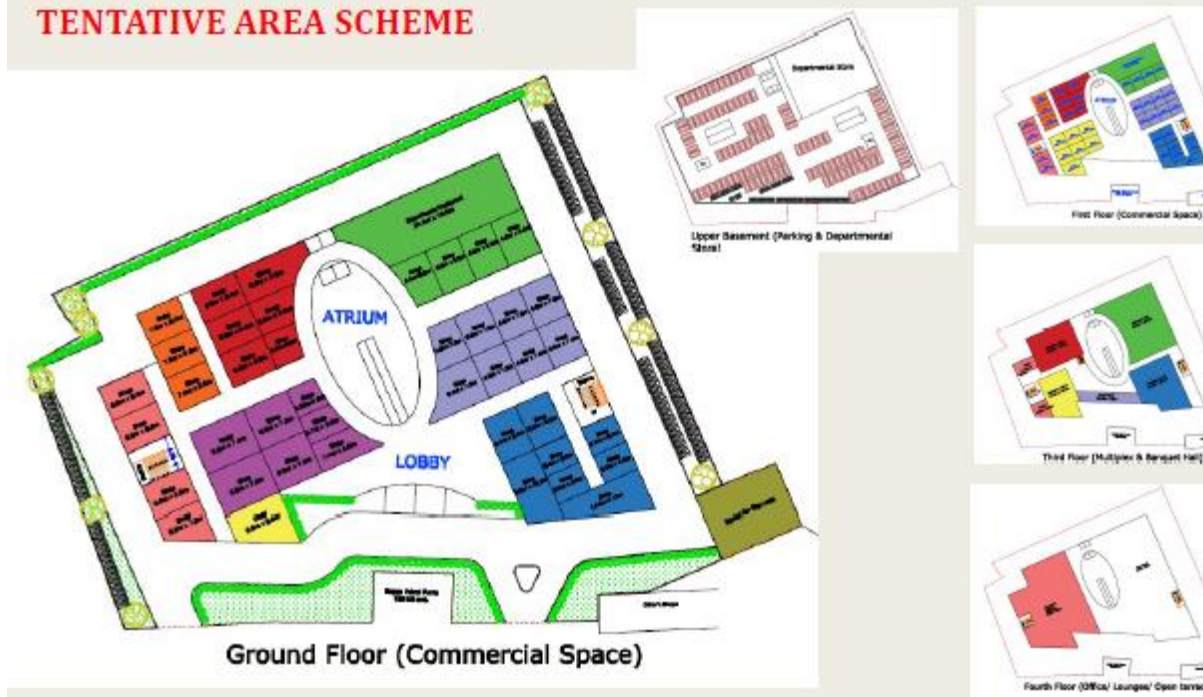
The site admeasuring 7517.16 sqm is under the ownership of Saharanpur City Municipal Corporation.

1.6 PROJECT COMPONENTS

The Project is envisaged to be developed on PPP mode may have the following broad components:

Commercial Complex with Office Spaces, Banquettes & Multiplex with about 100ECS parking in two basements and 15000 sqm of commercial space are envisaged in the available area. Figure below shows the schematic arrangement of the proposed project.

TENTATIVE AREA SCHEME



Sr.No	Description	Area (Sq mtr)
1.	Total Site Area	7517.16
2.	Permissible area for Ground development	3383.72
3.	Two Basement	6700

The schematic shared above is only indicative to show the developable area as per existing guidelines only.

Area and Present Status: The area of the site is around 7517.16 sqmtrs It is a plain land, with access from Mall Road. The proposed site is free from all encumbrances.
Area to be developed as per Development Controls

- Total Plot Area - 7517.16 sq. m.
- FAR – 2
- Maximum Ground Coverage – 45% (3383.77 sq. m.)

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Commercial Complex Project may comprise of the following functions:

The design is to create a state-of-art facility, functionally and aesthetically.

1. The revenue generating activities have been added to make the project viable. For this the complex has been proposed with some entertainment and recreational activities in the commercial and auditorium block comprising of commercial units, banquet halls, art galleries, restaurants and auditorium. This is to bring more people into the complex.
2. High Performance Building
3. Solar Roof Top to make it-self dependent or nearing to self-dependence. for its energy needs
4. Rain water harvesting for water management and conservation.
5. Fully automated Wi-Fi campus

6. Digital Signage & Advertisement Panels

7. Dynamic Façade Lighting

Interested applicants are requested to submit their responses in the formats under 'Forms'. They may also provide documents in support of their approach, achievements / claims and compliance to eligibility criteria.

1.7 The Process:

The document can be downloaded from <https://etender.up.nic.in>.

For evolving the best techno-economically feasible solution allowing non-proprietary functionalities / features / equipment / technology, it is essential to identify all system components, their operational requirements as well as capabilities, their mutual compatibility / interoperability, and formulating the minimum essential specifications, SSCL has planned to invite an open and interactive participation of all solution providers.

It is envisaged that consortium of businesses in development of large Infrastructure projects will emerge to meet the long-term objectives of this project.

The Concessionaire need to give a detailed technical presentation to SSCL covering the following

1. Details on technical solution envisaged in the project,

2. Indicative approach to be adopted

3. Suggest with proper justification, the various revenue modes which can be part of the EOI. The concessionaire will have to provide techno –financial feasibility report on his own.

SSCL will receive EOIs from full / part solution providers (“applicant”) who will participate in technical discussions with SSCL, demonstrate their solutions / capabilities / functionalities / features through detailed presentations. This presentation should provide a representative solution to integrate various features / aspects / functionalities / applications of the project as per the objective(s) set above. It is pertinent to mention that the applicant should have experience in large infrastructure projects in India or abroad. SSCL may visit these locations at its discretion of existing implementation by the applicant.

Based on the learnings from Presentations; final specifications of the project will be drawn up for implementation. The applicants shall involve in formulation of technical specifications of various system components for long term sustainable implementation of the project, which shall be compiled in the RFP document.

The applicants shall also provide their inputs for identification and quantification of revenue streams, making their own assessments of revenue potential. Details, as necessary, may be shared with SSCL for suitable incorporation in the RFP document.

Only lead applicants of the EOI will be invited to submit their technical and financial proposals in response to the RFP document, in the method to be described in the RFP document. After technical and financial evaluations, in the method to be described in the RFP document, SSCL will identify the Most Preferred Partner for implementation of the project.

During the presentation as per 'Key Events and Tentative Dates, each applicant shall discuss their recommendation of solution(s) for Smart City – Saharanpur and also exhibit their technical approach, methodology and work plan for the implementation of:

A. Business Centre.

B. Commercial Establishments/Activities.

PPP Model

Sr. No	Particulars	Client Responsibility	Concessionaire Responsibility	Remarks
1.	Cost (Capex)	NA	Yes	Capex is to be funded by Concessionaire
2.	Cost (Opex)	NA	Yes	Opex is to be funded by Concessionaire
3.	Scope of Work : Redevelopment of Bus Stand as Commercial Complex		Yes	Only permissible legal commercial activities
5.	O&M	NA	Yes	Concessionaire responsibility till the concession period.
6.	Concession Period	Yes	NA	Based on Best project proposals received
7.	Renewal of contract	Yes	NA	Equal to concession period
8.	Revenue Sharing/Upfront premium		Yes	Upfront Premium or Revenue Sharing with the SSCL.
9.	Technical Specifications	NA	Yes	Approval from SSCL is mandatory
10.	Detailed Architectural Design & Drawings	NA	Yes	Approval from SSCL is mandatory
11.	Detailed Structural Design	NA	Yes	Approval from SSCL is mandatory
12.	Defect Liability	NA	Yes	2 years

EligibilityCriteria:

1. EOI of each Applicant shall be evaluated based on the following EligibilityCriteria:

No.	Criteria	Specific Requirements	Documents Required
1.	Applicant Entity	<p>Legal entities duly registered under the Companies Act 1956 / 2013, or, public / semi-public entities which are financially autonomous.</p> <p>Entities registered under equivalent law / act in foreign countries may participate. However, they will need to be registered in India, if selected for this project's implementation.</p>	Certificate(s) of incorporations
2.	General Requirement	<p>Applicant/consortium should be:</p> <p>Engaged at least in one large infrastructure projects of Rs 50 cr, preferably Government projects in last 10years.</p>	<p>Self-attested certificates / registrations / copy of documents to establish the general requirement conditions to be enclosed.</p> <p>MoU of the consortium clearly specifying the role and area of specialization of the individual partners should be submitted.</p>
3.	Turnover	<p>The applicant / lead partner in case of consortium shall have Average Annual turnover of at least Rs 100 Crores during the last three FYs (2016-17,2017-18,2018-19).</p>	Certificate(s) from statutory auditors of the Applicant; Annual Audit Reports

4.	No Barring Certificate	Any entity which has been barred, by any public / semi-public agency / Central / State / Local Government, and the bar subsists as on the date of Application, would not be eligible, either individually or as member of a Consortium.	Undertaking by the authorized signatory as well as all members of consortium
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- Only the applicants who have submitted EOI will be allowed to respond to the RFP as lead bidders and submit their proposal for participation in the implementation of the project. The lead bidder may add new consortium partners as required during the bidding stage.
- In case of Consortium, Consortium agreement to be submitted with percentage share of each member, Lead member should have a minimum of 51% share in the Consortium. Consortium member should be jointly and severally responsible.

Forms**Form 0.1 TECHNICAL CAPABILITY OF THE APPLICANT**

Sl. No.	Information	Response (with supporting documents to be attached)
1	Name and address of the Applicant	
2	Name, Designation, Address and Contact Details of the person to whom all references can be made in connection with this EOI	
3	Legal Status	
4	Product(s) / Service(s) Offered	
5	Years in business.	
6	Number of similar projects executed	
7	Project Information – Name, Client, Scope, Technology used, Value, Start / End Dates, etc.	(repeat for each project as per information under (4))
8	Requirement to form any joint venture for providing any product / feature / service etc. under this project (Yes / No)	
9	If Yes for (8) above, define the product / feature / service etc.	
10	MoU with other agency(ies), if making a joint application	Attach

Form 0.2 FINANCIAL CAPABILITY OF THE APPLICANT

1.1.1 (Supporting documents to be attached)

Sl. No.	Audited Balance sheet for following Financial Years	Annual Turn Over (in INR Crore.)
1	2016-17	
2	2017-18	
3	2018-19	

Form 0.3 FORMAT FOR DECLARATION BY THE APPLICANT FOR NOT BEING BLACKLISTED/DEBARRED

(To be submitted on the Letterhead of the Bidder)

Date: dd/mm/yyyy

To

C.E.O

Saharanpur Smart City Limited (SSCL)

Municipal Corporation, Saharanpur - India.

Subject: Declaration for not being debarred/black-listed by Central/any State Government department in India as on the date of submission of the bid

1.1.2 RFP Reference No: XX

Dear Sir,

I, authorized representative of _____, hereby solemnly confirm that the Company is not debarred / black-listed by any Central/State Government/ PSU entity in India or similar agencies globally for unsatisfactory past performance, corrupt, fraudulent or any other unethical business practices or for any other reason as on last date of submission of the Proposal. In the event of any deviation from the factual information/ declaration, SSCL reserves the right to reject the Proposal or terminate the Contract without any compensation to the Company.

Thanking you,

Yours faithfully,

Signature of Authorized Signatory

(with official seal)

Date:

Name:

Designation:

Address:

Telephone & Fax:

E-mail address:

Form o.4 FORMAT FOR POWER OF ATTORNEY

[To be executed on non-judicial stamp paper of the appropriate value in accordance with relevant Stamp Act. The stamp paper to be in the name of the company who is issuing the power of attorney]

Know by all men by these presents, We _____ (Name of the Bidder and address of their registered office) do hereby constitute, appoint and authorize Mr./Ms. _____ (name and residential address of Power of attorney holder) who is presently employed with us and holding the position of _____ as our Attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Proposal for the **“EOI for Redevelopment of Bus Stand as Commercial Centre in Saharanpur on PPP model”**, including signing and submission of all documents and providing information / responses to the SSCL, representing us in all matters before SSCL, and generally dealing with the SSCL in all matters in connection with our Proposal for the said Project.

We hereby agree to rectify all acts, deeds and things lawfully done by our said Attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid Attorney shall and shall always be deemed to have been done by us.

For

Name:

Designation:

Date:

Seal:

Time:

Business Address:

Accepted,

(Signature) (Name, Title and Address of the Attorney)

Note:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.
- The Power of Attorney shall be provided on Rs.200/- stamp paper.

- The Power of Attorney should be supported by a duly authorized resolution of the Board of Directors of the Bidder authorizing the person who is issuing this power of attorney on behalf of the Bidder.

1.1.3 Lead Member has to submit the Power of Attorney in favour of Authorized signatory in below given format in case of Consortium.

POWER OF ATTORNEY FOR LEAD MEMBER BY CONSORTIUM MEMBER

SSCL has invited proposal from interested companies for “**EOI for Redevelopment of Bus Stand as Commercial Centre in Saharanpur on PPP model**”(“Project”).

Whereas, ands(collectively the "Consortium") being members of the Consortium are interested in offering for the services in accordance with the terms and conditions of the Request for Proposal document (RFP) and other connected documents in respect of the Project, and; Whereas, it is necessary under the RFP document for the members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's Bid for the Project.

Whereas, we have decided that M/s shall be Lead Member of this Consortium.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We, having our registered office at....., (hereinafter referred to as the "Member") do hereby designate, nominate, constitute, appoint and authorize..... having its registered office at....., being one of the members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (here in after referred to as the "Attorney"). We hereby irrevocably authorize the Attorney (with power to sub-delegate) to conduct all business for and on behalf the Consortium and anyone of us during the Bid process and, in the event the Consortium is awarded the Contract, during the execution of the project, and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are

necessary or required or incidental to the selection of the Consortium, including but not limited to signing and submission of all Applications, Proposals and other Documents and writings, participate in pre-proposal and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of Bid of the Consortium and generally to represent the Consortium in all its dealings with the SSCL and/or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium's proposal for the above Project and/or upon award there of till the Contract Agreement is entered into with the SSCL. AND hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/Consortium.

IN WITNESS WHEREOF WE THE MEMBER ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF.....20

For

(Name & Title)

Witnesses:

1.

2.

(To be executed by the Member of the Consortium)

1.1.4 Note:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.
- Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power here under on behalf of the Bidder.