

# **EXPRESSION OF INTEREST**

for

**Development of Multi Level Car Parking cum Commercial Complex  
at Old Motor Stand in Agartala city, Tripura**

on

**Design, Build, Finance, Operate and Transfer (DBFOT) Basis  
under Public Private Partnership (PPP)**

EOI No: ASCL/EOI/09/14  
Issued on. 12/09/2018

Issued by

**AGARTALA SMART CITY LIMITED**

**5th Floor, AMC Building,**

**City Center Complex, Paradise Chowmuhani,**

**Agartala, Tripura West**

**Pin - 799001**

**Email: [agartalsmartcityltd@gmail.com](mailto:agartalsmartcityltd@gmail.com)**

**Web Site: <http://agartalacity.tripura.gov.in>**

# AGARTALA SMART CITY LIMITED

## Expression of Interest

Agartala Smart City Limited (ASCL) invites responses to this Expression of Interest (“EOI”) from eligible Concessioner to be appointed as PPP vendor for development of Multi Level Car Parking cum Commercial Complex at Old Motor Stand, Agartala, Tripura.

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

Interested Concessioners are requested to download the EOI document from the following websites:

<https://smartnet.niua.org>

<http://agartalacity.tripura.gov.in>

[www.tripura.gov.in](http://www.tripura.gov.in)

<https://tripuratenders.gov.in>

Any subsequent clarifications, issued by the concerned authority, will be made available on the above websites only.

**Agartala Smart City Limited (ASCL) along with its PMC team will be the Technical Facilitator in the entire bidding process and will participate in all clarification to enquiries, pre-EOI meeting, pre-bid meeting, response to bidders, evaluation process etc.**

EOI responses must be received no later than time, date and venue mentioned in the table below:

| Sl No | Particulars  | Details   |
|-------|--|---|
| 1     | Name of the Work                                       | Development of Multi Level Car Parking cum Commercial Complex at Old Motor Stand, Agartala, Tripura.  |
| 2     | Website  | <a href="https://smartnet.niua.org">https://smartnet.niua.org</a><br><a href="http://agartalacity.tripura.gov.in">http://agartalacity.tripura.gov.in</a><br><a href="http://www.tripura.gov.in">www.tripura.gov.in</a><br><a href="https://tripuratenders.gov.in">https://tripuratenders.gov.in</a> |
| 3     | Last date for submission of queries for clarifications | 03-10-2018, 5:00 PM   |
| 4     | Date, time and venue of Pre-EOI Meeting                | 10-10-2018, 15:30 PM<br>ASCL Office<br>5th Floor, Agartala Municipal Corporation, City Center Complex, Paradise Chowmuhani, Agartala, Tripura West  |

|   |   |  |
|---|---|--|
| 5 | Last date and time for responding to this call for EOI    | 30-10-2018, 15:30 PM   |
| 6 | Address for Correspondence and Submission of EOI Response | CEO, ASCL<br>ASCL Office, Agartala Municipal Corporation City Centre Complex, Paradise Chowmuhani, 5 <sup>th</sup> Floor, Agartala - 799001<br>Phone:(+91) 9436476515 / 9436168372<br>Mail: <a href="mailto:agartalasmartcityltd@gmail.com">agartalasmartcityltd@gmail.com</a> |

EOI Responses that are received after the deadline will not be considered in this procurement process. All documents that form a part of the proposal response submitted by Concessioner, should be submitted at the venue mentioned in the above table.

To obtain first-hand information on the assignment, Concessioners are encouraged to attend the pre-EOI meeting. Attending the pre-EOI meeting is optional.

S/d

**CEO, Agartala Smart City Limited  
Agartala, Tripura**

## Invitation for Expression of Interest

Agartala Smart City Limited (ASCL) invites responses to this Expression of Interest (“EOI”) from eligible Concessioner to be appointed as PPP vendor for development of Multi Level Car Parking cum Commercial Complex at Old Motor Stand, Agartala, Tripura.

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

Interested Concessioners are requested to download the EOI document from the following websites:

<https://smartnet.niua.org>

<http://agartalacity.tripura.gov.in>

[www.tripura.gov.in](http://www.tripura.gov.in)

<https://tripuratenders.gov.in>

Any subsequent clarifications, issued by the concerned authority, will be made available on the above websites only.

**Agartala Smart City Limited (ASCL) along with its PMC team will be the Technical Facilitator in the entire bidding process and will participate in all clarification to enquiries, pre-EOI meeting, pre-bid meeting, response to bidders, evaluation process etc.**

Proposals must be received not later than time, date and venue mentioned in the ‘Schedule of EOI Process’. Proposals that are received after the deadline will not be considered in this procurement process. All documents that form a part of the EOI response submitted by Concessioner, should be submitted at the office of ASCL.

To obtain first-hand information on the assignment, Concessioners are encouraged to attend the pre-EOI meeting. However attending the pre-EOI meeting is not mandatory for submission of EOI response.

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## DISCLAIMER

Though adequate care has been taken in the preparation of this Expression of Interest Document (EOI document), interested Bidders should satisfy themselves that the Document is complete in all respects.

Neither ASCL nor its employees and consultants make any representation or warranty as to the accuracy, reliability or completeness of the information in this EOI document. Each prospective Bidder should conduct their own investigations and analysis and check the accuracy, reliability and completeness of the information in this EOI document and obtain independent advice from appropriate source before submission of this EOI document response.

Neither ASCL nor its employees and consultants will have any liability to any prospective Bidder or any other person under the law of contract, for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI document.

ASCL reserves the right, without any obligation or liability, to accept or reject any or all of the EOIs, at any stage of the process, to cancel or modify the process, or any part thereof, or to vary any of the terms and conditions, at any time, without assigning any reason whatsoever.

ASCL reserves the right to modify or amend or add to any or all of the provisions of this EOI document or cancel the present Invitation and call for fresh Invitations.

Neither ASCL nor its employees and consultants will have any liability in case of non-receipt of any correspondence from them to the bidders due to the postal delays.

The applicable laws for the purpose are the laws of India. Courts of Agartala will have jurisdiction concerning or arising out of this EOI document.

The Pre-EOI Meeting being conducted by ASCL is to disseminate information about the project and exchange ideas; and is not a pre-qualification for participating in the EOI. The bidding for the project will take place for the shortlisted bidders from this EOI through a single-stage system which will include a public advertisement inviting Technical and Financial proposals with the Request for Proposal document being downloadable from the websites furnished in the schedule of EOI process.

The bidders are expected to know the relevant rules and regulations of the respective local authorities concerning the site and building-bylaws and City Development Plan.

## 1. Introduction

The Agartala Smart City Limited intends to develop and operate / maintain one Multi level Car Parking cum Commercial Complex at Old Motor Stand in Agartala, Tripura under an arrangement or agreement (the “Project”) through Public Private Partnership (the “PPP”) on Design, Build, Finance, Operate and Transfer (the “DBFOT”) basis.

It shall involve the development of facilities at the Project Site including design, financing, construction, implementation, completion, commissioning, operation and management of the facilities (including Multi Level Parking management and high rise commercial complex with all modern amenities and safety measures), execution of all necessary work and all activities incidental thereto, and transfer of the Facility to AMC or its nominated agency at the end of the Concession Period (including construction period of MLCP and commercial area) free of cost including the immovable assets.

Concessioner is advised to study this EOI document carefully before submitting its proposal in response to this EOI. Submission of a response to this EOI call shall be deemed to have been done after careful study and examination of this document with full understanding of its terms, conditions and implications. Failure to furnish all information required as mentioned in the EOI document or submission of a proposal not substantially responsive to the EOI document in every respect will be at the Concessioner's risk and may result in rejection of the response.

## 2. Schedule of EOI Process

| Sl. No. | Particulars   | Details   |
|---------|---|---|
| 1       | Name of the Work  | Development of Multi Level Car Parking cum Commercial Complex at Old Motor Stand, Agartala, Tripura.  |
| 2       | Website   | <a href="https://smartnet.niua.org">https://smartnet.niua.org</a><br><a href="http://agartalacity.tripura.gov.in">http://agartalacity.tripura.gov.in</a><br><a href="http://www.tripura.gov.in">www.tripura.gov.in</a><br><a href="https://tripuratenders.gov.in">https://tripuratenders.gov.in</a> |
| 3       | Last date for submission of queries (written or via email) for clarifications | 03-10-2018, 5:00 PM   |
| 4       | Date, time and venue of Pre-EOI Meeting                                       | 10-10-2018, 15:30 PM<br>ASCL Office<br>5th Floor, Agartala Municipal Corporation, City Center Complex, Paradise Chowmuhani, Agartala, Tripura West  |

| Sl. No. | Particulars   | Details   |
|---------|---|---|
| 5       | EOI Validity Period                                       | 120 days  |
| 6       | Last date and time for responding to this call for EOI    | 30-10-2018, 15:30 PM  |
| 7       | Address for Correspondence and Submission of EOI Response | CEO, ASCL<br>ASCL Office, Agartala Municipal Corporation City Centre Complex, Paradise Chowmuhani, 5 <sup>th</sup> Floor, Agartala - 799001<br>Phone: (+91) 9436476515 / 9436168372<br>Mail: <a href="mailto:agartalasmartcityltd@gmail.com">agartalasmartcityltd@gmail.com</a> |

### 3. Background Information

#### 3.1. Basic Information

- i. ASCL invites responses to this Expression of Interest (“EOI”) document from eligible vendor (“Concessioner”) to develop, operate and maintain Multi Level Car Parking cum Commercial Complex at Old Motor Stand in Agartala, Tripura under an arrangement or agreement (the “Project”) through Public Private Partnership (the “PPP”) on Design, Build, Finance, Operate and Transfer (the “DBFOT”) basis. The indicative Scope of Work is mentioned under Section 6 of the EOI.
- ii. The last date of submission of response is mentioned under Schedule of EOI Process

#### 3.2. About Agartala

##### Location of the City:

Agartala, the capital of Tripura, is situated along 23° 45’ - 23° 55’ N latitude and 91°15’ - 91°20’ E longitude, in the flood plains of the Haora River. Historically, the city has been an important border-trading town with trading linkages with Bangladesh. The National Highway (NH)-44 connects Agartala with Silchar, Guwahati and other towns of Assam. Agartala is connected by air links to rest of the country. The construction of a meter gauge railway line from Assam is also in progress.

##### Climate:

The climate of Agartala is of tropical monsoon type. The average annual rainfall is around 220 centimeters (cm). The average number of rainy days is 100 days. The temperature varies from



4.2°C to 37.6° on an average. The winter period is from November to February, summer is from March to May and monsoon is from June to September. It has a moderate temperature and highly humid atmosphere. Winds, which are of moderate velocity, are from the south-to-south – east direction for most of the time. Average velocity of wind varies from 4 km to 9 km per hour.

**Topography:**

The city of Agartala has an altitude of 12.8 metres. The erstwhile AMC area, the central portion of the city is located in an area lower than the surroundings. The central portion of the city is shaped like a saucer. The central portion is bounded by the rivers Haora in the south and Katakhal in the north. Due to its saucer shape, the city is vulnerable to recurrent flooding during monsoons. The city is located in seismic zone V.

### 3.3. About Agartala Municipal Corporation

The Agartala Municipal Corporation or AMC is the municipal body which governs and maintains the city of Agartala, the capital of the Indian state of Tripura and is the second-largest city in North-east India. Formed in the year 1871 the oldest municipal body in Northeast India, AMC had a vital role in developing & modernizing the state and managing in its various activities. This civic administrative body administers an area of 76.5 km<sup>2</sup>.

The municipal area was 16.012 km<sup>2</sup> with a population of 1,89,329 at the 2001 census. Based on the Urban Development Department Notification No.F.2(2)–UDD /2003 dated July 2, 2004 the Agartala Municipal Council has further been extended taking 16 No. of Grams of Dukli R.D. Block, 7 No. of Grams of Mohanpur R.D. Block and 2 No. of Grams of Jirania R.D. Block with an area of 42.83 square kilometers and a population of 178,495. The Agartala Municipal Council got extended from 16.012 km<sup>2</sup> to 58.84 km<sup>2</sup> in 2013 with a population of 438408 persons (as per 2011 census). The total GAPA area covers 76.504 km<sup>2</sup>. Agartala Municipal Council turns into Municipal Corporation in 2014.

AMC is governed by the Urban Development Department, Government of Tripura. The Hon'ble members of the Mayor-in-Council along with the Municipal Commissioner, Deputy Municipal Commissioner and Asst. Municipal Commissioner, AMC head the jurisdiction and operations fully for Agartala Municipal Corporation. As the government, higher authorities control every function and they form the regulations. They have also formed different acts, policies and rules for the better running of the corporation.

### 3.4. About Agartala Smart City Limited

In line with the guidelines issued by Ministry of Urban Development (MoUD)/ Government of India (GoI), Government of Tripura has created a Special Purpose Vehicle (SPV) named Agartala Smart City Ltd (ASCL) for implementing the Smart City Mission at the city level.

ASCL will plan, appraise, approve, release funds, implement, manage, operate, monitor and evaluate the Smart City development projects. ASCL is headed by full time CEO and have nominees of Central Government, State Government and ULB on its Board.

The key functions and responsibilities of ASCL are to:

- a. Approve and sanction the projects including their technical appraisal
- b. Take measures to comply with the MoUD requirements with respect to implementation of the Smart Cities program
- c. Undertake review of activities of the Mission including budget, implementation of projects and co-ordination with other missions / schemes and activities of various ministries

### 3.5. Project Background

Effective traffic and transport planning is a key requirement for planning of land and road use and development of cities. Emerging cities like Agartala need traffic and transport infrastructure such as roads, junctions, signaling and parking facilities for effective mobility and movement of traffic throughout the city. Availability of proper parking facilities particularly in central business district and commercial areas is a prerequisite for effective traffic and transportation planning. **Multi-Level Car Parking (MLCP)** is a strategic way of increasing the Equivalent Car Space (ECS) at a parking site. Off-street or on-street parking does not enable optimum utilization of the land and leads to a capacity shortage and severe congestion of important roads and junctions in certain cases. However, a MLCP can accommodate many more vehicles than any land parking lot, depending on the number of floors, development control norms etc. Some other typical benefits of MLCP are maximum space utilization, minimum space requirement for construction, safety for the vehicles.

Government of Tripura is also encouraging urban local bodies to implement parking projects through PPP mode as they can be completely financed by the private developer, can be developed into a fully functional commercial complex, do not require grant support for construction as well as operation and maintenance, and part of the revenues earned by the developer can be shared with the ULB, which brings in additional revenues for the state.

**Agartala Municipal Corporation (AMC)** possesses a parcel of premier land in the heart of Agartala at Old Motor Stand, which acts as the business hub and gateway from Agartala to the northern parts of Tripura and other NE States. The corporation envisages construction of a Multi-Level Car Parking (MLCP) cum Commercial Complex on the parcel of land under PPP mode. The details of the land parcel is as follows -

| Sl No | Details of Available Land | Specification                  |
|-------|---------------------------|--------------------------------|
| 1     | Location                  | Old Motor Stand, Agartala      |
| 2     | Area                      | 1.1102 acres (4493.033 sq. m.) |

### 3.6. Objective

Expression of Interest (EOI) is invited from reputed real estate developers and urban infrastructure developers for Development of Multilevel Car Parking cum Commercial Complex at Old Motor Stand in Agartala, Tripura under Public Private Partnership (PPP) framework. The revenue model may be through collection of user and rental charges along with Advertisement rights. ASCL is open to explore other revenue generating options in discussion with developers. The interested bidders are requested to visit the above mentioned proposed site. A pre-EOI meeting has been scheduled at ASCL Office, 5<sup>th</sup> Floor, Agartala Municipal Corporation, City Centre Complex, Paradise Chowmuhani, Agartala at 11.30 AM on date as mentioned in "Schedule of EOI Process", for discussions on project including the proposed structure and layout, commercial components along with modern facilities, implementation model, options for revenue generation for the selected developer, options for revenue sharing with AMC, concession period etc.

## 4. Instruction to Bidders

### 4.1. Eligible Bidders

- a. The Bidder may be a single entity or a group of entities (the "**Consortium**"), coming together to implement the Project. However, no Bidder applying individually or as a member of a Consortium, as the case may be, can be a member of another Bidder.
- b. The term Bidder used herein would apply to both a single entity and a Consortium. The total number of Consortium members is limited to 3 including the Lead Member
- c. The Bidder should have a minimum of 3 experiences in either development/construction of Multi Level Car Parking (MLCP) complex as well as development/construction in core sector OR development/construction of commercial buildings having multilevel car parking.

For the purpose of this EOI:

- (i) **Multi-Level Car Parking Sector** would be deemed to include construction, operation and maintenance of Fully Automated/ Semi Automated ramp based Multi-Level Car Parking Projects across India and/or Overseas.
- (ii) **Core Sector** would be deemed to include roads and bridges, railways, seaports, airports, inland waterways; Power, Urban transport and physical infrastructure in urban areas, Infrastructure Projects in Special Economic Zones, International convention centers and other infrastructure Projects etc.
- (iii) **Commercial buildings having multilevel car parking (MLCP)** would be deemed to include office spaces, multiplex, food court, restaurant, shopping mall, children play area etc. where MLCP is an integral part.

## 4.2. Clarifications

***Bidders requiring specific points of clarification may communicate with ASCL during the specified period using the format given below. The queries should necessarily be submitted in editable excel sheets with the following additional information.***

- a) Name of the Organization submitting clarification request
- b) Name and position of person submitting clarification request and attending the pre-EOI meeting, if applicable
- c) Full formal address of the organization including phone, fax and email points of contact

| S. No. | EOI Document Reference(s) | Volume, Section & Page Number(s) | Content of EOI requiring Clarification(s) | Points of clarification |
|--------|---------------------------|----------------------------------|---|-------------------------|
| 1      |                           |                                  |   |                         |
| 2.     |                           |                                  |   |                         |
| 3      |                           |                                  |   |                         |
| ....   |                           |                                  |   |                         |
| .....  |                           |                                  |   |                         |

ASCL shall endeavor to respond to the questions raised or clarifications sought by interested Bidders. However, ASCL reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring ASCL to respond to any question or to provide any clarification.

## 4.3. Minimum Pre-Qualification Criteria

| SI No | Particulars       | Pre-Qualification Requirement  | Supporting Documents   |
|-------|-------------------|--|--|
| 1     | Legal Entity      | Bidder should be <ul style="list-style-type: none"> <li>• A company incorporated in India under the Companies Act, 1956/ Partnership firm registered under LLP Act 2008 and subsequent amendments thereto/ Real Estate or Infrastructure Developer or Contractor Registered under Central Government or any State Government.</li> <li>• Registered with GST Authorities in India</li> </ul> | <ul style="list-style-type: none"> <li>• Copy of Certificate of Incorporation</li> <li>• Articles and Memorandum of Association</li> <li>• Copy of Registration with State/Central Government</li> <li>• Copy of Registration Certificates with the GST Authorities</li> </ul> |
| 2     | Presence in India | Sole Bidder/ Lead Member should have been operating for the last seven   | <ul style="list-style-type: none"> <li>• Copy of Certificate of Incorporation</li> </ul>   |

| SI No | Particulars        | Pre-Qualification Requirement   | Supporting Documents   |
|-------|--------------------|---|--|
|       |                    | (7) years as on the date of publishing of EOI notice (including name change/ impact of mergers or acquisitions)   | <ul style="list-style-type: none"> <li>• Copy of Registration with State/Central Government</li> </ul>                                     |
| 3     | Financial Turnover | <p>The Bidder should have an average turnover of <b>INR 200 crores over the last 5 financial years (FY 2017-18, 2016-17, 2015-16, 2014-15 &amp; 2013-14)</b></p> <p>Note:</p> <p>Turnover of any parent, subsidiary, associated or other related entity will also be considered.</p> <p>In case of a Consortium, the combined turnover of all Members shall be considered, provided the Lead Member alone satisfy 50% of the Financial Turnover Clause.</p> | <ul style="list-style-type: none"> <li>• Audited financial statements (P&amp;L and Balance Sheet) for last five financial years</li> </ul> |
| 4     | Blacklisting       | The Bidder should not be under a Declaration of Ineligibility for corrupt or fraudulent practices or blacklisted with any of the Government agencies.   | Self-certificate letter of undertaking to this effect on company's letter head signed by company's authorized signatory                    |
| 5     | Litigation History | The Bidder should not be involved in any major litigation that may have an impact on or compromise delivery of services as required under this contract   | Self-certificate letter of undertaking to this effect on company's letter head signed by company's authorized signatory                    |

#### 4.4. Submission of EOI

- The Concessioner (Lead member in case of consortium) will submit the EOI Response offline through their authorized representative at the office address mentioned in the Schedule of EOI Process
- The Envelopes should be marked as **Envelope-A (ORIGINAL) and Envelope-B (COPY)**, both duly signed and stamped by the authorized representative on all the pages of EOI Response
- The bidder has to copy an electronic version of the EOI Response in a CD, which will form part of the response submission.

- Bidders shall seal Envelope A and Envelope B along with the CD in an outer envelope superscribing 'EXPRESSION OF INTEREST FOR DEVELOPMENT OF MLCP cum COMMERCIAL COMPLEX AT OLD MOTOR STAND, AGARTALA (TRIPURA)' and shall also mention the name(s) of Bidder/ Consortium along with address and contact phone number of the Bidder / Lead Member (in case of Consortium).
- The envelope shall be addressed to:

**CEO, Agartala Smart City Limited**  
5th Floor, Agartala Municipal Corporation,  
City Centre Complex,  
Paradise Chowmuhani, Agartala - 799001

- ASCL assumes no responsibility for misplacement or premature opening of the Proposal submitted, if the envelope is not sealed or marked as instructed above
- *ASCL at its discretion may or may not invite bids only from those firms which express their interest in response to this invitation and fulfil the above requirements. ASCL reserves the right to reject any or all EOI responses received without assigning any reasons whatsoever.*

### **Language**

The EOI and all related correspondence and documents should be written in the English language only. Supporting documents and printed literature furnished by the Bidder with the EOI may be in any other language provided that they are accompanied by appropriate translations of the pertinent passages in the English language. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the EOI, the English language translation shall prevail. It should be noted that any document in foreign language, not accompanied by an English version and duly authenticated, will be liable for rejection.

### **Late EOI**

Any EOI response received by ASCL after the due date and time will be returned unopened to the Bidder.

## **5. Evaluation of EOI**

The EOI responses will be evaluated on the basis of qualification criteria as mentioned in the Section 4.1 and 4.3, and various details sought as per Section 7.

ASCL may invite the interested bidders during the evaluation process for a techno-functional presentation of the concept, design, and operational plan for the project, the date and time of which will be intimated later on.

## 6. Scope of Work for the Concessioner

- The Concessioner shall be solely and exclusively responsible to design, built, finance, operate and transfer (DBFOT) the solution as mentioned in this EOI and to provide the services as specified.

### **The broad scope of work is as follows:**

- Design, Built, Finance, Operate and Transfer
  1. Multi-Level Car Parking Structure with the use of modern ICT tools and technologies
  2. High rise Commercial Complex on top of the MLCP Structure, which may include -
    - Office spaces for Commercial Organizations like Bank, Insurance Companies etc.
    - Branded Retail Showroom for Consumer Goods / Garments / Electronics / Groceries & Food Items etc.
    - Multiplex and Food Court
    - Restaurants and Hotel
    - Children Play Area and Gaming Zone
    - One Roof Top Revolving Restaurant
    - Public Amenities (ATM, Drinking Water, Restrooms)
- Operation and Maintenance of Parking Cum Commercial Complex
- Fire Safety, House Keeping, Security and Surveillance of the entire Complex

Following requirements are to be considered as mandatory -

- ❖ One Basement with Two wheeler (approx. 26 nos.) and Car (approx. 24 nos.) Parking
  - ❖ Ground Floor with Two wheeler (approx. 54 nos.) and Car (approx. 14 nos.) Parking
  - ❖ Ground Floor Open Parking for Two Wheelers (approx. 51 nos.) and Cars (approx. 11 nos.)
  - ❖ First and Second Floor with Car Parking (approx. 32 nos. each floor)
  - ❖ All remaining floors to be used for commercial purpose, having an area of approx. 1690 Sq. M. per floor
  - ❖ One revolving restaurant at the top of the MLCP cum Commercial Complex building
- 
- The interested developers will be free to express their plan for the development MLCP and commercial building as well as suitable PPP model to execute the job

## 7. Annexure

### **ANNEXURE-I: Format for Letter of Application**

[On the Letter Head of the Bidder (in case of Single Bidder) or Lead Member (in case of a Consortium)]

To

Date:.....

**CEO, Agartala Smart City Limited**  
5th Floor, Agartala Municipal Corporation Building,  
City Centre Complex,  
Paradise Chowmuhani, Agartala - 799001

Sir,

**Subject: "Expression of Interest for Development of Multi Level Car Parking cum Commercial Complex at Old Motor Stand in Agartala on Public Private Partnership (PPP) Mode".**

Being duly authorized to represent and act on behalf of \_\_\_\_\_ (hereinafter referred to as "the Bidder"), and having reviewed and fully understood all of the requirements and information provided, the undersigned hereby express our interest to develop Multi Level Car Parking cum Commercial Complex at Old Motor Stand in Agartala on PPP Mode.

(In case of Consortium add the following paragraph)

This proposal is submitted on behalf of a Consortium comprising ..... (Applicant to site the name of each member) ..... and of which (Insert the name of lead member of Consortium) has agreed to act as lead member.

We are enclosing our EOI in Original with the details as per the requirements of the document for your evaluation.

The undersigned hereby also declares that the statements made and the information provided in the EOI is complete, true and correct in every detail and unconditional.

Yours faithfully,

(Signature of Authorized Signatory)

Name and Title:

Address of the Bidder:



### ANNEXURE-II: Details of Bidder

1. (a) Name  
(b) Country of Incorporation  
(c) Address of the corporate headquarters and its branch office (s), if any, in India  
(d) Date of incorporation and / or commencement of business
2. Brief description of the Company including details of its main line of business and proposed roles and responsibilities in this Project
3. Name, Designation, Address and Phone Nos. of Authorized Signatory of the Bidder:
  - (a) Name:
  - (b) Designation:
  - (c) Company:
  - (d) Address:
  - (e) Telephone No:
  - (f) E-mail Address:
  - (g) Fax No:
4. Details of individual (s) who will serve as the point of contact / communication for ASCL:
  - (a) Name:
  - (b) Designation:
  - (c) Address:
  - (d) Telephone No.
  - (e) E-mail address:
  - (f) Fax No.
5. **In case of Consortium:**
  - (a) The information above (1-4) should be provided by all the Members of the Consortium.
  - (b) Information regarding role of each Member should be provided as per table below

| SI No | Name of Member | Role of the Member |
|-------|----------------|--------------------|
| 1     |                |                    |
| 2     |                |                    |
| 3     |                |                    |

### **ANNEXURE-III: Format for Technical Experience**

#### **Experience details for minimum technical qualification**

| <b>Name of the Bidder</b> |   |
|---------------------------|---|
| 1                         | Name of the Project   |
| 2                         | Location of the Project   |
| 3                         | Cost of the Project (INR)* (excluding the Land Cost)  |
| 4                         | Project Start Date and End Date   |
| 5                         | Type of the Project   |
| 6                         | Total Built Up Area   |
| 7                         | Scope of Work   |
| 8                         | Brief Description of the Executed Project (with methodology, activities and actual site pictures) |
| 9                         | Details on use of Technology and Automation in the Project (if any)                               |
| 10                        | Present Status of the Project   |
| 11                        | Completion Certificate and Work Order from Client   |

*N.B. The above information table has to be filled for each relevant experience of the bidder.*

Yours faithfully,

(Signature of Authorized Signatory)

Name and Title:

Address of the Bidder:

**ANNEXURE-IV: Format for Financial Capability**

**Format for Financial Capability of Single Bidder / Lead Member of the Consortium**

INR in Cr.

| Bidder Type          | Turnover |         |         |         |         | Average Turnover |
|----------------------|----------|---------|---------|---------|---------|------------------|
|                      | 2017-18  | 2016-17 | 2015-16 | 2014-15 | 2013-14 |                  |
| Single entity Bidder |          |         |         |         |         |                  |
| Consortium member 1  |          |         |         |         |         |                  |
| Consortium member 2  |          |         |         |         |         |                  |
| Consortium member 3  |          |         |         |         |         |                  |

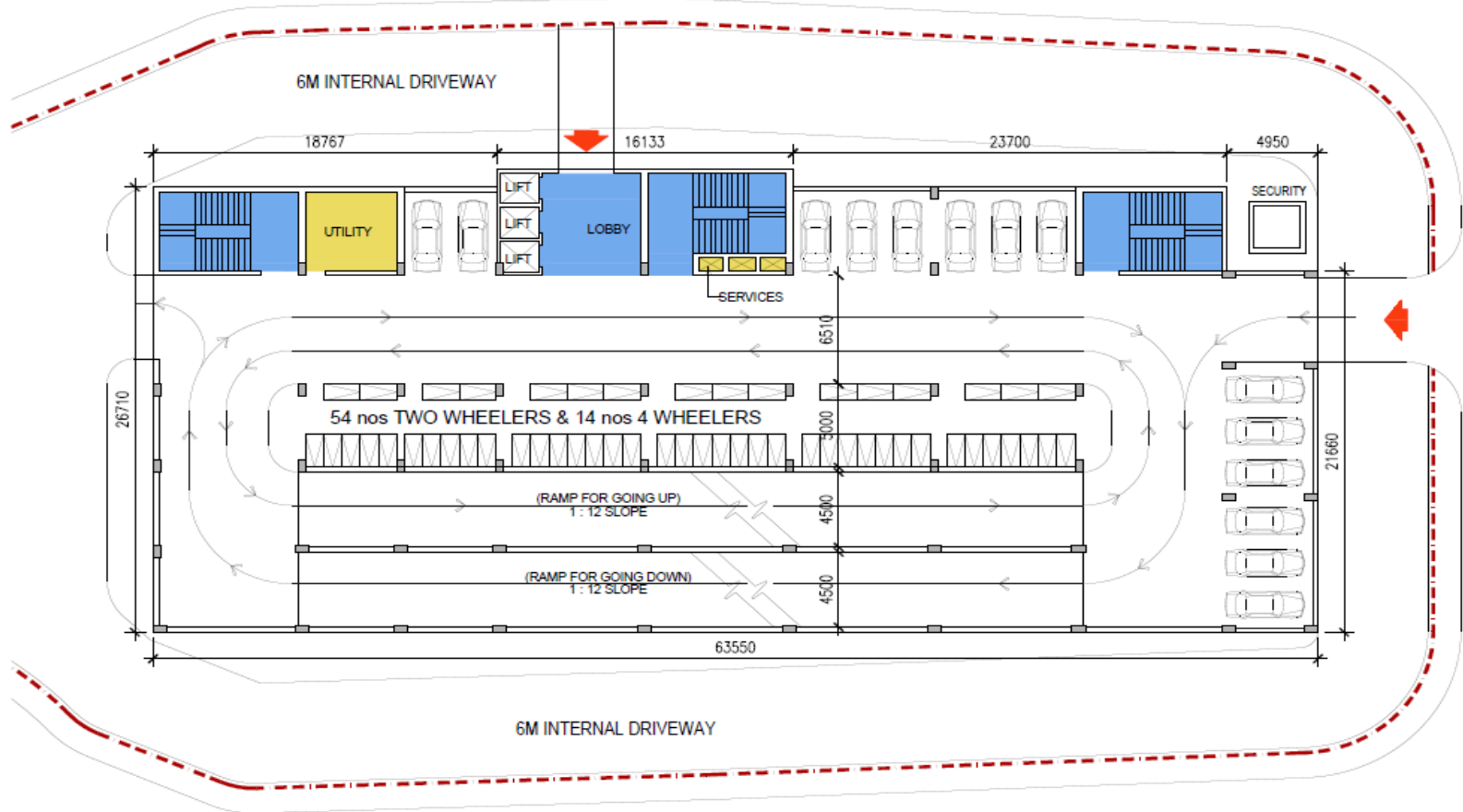
Yours faithfully,

(Signature of Authorized Signatory)

Name and Title:

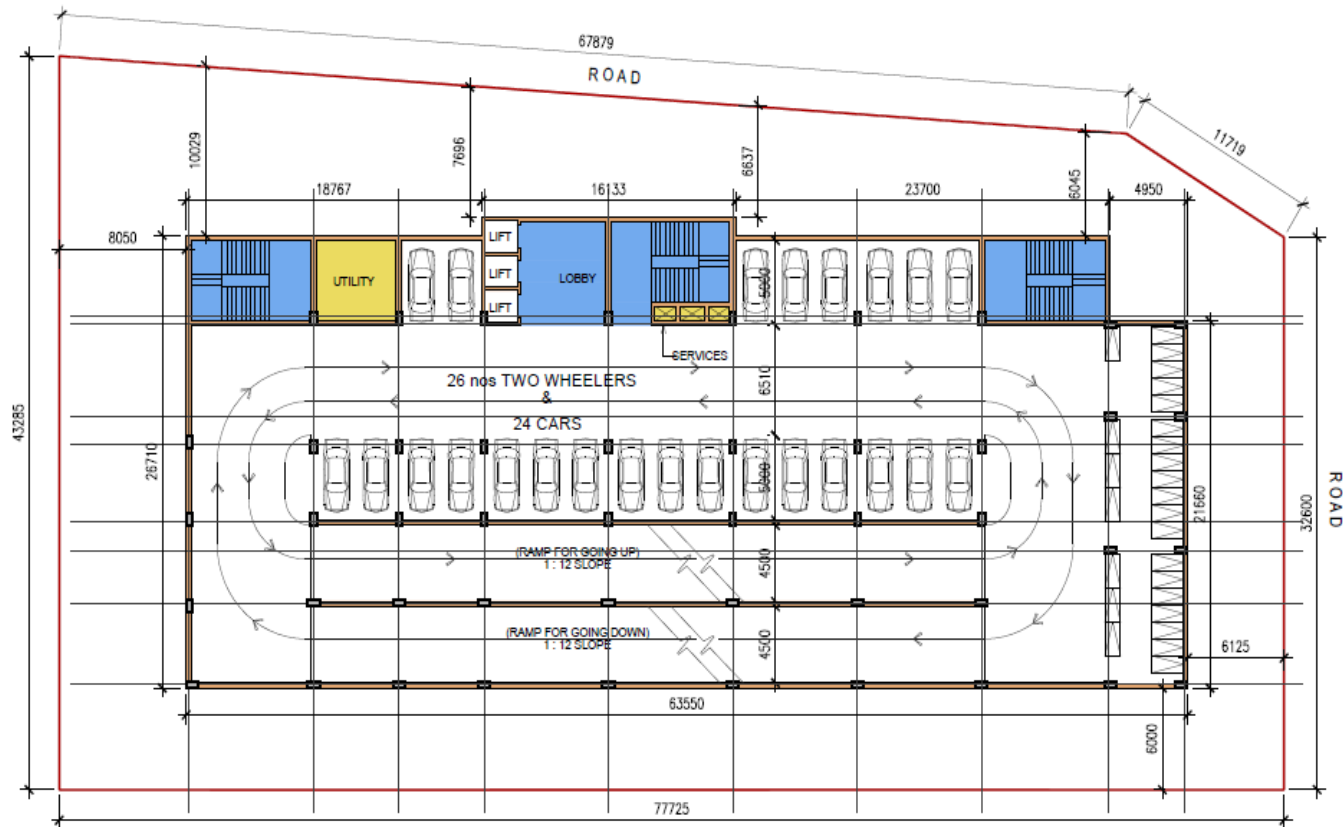
Address of the Bidder:

### Enclosure 1: INDICATIVE GROUND FLOOR PLAN



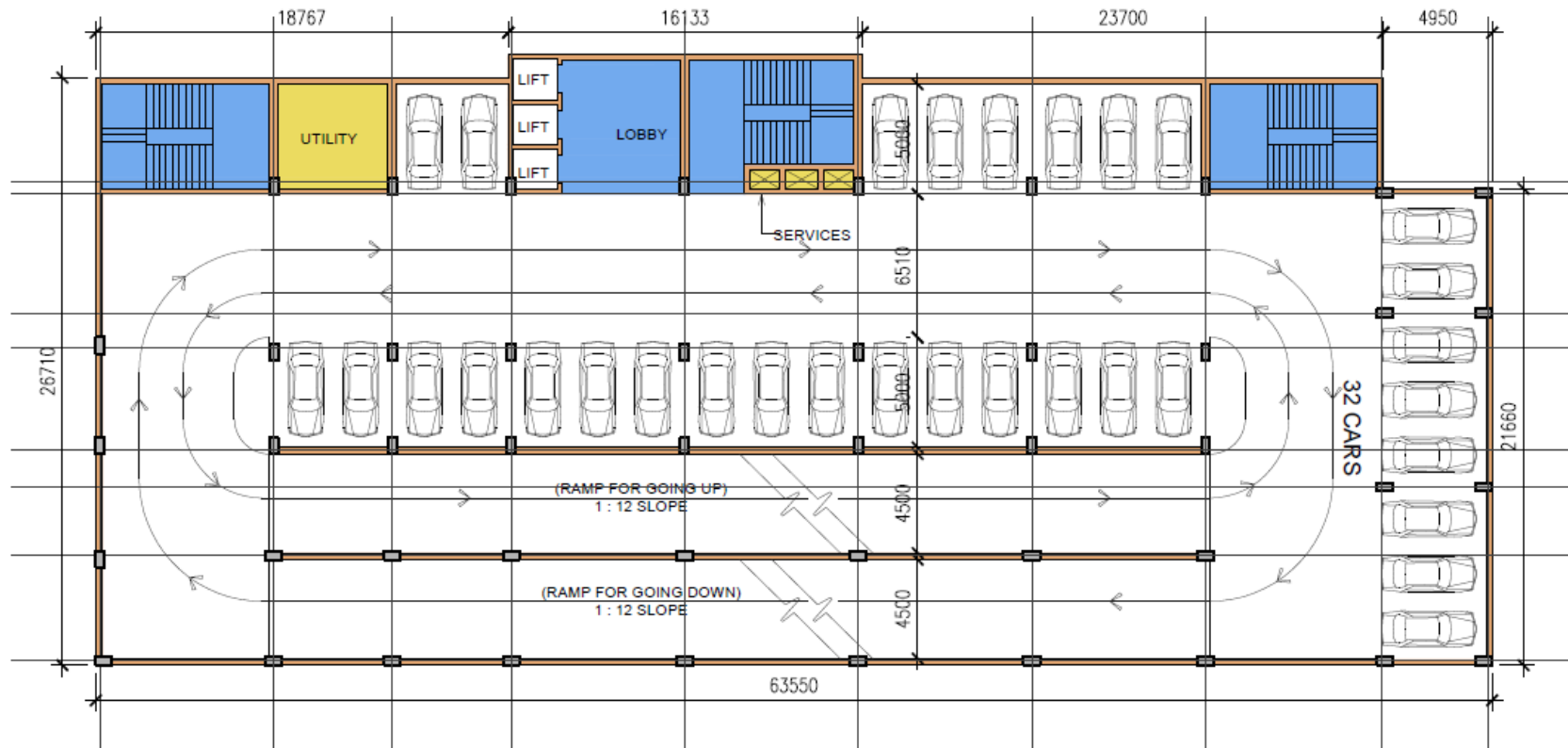
**TWO WHEELERS – 54 NOS (CLOSED), 51 NOS (OPEN)**  
**CAR (4 WHEELERS) – 14 NOS (CLOSED), 11 NOS (OPEN)**

### Enclosure 2: INDICATIVE BASEMENT FLOOR PLAN



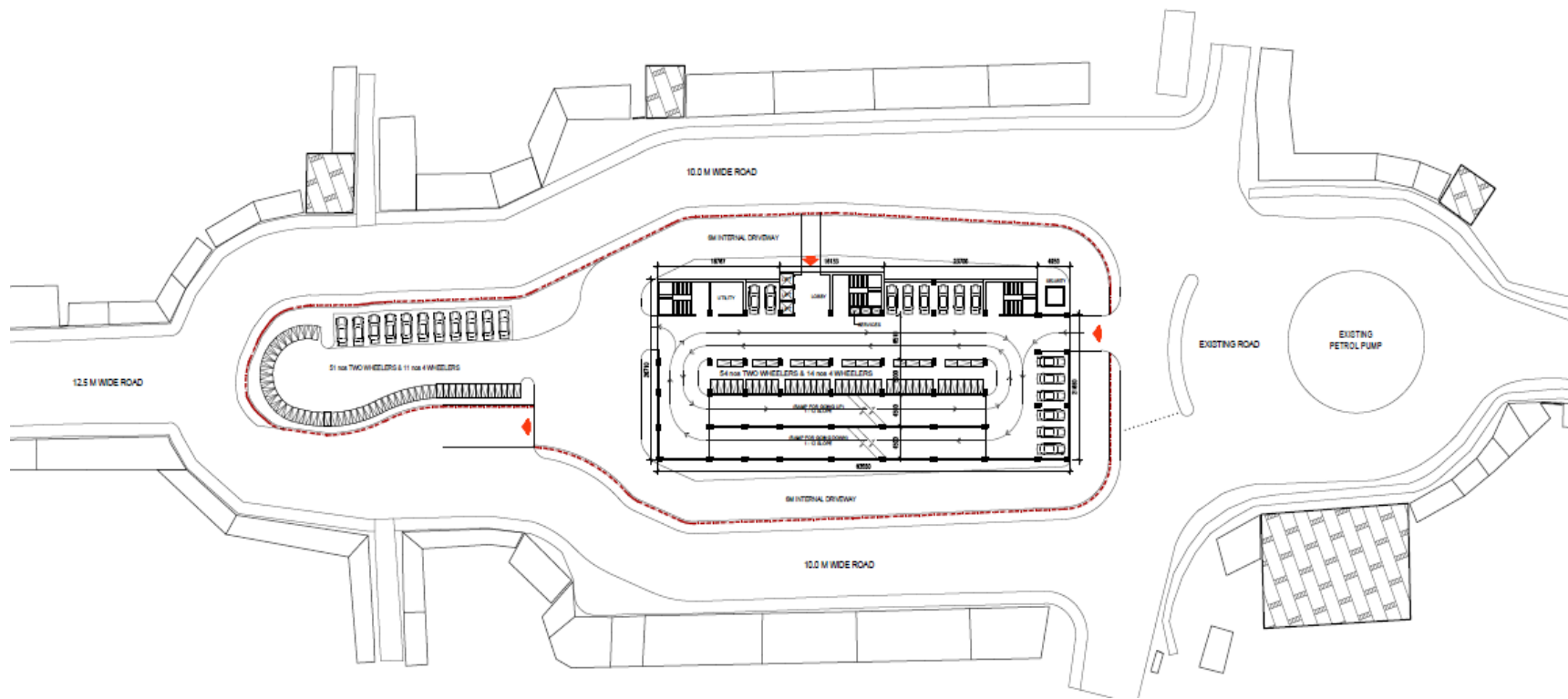
**BASEMENT FLOOR**  
BUILT UP AREA : 1690 SQM

### Enclosure 3: INDICATIVE FIRST AND SECOND FLOOR PLAN



**FIRST AND SECOND FLOOR PLAN**  
**BUILT UP AREA - 1690 SQ. M. (PER FLOOR)**

### Enclosure 4: SITE PLAN



### Enclosure 5: PLOT LAYOUT AT OLD MOTOR STAND

#### SITE PLAN FOR MLCP AT OLD MOTOR STAND

PLOT AREA = 4493.033 sq. m  
= 48362.60 sq. ft.  
= 1.1102 Acres

