

Expression of Interest for Development of Multi Modal Transit Hub in Ujjain on Public Private Partnership (PPP)



Table of Contents

| | | |
|----|---|----|
| 1 | Summary of process and timelines of the EOI | 6 |
| 2 | Definitions..... | 7 |
| 3 | Introduction | 9 |
| 4 | Instructions to Applicants..... | 12 |
| 5 | Project Information | 18 |
| 6 | Annexure 1..... | 29 |
| 7 | Annexure 2..... | 31 |
| 8 | Annexure 3..... | 33 |
| 9 | Annexure 4..... | 34 |
| 10 | Annexure 5..... | 35 |
| 11 | Annexure 6..... | 37 |
| 12 | Annexure 7..... | 38 |
| 13 | Annexure 8..... | 40 |

Expression of Interest (EOI)

EOI No. 49

Date: - 07.08.2018

Invitation to Applicants to submit Expression of Interest for Development of Multi Modal Transit Hub in Ujjain on Public Private Partnership (PPP)

The Smart City Plan (SCP) prepared for Ujjain in 2016, has been approved by the Government of India for priority financing under the Smart City Mission of Ministry of Housing and Urban Affairs (MoHUA). Under the provisions of the Smart City Mission, the Ujjain Smart City Limited (USCL) has been incorporated in 2016 under the Companies Act, 2013 as the Special Purpose Vehicle (SPV) for implementing projects identified in the SCP. The Government of Madhya Pradesh and Ujjain Municipal Corporation (UMC) have equal shareholding in USCL.

The Ujjain's SCP envisages the development of a multi modal transit hub at Dewas gate, Ujjain. The proposed Transit Hub will be a mixed-use development integrating transport facilities comprising bus transit facilities for both inter and intra city services of UMC, and private operators along with integration with Ujjain Railway Station. The project will also include large format commercial and retail development which will establish it as landmark development in Ujjain city.

USCL has already carried out the pre-feasibility studies for the Transit Hub and proposes to develop the project on Public Private Partnership (PPP) basis. USCL invites interested Applicants to submit an Expression of Interest (EOI) in the formats prescribed in this document. The purpose of this EOI is to provide interested parties with information regarding the Transit Hub project and understand market interest. USCL proposes to subsequently release a Request for Proposal (RFP), for selection of an appropriate bidder for developing the Transit Hub project on PPP basis. No pre-qualification of bidders is proposed to be done as part of this EOI.

Executive Director,

Ujjain Smart City Limited

Disclaimer

The information contained in this Expression of Interest (“EOI”) or subsequently provided to the prospective Applicants, whether verbally or in documentary or any other form by or on behalf of USCL or any of its employees or advisers, shall be considered confidential and is not to be reproduced/ adopted/ displayed for any purpose whatsoever.

This EOI is not an agreement or an offer or an invitation to offer by USCL to the prospective Applicants or any other person. The purpose of the EOI is to provide the interested parties with information and that may be useful to them in the formulation of their proposals pursuant to a specific Request for Proposal (“RFP”) which may be released subsequently by USCL, at its discretion.

This EOI includes statements, which reflect various assumptions, assessments and statements arrived at by USCL in relation to the Project. It is not possible for USCL, its employees or advisers to consider the objectives, technical expertise and particular needs of each Applicant who receives and/or peruses this EOI. The assumptions, assessments, statements and information contained in this EOI, may not be complete, accurate, adequate or correct. Each Applicant should, therefore independently evaluate as per its own investigations and analysis whilst checking for 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 to the Applicants is on a wide range of matters, some of which depends upon interpretation of law. Furthermore, the information provided in this EOI is not intended to be an exhaustive account of statutory or commercial requirements and should not be regarded as a complete or authoritative statement of law. USCL along with its directors, associates, employees, affiliates, consultants make no representation or warranty and shall have no liability to any person including the Applicant or the bidder under any law, statute or by any rule and/or regulation made thereunder, tort, equity, principles of restitution, unjust enrichment or otherwise for any loss, damage, costs or expenses 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 any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in anyway in this subject.

USCL also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements or information contained in this EOI.

This EOI Document is for informative purpose only and does not imply that USCL is bound to select or short list pre-qualified applications for bid stage or to appoint the selected bidder for the Project as the case maybe and USCL further reserves its

absolute right and discretion to terminate the process at any time without assigning any reasons or explanations thereof.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its EOI including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by USCL or any other costs incurred in connection with or relating to its EOI. All such costs and expenses will remain with the Applicant and USCL shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation for submission of the EOI, regardless of the conduct or outcome of the EOI Process.

1 Summary of process and timelines of the EOI

| S.No. | Particulars | Date & Time of Event |
|-------|--|---|
| 1 | Document Fees | Nil |
| 2 | EMD | Nil |
| 3 | Start of EOI Submission Date | 07/08/2018 |
| 4 | Pre-bid Meeting | 16/08/2018 15:00 hrs Ujjain Smart City Office, Simhastha Mela Office, Kothi Road, Ujjain (M.P.) 456010 Phone 0734 – 2525856 Email: - ujjainSMARTCITY@gmail.com |
| 5 | EOI submission end date & time | 28/08/2018 up to 17:30 hrs. |
| 6 | Last date of hard copy submission of EoI | 29/08/2018 up to 17:00 hrs. To the address mentioned above. |
| 7 | Opening of EoI Proposals | 29/08/2018 after 17:00 hrs. Online. |
| 8 | Source for obtaining the EOI | A copy of the EOI is published on the following web sites. http://www.mpeproc.gov.in |
| 9 | Submission of Application in softcopy | Website: http://www.mpeproc.gov.in |
| 10 | Mode of submission | The EOI shall be submitted in hard & soft copy as per clause 4.7 of EOI |

2 Definitions

| Term | Meaning |
|--------------------------------------|---|
| Applicant | means and includes a Firm, Consortium, Lead Member |
| Authorized representative /signatory | shall mean the person who is duly authorized by the Firm in its EOI submission to sign on the Expression of Interest. This designated person shall be authorized to perform all the tasks including, but not limited to providing information, responding to enquiries, entering into commitments on behalf of the firm |
| Consortium | means the Applicant may be a group of Firms/entities |
| Consultants | shall mean Consultants to USCL assisting in implementation of Ujjain Smart City projects or any other consultant engaged by USCL |
| EOI | means the submission or application made by the Applicants in response to this EOI Document; |
| EOI process | means the entire process from issue of EOI document to the finalization of concept |
| EOI Due Date | means the date and time before which the EOI/Expression of Interest Submission should be submitted by Applicants to USCL |
| Firm | Public or private limited company incorporated under the Companies Act, 2013 (and its subsequent revisions in force at the time of EOI Due Date) Or Registered under Indian Partnership Act Or incorporated entity under similar legislation, in case of foreign entities |
| FSI | Floor Space Index |
| Gol | Government of India |
| UCTSL | Ujjain City Transport Service Limited |
| UMC | Ujjain Municipal Corporation |

| Term | Meaning |
|--------------------------------|---|
| USCL | Ujjain Smart City Limited |
| Project or Transit Hub Project | Design, Build, Finance, Operate, Maintain and Transfer a landmark and modern Transit Hub project at Dewas gate in Ujjain over 4.42 acres of land. The Transit Hub shall include facilities for bus transit and parking, passenger amenities, commercial and retail development, support infrastructure and utilities. The Transit Hub shall also be integrated with the Indian Railways at Ujjain Junction. |
| RFP stage | means and includes the next stage (Request for Proposal) of the bidding process, after the EOI process |
| TOD | Transit Oriented Development |

3 Introduction

3.1 Background to Ujjain

3.1.1 Ujjain is one of the oldest living cities in the world, located at the bank of river Kshipra. It is the fifth largest city in Madhya Pradesh by population and is the administrative centre of Ujjain District and Ujjain Division. According to the 2011 census, Ujjain has a population of 515,215. Its illustrious history documented in puranas, epics and treatise bear testimony to the fact that it was a smart and prosperous city in ancient India, recognized for its cultural, political, commercial and educational capital. Ujjain continues to be an important place of pilgrimage for Shaivites, Vaishnavites and followers of Shakta. Ujjain is also known as “City of Temples” and having one of the 12 Jyotirlingas named “Shri Mahakaaleshwar Mandir” in Hinduism.

3.1.2 Proximity to Indore and the industrial estates nearby with better infrastructure, Ujjain has the potential to become a favored destination for manufacturing units. The small-scale industries in Ujjain are mainly agro-based units because the city is surrounded by a region predominantly agricultural in character. The industrial areas within the city are Maksi Road and Dewas Road. A large proportion of the city’s population thrives on wholesale and retail trade and commerce. The city serves as a regional wholesale market for food grains and other commodities. It also serves as a market centre for agricultural produce and also functions as a distributing centre for agriculture implements, fertilizers, drugs and medicines, iron and steel, cement and minerals, petroleum products and forest products such as timber, etc. and readymade garments and textiles.

3.2 Smart City Mission

3.2.1 The Government of India (GoI) launched the Smart City Mission in 2015 for developing 100 smart cities across India. Cities were required to prepare a proposal and participate in a challenge round, in which the top 20 proposals would be selected by the GoI. The Smart City Proposal (SCP) submitted by Ujjain was ranked 3rd in the Second challenge round and approved by GoI for funding under the Smart City Mission.

3.2.2 Subsequently, Ujjain Smart City Limited (USCL) was incorporated as a Special Purpose Vehicle in 2016, under the Companies Act, 2013 with equal shareholding of the Government of Madhya Pradesh and the Ujjain Municipal Corporation (UMC) for implementing the projects in the SCP.

3.3 Overview of the Transit Hub Project

3.3.1 The SCP for Ujjain identified the development of a multi modal Transit Hub project at Dewas gate, Ujjain. The proposed Transit Hub Project will be a mixed-use development integrating transport facilities comprising bus transit facilities for both inter and intra city services, IPT services and integration with Ujjain junction railway station. The Project will also include large scale commercial and retail development, as part of an iconic and landmark development in Ujjain.

3.3.2 The Project is proposed to be developed on a 4.42 acre site owned by UMC, adjacent to Ujjain Junction railway station at Dewas gate. The proposed site is strategically located along the busy SH 27 and enjoys access to Ujjain city. The details of the Project location, land use and proposed development are provided in Section 5 of this EOI document.

3.4 Purpose of this EOI

3.4.1 This EOI Document is an invitation to the prospective Applicants to submit their Applications and is not an offer and does not carry any commitment to engage with such Applicants who submit the same. Moreover, this EOI Document is for gauging and analyzing the market conditions and Project requirements, which would help USCL in formulating detailed technical specification, design aspects, commercial specifications for preparation of the RFP. Moreover, the EOI Document will facilitate to understand the modalities and challenges related to the Project implementation.

3.4.2 USCL is proposing to select a bidder for the development of the Transit Hub Project on a Public Private Partnership (PPP) basis. The selected bidder will be required to develop the project on a Design-Build-Finance-Operate-Transfer (DBFOT) basis. USCL is currently finalizing the details of the Project with other critical stakeholders. This EOI intends to share information related to the Project and invite feedback from interested Applicants. Feedback, inputs and responses from prospective Applicants would be considered by USCL and would assist it in formalizing a subsequent RFP.

3.4.3 This is an invitation for EOI and the same is non-binding in nature. No pre-qualification of Applicants will be done at this stage. USCL reserves its absolute and exclusive right to withdraw this EOI Document and change or vary or omit or replace in all or any part thereof at any stage, without any intimation or prior consent of any prospective participant.

- 3.4.4 Subsequent to this EOI and the finalization of the Project details and PPP framework, USCL proposes to issue a Request for Proposal (RFP) for selection of interested bidders for development of the Project on PPP basis.
- 3.4.5 USCL does not, in any manner whatsoever, warrant or represent that it will subsequently proceed to release the RFP and/or initiate the second stage of the bidding process as indicated in Para 3.4.4. Accordingly, the information regarding the RFP made in this EOI are tentative in nature and purely informative, and non-binding.

4 Instructions to Applicants

4.1 General instructions

- 4.1.1 USCL proposes to adopt a two-stage process (collectively referred to as the “Bidding Process”) for selection of the bidder. The first stage (“EOI Stage”) involves submission of EOIs by interested Applicants. In the second stage (“RFP Stage”), USCL will issue an RFP for selection of the preferred bidder based on the Terms & condition and Evaluation Criteria sets out in the RFP document.
- 4.1.2 As part of the EOI Stage, USCL invites EOI from Applicants who meet the Eligibility Criteria (“Eligibility Criteria”) as provided in sub-section 4.2 and interested in participating in the Project.
- 4.1.3 Applicants are required to carefully read all the contents of this EOI Document and thereafter to provide the required information, as per the checklist provided in Annexure 8.

4.2 Eligibility

- 4.2.1 Applicants should fulfill the Eligibility Criteria provided below;
- 4.2.2 Applicant should have been in existence for a minimum period of 5 years preceding the EOI Due Date;
- 4.2.3 Technical Capacity: Applicant must have experience in the last 5 years preceding the issue of this EOI in developing, marketing, financing and sale / leasing at least;
- a) One integrated commercial office / retail project with built up area (excluding parking space) not less than 200,000 square feet and costing not less than Rs. 40 Crore;
 - or
 - b) One transport terminal (bus, airport, metro, rail) on PPP basis with a minimum area of 50,000 square feet and project cost of Rs. 10 Crore;
- 4.2.4 Financial Capacity
- a) Positive Net worth as on 31st March 2018.
 - b) Annual Turnover of minimum Rs. 100 Crore (Rs. One Hundred Crore) in each of the last three years mentioned as per Annexure 4.

4.3 Submissions in the EOI

4.3.1 Applicants should submit the following as part of their EOI submission.

- a) Letter comprising application for EOI as per Annexure 1;
- b) Details of Applicant as per Annexure 2
- c) Technical capacity of Applicant as per Annexure 3
- d) Financial capacity of Applicant as per Annexure 4
- e) Concept Note as per Annexure 5
- f) Declaration of no blacklisting as per Annexure 6
- g) Power of attorney as per Annexure 7

4.3.2 The following to also be noted during the submission of EOI:

- a) The EOI must be signed by duly authorized person holding the power of attorney in case of limited company, corporation or consortium. A certified copy of the power of attorney shall accompany the EOI;
- b) The EOI should include a brief description of the roles and responsibilities of individual members, particularly with reference to technical obligations;
- c) Applicants may form a Consortium / joint venture to enhance their qualification during the RFP Stage;
- d) In case of a consortium, following criteria must be noted by the Applicants
 - Number of members allowed in a Consortium during the RFP Stage shall not exceed 3 (three). Further details and information in this regard will be provided at the RFP Stage;
 - Members of the Consortium shall nominate one member as the lead member (the “Lead Member”);
 - An individual Applicant cannot at the same time be member of a Consortium applying for the EOI. Further, a member of a particular applicant Consortium cannot be member of any other applicant Consortium.

4.4 Number of applications and costs thereof

4.4.1 No Applicant shall submit more than one EOI. The Applicants shall be responsible for all costs associated with the preparation and submission of EOI documents. USCL shall not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.

4.5 Acknowledgement by Applicant

4.5.1 It shall be deemed that by submitting the application, the Applicant has made a complete and careful examination of the EOI, and accepted the risk of inadequacy, error or mistake in the information provided in the EOI or furnished or on behalf of USCL. USCL shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to the EOI or the Bidding Process, including any error or mistake therein or in any information or data given by USCL.

4.6 Right to accept or reject any or all Applications

4.6.1 Notwithstanding anything contained in this EOI Document, USCL reserves the right to accept or reject any EOI or to annul the EOI Process or reject all EOIs, at any time without any liability or any obligation for such rejection or annulment and without assigning any reasons therefore. USCL reserves the right to reject the EOI if:

- a) At any time during the submission process or thereafter, a material misrepresentation is made or discovered, or
- b) The Applicant does not respond promptly and diligently to requests for supplemental information required for the evaluation of the EOI;
- c) Non-compliance with any clause and provision prescribed in this EOI Document, including requirements specified in the annexures appended herein.

4.7 Preparation and submission of the EOI

4.7.1 By submitting an EOI the prospective Applicants who shall be deemed to acknowledge that they have carefully read all provisions of this EOI Document including the disclaimer, terms and conditions and annexures hereto, and have fully informed themselves about all existing conditions and limitations.

4.7.2 Applicants should submit 2 sets of hard copy of the EOI including the information requested in the prescribed formats along with any supporting documents. The original copy shall be sealed in an envelope marked "Original" and the other copy in an envelope marked "Copy". Both these envelopes shall then be enclosed in an outer envelope marked "EOI for Multi Modal Transit Hub Project, Ujjain". Along with the above, a soft copy needs to be submitted through <http://www.mpeproc.gov.in>

4.7.3 All the notifications and detailed terms and conditions regarding, this EOI notice hereafter will be published on line on web site: <http://www.mpeproc.gov.in>

4.8 Language

4.8.1 The EOI prepared by the Applicant and all correspondence and documents relating to the EOI exchanged by the Applicant and USCL, shall be in English language, provided that any printed literature furnished by the Applicant in another language shall be accompanied by an English translation in which case, for purposes of interpretation of the application, the English translation shall govern. If any supporting documents submitted are in any language other than English, translation of the same in English language is to be duly attested by the Applicant

4.9 Site Information

4.9.1 Applicants are encouraged to submit their EOIs after visiting the Multi Modal Transit Hub Project site and ascertaining for themselves, the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

4.10 Submission Due Date

4.10.1 The Applicant shall submit the EOI on or before date and time mentioned in Summary in sealed envelopes to the office of Executive Director, Ujjain Smart City Limited (USCL) Simhastha Office, Near, Vikram University, Ujjain, Madhya Pradesh 456010 and through website on <http://www.mpeproc.gov.in>. EOI received by USCL after the specified time mentioned above shall not be eligible for consideration.

4.11 Confidentiality

4.11.1 Information relating to the examination, clarification, and assessment etc. for the applicants shall not be disclosed to any person not officially concerned with the process. USCL will treat all information submitted as part of EOI in confidence and would require all those who have access to such material to treat the same in confidence. USCL will not divulge any such information unless it is ordered to do so by any authority pursuant to applicable law or order of a competent court or tribunal, which requires its disclosure.

4.12 Accuracy and completeness of EOI document

4.12.1 This EOI Document includes statements, which reflect various assumptions, which may or may not be correct. This EOI Document does not purport to contain all the information each applicant may require. This EOI Document may not be appropriate for all persons, and it is not possible for USCL to consider the investment objectives, financial situation and particular needs of each applicant who reads or uses this EOI Document. Certain Applicants may have a better knowledge than the others for the Project. Each Applicant should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this EOI Document and obtain independent advice from appropriate sources.

4.12.2 Neither USCL nor its employees or its consultants make any representation or warranty as to the accuracy, reliability or completeness of the information in this EOI Document.

4.13 Liability

4.13.1 Neither USCL nor its employees or its Consultants will have any liability to any Applicant or any other person under the law of contract, or, the principles of restitution or unjust enrichment or otherwise for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI Document, any matter deemed to form part of this EOI Document, the award of the Project and any other information supplied by or on behalf of USCL or its employees, any of its consultants or otherwise arising in any way from the selection process for the Project.

4.14 Right to extend the validity of EOI Document

4.14.1 USCL in its absolute discretion and prerogative may extend the validity of the EOI submitted by the Applicants by according proper reasons thereof.

4.15 No obligation to issue RFP

4.15.1 USCL shall be under no obligation to issue a Request for Proposal (RFP) for the Project described in this EOI Document.

4.16 Right to cancel the EOI Process

4.16.1 USCL may cancel this EOI Process at any stage without assigning any reasons whatsoever and will not be liable to compensate any Applicant on any grounds whatsoever. The Applicants shall not be entitled to refund of cost of documents or other costs in case the EOI is cancelled for whatsoever reason or without assigning any reason

4.17 Validity of applications

4.17.1 The EOI submitted by Applicants shall be valid for a period of 240 days from the EOI Due Date.

4.18 Correspondence with USCL

4.18.1 All communications, including application documents should be addressed to:

Executive Director,

Ujjain Smart City Limited (USCL),

Simhastha Office, Near, Vikram University,

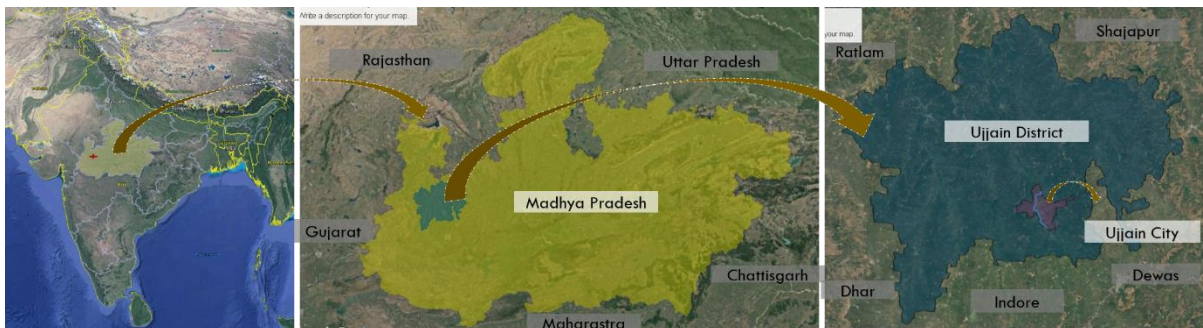
Ujjain, Madhya Pradesh 456010

Email: ujjainsmartcity@gmail.com

5 Project Information

5.1 Introduction

Ujjain is the 5th largest city of Madhya Pradesh and has a population of approx. 6 Lakh (Projected population based on Census 2011 population, i.e. 5.15 lakhs). It is an ancient city in the Malwa region of Madhya Pradesh. It is located on the eastern bank of the Kshipra River. The mega event Simhasth (Kumbh) is carried out in every 12 years and approx. 7.5 Cr pilgrims visited the city within a duration of 1 month in Simhasth 2016. A larger share of city economy is dependent upon small-scale industries and district level business and trade. Ujjain adores hundreds of temples, and a sizable economy is directly or indirectly linked to pilgrimage tourism. Ujjain is well connected with rail and air transport with Indore Airport just 45 minutes away from the city.



Map 1: Regional Location Map of Ujjain

5.2 Regional Settings and Administrative Boundaries

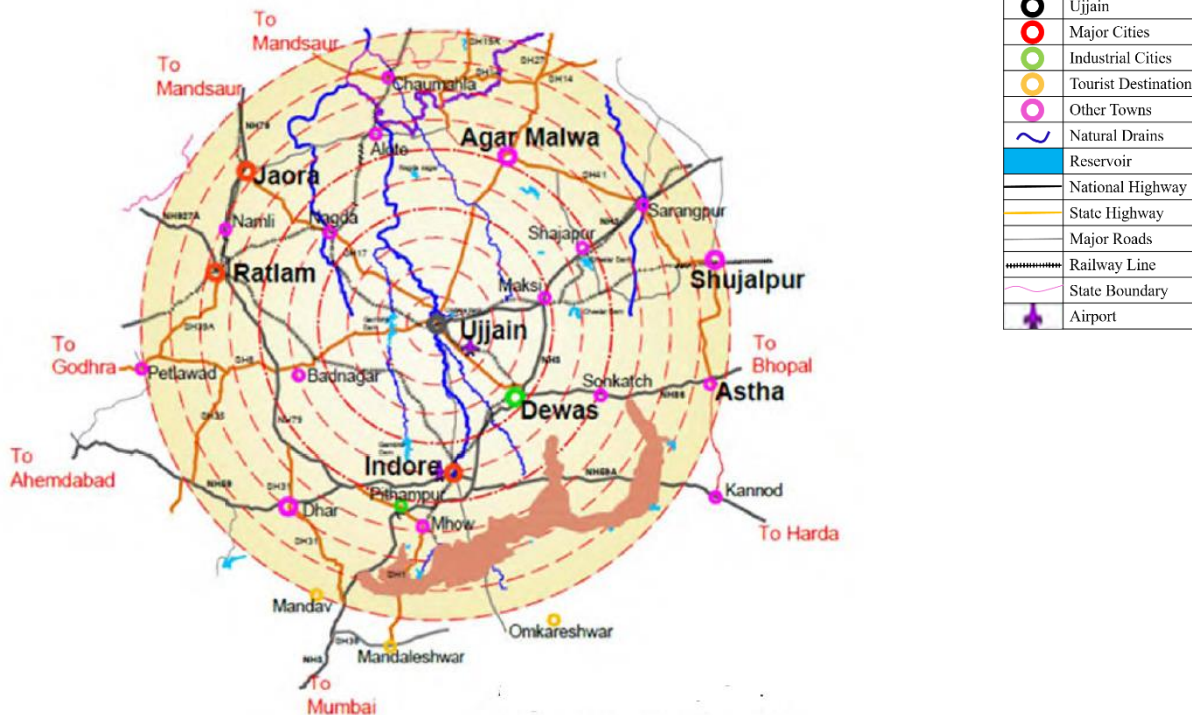


Figure 1: Regional Setting Map.

The area of the Ujjain Municipal Corporation is 92.68 square kilometers. The Ujjain Municipal area has Six zones and 54 wards. The Municipal Area is 61% of the Planning Area and out of which the developed area is 50% of the Municipal Area. (“Nagar Nigam License,” 2018)

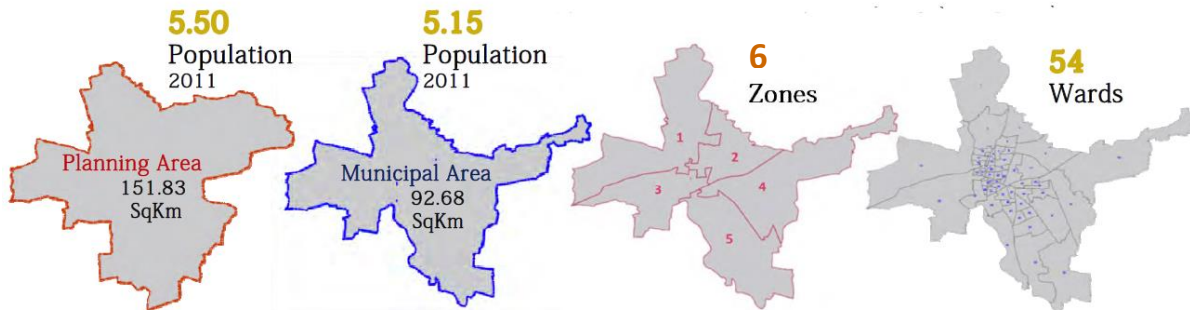
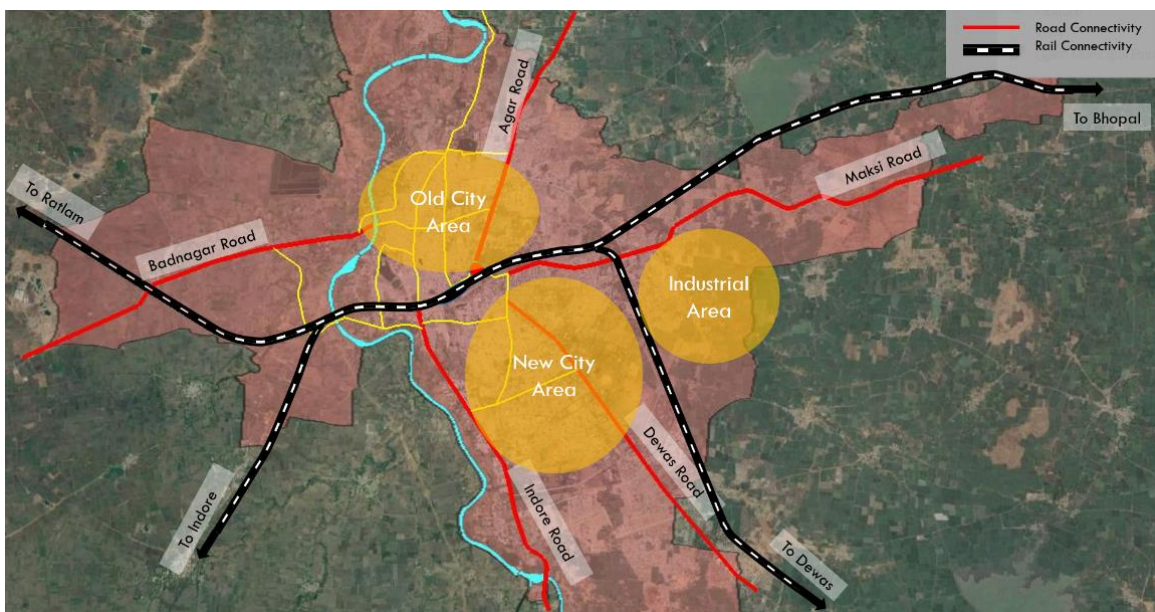


Figure 2: Administrative Boundaries.

5.3 Regional Connectivity

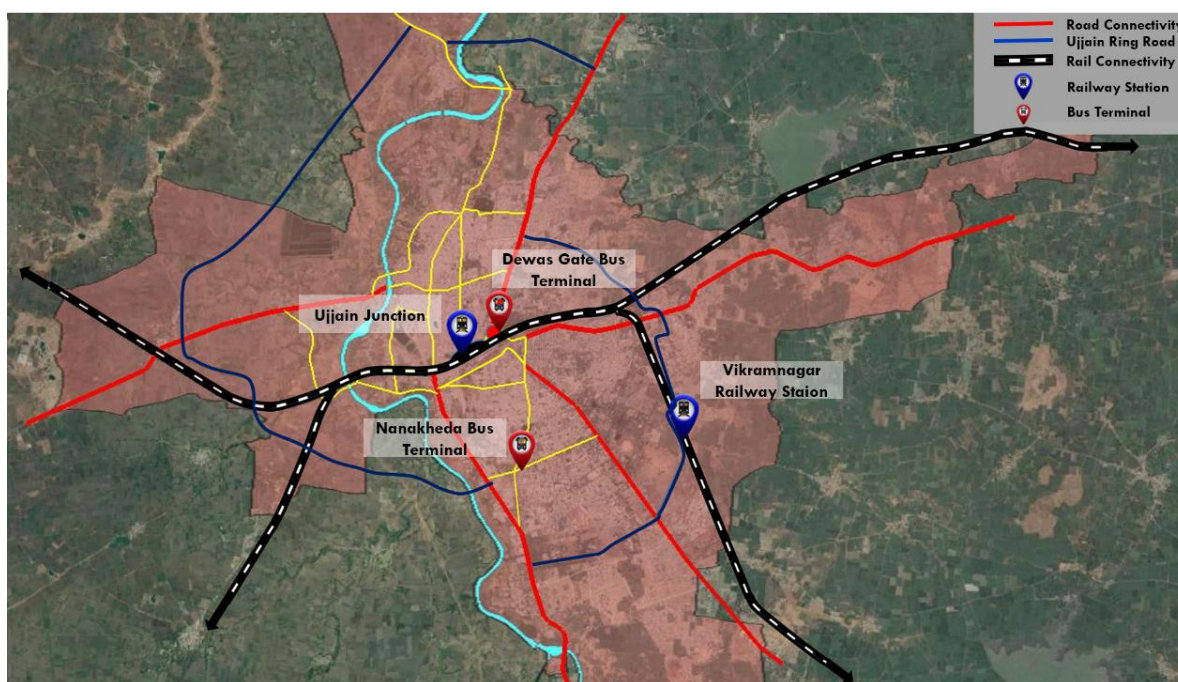
Road and rail network well connect Ujjain from other parts of the state. The Indore airport is the nearest at a distance of 60 km. The National Highway NH 3 is only 35 km away. Ujjain city is connected to various part of the state through five radial roads and a broad gauge railway line to Bhopal. The State highways/ major roads connecting the city to rest of the state are Indore Road, Dewas Road, Badnagar Road, Agar Road and Maxi Road. Out of these five roads Agar Road, Dewas Road, and Indore Road carry the maximum amount of regional traffic.



Map 2: Regional Connectivity

5.4 Project brief:

The Area Based Development (ABD) synergise two symbiotic nodes first the "Mahakal Area" as Religious and Cultural Hub (RCH) for revitalization of the tourism experience and other the "Mill Area" to be developed as Knowledge and Economic Hub (KEH) to nurture diverse knowledge based economic activities, efficiently served by Multi-modal Transit Hub (MMTH) in "Railway Station Area". Development of regional bus terminal, transit plaza, parking, Mixed use TOD development, in and around railway station will further foster the city development.



Map 3: Location of Railway Station and Bus Terminal in Ujjain

5.5 Project Site Details

a) Location & Connectivity

The Project site is located at Dewas Gate Bus terminal which is adjacent to Ujjain Junction railway station. Being situated at heart of the city the project site serves as a strategic location for development of Multimodal transit hub integrating Rail, Bus and Para transit. The Dewas gate bus stand is very crowded since all the intercity and interstate buses, except going and coming to Dewas and Indore, starts and terminates at this bus terminal.

Project site is circumscribed by SH 27 toward the West, Shastri Bridge road toward the North, and local roads towards south. The Railway station area with its emphasis on Dewas gate bus Station and the focal Ujjain Junction Railway Station consequently qualifies as a standout amongst the most dynamic transport hubs (for both intra-city and

intercity movement) with intense transit activities. The area swarms with commuters and transport modes of an extremely blended depiction.



Figure 3: Proposed site for development of MMTH



b) Ownership

The proposed project site which has a total area of 4.42 acre, comprising Dewas gate bus station, Dewas gate Police station and a post office. Including all the 3 components within, the land ownership of the overall project area lies with Ujjain Municipal corporation. At present the Post Office and the Police Station is operational on the site and the same would be shifted for the development of the Transit Hub Project.

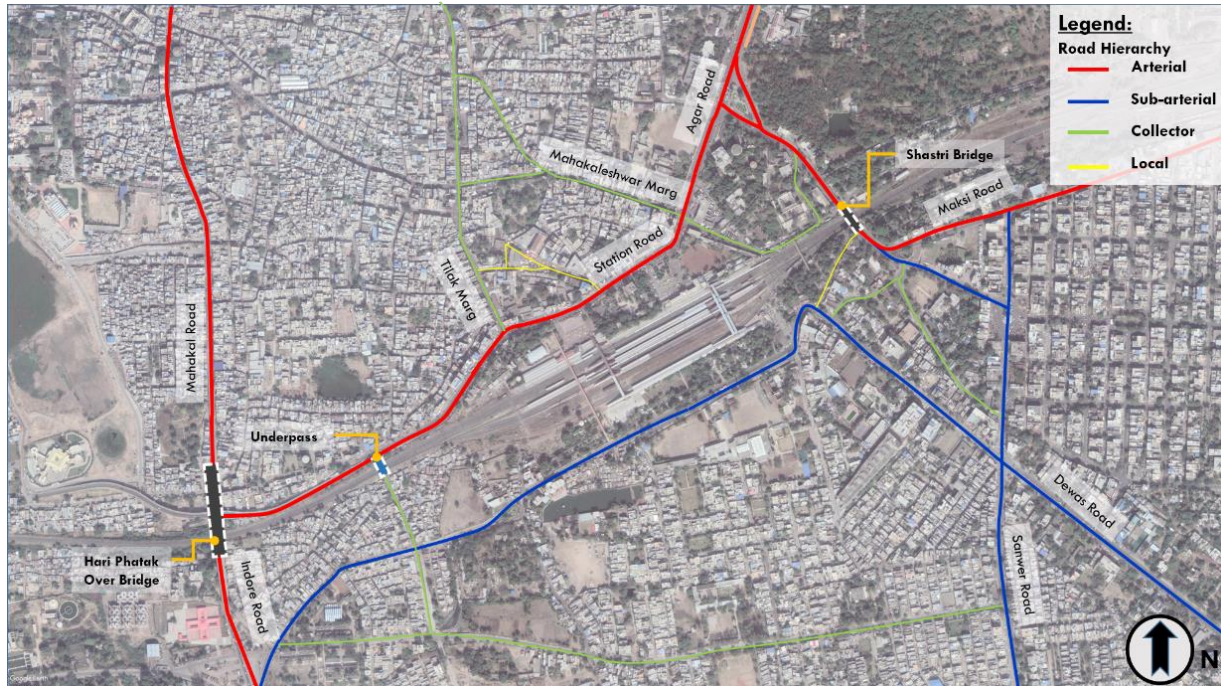


Figure 4: Indicative representation of Bus terminal, Post Office & Police station

c) Road Hierarchy

The Road network of Ujjain City has been classified based on Functionality due to its presence in Core area. A Major share of the Road network within the ABD area falls under the category of Collector and Local roads.

- The classification of the road based on their function: -
- Arterial Road
- Sub-Arterial Road
- Collector Road
- Local Road



Map 4: Map showing Road Hierarchy around the Study Area

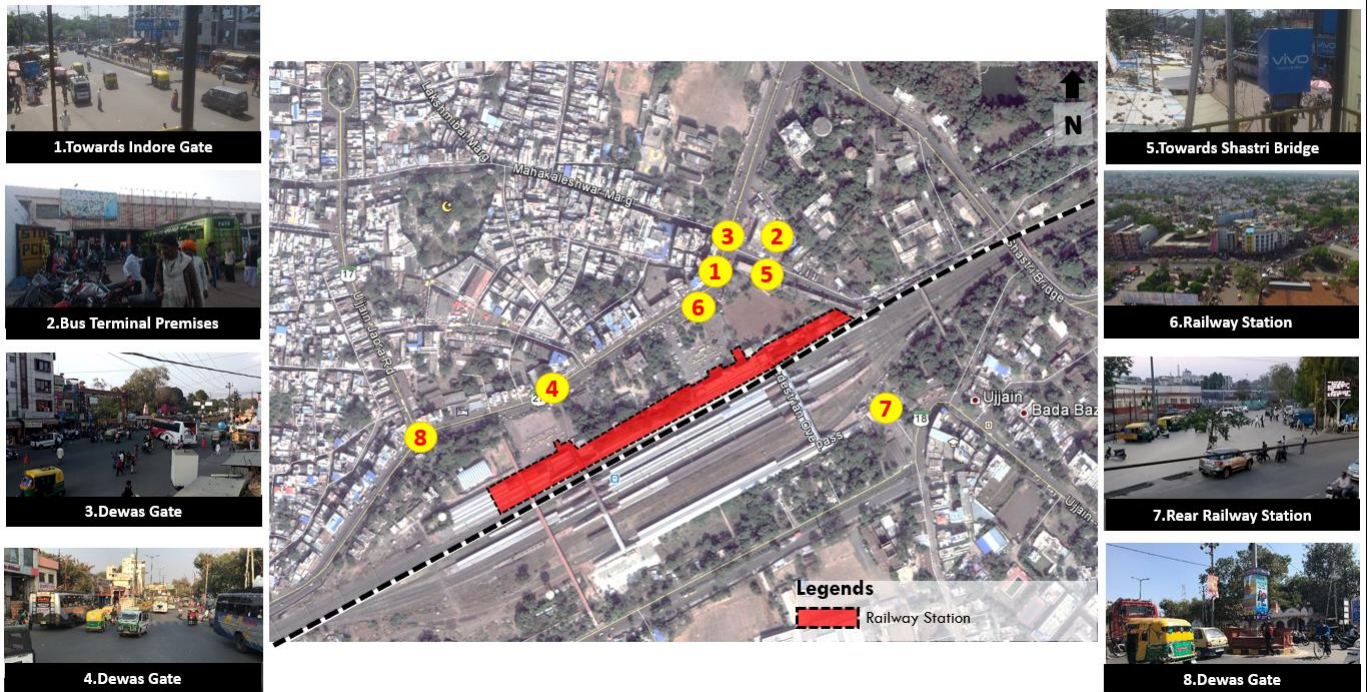
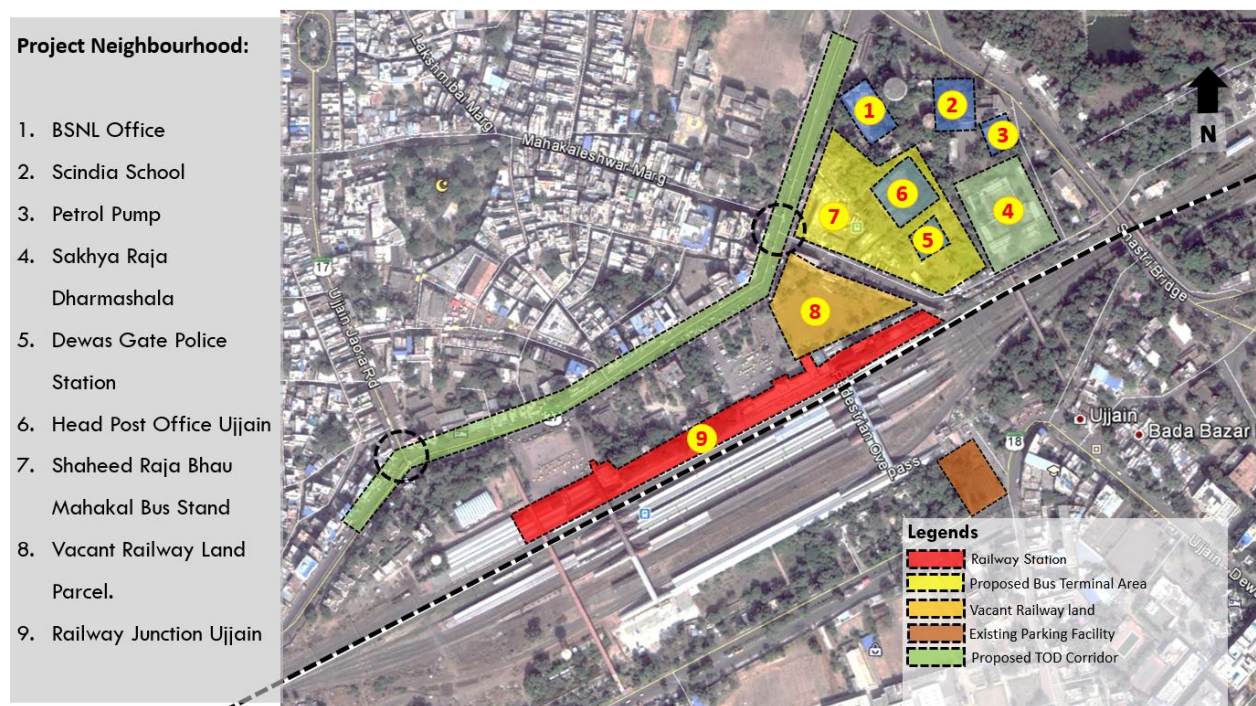


Figure 5: Views surrounding proposed MMTH site

d) Neighborhood

Railway station area at Dewas gate is an upcoming trip generating area in Ujjain and has witnessed a steady growth over the last couple of years. The immediate neighborhood within 2-3 km radius of the Transit Hub site is a mix of educational, recreational, commercial and residential developments situated.

- Major Recreational places such as Mahakaal temple, Triveni museum, Vikram teela, Jantar mantar etc.
- Ujjain Municipal corporation, Ujjain RTO, Simhastha mela office and Vikram University are in close proximity to the project site.
- Nearby Tourist Centric locations, CBD and commercial area (Freeranj).



Map 5: Existing landmarks neighbouring to the project site

e) Existing land use

The current land use is Public Semi Public (PSP), with base FSI of 1.5.

5.6 Proposed Transit Hub Project

The proposed Transit hub will be a state of the art mixed land use development, integrating transport facilities in the project site admeasuring around 4.42 acres at Dewas gate. The project will serve as a land mark Transit Oriented Development (TOD), integrating public & private transport with large scale commercial and retail development. The project facilities may include:

- Transit hub facility including adequate numbers of bus and paratransit bays to take care of inter-city, intra-city, para-transit demand;
- Passenger transfer facility centre for safe and seamless transfer of passengers between railway station and Bus terminal.
- Commercial development including high quality office, retail, hospitality and other facilities;
- Multi-level car parking for commuters and other users of the development;

The exhibit below summarizes some of the key details related to the Transit Hub project configuration.

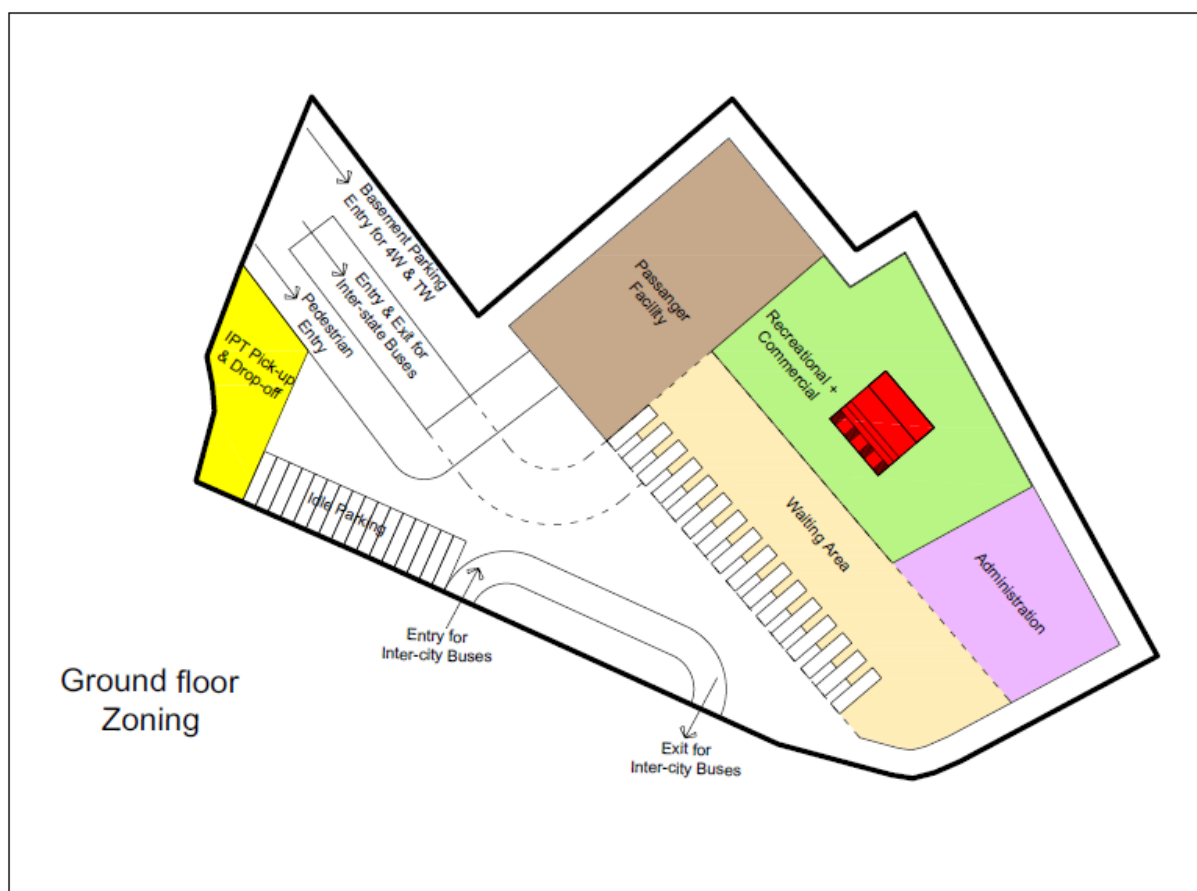
Table 1: Key details related to proposed project configuration for the Transit Hub Project

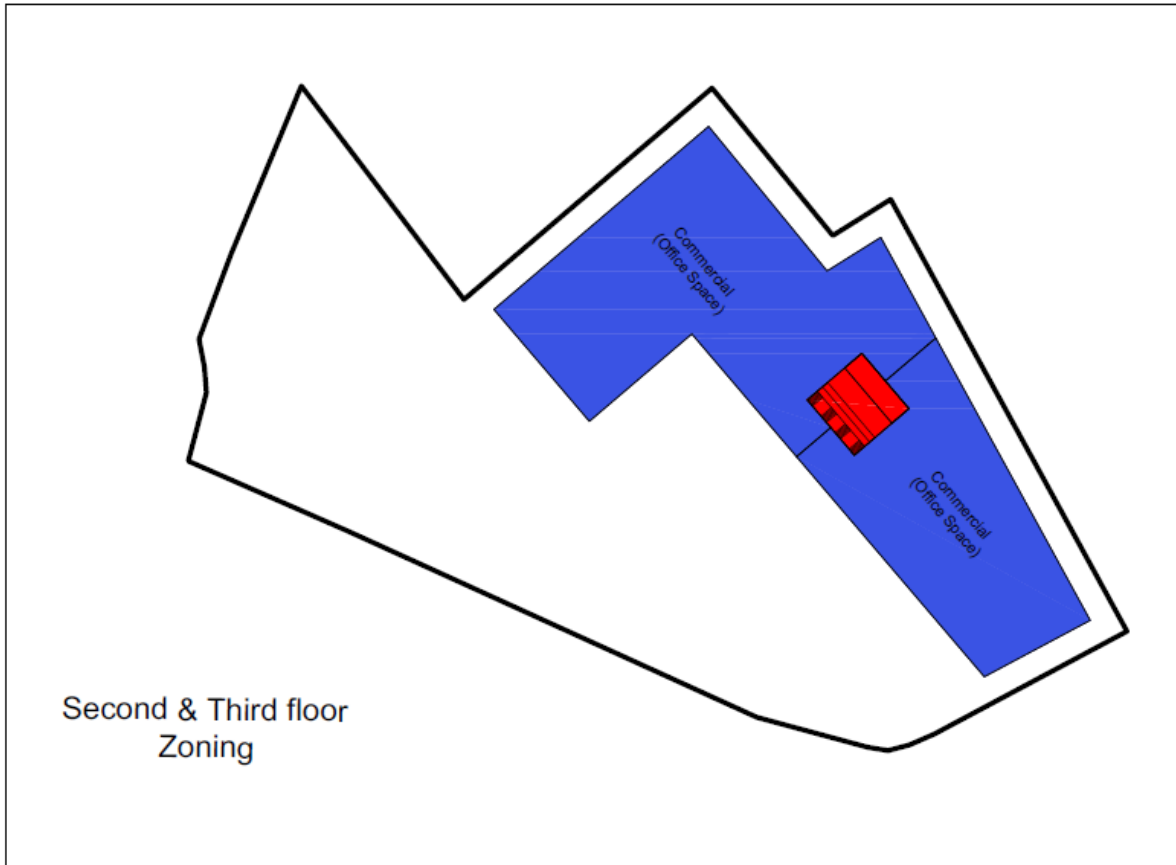
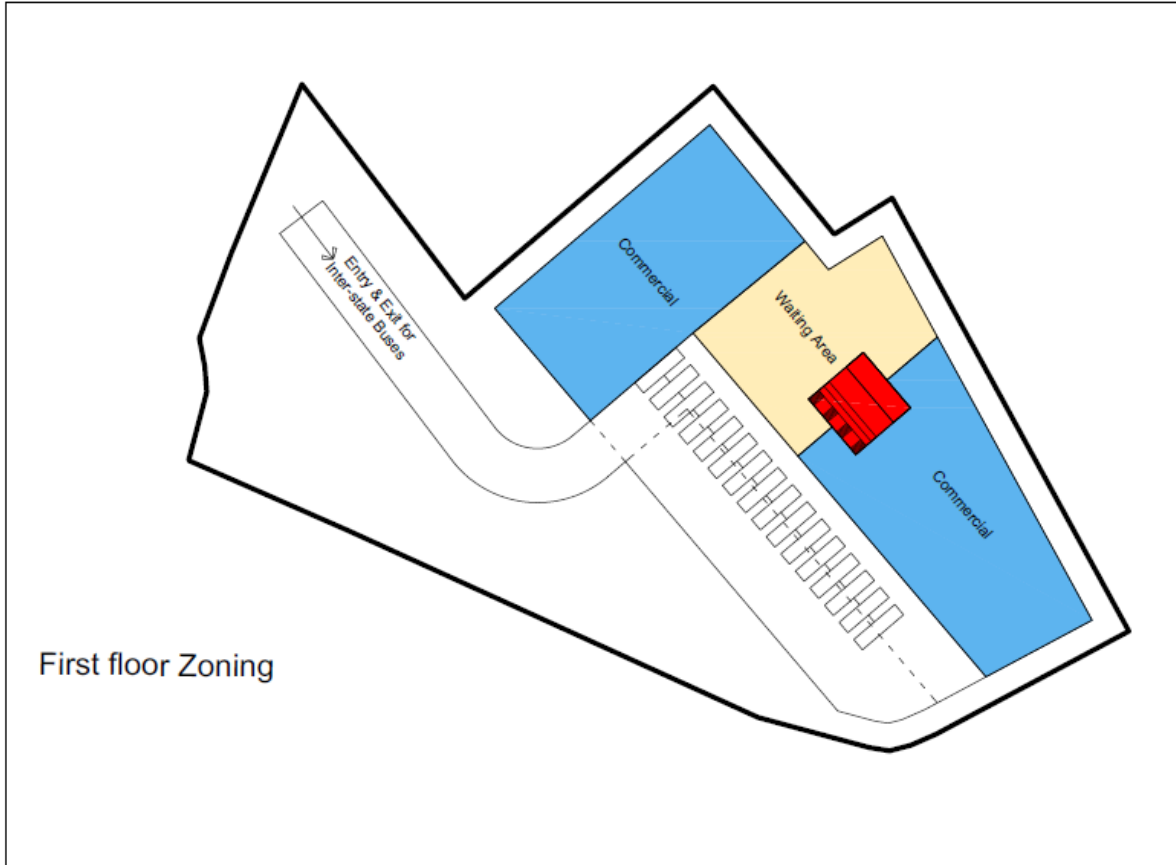
| Parameter | Description |
|----------------------------------|---|
| Location | Dewas gate Bus station adjacent to the Ujjain Junction railway station and with direct access through State Highway 27. |
| Area | 4.42 acres |
| Land use | Currently Public Semi Public (PSP) with base FSI of 1.5. |
| Total FSI Area (Built up area) | 2.88 Lakh square feet |
| Indicative project configuration | <ul style="list-style-type: none"> ▪ Bus terminal with a minimum of 30 operational bays, and 50 Idle bus parking bays. ▪ 500 ECS Multi-level smart parking. ▪ Bus terminal and passenger facilities, Transit plaza & Food Court of around 1.2 lakh square feet. ▪ Integration with the existing Ujjain junction railway station. ▪ Commercial office and Retail space development of around 1.65 lakh square feet. |

| | |
|------------------------------------|---|
| Minimum development obligations | Transit terminal of around 100,000 square feet comprising minimum of 50,000 square feet (FSI space) for passenger and terminal staff facilities. In addition, design should provide at least 30 bus bays for intra and intercity bus operations. The Transit Hub terminal should also have sufficient integration with Ujjain Junction railway station. |
| Any restrictions on development | As per Bhumi Vikas Niyam 2021 |
| Proposed lease / concession period | 60 Years tentatively, subject to approval of Government of Madhya Pradesh/USCL/UMC/Any other competent authority. |

5.7 Indicative conceptual layout for the Transit Hub Project

An indicative layout has been developed for the project to guide developers regarding the scale and facilities proposed. The layout has been developed with an FSI of 1.5. It may be reiterated that the selected PPP developers would be free to develop their own layouts and designs for the Transit Hub project.





5.8 Area statement

The area statement for the proposed Transit Hub development is indicated in the exhibit below.

Table 2: Indicative area statement for the Transit Hub Project

| Name – Proposed Development of MMTH at Dewas gate, Ujjain | | | | |
|--|--|------------|---------------|---------------|
| | | | Sq. Mt | Sq. Ft |
| 1 | Gross plot area | | 17888 | 192546 |
| 2 | Total FSI area | 1.5 | 26832 | 288820 |
| 3 | Area for Terminal & Passenger facilities | | 11445 | 123194 |
| 4 | Area for Commercial office & Retail | | 15387 | 165626 |
| 5 | Area for Parking (500 ECS) | | | 188370 |

6 Annexure 1

6.1 Letter comprising Application for EOI

[To be printed on the Applicant's letterhead and signed by its Authorized signatory]

dd/mm/yyyy

To,
Executive Director,
Ujjain Smart City Limited (USCL),
Simhastha Office, Near, Vikram University,
Ujjain, Madhya Pradesh 456010

Sub.: Submission towards Expression of Interest (“EOI”) for “Design, Build, Finance, Operate, Maintenance and Transfer of the Multi Modal Transit Hub Project on Public Private Partnership (PPP) basis at Dewas gate, Ujjain under the Smart City Mission”.

EOI Ref.: [•]

Dear Sir,

Having examined the EOI, the receipt of which is hereby duly acknowledged, I/We offer to submit the EOI for the Project.

I/We agree and understand that this EOI is non-binding and non-committal. USCL or its directors, employees, associates, affiliates or its agents shall not be liable to me/us for any liability arising directly or indirectly from our participation in the EOI Process.

I/We further agree, understand and fully comprehend that USCL may in its absolute and exclusive discretion at any time change, alter, replace, remove and/or cancel any or all part of this EOI or the Project. USCL may also abandon, call-off, alter, replace, revise the Project. Furthermore, USCL is under no obligation or compulsion in any manner whatsoever to release or publish the RFP, it may also change or replace or cancel any or all part of the bidding process.

We submit hereto my/our EOI as per the requirements and details specified in the EOI Document. I/We confirm that the information contained in these submissions or any

part thereof, including the annexures, and other documents and instruments delivered or to be delivered to USCL, are true, accurate, verifiable and complete. These submissions include all information necessary to ensure that the statements therein do not in whole or in part mislead USCL in its EOI Process.

I/We fully understand and agree to comply that on verification, if any of the information provided here is found to be misleading the EOI Process, I/we are liable to be disqualified from the EOI Process, if selected to do so.

I/We agree for unconditional acceptance of all the terms and conditions set out in the EOI Document and also agree to abide by this EOI for a period of 240 days from the date of submission.

We agree that you are not bound to accept any EOI you may receive. I/We also agree that you reserve the right in absolute sense to reject all or any of the EOI received as per the EOI Document.

It is hereby confirmed that I/We am/are entitled to act on behalf of my/our firm and empowered to submit this document as well as such other documents, which may be required in this connection.

Signature of Authorized Signatory (with official stamp)

Vide Board Resolution dated [•]

Name: [•]

Designation: [•]

Address: [•]

Telephone & Fax: [•]

E-mail address: [•]

7 Annexure 2

7.1 Details of Applicant

[To be printed on the Applicant's letterhead and signed by its Authorized signatory]

1. Details

- a. Name of Applicant
- b. Type of firm (Private Company / Public Limited / Partnership)
- c. Country of incorporation
- d. Address of the corporate headquarters and its branch office(s), if any, in India
- e. Date of incorporation and/ or commencement of business;
- f. Firm registration details / number
- g. GST registration number

2. Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Project including number of years of operations in India.

3. Particulars of the Authorized Signatory of the Applicant

- a. Name
- b. Designation
- c. Address
- d. Telephone Number
- e. Email Address
- f. Fax Number

4. Is the Applicant interested in participating in the Project as a single bidder or a consortium?

- a. If the Applicant would prefer participating in a consortium, what role would the Applicant be performing (Lead member, Technical Member, Financial Member, Operations & Maintenance Member, any other Member)

Yours sincerely,

Signature of Authorized Signatory (with official seal)

Vide Board Resolution dated [---]

Name: [•]

Designation: [•]

Address: [•]

Telephone and Fax: [•]

E-mail address: [•]

8 Annexure 3

8.1 Technical Capacity of Applicant

[To be printed on each Applicant's letterhead and signed by Authorized signatory]

| Item | Particulars |
|--|-------------|
| Title and nature of project | |
| Category as per Para 4.2.3 a, b or c | |
| Country and location within country | |
| Project cost * | |
| Entity for whom the project was developed | |
| Whether PPP project or not | |
| If project was developed through a special purpose company / vehicle, please indicate the equity shareholding | |
| Narrative description of project with details of infrastructure and facilities developed (square feet of built up etc.), development period, current status etc. | |
| Role of applicant in the overall development and names of major associated partner firms, if any, with description of their roles | |

*In case of projects implemented out of India, a conversion rate of INR 68 (Sixty Eight) shall be taken as the applicable currency conversion rate. In case of any other currency the same shall first be converted to USD as on the date 60 (Sixty) days prior to the Proposal Due Date and the amount so derived in USD shall be converted in to INR at the aforesaid rate. The conversion rate of such currency shall be the daily representative exchange rates published by the IMF for the relevant date.

Firms Name:

Authorized Signatory:

**Applicants may also submit in addition, capabilities statement and project brochures for relevant projects undertaken in the last ten years preceding the EOI Due Date.*

9 Annexure 4

9.1 Financial Capacity of Applicant

[To be printed on each company's letterhead and signed by Authorized signatory]

1. Applicant shall provide its turnover for the last three years.

| Sr. No. | Financial Year | Turnover of the firm (INR) |
|---------|----------------|----------------------------|
| 1 | 2015-16 | |
| 2 | 2016-17 | |
| 3 | 2017-18 | |

2. Applicants shall provide its net worth for the last three years.

| Sr. No. | Financial Year | Net Worth of the firm * (INR) |
|---------|----------------|-------------------------------|
| 1 | 2015-16 | |
| 2 | 2016-17 | |
| 3 | 2017-18 | |

* Net Worth shall mean (Paid-up Equity + Reserves) less (Revaluation reserves + miscellaneous expenditure not written off + reserves not available for distribution to equity shareholders).

Firm's Name:

Authorised Signatory:

Note: Applicants are required to provide audited financial statement or a certificate from the statutory auditor certifying the above Turnover and net worth.

10 Annexure 5

10.1 Concept Note

[To be printed on each Applicant's letterhead and signed by Authorized signatory]

dd/mm/yyyy

To,
Executive Director,
Ujjain Smart City Limited (USCL),
Simhastha Office, Near, Vikram University,
Ujjain, Madhya Pradesh 456010

EOI Ref. No: [•]

Dear Sir,

In response to the EOI Document Reference No. _____ for “Design, Build, Finance, Operate, Maintenance and Transfer of the Multi Modal Transit Hub Project on Public Private Partnership (PPP) basis at Dewas gate, Ujjain under the Smart City Mission”, we have prepared a concept note which is attached herewith. The concept note is prepared in good faith, after understanding the EOI document and requirements of USCL.

Name of the Applicant: [•]

Authorized Signatory: [•]

Seal of the Organization: [•]

Business Address: [•]

Date: [•]

Place: [•]

Vide Board Resolution dated [•]

Note: The concept note to be prepared and submitted by the Applicants should not be more than 20 pages and should include the following:

- Project information in brief
- Strategy for development of the Multi Modal Transit Hub Project including mix of asset class, business model, project phasing (timelines), ideas around set up and O&M of minimum development obligations, revenue generating options and technical concept
- Identification of specific levers to unlock project value and revenue potential
- Indicative timeline for completion of project in phases
- Feedback on proposed features / terms of the project
- Support & facilitation required from USCL by the applicant e.g. tie-ups with banks for financing and legal clearances.

All requirements mentioned in the EOI Document with respect to the concept note are to be fully covered.

Each of the Applicants will be invited for the presentation on their proposed concept to USCL and its representatives, schedule for which will be intimated subsequently.

11 Annexure 6

11.1 Declaration – No blacklisting

[To be printed on each Applicant's letterhead and signed by Authorized signatory]

dd/mm/yyyy

To,

Executive Director,

Ujjain Smart City Limited (USCL),

Simhastha Office, Near, Vikram University,

Ujjain, Madhya Pradesh 456010

EOI Ref. No: [•]

Dear Sir,

In response to the EOI Reference No. _____ for “Design, Build, Finance ,Operate, Maintenance and Transfer of the Multi Modal Transit Hub Project on Public Private Partnership (PPP) basis at Dewas gate, Ujjain under the Smart City Mission”, as an owner/ partner/ Director of [•], I/ We hereby declare that presently our firm [•] is having unblemished record and is not declared ineligible for corrupt and fraudulent practices either indefinitely or for a particular period of time by any State/ Central Government/ PSU.

We further declare that presently our Firm (name of the Firm) is not blacklisted and not declared ineligible for reasons other than corrupt and fraudulent practices by any State/ Central Government/ PSU on the date of Application Submission.

If this declaration is found to be incorrect then without prejudice to any other action my/our application may be rejected and USCL may take any other action that may deem fit to it.

Name of the Applicant: [•]

Authorized Signatory: [•]

Seal of the Organization: [•]

Business Address: [•]

Date: [•]

Place: [•]

Vide Board Resolution dated [•]

12 Annexure 7

12.1 Power of Attorney for signing the EOI

[To be printed on Non-Judicial Stamp Paper of Rs. 500/- and duly attested by notary public] [Please Note Stamp Duty payable for Power of Attorney in the State of Madhya Pradesh as per the Madhya Pradesh Stamp Act of 1958 is INR 500/-]

EOI Ref.: [•]

KNOW ALL MEN BY THESE PRESENTS that the undersigned [name], [title] of [name of the Company] (hereinafter referred to as the “Company”), is lawfully authorized to represent and act on behalf of the Company, whose registered address is [Company’s address], and does hereby appoint [name], [title], of [firm] of [•], whose signature appears below, to be the true and lawful attorney, and authorized the said attorney to sign the EOI, related documents, conduct negotiations, sign any agreement related to the EOI and execute all the necessary matters related thereto, and to do all such acts, deeds, things and matters in the name and on behalf of the Company in connection with the execution thereof, pertaining to the EOI for the Design, Build, Finance ,Operate, Maintenance and Transfer of the Multi Modal Transit Hub Project on Public Private Partnership (PPP) basis at Dewas gate, Ujjain under the Smart City Mission.

We hereby agree to ratify 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 always be deemed to have been done by us.

OFFICIAL STAMP AND SIGNATURE OF THE COMPANY:

Name of the Legal Representative: _____

Signature of the Legal Representative: _____

Printed Name of the Attorney: _____

Signature of the Attorney: _____

In the capacity of: [Insert title or other appropriate designation]

Company's seal: _____

Name of the Witness: _____

In the capacity of: [Insert title or other appropriate designation]

Signature of the Witness: _____

13 Annexure 8

13.1 Checklist for the EOI submission

| Content | Forms | Remark Yes / No |
|--|---|--------------------|
| EOI for `Multi Modal Transit Hub Project Submitted by [<i>insert applicant name</i>] | NA | |
| <p>Formats as specified in the EOI including supporting documents.</p> <p>Soft copies in PDF format to be submitted through E-mail / USB Drive</p> | <ul style="list-style-type: none"> • Annexure 1 • Annexure 2 with any supporting documents • Annexure 3 with any supporting documents • Annexure 4 with any supporting documents • Annexure 5 • Annexure 6 • Annexure 7 | |