

COMMERCIAL COMPLEX AND PARKING FACILITIES

aXYKno is been mandated as Transaction Advisors to Nagpur Improvement Trust for work of feasibility report & selection of developer for Commercial complex and parking facilities on suitable structure of PPP model.

A. Project Background

NIT envisages developing Commercial complex and parking in Nagpur with Private Sector Participation. The land bearing khno404 (P), 414 (P), 416 (P) Mouza Nagpur in front of S.T. Bus Stand has a gross site area as follows:

- Market, Thela Market - 1.5808 hectares (MC-10)
- Parking Area - 0.288 hectares (MC-9)

The site offers FSI of 2.5 with independent parking for 2 wheelers and four wheelers for commercial complex as per DCR.

B. Demographics

Nagpur city has a population of around 2.5 million with a total floating population of close to 70,000 on a daily basis. The site location is also characterized with a mix of population spanning various trading and establishment classes, employed class, college goers etc.

C. Present State of Affairs

The site is characterized by wide approach roads from two sides connecting it to the main street from the bus stand. The table land is plain with soil structure that is suitable for construction of a fully fledged and operable commercial center.

D. Some of the major site landmarks in the vicinity are as follows:

Landmark	Approx Distance kms
S.T. Bus Stand	0.3
Railway Station	2.5
Ganhisagar Lake	1
Medical College	0.5
Commercial Markets	2
Trading Zones	2
Hotel	0.1
Restaurants, Shopping Malls	1
Hospitals	2
Parks, Recreational Places	1.5
SitaBuldi Market	3
Airport	9
MIHAN	12