

Project

DEVELOPMENT OF MULTILEVEL PARKING

Project Background

Nagpur Improvement Trust (NIT) envisages developing Multilevel Car Parking complex at Central Avenue Road, Nagpur, on Public Private Partnership basis.

The development of the project is on Build Operate and Transfer (BOT) basis under which the developer will Construct, Operate and Transfer the project. The extent of the site is admeasuring 328.57 sq. m at Plot no. 38, Kh. No. 51, Mouza: Nagpur which will be given on lease for a period of 30 years starting from the date of Concession Agreement.. To make the project viable and self-sustainable the operator shall be permitted commercial development to some extent within the area of Multilevel Car Parking Complex as per sanctioned building plan.

The Project site is well connected with 22 m. major district road on front side and 3.0 m. on back side.

As Per the Plans there are 2 Commercial Floor , 2 Floors dedicated for SUV cars and other for normal Cars.

The bidder shall be allowed to mortgage the lease hold rights of the land including any of the structures erected on the said land of the project site for a maximum period of 25 years from the date of signing of concession agreement.



Eligible Bidders

The bidder must have experience of Construction, of buildings of Commercial/ Residential/ Public - Semi Public/ Multi Level Car Parking nature for minimum 5 years period, having minimum annual turnover of Rs. 1.5 Crores in any of the last 3 financial years and Net worth of Rs.1.25 Crores or more.

Salient Features of the Project

Development of Multilevel Car Parking, Nagpur		
S.N	Description	Particular
1.	Area of Plot & Project Cost	Plot Area is 328.57 Sqm (Project cost Rs 4.25 Crores)
2.	Estimated Project Cost	Rs. 4.25 Crores (Rs. Four Crores & Twenty Five Lacs only)
3.	Lease Period	Initially for a period of 30 years At the end of the lease period and Transfer Date, the property shall be transferred back in good and working condition to the NIT as per Transfer procedure
4.	Construction Period	Construction work to be completed within 36 months from the date of signing of Concession Agreement
5.	Drawings/Designs/Specifications	Drawing/designs to be provided by NIT for Development on site as per pre specified performance standards
6.	Project Site	Accessible from 22 m wide Road, surrounded by HIG residential zones and densely populated commercial market
7.	Project Features	Total No. of ECS - 56.(3 rd Floor to 8 th Floor) Commercial Space like departmental stores, office space, small restaurants, cafes etc (Two Floors) Stilt Parking and other necessary requirements
8.	Annual Turnover required.	Rs.1.5 crores and above in one of the last 3 years. (i.e. (2008-09. 209-10, 2010-11)
9.	Net Present Worth	Rs. 1.25 crores and above as on 31.03.2011
10.	Performance security	Rs. Rs. 75,00,000/- (Rupees Seventy Five Lacs only)
12.	Reserve Price	Rs. 0.50 Crores
13.	Penalty	As per the terms and conditions in Bid Document

14.	Ground Rent	2% of Rs. 0.50 crores OR 2% of Bid amount whichever is higher as per prevailing rules of NIT during the lease period to be paid annually
15.	Maintenance Period	Throughout the lease period
16.	Rights of Mortgage	25 Years lease period from the date of signing of Concession Agreement
17	Transfer Procedure	All the assets created at the project site shall be handed over in good and working condition to NIT at the end of lease period.
18	Penalty	7 days per quarter of preventive maintenance Beyond 7 days Rs 25000 penalty for each day Persisting default of more than 10 days would be considered major breach
6	Earnest Money Deposit	Rs. 2,00,000/- in be in the form of a Demand Draft of Nationalized Bank in favor of Superintending Engineer, Nagpur Improvement Trust payable at Nagpur.

Sr. No	Description	Extended Tender Schedule
1	Online RFP Documents Available	Online from 11 hrs on 21.10.2011 to 14 hrs. on 22.11.2011 at www.nittenders.com .
2	Last date for submission of RFP	Up-to 14.00 Hrs IST on 22.11.2011 on line at www.nittenders.com for Both Eligibility Bid & Financial Bid and between 14.00 hrs to 16.00 hrs, for physical submission of EMD & Eligibility documents at Technical section, NIT, Head Office, Station Road, Sadar, Nagpur.
4	Opening of Technical Eligibility document	22.11.2011 at 16.00 hrs at NIT, Head Office, Station Road, Sadar, Nagpur.
5	RFP Document Cost	Rs 5,000/- (Rupees Five Thousand Only) include taxes, on-line purchase on payment of Rs. 5,000/- at e-tender cell, Room no. 41 at NIT office, Sadar, Nagpur or by online purchase by credit card.
6	Earnest Money Deposit	Rs.2, 00,000 in the form of a Demand Draft of Nationalized Bank in favour of Superintending Engineer, Nagpur Improvement Trust payable at Nagpur.