



**Investment Opportunity for Reputed Developers,
Builders, Real Estate Players For Re-Development
of Bus Station as
Bus Port & Commercial Complex
at Bhiwandi (Thane, Mumbai) through PPP Mode.**

Maharashtra State Road Transport Corporation (MSRTC), has redeveloped several of its bus stations and is looking for prospective Private Partners (Developers, Builders, Real Estate Players) having experience in Construction / Development, and Operation & Maintenance of Passenger Terminals / Commercial Complex projects and interested to take the advantage of implementation of proposed project *“Re-Development of Bus Station as Bus Port & Commercial Complex at Bhiwandi (Thane)”* on PSP through **‘Design-Build-Finance-Transfer-Lease (DBFTL) revenue model’**.

Bhivandi, Thane District

- *Bhivandi is a city in Thane district of Maharashtra State* in Konkan division, located 20 km to the north-east of Mumbai and 15 km to the north-east of Thane city.



Bhivandi-Nizampur City Municipal Corporation.

Part of the Greater Mumbai Metropolitan agglomeration



709,665, as per 2011 Census



"**Handloom City**" for being a major trade center of clothes in the region and industrial center



Chatrapati Shivaji Maharaj International Airport Mumbai – **37 kms**



Bhivandi Road' Railway Station - **6 kms** &
Kalyan Jn. - **14 kms.**



Mumbai, Thane, Kalyan, Navi Mumbai

Key Features

Particulars	Features
Project Location	MSRTC – Bhiwandi Bus Station (Thane Division)
Plot Area	29,260.45 Sq.m. (i.e. 2.92Hect. / 7.23 Acre)
Area separated for project	Entire plot
Permissible FSI	Total 1.5 - Out of which 0.5 reserved for MSRTC & 1.00 for Commercial utilization
Built up area required by MSRTC's use	Maximum 0.50 For Bus Station, Depot with its subworks, Depot Manager's Bungalow, Staff quarters.
Built up area proposed for Commercial Complex	As per Commercial potential available & Maximum 1.00 FSI of 29,260 m ²
Parking Area for maneuvering of S.T. Buses & Ready parking with Concrete Pavement	For Bus station: Approx. 10,000 m ² For Depot : Approx. 7,000 m ²
Parking Area for Commercial	As per norms and requirement
Proposed utilization of plot area for MSRTC's use.	About 70%
Proposed utilization of plot area for Commercial Purpose.	About 30%



Bhiwandi Bus Stand



Google Map

<https://www.google.com/maps/place/Bhiwandi/@19.3020302,73.065813,18z/data=!4m5!3m4!1s0x3be7bd6cc47f06ef:0xcf4e7a17b4f7fd83!8m2!3d19.3025542!4d73.0654536>

Salient Features

- Bus Station proposed to be *developed with World Class Standards.*
- **The existing plot is adjacent to State Highway No. 76 (Thane-Bhiwandi Road).**
- Bus Station is centrally located, surrounded by residential cum commercial area, *offering some of the best location advantage for Commercial Investment & Development.*
- *Major Government Offices are available in surroundings of the project site at a distance of less than one km, like – Bhiwandi Nizampur City Municipal Corp. (800 mtr), Bhiwandi Indira Gandhi Memorial Govt. Hospital (520 mtr), Bhiwandi Civil & Judicial Magistrate Court (400 mtr), Sub Divisional Magistrate (220 mtr), Bhiwandi Panchayat Samiti Office (500 mtr), Bhiwandi Tahsildar Office (700 mtr).*

Project Details can also be referred from the website <http://www.axykno.com/tender.php>

a'XYKno Capital Services Pvt. Ltd., is the Project Consultant to MSRTC for Transaction Advisory and Project Management Services for Re-Development of this Project and shall be glad to extend any help in bidding for developing the project on PPP mode.

Touch Point

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a'XYKno Capital Services Pvt. Ltd. is one of the leading consulting power house with specialized service offerings in areas of Project Management, Public Private Partnerships Modeling, Corporate and Government Advisory Services and advising PPP projects in the sector like Urban Infrastructure, Railway, Energy/ Power, Tourism, Engineering, Environment, Transport & Architecture.