

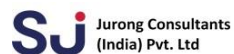


PIMPRI CHINCHWAD SMART CITY LIMITED

Project Information Memorandum

For

**Hawkers' Zone project, Pimple Gurav,
Pimpri Chinchwad
March 2019**



**Project Information Memorandum for Hawkers' Zone project ,
Pimple Gurav**

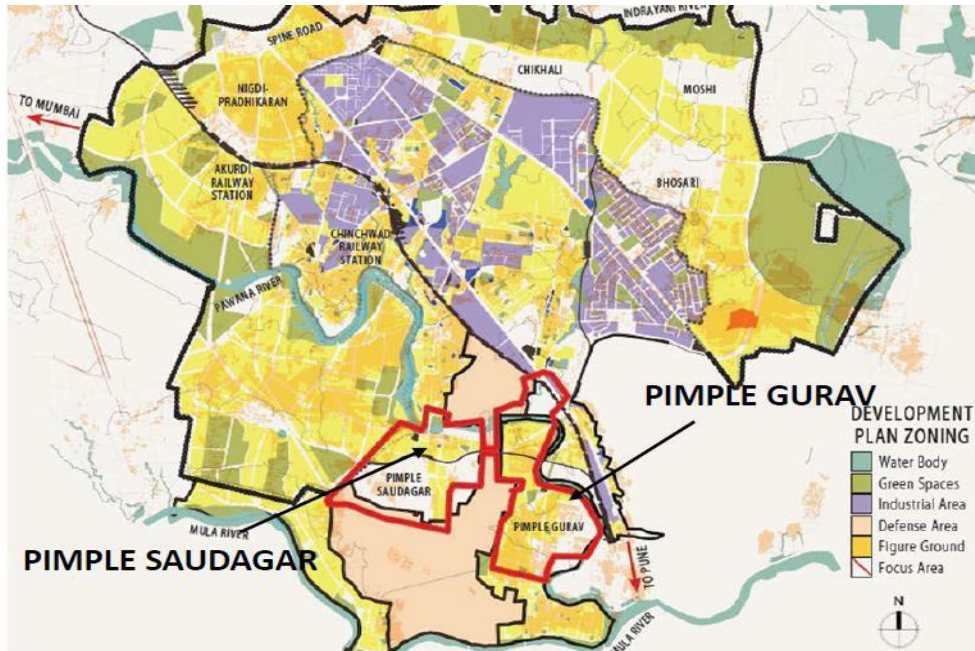


Sl. no:	Project details	Description
1.	Name of the Project	PCSCL intends to establish a Hawkers' Zone at Pimple Gurav.
2.	Total project area	1.5 acres
3	Permissible FSI	1.0
4.	Location	The site is near to Katepuram Chowk.
5.	Vision of the project	The project is envisioned to be a culmination of the linear park which is along the BRT route which attracts large number of visitors and has become an important social space. The primary intent of the project is to develop a state of the art hawker zone. The project presents itself in a unique sub terrain design that burrows under the busy traffic junction and delivers the visitor from a calming park experience to a vibrant shopping experience almost seamlessly.
6.	Project components	<ul style="list-style-type: none"> 1. Ground level public plaza with kiosks 2. Underground hawker centre with ready built shops 3. Open air hawker centre with kiosks 4. Underground public plaza and performance space 5. Surface parking lot 6. Interface of the linear park and the site
7.	Project implementation model	Design, Procure, Install, Implement and provide Operations & Maintenance services for a Polyclinic Facility at Pimple Saudagar, Pimpri Chinchwad for a concession period of 30 years
8.	Consortium	Allowed. However, the consortium should comprise of no more than 2 entities i.e., Lead Bidder with one consortium partners. In case of selection the consortium shall incorporate an SPV with the lead partner having at least 51% stake in the SPV.
9.	Registration	The Bidder(s) (Sole Bidder or a consortium) shall be incorporated entities under the Companies Act 1956 / 2013 or /LLP registered under LLP Act 2008 and subsequent amendments thereto. The company should have been in operational existence for last ten years.
8.	Financial Criteria	a. Combined average Annual turnover of the bidder (sole bidder or consortium) the last 3 financial years (FY 15-16; FY 16-17, FY 17-18) should be at least INR 200 Cr. of which at least Rs.10 Cr should be from facility management services and 100 Cr from construction of Commercial Real Estate.

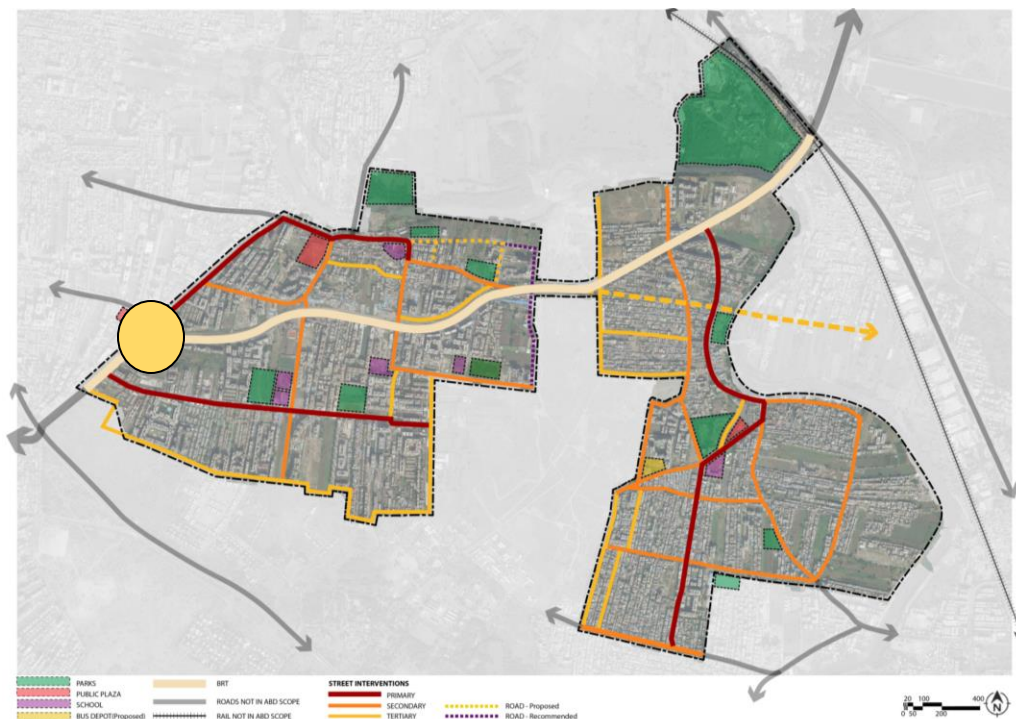
		b. The bidder should have positive net worth as per the audited consolidated financial statements in each of the last 3 financial years (FY 15-16; FY 16- 17, FY 17-18)
10.	Tax registration	<p>The bidder (Both lead bidder and consortium member, in case of consortium) should have a registered number for</p> <p>i. GST ii. Income Tax / Pan number. iii. The bidder should have cleared his Tax dues to the Government.</p>
11.	Experience	<p>Construction of at least one 40,000 sq.ft of built up area for commercial real estate which may include offices, shopping malls etc. with a total project value of at least INR 40 Cr. In the last five years, i.e. from 31st March 2014 till date.</p> <p>Facility Management of commercial properties no less than 75,000 sq.ft in size (a) for at least 3 years in the last 5 years i.e., for at least 3 years from 31st March 2014 till date.</p>
12.	Blacklisting	The bidder should not have been blacklisted by any Govt. department or any PSU in India as on the date of bid submission.
13.	Project specification(tentative)	
	a. Total Built Up Area –	61,000 sq.ft
	b. Total Developable area –	122,000 sq.ft
	c. Shopping area	40,000 sq.ft
	d. Open to sky area	20,000 sqft (stilt level) taking care of site and surrounding area
		Landscaping of the entire area
	e. Estimated Capital Cost:	cr
	f. Estimated population in the catchment areas +estimated foot fall +floating population	2100
	g. Tentative Tenure of concession	25 years
14.	Location map	Annexure -1
15.	Illustrative Design Proposal	Annexure -2
16.	Tentative date of pre bid meeting	10 th April 2019.

Annexure -1

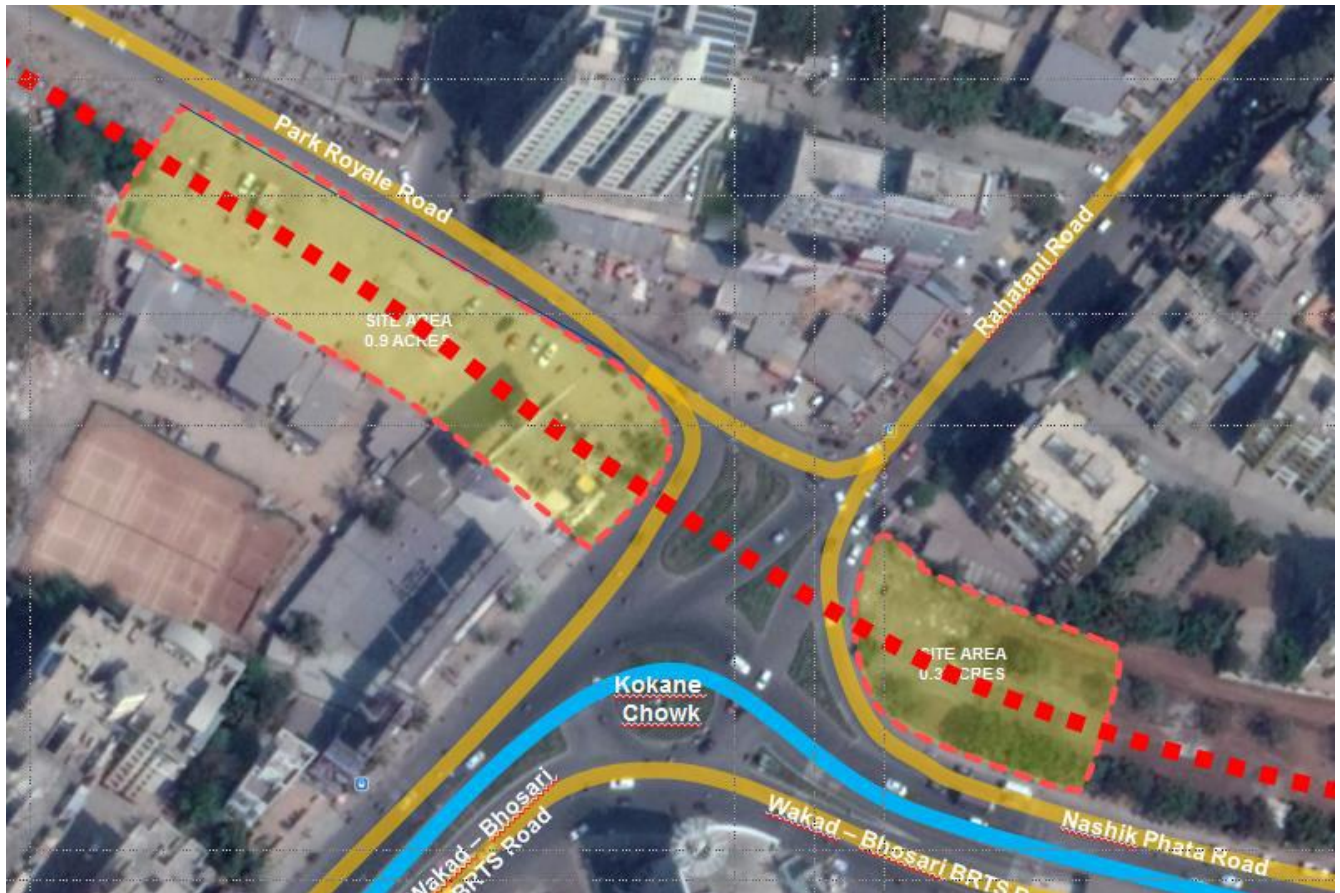
Location of the ABD area within Pimpri Chinchwad



Location of Area Based Development area



Satellite image of Site



Annexure -2

Proposed design (Illustrative)

