



PIMPRI CHINCHWAD SMART CITY LIMITED

Project Information Memorandum

For

Multi Facility Sports Centre project, Pimple Gurav,

Pimpri Chinchwad

March 2019



SJ Jurong Consultants
(India) Pvt. Ltd

**Project Information Memorandum for Multi Facility Sports Centre project,
Pimple Gurav**



Sl. no:	Project details	Description
1.	Name of the Project	PCSCCL intends to establish a Multi Facility Sports Centre at Pimple Gurav in an area of 4.31 acres currently housing a badminton hall and a 50 m long swimming pool.
2.	Total project area	4.31 acres
3.	Location	The site near to Katepuram Chowk , adjacent to Shri Kaluram Jagtap Badminton Hall and Swimming Pool .
4.	Vision of the project	To create a highly livable environment by setting up a Multi Facility Sports Centre as one of its key projects.
5.	Project components	<p>Indoor Facilities</p> <ul style="list-style-type: none"> • Shooting range-10 m • Table tennis • Squash • Wrestling • Badminton • Gymnasium • Hydrotherapy • Conference room • Dormitories + Dining <p>Outdoor Facilities</p> <ul style="list-style-type: none"> • Shooting Range – 50m • Lawn Tennis • Volleyball • Cricket • Skating Rink • Jogging Track
6.	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
6.	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.
7.	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	<p>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.</p>

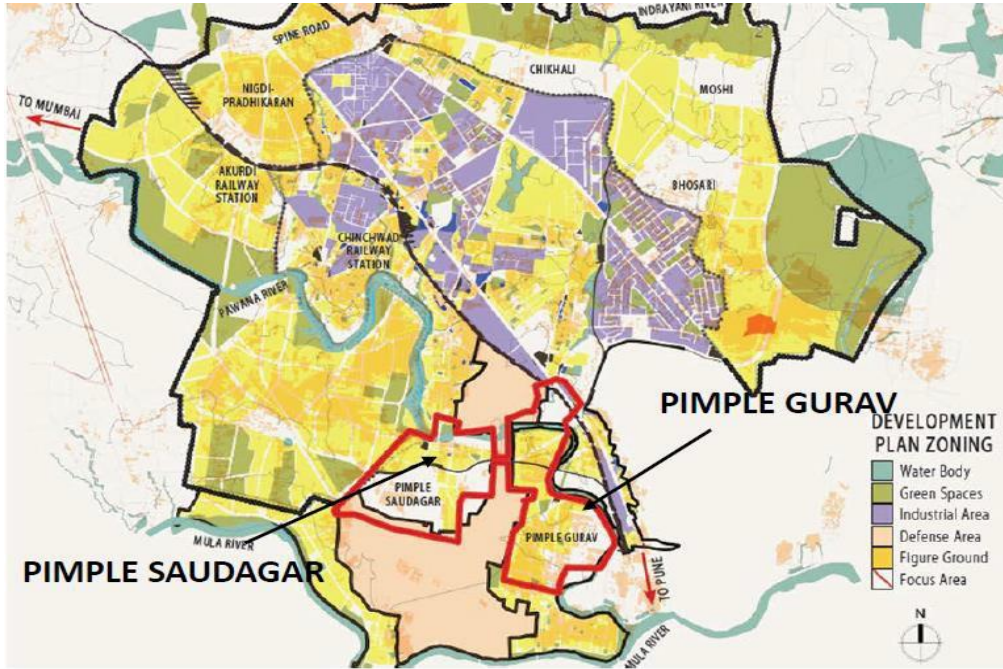
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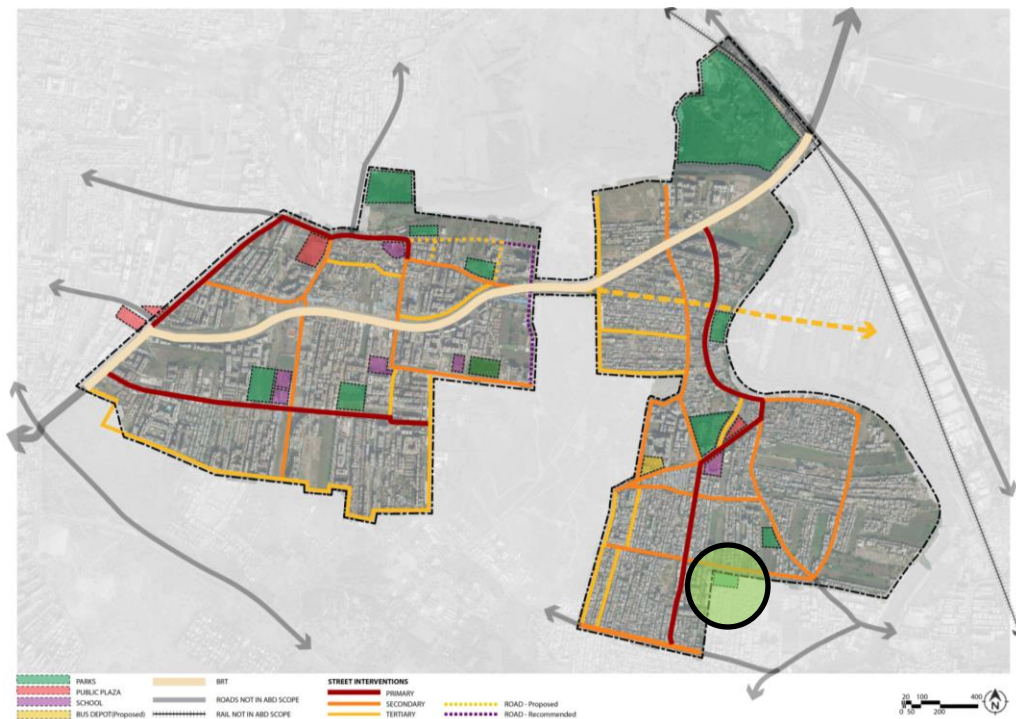
		b. The bidder should have positive net worth as per the audited consolidated financial statements in each of the last 3 financial years (FY 15-16; FY 16-17, FY 17-18)
9.	Tax registration	<p>The bidder (Both lead bidder and consortium member, in case of consortium) should have a registered number for</p> <p>i. GST ii. Income Tax / Pan number.</p> <p>iii. The bidder should have cleared his Tax dues to the Government.</p>
10.	Experience	<p>The bidder (sole bidder or consortium) should have relevant experience related to</p> <p>a) Construction of at least one 5000 sq.m of built up area comprising sports facilities including at least 3 of the following indoor facilities: shooting range, wrestling, squash, badminton and Table Tennis and at least 2 of the following outdoor sports facilities i.e., Lawn Tennis, Basketball, Volleyball and Cricket Pitches with a total project value of at least INR 15 Crore in the last five years, i.e. from 31st March 2014 till date.</p> <p>b) Overall Operations, Maintenance and Management of a sports facility for at least 3 years in the last 5 years and for at least 3 years from 9th MARCH 2014.</p>
11.	Blacklisting	The bidder should not have been blacklisted by any Govt. department or any PSU in India as on the date of bid submission
12.	Project specification(tentative)	
	a. Estimated Capital Cost:	35 cr
	b. Estimated Users:	Life members-100+permanent members-700+walk in users-324/day
13.	Location map	Annexure -1
14.	Illustrative Design Proposal	Annexure -2
15.	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



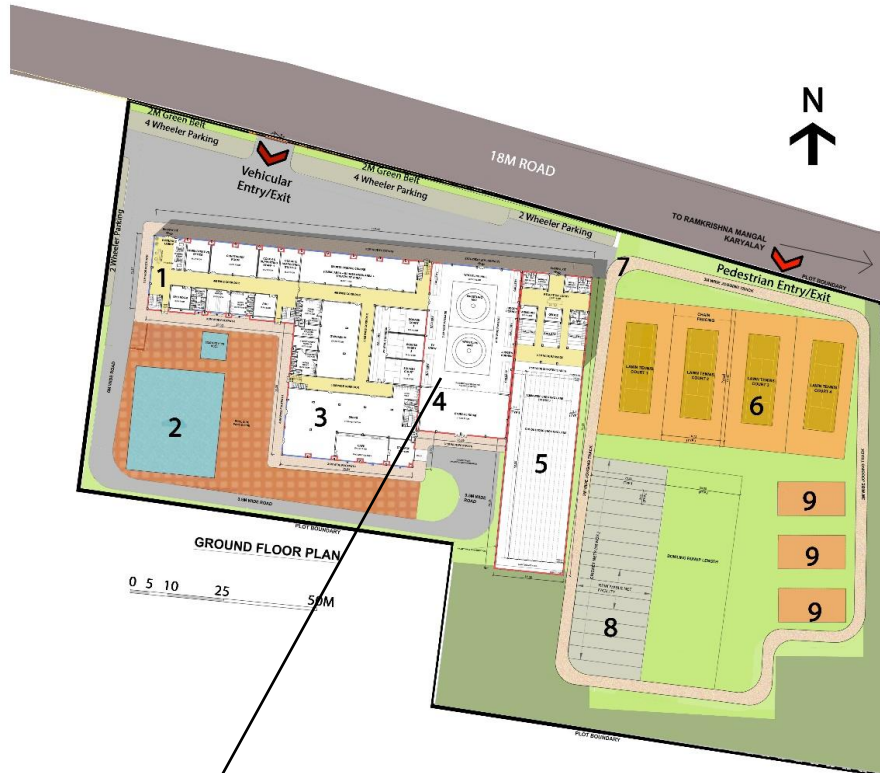
Satellite image of Site



Two plots of land available in Development Plan Reservation No. 344 and 344A.
Total Area available: 4.31 acres

Annexure -2

Proposed design (Illustrative)



- 1- Proposed Badminton Hall after demolition of existing Badminton Hall (793.67 sq.m.)
 - Lower Level Floor
 - Coaches Office, Admin office, Storage Room, Toilet Area etc.
 - Upper Level Floor
- 2- Existing Swimming Pool
- 3- Proposed Indoor Sports Block Two Storied- (3420 sq.m.)
 - Squash Courts 3 nos.
 - Table Tennis Hall for 8 tables
 - Sports Science Centre
 - Clinic Area
 - Rehabilitation Area
 - Treatment Area
 - Gym and Functional Gym Area
 - Hydrotherapy Area
 - Conference Room for 50 persons
 - Dormitories 14 nos. with toilets and common area
 - Food and Beverages
- 4- Wrestling Block (1295 sq.m.)
- 5- 50M outdoor Shooting Range
- 6- Lawn Tennis 4 nos. (Clay Court) (2495 sq.m.)
- 7- Jogging Track- 360M running length
- 8- Cricket Practice Nets 15 nos. (2230 sq.m. including bowlers runup length)
- 9- Volleyball Court 3 nos. (486 sq.m.)

TOTAL BUILT-UP AREA - 7040.17 SQ.M.

