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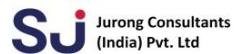
# PIMPRI CHINCHWAD SMART CITY LIMITED

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## **Project Information Memorandum**

**For**

**Village Plaza, Pimple Gurav,  
Pimpri Chinchwad  
March 2019**



**Project Information Memorandum for Village Plaza project,  
Pimple Gurav**



Sl. no:	Project details	Description
1.	<b>Name of the Project</b>	PCSCL intends to establish a Village Plaza at Pimple Gurav.
2.	<b>Total project area</b>	2 acres
3	<b>Permissible FSI</b>	1.0
4.	<b>Location</b>	The project site is located in the Pimple Gurav neighborhood of the city of Pimpri Chinchwad. The site occupies the land next to the Rajmata Jijau Udyan .
5.	<b>Vision of the project</b>	The project is aimed at creating a high activity retail and social hub by leveraging its vantage location and presence.
6.	<b>Project components</b>	Place making with essence of retail experience with a mix of food streets , farmer weekend market, high street retail and mall retail.
7.	<b>Project implementation model</b>	Design, Procure, Install, Implement and provide Operations & Maintenance services at Pimple Saudagar, Pimpri Chinchwad for a concession period of 30 years
8.	<b>Consortium</b>	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.	<b>Registration</b>	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.	<b>Financial Criteria</b>	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.

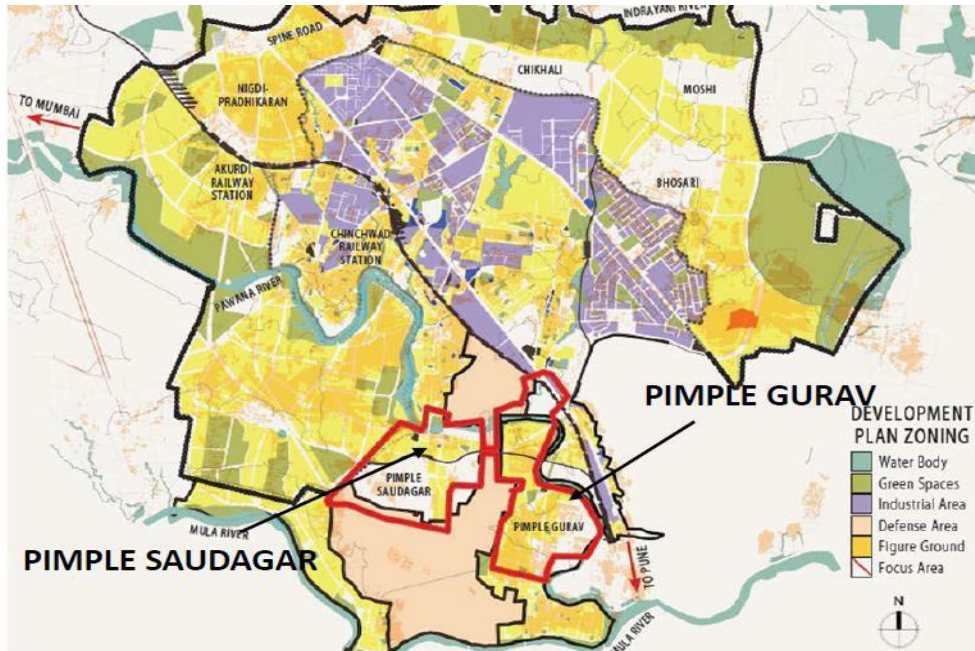
**Project Information Memorandum for Village Plaza project,  
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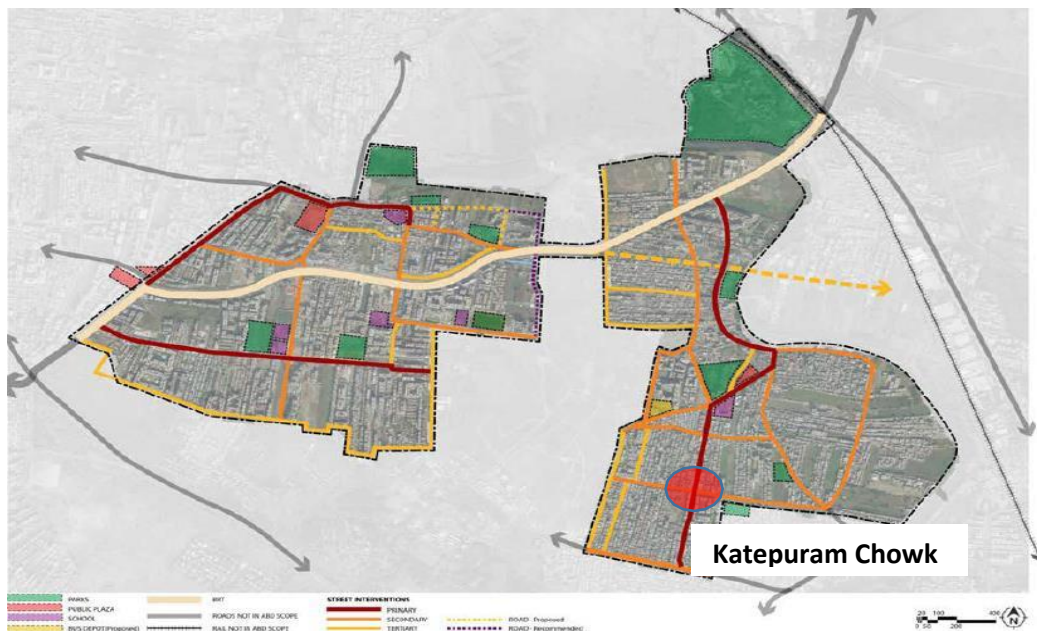
		b. The bidder should have positive net worth as per the audited consolidated financial statements in each of the last 3 financial years (FY 15-16; FY 16- 17, FY 17-18)
10.	<b>Tax registration</b>	<p>The bidder (Both lead bidder and consortium member, in case of consortium ) should have a registered number for</p> <p>i. GST ii. Income Tax / Pan number. iii. The bidder should have cleared his Tax dues to the Government.</p>
11.	<b>Experience</b>	<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 of commercial real estate with a total projects.</p> <p>b. Certified copy of the relevant work order(s) and certificate(s) (on the letterhead of the company issuing the certificate) with details from the client(s) stating that the work(s) has been completed.</p> <p>c. Operation, Maintenance and Management of a commercial Real Estate of at least 5000 sq.m 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.	<b>Blacklisting</b>	The bidder should not have been blacklisted by any Govt. department or any PSU in India as on the date of bid submission.
13.	<b>Project specification(tentative)</b>	
	<b>a. Total Built Up Area –</b>	90,000 sq.ft
	<b>b. Net built up area for covered shops –</b>	50,000 sq.ft
	<b>c. Estimated Capital Cost:</b>	48 cr
	<b>d. Estimated pop in catchment area+ floating pop+ estimated footfall/day</b>	20,000 +5000+2500/day
14.	<b>Location map</b>	Annexure -1
15.	<b>Illustrative Design Proposal</b>	Annexure -2
16.	<b>Tentative date of pre bid meeting</b>	10 <sup>th</sup> 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)**

