



PIMPRI CHINCHWAD SMART CITY LIMITED

Project Information Memorandum

For

Village Plaza, Pimple Gurav,
Pimpri Chinchwad
March 2019

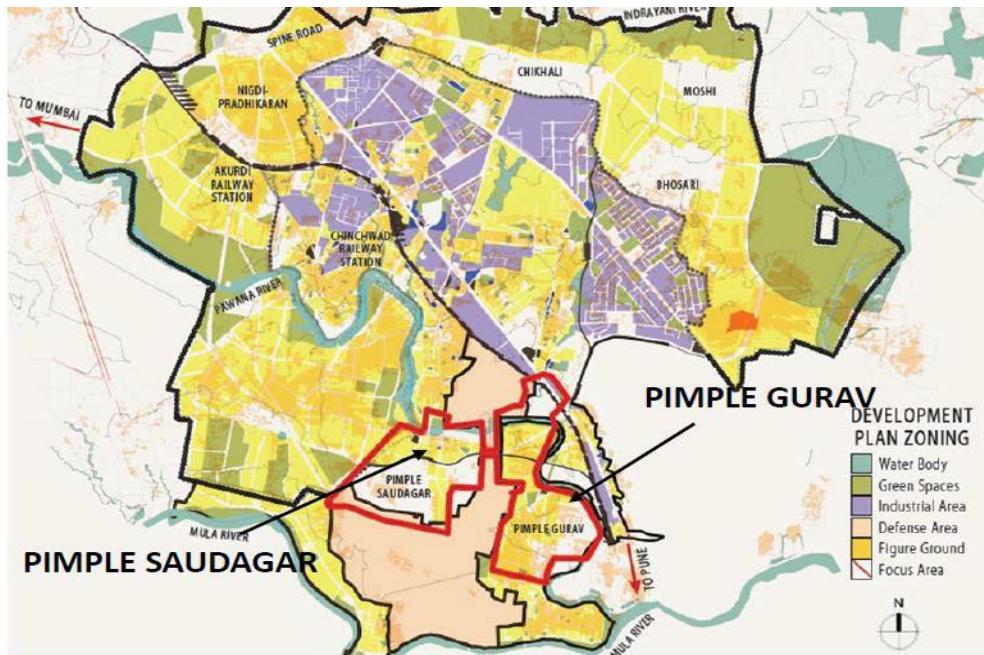


Sl. no:	Project details	Description
1.	Name of the Project	PCSCL intends to establish a Village Plaza at Pimple Gurav.
2.	Total project area	2 acres
3	Permissible FSI	1.0
4.	Location	The project site is located in the Pimple Gurav neighborhood of the city of Pimpri Chinchwad. The site occupies the land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

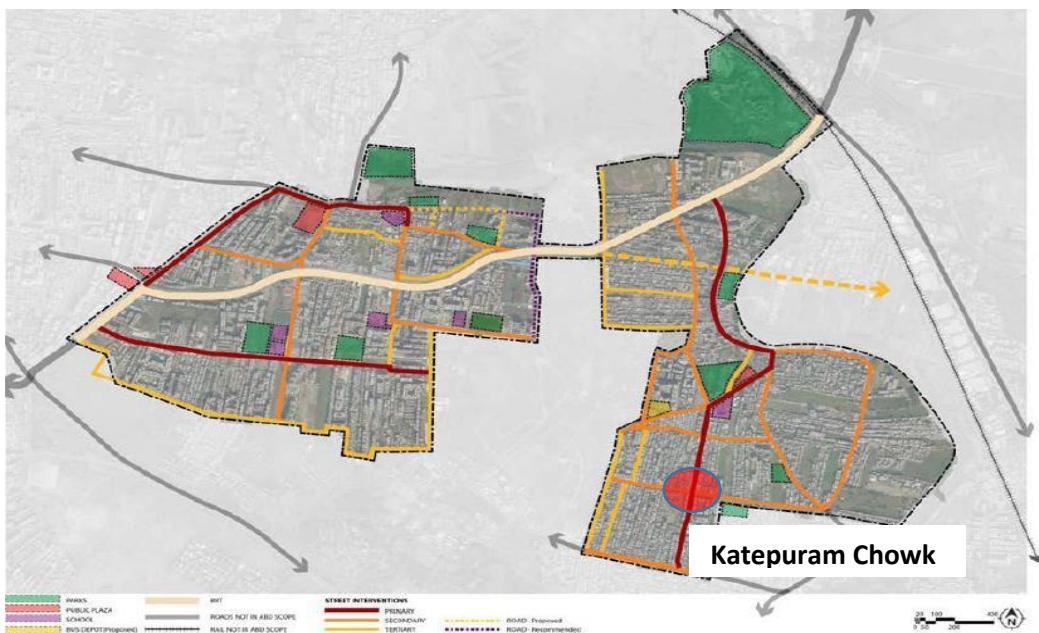
		b. The bidder should have positive net worth as per the audited consolidated financial statements in each of the last 3 financial years (FY 15-16; FY 16- 17, FY 17-18)
10.	Tax registration	The bidder (Both lead bidder and consortium member, in case of consortium) should have a registered number for i. GST ii. Income Tax / Pan number. iii. The bidder should have cleared his Tax dues to the Government.
11.	Experience	The bidder (sole bidder or consortium) should have relevant experience related to a. Construction of at least one 5000 sq.m of built up area comprising of commercial real estate with a total projects. 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. 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.
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)	<p>a. Total Built Up Area – 90,000 sq.ft</p> <p>b. Net built up area for covered shops – 50,000 sq.ft</p> <p>c. Estimated Capital Cost: 48 cr</p> <p>d. Estimated pop in catchment area+ floating pop+ estimated footfall/day 20,000 +5000+2500/day</p>
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)

