



Bhubaneswar Municipal Corporation

ICOMC Tower, Infront of Satya Nagar Kali Temple on Janpath, Unit-IX, Bhubaneswar-751007, Odisha, India



Pre Proposal Meeting

- Date : 01/11/2025
- Time : 1500 hrs (3 pm)
- Venue: 4th Floor,
Conference Room,
BMC Office

Expression of Interest (EOI)

Development of 1.78 Acre of prime land parcel (Public and semi public use) in Chandrasekharpur, currently used as Kalyan Mandap.

The detailed Expression of Interest (Eoi) document can be downloaded from BMC website: www.bmc.gov.in from 10.00 AM of 27.10.2025 to 04.00 PM of 11.11.2025



Why invest in Bhubaneswar?



Ranked First in the Smart City Challenge in 2016



Fastest growing city in Odisha



Widespread Connectivity



Booming Real Estate



Gateway to Eastern India

Why Chandrasekharpur Land ?



Prime Location



IT & Startup Hub



Booming Commercial Activities



Education Hub



Prominent Medical Institutions

EXPRESSION OF INTEREST FOR

Development of “Commercial Complex-cum-Convention Centre over 1.78 Acres of land at Chandrasekharpur, Bhubaneswar” on Public Private Partnership (PPP) Mode



BHUBANESWAR MUNICIPAL CORPORATION

BMC-ICOMC Tower, Unit-IX

Infront of Satya Nager Kali Temple,

Janpath, Bhubaneswar-751022

DATA SHEET

| Sl. No. | Activity | Details |
|---------|--|---|
| 1. | Name of the Client | Bhubaneswar Municipal Corporation ICOMC Tower, Unit-IX, Janpath Bhubaneswar-751022, Odisha. Email: bmcppp2025@gmail.com |
| 2. | Method of Selection | Highest percentage (%) of the revenue from leasing out the entire Built-up Area quoted by the Bidder |
| 3. | Proposal Validity Period | 180 days |
| 4. | Period of availability of EOI document for bidding | From Dt. 27/10/2025 From 10:00 AM to Dt. 11/11/2025 Up to 4:00 PM |
| 5. | Last date of sending pre-bid queries | 31/10/2025 Up to 3:00 PM |
| 6. | Date Pre-Bid Meeting for clarifications. | Dt. 01/11/2025 at 3:00 PM in the BMC Office, 4 th Floor Conference Room. |
| 7. | Last date & time for submission of EOI document. | Dt.11/11/2025 Up to 4:00 PM Bids shall be submitted through registered/speed post or courier service only (no drop box facility available) at the address mentioned below: Deputy Commissioner (PPP), 4 th Floor, Bhubaneswar Municipal Corporation ICOMC Tower, Unit-9, Bhubaneswar-751022 |
| 8. | Date of Presentation of the Concept Plan & Project | to be intimated later |

DISCLAIMER

The information contained in this Expression of Interest ("Eol") or subsequently provided to bidders, whether verbally or in documentary or any other form by or on behalf of BMC or any of its employees or advisors, is provided to bidders on the terms and conditions set out in this Eol and such other terms and conditions subject to which such information is provided.

This Eol document is not an agreement and is neither an offer nor invitation by the BMC, Bhubaneswar (hereinafter referred to as "BMC") to the prospective Bidders or any other person. The purpose of this Eol is to provide interested parties with information that may be useful to them in the formulation of their bids for qualification pursuant to this Eol (the "Bid"). This Eol document does not purport to contain all the information that each Bidder may require. This Eol document may not be appropriate for all persons, and it is not possible for the BMC and its employees or advisors to consider the objectives, technical expertise, financial situation and particular needs of each party who reads or uses this Eol. The assumptions, assessments, statements and information contained in this Eol, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Eol and obtain independent advice from appropriate sources.

Information provided in this Eol to the Bidder(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. BMC accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

BMC and its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Eol or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of this Eol and any assessment, assumption, statement or information contained therein or deemed to form part of this Eol or arising in any way for participation in this bid stage.

BMC also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this Eol document.

BMC may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this Eol document.

The issue of this Eol document does not imply that the BMC is bound to select a Bidder or to appoint the agency, as the case may be, for the project and the BMC reserves the right to reject all or any of the Proposals without assigning any reason whatsoever.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the BMC or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and the BMC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bidding Process.

1. INTRODUCTION

Bhubaneswar Municipal Corporation (BMC) intends to develop Commercial Complex-cum-Convention Centre over a land parcel of 1.78 Ac. at Chandrasekharpur, Bhubaneswar. BMC wants to engage a developer of repute and having experience in development of projects in sectors like commercial/ Institutional/ residential/ hospitality etc. The said parcel has significant commercial potential considering its strategic location, well connected to the other part of the city, surrounding development & prime commercial area of Bhubaneswar.

BMC through this EOI process intends to recognize the interest among the real estate players/ developers, taking suggestions/ feedback from the developers and also to discuss the proposed project structuring in detail. This EOI document covers the proposed structuring of the project and other details. Interested developers are requested to go through the EOI document in detail, submit the EOI application to BMC and attend the pre-proposal conference scheduled to held on **22.10.2025, in the LG Floor conference hall of Bhubaneswar Municipal Corporation.**

2. BHUBANESWAR: CITY AT A GLANCE

Bhubaneswar is the capital city of the Odisha. It is the largest city of the state and has become the center of economic and religious importance in the region. Bhubaneswar is called the Temple city of India, due to the presence of large numbers of magnificent temples and architectural heritage.

Bhubaneswar is emerging as a preferred destination for hosting events due to its growing infrastructure, conducive environment for business and tech innovation. The City also offers a relatively stable and affordable environment compared to other major cities, making it attractive for businesses and investments. It's known for its rich cultural heritage and is a popular tourist destination as well.

The city is seeing growth in the Commercial, Real Estate, IT, Health and education sectors, contributing to its vibrancy. There's a growing trend of hosting events specifically for corporate employees, including live concerts, comedy shows, and festivals.

Bhubaneswar Municipal Corporation or BMC is the local urban governing body of the city of Bhubaneswar in the Indian state of Odisha. This civic administrative body administers an area of 186 sq.km.

3. PROJECT BACKGROUND

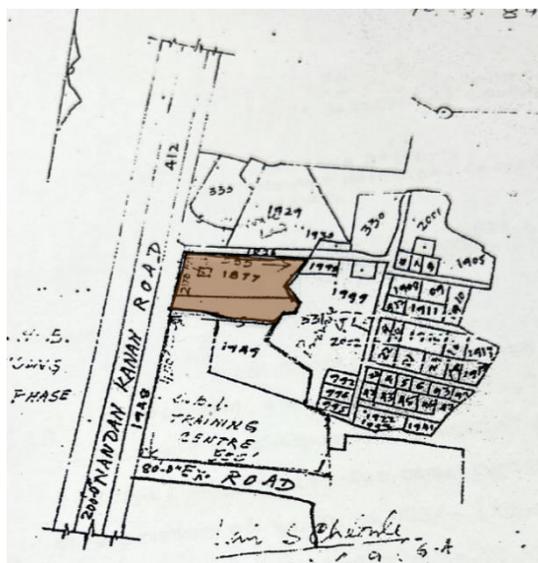
Bhubaneswar Municipal Corporation intends to develop a Commercial Complex-cum-Convention Centre with a Multi-Use Banquet Hall with support facilities at Chandrasekharpur over a land parcel of 1.78 Acres. The project is proposed to be developed on Public Private

Partnership (PPP) mode. Through this mode an experienced real estate developer shall be selected based on his past experiences who will be provided the land on lease basis to design, develop, finance, construct, operate & maintain the project facilities for a predefined lease period.

4. PROJECT LOCATION

The proposed project is to be developed at Chandrasekharapur, Bhubaneswar over a land area of admeasuring **1.78 Acres**. The land is under the possession of Bhubaneswar Municipal Corporation (BMC). The proposed site is accessible through approach road from 2 sides.

The proposed land falls under the category of "Public Semi-Public" use zone as per the CDP.



5. SURROUNDING DEVELOPMENT

Chandrasekharapur in Bhubaneswar is a primarily commercial area located along Airport – Nandan Kanan high density road. The approach road is 20m wide with a RoW of 60m. The site is located in a high footfall area which includes residences, shopping arcades, hospitals, schools and colleges. The road connects to the National Highway - 16 in the South. Chandrasekharapur is well-connected to other parts of the city, railway station and Biju Patnaik International Airport. through major roads. The said project area is very near to Infocity-1 (IT SEZ) and other commercial offices. The said project area is also very well connected to the Cuttack City. Majority of the Bhubaneswar bound city traffic of Cuttack crosses the abutting road of the project site.

6. PROJECT STRUCTURING

BMC intends to engage a Developer for undertaking the development of the project. The proposed project shall broadly consist of,

1. **Convention Centre-cum-Multiuse Banquet Hall:** Minimum 10% of the total Built-up Area with provision for parking & other ancillary facilities.
2. Space for Commercial office/ big retail chain/ Shopping complex-cum-multiplex/ Hospitality etc.

The developer shall be selected based on **highest percentage (%) of revenue share** basis and an fixed amount of Reserve Price for undertaking the above mentioned project. The developer shall be provided with the land parcel for a lease period of **60 years**.

After completion of the lease period, the Developer shall handover the entire project facilities to BMC free of cost without any liability.

A. Developers Area (DA)

The selected developer shall design, develop, finance, operate & maintain the total built up area for a period of **60 years**. The selected developer shall have to utilize minimum 17,500 sq.ft. (i.e. 10% of the total Built-up Area considering base FAR 2) of built-up space for the **Convention Centre-cum-Multiuse Banquet Hall** (fixed parameter) for commercial exploitation for the lease period of 60 years. However, the minimum area for the use of **Convention Centre-cum-Multiuse Banquet Hall** (fixed parameter) shall depend on the utilization of the FAR as per the Building Plan approved by the competent authority.

7. CONSTRUCTION PERIOD

The total construction period is **3 years** from the date of signing of Development Agreement between the selected developer and BMC.

8. THE PROJECT PROPOSAL SHALL COMPRISE OF FOLLOWING FEATURES;

- a. The design is to create a state-of-art facility, functionally and aesthetically.
- b. The proposal for Commercial Complex-cum-Multiuse Banquet Hall along with Parking & allied facilities through Public Private Partnership (PPP) mode as per the criteria set up by BMC taking into considerations the existing building By-Laws of State Government.
- c. Building should be constructed on the specifications of High-Performance Building with minimum 3 star GRIHA compliant.
- d. Site development (landscape, roadways, pathways, etc.).
- e. Smart features like Solar Roof Top to make itself sustainable.
- f. Rainwater harvesting and wastewater recycling for water management and conservation.
- g. Fully automated Wi-Fi campus.

- h. Digital Signage & Advertisement Panels.
- i. Dynamic Façade Lighting.
- j. Solid waste treatment plant.

9. PROJECT STRUCTURE AND PARAMETERS

| Part- A: General Project Details | | |
|----------------------------------|---------------------------------------|--|
| 1 | Project Name | Development of Commercial Complex cum Convention Centre over 1.78 Acres of land at Chandrasekharpur, Bhubaneswar on Public Private Partnership Mode |
| 2 | Location | Bhubaneswar, Odisha |
| 3 | Nodal Agency | Bhubaneswar Municipal Corporation |
| 4 | Land Area | (a) Total Project Area – 1.78 Acres i.e. Developer's Area |
| 5 | Project Development Components | <p>The Project envisages two components in the Developer's Area (DA)</p> <p>(a) Development of cum Convention Centre-cum-Multi use Banquet Hall: atleast 10% of the total Built-up Area with parking & other facilities.</p> <p>(b) Development of Office space/ retail space/ commercial space/ Hospitality space etc.</p> |
| 6 | Project Schedule | <p>(i) The Bidder selected through the Bid Process shall be issued a Letter of Award by BMC.</p> <p>(ii) Within 30 (thirty) days from the issuance of the LOA, the Selected Bidder shall accept the LOA, incorporate an SPV i.e., the Developer, for implementation of the Project. The Developer shall execute the Development Agreement with BMC. This date of execution of the Development Agreement will be referred to as the Appointed Date.</p> <p>(iii) Within 120 (one hundred and twenty) days from the Appointed Date, all the Conditions Precedent are to be fulfilled by both the Developer and BMC. The date on which all the Conditions Precedent are met will be referred to as the Effective Date.</p> <p>(iv) The period starting from Effective Date, during which the Developer shall complete the construction of the</p> |

| | | |
|--|--|---|
| | | Developer's Area (DA) within 3 (three) years from the Effective Date. |
| Part- B: Development Parameters and Development Control norms | | |
| 7 | Fixed Parameters | Reserve price (TBD) |
| 8 | Development Control Norms | <p>DEVELOPMENT REGULATIONS</p> <p>The parameters for the proposed constructions shall be governed by the prevailing "Odisha Development Authority" (Planning & Building Standards Regulations) Rule 2020 and any modification/ amendment from time to time. The proposed site is accessible through road from all sides. The approach road to the proposed project is 40' ft. The other regulations are as per following;</p> <ul style="list-style-type: none"> a. Land Area – 77,532.37 sq.ft. b. FAR Permissible: Base FAR-2, Maximum permissible FAR- 5 c. Max. built-up area (with Base FAR 2) – 1,74,240 sq.ft. |
| 9 | Tenure of Development Agreement | <p>The Development Agreement executed between BMC and the Developer shall be valid for 3 (three) years from the Effective Date. The Development Agreement shall give the right to the Developer to undertake various pre-construction activities related to the Site.</p> <p>The Developer shall complete the construction of the DA on the Developer's Area within 3 (three) years from the Effective Date.</p> |
| Part-C: Financial Obligations | | |
| 10 | Bid parameter | Highest percentage (%) of the revenue from leasing out the entire Built-up Area quoted by the Bidder. |
| 11 | Construction period | <u>DA Area:</u> The Developer shall complete construction of the DA assets within 3 (three) years from Effective Date. |
| Part - D: Total Project Cost | | |

| | | |
|--------------------------------------|--|---|
| 12 | Total Project Cost (indicative) | Total Project Cost (indicative) shall be the cost of the project facilities developed is INR 65.84 Crores (Approx.) (considering the built-up area as per the base FAR) |
| Part E – Eligibility Criteria | | |
| 13 | Legal Entity | The bidder should either be an Proprietor/ Partnership Firm/ Company incorporated in India duly registered under the Companies Act 1956/ 2013, or under appropriate authority and operating for at least 10 (ten) years. (Copy of Certificate(s) of registration/ incorporations to be enclosed). |
| 14 | Consortium | A consortium of two or more firms/ companies (No. of members shall not be more than [2]) as consortium members is allowed and the members of consortium shall meet the following requirements. |
| 15 | Minimum Annual Turnover & Net worth | The bidder/ lead partner in case of consortium should have a minimum average annual turnover of <u>Atleast 2.5 times of the project cost</u> 65.84 Crores during last 3 (three) financial years i.e. 2022-23, 2023-24 & 2024-25. A turnover certificate duly certified by a Chartered Accountant (CA) and copies of Income Tax Returns (ITR), Balance Sheet, and Profit & Loss Account Statement for the relevant years should be submitted; The net worth of the bidder shall be a minimum of Rs. 50 Crores average in the last 3 (three) financial years i.e. 2022-23, 2023-24 & 2024-25. |
| 16 | Development Experience | <ul style="list-style-type: none"> a. Three similar works each costing not less than 40% of the estimated cost of project; (or) b. Two similar works each costing not less than 60% of the estimated cost of project; (or) c. One similar work costing not less than 80% <p><i>Similar work shall mean development of Auditoriums, Convention Centers, residential / commercial / hospitality projects etc.</i></p> |

Form - 1

APPLICATION FOR EXPRESSION OF INTEREST

(To be submitted on the Letterhead of the Bidder)

Date: / /

To
The Commissioner
Bhubaneswar Municipal Corporation
BMC-ICOMC Tower, Unit-IX
Infront of Satya Nager Kali Temple,
Janpath, Bhubaneswar-751022

**Subject: LETTER FOR EXPRESSION OF INTEREST FOR THE PROJECT
“Development of Commercial Complex cum Convention Centre over 1.78 Acres of
land at Chandrasekharpur, Bhubaneswar on Public Private Partnership Mode”**

EOI Reference No:

Dear Sir,

I, authorized representative of _____, hereby express out interest for the captioned project. I have gone through the proposed project details mentioned in the EOI document. I shall also intend to attend the pre-proposal conference in the BMC conference hall on the scheduled date and time.

I have attached our project credentials and also the financial figures (turnover and net worth) along with the application letter.

Thanking you,

Yours faithfully,

Date:

Name:

Designation:

Address:

Telephone & Fax:

E-mail address:

Form - 2

TECHNICAL CAPABILITY OF THE APPLICANT

| Sl. No. | Information | Response (with supporting documents to be attached) |
|----------------|---|--|
| 1 | Name and address of the Applicant | |
| 2 | Name, Designation, Address and Contact Details of the person to whom all references can be made in connection with this EOI | |
| 3 | Legal Status | |
| 4 | Product(s) / Service(s) Offered | |
| 5 | Years in business. | |
| 6 | Number of similar projects executed | |
| 7 | Project Information – Name, Client, Scope, Technology used, Value, Start/ End Dates, etc. | (repeat for each project as per information under (4)) |
| 8 | Requirement to form any joint venture for providing any product/ feature/ service etc. under this project (Yes / No) | |
| 9 | If Yes for (8) above, define the product/ feature/ service etc. | |
| 10 | MoU with other agency (ies), if making a joint application | Attach |

Form - 3

FINANCIAL CAPABILITY OF THE APPLICANT

(Supporting documents to be attached)

| Sl. No. | Audited Balance sheet for following Financial. Years | Annual Turn Over (in INR Crore.) |
|------------|--|----------------------------------|
| 1 | 2022-23 | |
| 2 | 2023-24 | |
| 3 | 2024-25 | |

Note:

Certificate(s) from statutory auditors of the Applicant, Annual Audit Reports duly certified. In case audited statement for FY 24-25 are not available, bidder may provide provisional statement certified by a chartered Accountant for the same.

Form - 4

PROPOSAL / CONCEPT PLAN BY THE PPP PARTNER

(Supporting documents to be attached)