



Bhubaneswar Development Authority
Bhubaneswar

Development of Community Market on PPP

2.796 Acres Site at Ghatikia

Pre-Bid Meeting
5 February 2024

Site - Ghatikia



Mouza – Ghatikia

Khata No. – 2334

Plot No. 4998

Area – 2.796 Acres

Land use –

Residential cum

Commercial

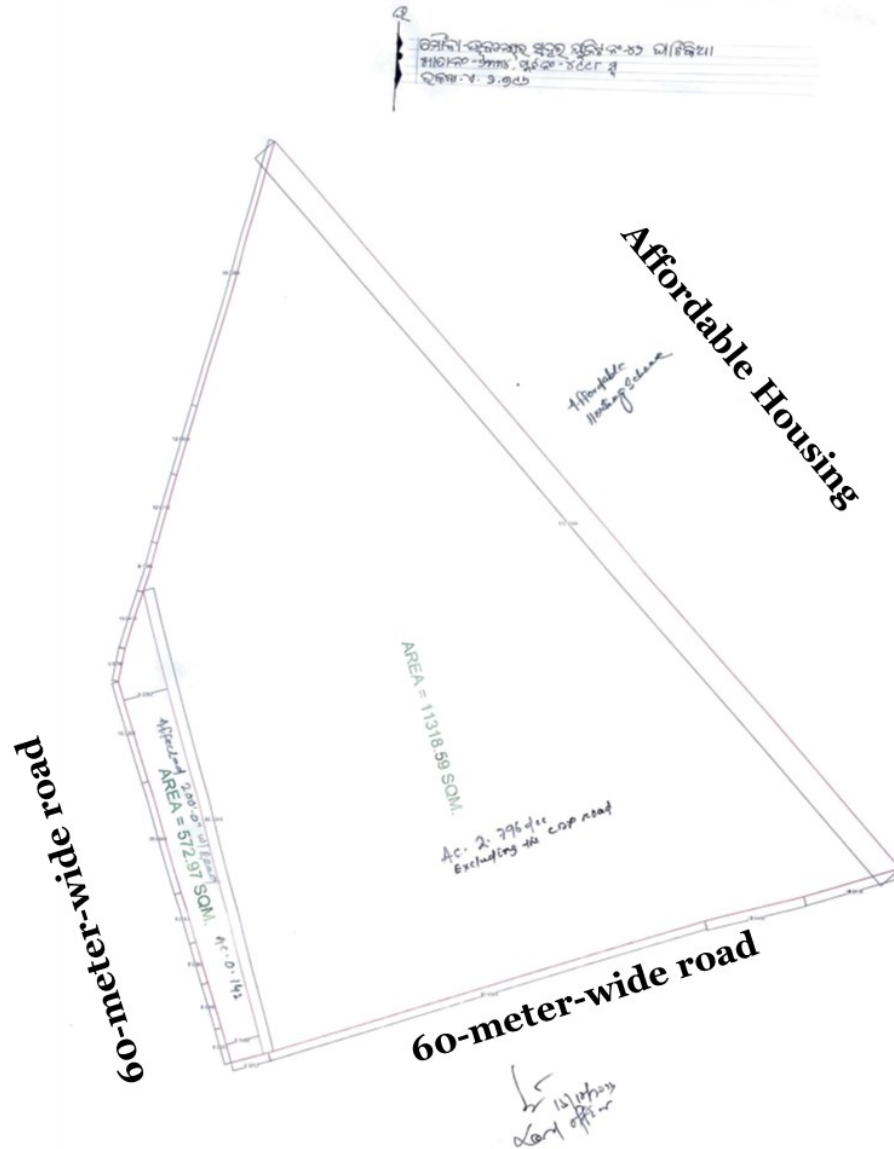
Status – Freehold

Purpose of

Allotment –

Affordable Housing

Site - Ghatikia



Site enjoys **frontage** of:

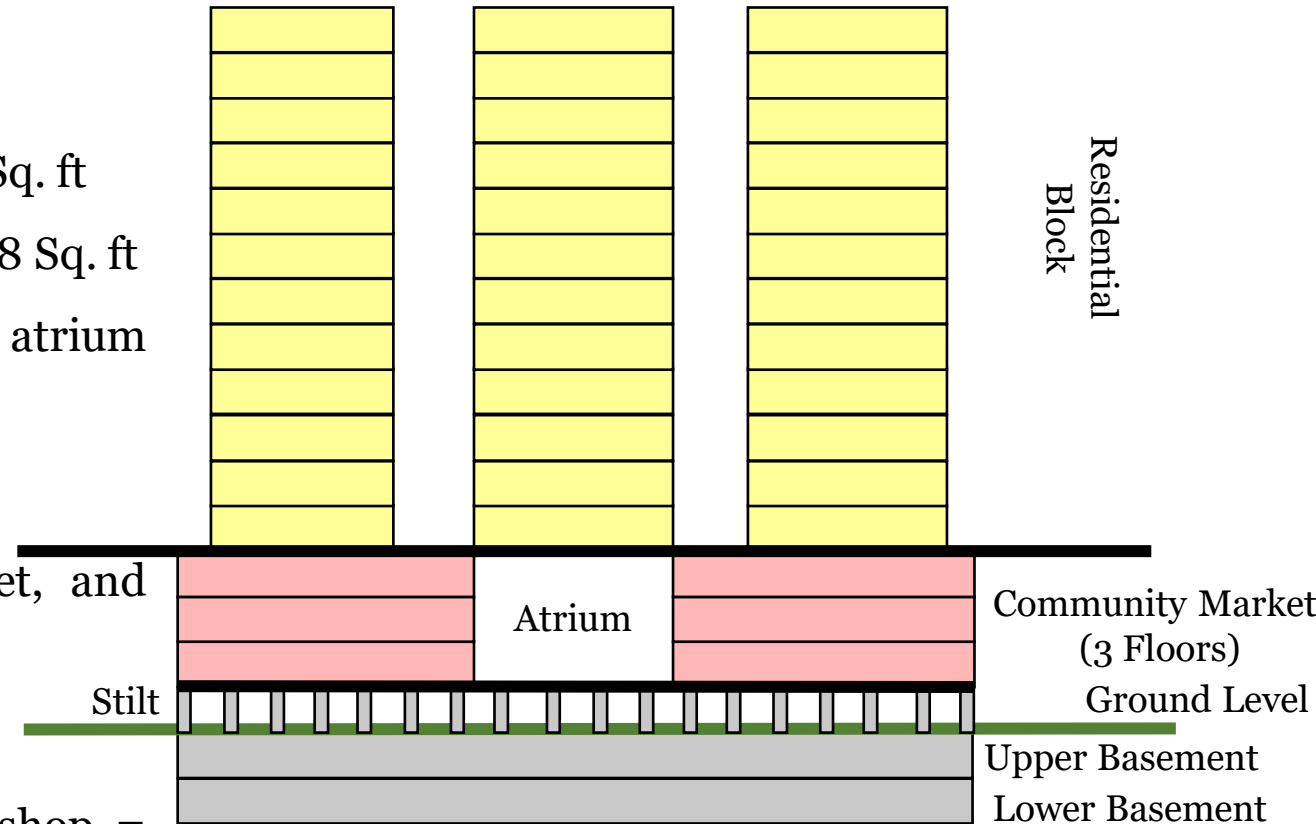
- 60-meter Ghatikia Main Road (CDP Road)
- 60-meter SUM Hospital Road

Neighbourhood:

- Centre of Kalinganagar (K1, K2, K3B, K7,K8)
- Adjoining Affordable Housing Project – 928 DUs
- Vrindavan Gurukul

Development Structure - Community Market *(for illustration only)*

- a. Land available = 2.796 Acres (1,21,794 Sq. ft)
- b. Ground Coverage of Composite Project @ 40% = 48,718 Sq. ft
- c. Ground Coverage of 'Community Market' @ 30% = 36,538 Sq. ft
- d. The Community Market will be a G+2 structure with an atrium in the centre.
- e. Built-up Area of the 'Community Market' = 54,807 Sq. ft
- f. Area for (circulation, passage, staircase, storage, toilet, and other common area) = 40% of the BUA
- g. Area available for shops @ 60% = 32,884 Sq. ft
- h. Number of Shops/Shop Spaces @ 150 Sq. ft per shop = 220 numbers**
- i. Dedicated Parking for the Community Market @ 60% of the Built-up-Area of Community Market and to be provided nearest to the Community Market.**



Fixed Parameters – Community Market

- The Community Market will be developed with minimum 30% ground coverage having 3 floors including an atrium and having at least 220 numbers of Shops/Shop spaces.
- The shops must be at least 150 Sq. ft in size.
- Common area of at least 40% inside the 'Community Market' excluding area covered by shops.
- Separate zoning for Vegetarian and Non-vegetarian items, washing areas and toilet facilities.
- Ceiling height must be suitable to ensure light and ventilation.
- Space for Store and industrial refrigerators in common area.
- Dedicated and separate entrance for the Community Market and Residential cum/or Commercial facilities. The Entrance/Exit should be designed in a manner that there is no conflict in the two facilities i.e. Community Market and Residential cum/or Commercial facilities.
- Dedicated parking area of at least 60% of total built-up area of Community Market (including circulation) for the customers visiting the Community Market, nearest to the market and preferably on the first (1st) basement.

Development Controls – Community Market

- The indicative specifications of the Community Market are available in Annexure 1 of the RFP.
- All statutory approval is the responsibility of the bidder.
- The FAR available for the site and charges beyond base FAR will be guided by the Odisha Development Authorities (Planning and Building Standards) Rules, 2020.

Bidding Parameter & Bid related payments

- **Maximum Land Premium (MLP)** offered by the Bidder to BDA in the following manner:
 - Two (2) Annual Installments of (1/2 of the Maximum Land Premium).
 - The 1st instalment to be paid before signing the Development Agreement.
 - Submission of appropriate Bank Guarantee for outstanding amount.
 - The 2nd instalment to be paid not later than 12 months of signing the Development Agreement.
- **Bid Security**
 - INR 2.5 Cr (Indian Rupees Two Crores and Fifty Lakhs only) along with Technical Bid in the form of an unconditional and irrevocable Bank Guarantee.
- **Construction Performance Security**
 - INR 25 Cr (Rupees Twenty-Five Crores only) in the form of an unconditional and irrevocable Bank Guarantee in 3 parts.

To be released in the following manner:

- 1st part of PBG of INR 5 Cr to be released on 40% completion of Built-up area as per sanctioned plan.
- 2nd part of PBG of INR 10 Cr to be released on 80% completion of Built-up area as per sanctioned plan.
- 3rd part of PBG of INR 10 Cr to be released on release of Project Completion Certificate by BDA to the Developer for the 'Composite Project' and receipt of 'Community Market' and parking.

Eligibility Criteria - Technical & Financial

The Bidder must a Single entity (“Bidding Company”) or a Consortium of maximum two (2) entities

An eligible entity is one which satisfies the following:

- . The entity is a Company under the Companies Act, 1956/ 2013.

OR

- . The Entity is a Trust under the Indian Trusts Act, 1882

OR

- . The Entity is a Statutory Board/ Authority/ Corporation created in India under a separate Law/ Act of India/ any State Govt.

Minimum Development/ Construction capability of *(aggregate in case of Consortium) :*

- at least 70,000 sq. mtrs, Residential/Commercial built up space in the last 5 years, in a Single Project; or
- at least totaling 1,40,000 sq. mtrs., Residential/Commercial built up space in the last 5 years, through a maximum of 3 Projects, with minimum 40,000 sq. mtrs. built-up space for each project.

Minimum Annual Average Turnover *(aggregate in case of Consortium):* Rs.75 Crores (Rupees Seventy-Five Crores only) over the last 3 Financial Years (i.e. FY 2020-21; FY 2021-22; FY 2022-23).

Eligibility Criteria - Financial

Minimum Annual Average Turnover (*aggregate in case of Consortium*): Rs.75 Crores (Rupees Seventy-Five Crores only) over the last 3 Financial Years (i.e. FY 2020-21; FY 2021-22; FY 2022-23).

Implementation Format

- Formation of a Project Specific Special Purpose Vehicle (SPV) under the Companies Act 2013, within 30 days of receipt of Letter of Award (LOA) which will act as the Developer of the Project, and subsequently execute Development Agreement & Conveyance Deed with BDA.
- Development Agreement will be executed with BDA for 2.796 Acres of land for a period of 48 months.
- After the completion of basement and roof casting of 1st floor level, permission must be obtained from the BDA to execute the **‘Agreement for Sale’** with the end-users and if required a tripartite agreement involving the lender and end-user.
- There will be no need for case-to-case approval from the Authority regarding ‘Agreement for Sale’ with respective end-users. However, such ‘Agreement for Sale’ will be subject to completion of the project and handing over the Community Market and dedicated parking to the satisfaction of BDA and executing the Conveyance Deed for the Developer’s share of built-up residential cum/or commercial area with proportionate interest on land, parking, common area and utilities.

Operation Stage

Community Market

- The Shops/Shop Spaces in the Community Market will be allotted to beneficiaries/ shopkeepers by the Authority.
- The allottees of the 'Community Market' will form a separate association and will not be part of the Apartment Owner's Association.
- The Authority will have the sole ownership and responsibility of the Community Market.
However, the proportionate Common Area owned by the Authority because of the Community Market (as per share of built-up area) will belong to the Association formed by the allottees of the Community Market and considered as one (1) member of the Apartment Owner's Association.

Residential cum/or Commercial Facility

- On completion of the Project, handover of the Community Market and dedicated parking to BDA and obtaining the Occupancy Certificate from the Competent Authority, the Developer will execute the Conveyance Deed with the BDA on freehold status for the Residential cum/or Commercial area, parking and proportionate share of common area.
- Consequently, the developer can execute transfer deeds with the end-users, based on the 'Agreement for Sale' for the project assets excluding the Community Market, dedicated parking, and share of common area proportionate to the area occupied by Community Market.

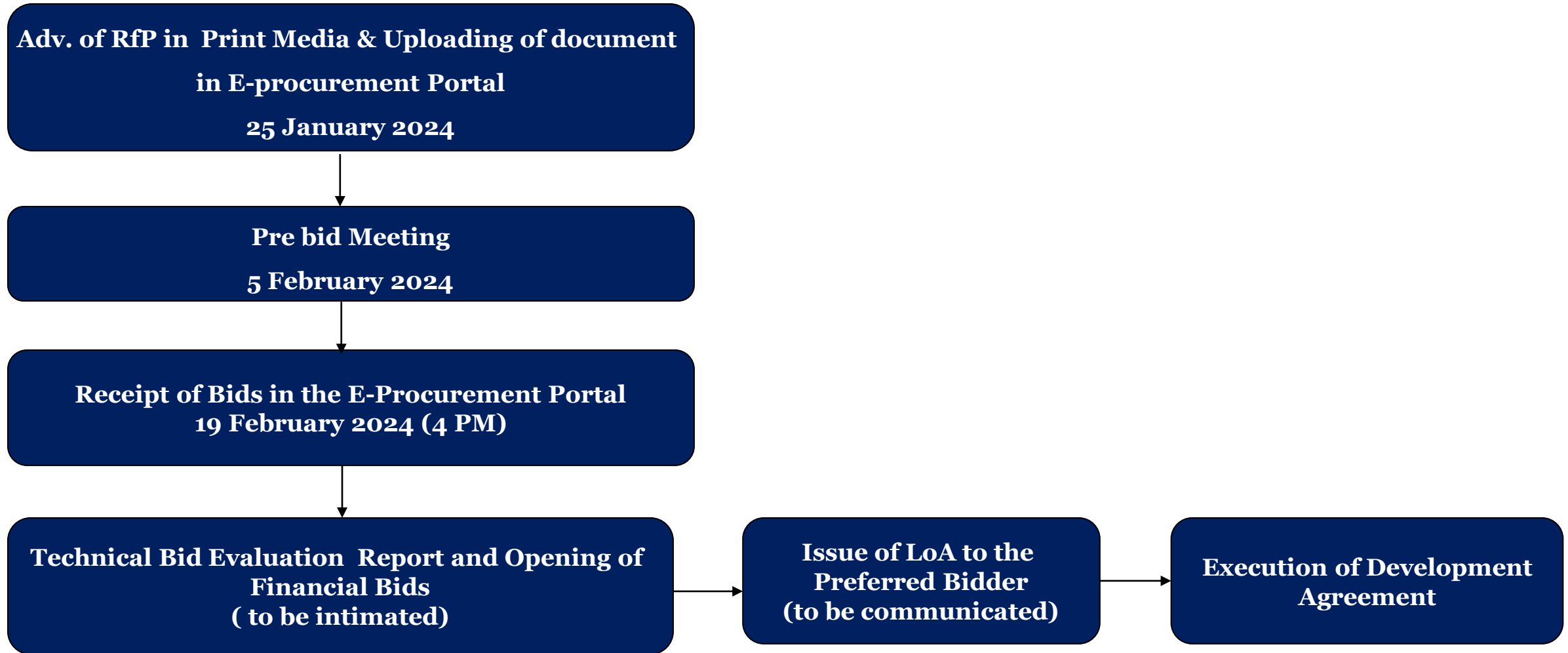
Project Timelines

Sl. No.	Description	Timeline
1.	Issuance of Letter of Award (LoA)	-
2.	Appointed Date <ul style="list-style-type: none"> ✓ Incorporation of SPV ✓ Payment of 1st Instalment of MLP ✓ Execution of Development Agreement for 48 months ✓ Submission of Performance Security ✓ Submission of Project Development Fee to BDA 	Within 30 days of issuance of LoA
3	✓ Payment of 2 nd & Final Installment of MLP	12 months from Appointed Date
4.	Compliance Date <ul style="list-style-type: none"> ✓ Completion of the construction of 1st Floor Roof casting of the Community Market 	Permission from BDA to execute 'Agreement for Sale' with end users.
5.	Completion Date <ul style="list-style-type: none"> ✓ Handover the Community Market with all desired specifications to BDA ✓ Completion Certificate & Occupancy Certificate from BDA 	48 months from Appointed date and execution of Conveyance Deed.

Submission Checklist

Reference in RFP	Item
	Bid Processing Fee – E-procurement Portal
	EMD Bid Security – Scanned Copy with Technical Bid
Annexure A1	Covering letter for Technical Bid
Annexure A2	Description of the Bidding Company, Project Experience & Financial Strength
Annexure A3	Letter of Acceptance/ Memorandum of Understanding (MoU) (<i>applicable in case of Consortium</i>)
Annexure A4	Consortium Agreement among the Consortium (<i>applicable only if the proposal is submitted by the Consortium</i>)
Annexure A5	Power of attorney for appointing Lead Member (<i>in case of Consortium</i>)
Annexure A6	Power of attorney for appointing signatory for the proposal
Annexure A7	Information of Litigation
Annexure A8	Bid Security
Annexure A9	Estimated Project Cost
Annexure A10	Means of Financing
Annexure A11	Financial Qualification: Average Annual Turnover
Annexure A12	Assessment of implementation capability to execute projects
Annexure A13	Conceptual Design of the Composite Project
Financial Bid	Only in the BOQ – E-procurement Portal

Bidding Timelines *(E-Procurement Portal 3384/BDA)*



E-procurement (Ghatikia 3384/BDA

Jharpada 3430/ BDA)

ment=%24DirectLink&page=FrontEndTendersByOrganisation&service=direct&session=T&sp=S8JH53KqhP8qc... A ☆

5	30-Jan-2024 06:50 PM	20-Feb-2024 05:30 PM	27-Feb-2024 11:30 AM	of town planning Scheme-1 (Sijiput TP-1)) [145/EM/BDA/2023-24, Dated-24/01/2024] [2024_BDABU_100332_1]	Bhubaneswar Development Authority Bhubaneswar Development Authority EE Town Planning Scheme
6	30-Jan-2024 06:50 PM	20-Feb-2024 05:30 PM	27-Feb-2024 11:30 AM	[Development of internal road of town planning Scheme-4 (Shyamsundarpur TP-4)) [145/EM/BDA/2023-24, Dated-24/01/2024] [2024_BDABU_100332_4]	Bhubaneswar Development Authority Bhubaneswar Development Authority EE Town Planning Scheme
7	30-Jan-2024 04:45 PM	27-Feb-2024 03:00 PM	27-Feb-2024 05:00 PM	[COMPOSITE COMMUNITY MARKET] [3430/BDA] [2024_BDABU_100324_1]	Bhubaneswar Development Authority Bhubaneswar Development Authority Main Office - BDA
8	26-Jan-2024 09:00 AM	13-Feb-2024 03:00 PM	13-Feb-2024 04:00 PM	[SELECTION OF AGENCY FOR PROVIDING COMPREHENSIVE FACILITY MANAGEMENT SERVICES] [3470/BDA] [2024_BDABU_100163_1]	Bhubaneswar Development Authority Bhubaneswar Development Authority Main Office - BDA
9	26-Jan-2024 09:00 AM	12-Feb-2024 03:30 PM	12-Feb-2024 05:00 PM	[Selection of an Agency to conduct Inter City Bus Halts Identification and Movement Pattern Study] [3483/BDA] [2024_BDABU_100165_1]	Bhubaneswar Development Authority Bhubaneswar Development Authority Main Office - BDA
10	25-Jan-2024 03:55 PM	19-Feb-2024 04:00 PM	19-Feb-2024 05:00 PM	[DEVELOPMENT OF COMMUNITY MARKET AND RESIDENTIAL CUM/OR COMMERCIAL FACILITIES] [3384/BDA] [2024_BDABU_100139_1]	Bhubaneswar Development Authority Bhubaneswar Development Authority Main Office - BDA
11	24-Jan-2024 05:00 PM	07-Feb-2024 05:00 PM	08-Feb-2024 11:30 AM	[Construction of Smart and Safe footpath in Bhubaneswar City (Package-1)] [120/EM/BDA/2023-24, Dated-19/01/2024] [2024_BDABU_100084_1]	Bhubaneswar Development Authority Bhubaneswar Development Authority EE,BDA Division I
12	24-Jan-2024 05:00 PM	02-Feb-2024 05:00 PM	03-Feb-2024 11:30 AM	[Construction of Protection wall for Pathway at Buddha Jayanti Park, C. S. Pur, Bhubaneswar] [BDA/16-EE-III/2023-24, Dated-19/01/2024] [2024_BDABU_100095_1]	Bhubaneswar Development Authority Bhubaneswar Development Authority EE,BDA Division III
13	24-Jan-2024 01:20 PM	02-Feb-2024 05:30 PM	03-Feb-2024 11:30 AM	[Repair and Restoration of Toilet Blocks in Transit Shelter Patch-1 2 and 3 near Kanyashram Niladri Vihar Bhubaneswar PH Portion] [68/SE-II/BDA/2023-24	Bhubaneswar Development Authority

Q Search



Discussions!

Site - Jharpada



Mouza – Jharpada

Khata No. – 969

Plot No. – 686

Land – 2.962 Acres

Land-use: Residential

Land Status: Freehold

Bidding Timelines *(E-Procurement Portal 3384/BDA)*

