

**Andhra Pradesh
State Road Transport Corporation**



Expression of Interest (EoI)

for

**Concept Plan for Integrated Development of
Bus Station at Rajvihar Kurnool
under Build, Operate & Transfer (BOT) Scheme**

Website: <https://www.apsrtc.ap.gov.in>

Expression of Interest (EoI) – Request for Concept Plan for Integrated Development of 1.93 Ac. of APSRTC land at Rajvihar Circle, Kurnool

SCHEDULE OF PROCESS

S.No	Event Description	Schedule Date
1	Date of Notification	14/03/2024
2	Downloading of Expression of Interest (EoI) Document	From 15/03/2024 to 09/04/2024
3	Meeting (Virtual)	15.00 hrs on 22/03/2024
4	Time for submission of Concept Plan	Up to 17.00 hrs. on 10/04/2024 in the Office of the Chief Manager (Commercial) or through email at ctmmcap@gmail.com
5	Evaluation of Concept Plans	From 12/04/2024 onwards

The above schedule is tentative. APSRTC reserves the right to modify the said schedule at its sole discretion without assigning any reason or being liable for the same in any manner whatsoever.

The EoI document can be downloaded from the website **apsrtc.ap.gov.in**.



EXPRESSION OF INTEREST (EoI)

1 Introduction:

APSRTC intends to develop the land admeasuring 1.93 Acres presently utilizing as temporary Bus Station at Rajvihar Circle, Kurnool Town, Kurnool District, Andhra Pradesh, on Public-Private-Partnership basis. The model of the development can be under BOT / any other model which provides maximum financial benefit to APSRTC.

Kurnool Town, formerly served as the capital of Andhra Pradesh State from 1953 to 1956. The city is often referred to as "The Gateway of Rayalaseema". Kurnool is also known as "The City of Gem Stones". It also serves as the District headquarters of Kurnool District. As of 2011 census, it is the fifth most populous city in the state with a population of 4,84,327. The estimated population of Kurnool city in 2023 is around 6,00,000.

It is located on the banks of the Tungabhadra river. The Hundri and Neeva rivers also flow through the city.

The strategic location of the site is the biggest advantage for the proposed project as it falls at the centre of the Kurnool town and is very near to urban community areas for shopping purpose. The proposed site is located adjacent to river Hundri.

The purpose of this EoI is to provide interested Entrepreneurs with the information that may be useful to them in preparing concept plans for development of 1.93 Ac. of APSRTC land at Rajvihar, Kurnool for optimum utilization of the site for maximizing commercial revenues for the Concessionaire as well as APSRTC.

2 Invitation:

APSRTC invites Expression of Interest (EoI) from any of the interested enthusiastic entrepreneurs / Investors / Builders / Firms / Corporates / individuals to prepare concept plan for development of 1.93 Ac. of APSRTC land at Rajvihar, Kurnool on Public-Private-Partnership basis, which provides maximum financial benefit to APSRTC.

The issue of this EoI is only to select a best possible model for development of the proposed 1.93 Ac. of APSRTC land at Kurnool based on present market conditions, which provides maximum financial benefit to APSRTC, but not for selection of Concessionaire.



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Entrepreneur is any entity submitting conceptual plan to APSRTC as per this EOI. The interested Entrepreneurs are encouraged to go through the EoI and inspect the Project site to familiarize themselves fully about the nature of Project site and all local conditions and any other matters considered relevant by them before submitting their concept plan.

The Entrepreneurs shall bear all costs associated with the preparation and submission of the Concept Plan.

The Project consists of two components:

- 1) APSRTC facilities in the form of Bus Station in Ground floor with all passenger amenities and necessary drive way for movement of buses, Office accommodation, Cargo area etc. as follows:

Number of Bus Bays in the Ground Floor (GF)	Min. 10
Passenger waiting Area, Reception & Enquiry, Reservation Counter / Ticket Counters, Police out post, Announcement Centre, Baby feeding Centre , CCTV room Cargo Area, Security Office, Drinking Water facility, Ramps, Stairs, Office accommodation etc. in Ground Floor	10,000 Sft. (app.)
Toilets – GF	1,000 Sft. (app.)
Parking facilities – Cellar	4,000 Sft. (app.)
Total built up Area to accommodate APSRTC facilities	15,000 Sft. (app.)
Sufficient drive way for movement of Buses, with common facilities for Passengers, Two wheelers, Autos & Cars, Kerbs etc.	As per approved plan

- 2) Commercial facilities as intended by the interested parties in the balance area of Ground floor and upper floors or as per the best use option of both parties (APSRTC & the Entrepreneur / Concessionaire) based on present market conditions.

The development proposed shall be as per building bye-laws and other statutes. The commercial activity shall be as per applicable laws and permits and not competitive to the main Operations and core business activities of APSRTC.



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Concessionaire is the party who will be allotted the project of development 1.93 Ac. of APSRTC land at Rajvihar, Kurnool under BOT scheme of APSRTC or any other model through open tenders. The Concessionaire can develop the built up area as per building bye laws and utilize the balance area after leaving the APSRTC facilities for commercial purpose, at any floor.

The Entrepreneur has to plan for optimum utilization of the site for maximizing APSRTC Bus Terminal facilities and commercial revenues to APSRTC as well as the Concessionaire.

The main features of the proposal:

Case A) Integrated BOT model of APSRTC:

The Concessionaire has to provide both APSRTC facilities and Commercial facilities with their own funds. APSRTC facilities have to be handed over to APSRTC free of cost, within 2 years from the date of Agreement.

The Concessionaire has to build, operate, manage & maintain the commercial facilities in the site. The Concessionaire can sub lease the built up area only and can collect lease rents from sub lessees during the lease period. The Concessionaire cannot sub-lease the whole or any part of the land.

The lease period is 33 years.

The Concessionaire has to pay Annual Premium (Annual Lease rent) to APSRTC.

The calculation of base Annual Premium shall be based on the Ground floor built up area. The Annual Premium thus arrived at 7.5% of SRO value of Ground floor built up area shall be reduced to the extent of commercial facilities of the Concessionaire in the total built up area. Holiday period for payment of Annual Premium is 3 years.

The Concessionaire has to pay non refundable Upfront Amount equal to base Annual Premium, to APSRTC, in two equal installments - 1st installment at the time of Agreement and the 2nd installment on the 1st day of 2nd year of Agreement.

The Concessionaire has to pay non refundable Project Development Fee @ 1% of the Project cost of Commercial facilities, to APSRTC at the time of Agreement.



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The Concessionaire has to pay interest free, refundable Performance Security amount @ 3% of the Project cost of Commercial facilities and additional construction Performance Security (in the form of Bank Guarantee) as specified by APSRTC based on the cost of existing structures in the project site, to APSRTC at the time of Agreement.

The indicative capital cost of the Project (the "Estimated Project Cost") is around Rs.90 Crores.

Case B) Any other model proposed by the Entrepreneur:

The Concessionaire has to provide both APSRTC facilities and Commercial facilities with their own funds. APSRTC facilities have to be handed over to APSRTC, free of cost or as decided by APSRTC based on merits of the proposal, within 2 years from the date of Agreement.

The Concessionaire has to build, operate, manage & maintain the commercial facilities in the site. The Concessionaire can sub lease the built up area only and can collect lease rents from sub lessees during the lease period. The Concessionaire cannot sub-lease the whole or any part of the land.

The model of the development can be under BOT / any other model which provides maximum financial benefit to APSRTC.

The Entrepreneur may plan for optimum area for commercial facilities duly providing required APSRTC facilities with win-win situation for both APSRTC and the Concessionaire.

Under such circumstances, the base Annual Premium may be arrived at 7.5% of SRO value of the site exclusively reserved by the Concessionaire, in case the area sought for development under BOT Scheme by the Concessionaire is independent from the Area required for APSRTC facilities. Then other financial parameters shall be as per BOT guidelines of APSRTC.

3 Contents of Expression of Interest (EoI):

Expression of Interest shall include:

- Company / Organization Profile giving details of current activities, background of promoters and management structure etc. – General information.



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- A brief project report consisting of:
- 1) Area of site required at Ground level for APSRTC facilities as well as Commercial facilities.
 - 2) Concept Plan.
 - 3) Estimated Project Cost (Line estimate).
 - 4) Proposed Revenue model of the Project.
 - 5) Project Development model (BOT / any other proposal).
 - 6) Technical experience of the Entrepreneur in brief containing details of similar & other projects of similar magnitude successfully implemented in the past five years including period of implementation, cost and project features.
 - 7) Turn over for the last 3 years and Net Worth of the Last year.
 - 8) Any other relevant information.

Entrepreneurs may be required to make a presentation covering the above aspects if requested by APSRTC.

APSRTC reserves all rights to utilize a part or full concept plan or amalgamate different concept plans submitted in response to this EoI. The proposer Entrepreneur/s cannot claim any right over such part or full concept plan/s submitted to APSRTC. No remuneration will be paid to the Entrepreneur/s for their concept plans.

APSRTC reserves the right to reject any one or all the EoIs received without assigning any reason.

APSRTC reserves the right to develop the area under any model that best fulfils the requirements of APSRTC.

4 Virtual Meeting:

A virtual meeting with interested Entrepreneurs will be conducted as per schedule of process. The meeting link will be uploaded in the official website of APSRTC at **apsrtc.ap.gov.in**

Further APSRTC reserves the right to hold, in its sole and absolute discretion, more than one virtual meeting or hold one or more consultation meetings with the interested Entrepreneur/s.



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5 Selection of Concessionaire & Implementation Structure:

The project is proposed to be implemented through Public Private Partnership (PPP) model, where land would be leased with development rights to the Concessionaire.

APSRTC prepares RFP based on the best model of development submitted by the Entrepreneurs through this EoI or any other best option finalised by APSRTC which provides maximum financial benefit to APSRTC.

Subsequently, selection of Concessionaire for implementation of Integrated Development Project at the site will be through **open Tenders** (online) to be invited by APSRTC in accordance with the terms & conditions of the Request for Proposals (RFP). All interested concept plan proponents shall invariably participate in tenders with competitive bidding. No preferential treatment will be given to the original concept plan proponent.

The Concessionaire would undertake planning, design, construction, commissioning, marketing, operation and maintenance of the project facilities in accordance with the RFP to be prepared by APSRTC for implementation of this project.

6 Submission of EoI:

Any enthusiastic Entrepreneur can submit EoI.

EoI shall be submitted as per the schedule indicated in schedule process:

- a) in the Office of the Chief Manager (Commercial), 1st Floor, RTC House, PNBS, APSRTC, Vijayawada clearly super scribing the envelope "EoI for Development of 1.93 Ac. of APSRTC land at Rajvihar Circle, Kurnool".

or

- b) through email – ctmmcap@gmail.com

Presentations can be submitted in electronic form also.

Interested Entrepreneurs shall ensure that their EoI is delivered to APSRTC in time.

On review / evaluation of conceptual plans / models submitted by the interested Entrepreneurs in consequence to this EoIs, APSRTC may request for presentations from such Parties.



7 Eligibility Criteria for Bidder for participating in open Tenders (online) for selection of Concessionaire:

The Bidders participating in the open Tenders (online) for Integrated Development of the Project site shall have the following financial capability:

- a) Average Annual Turnover for the past three Financial Years (FY 2020-21, FY2021-22, FY 2022-23), shall be more than 50% of the total Project Cost. and
- b) Minimum Net Worth at the end of the last Financial Year 2022-23 (as on 31.03.2023), shall be more than 25% of the total Project Cost.

The bidder can be a consortium of maximum 3 members, who can fulfil the financial capacity as a whole in accordance with the RFP conditions.

8 DISCLAIMER

The information given in this EoI is not exhaustive and is based on various assumptions and assessments arrived at by APSRTC and should not be regarded as a complete or authoritative statement of law. APSRTC accepts no responsibility for accuracy, interpretation or opinion expressed herein.

APSRTC accepts no liability of any nature whether resulting from negligence or otherwise upon the statements contained in this EoI. APSRTC, its employees and advisors make no representation or warranty and shall have no liability what so ever the case may be.

9 Contact Details:

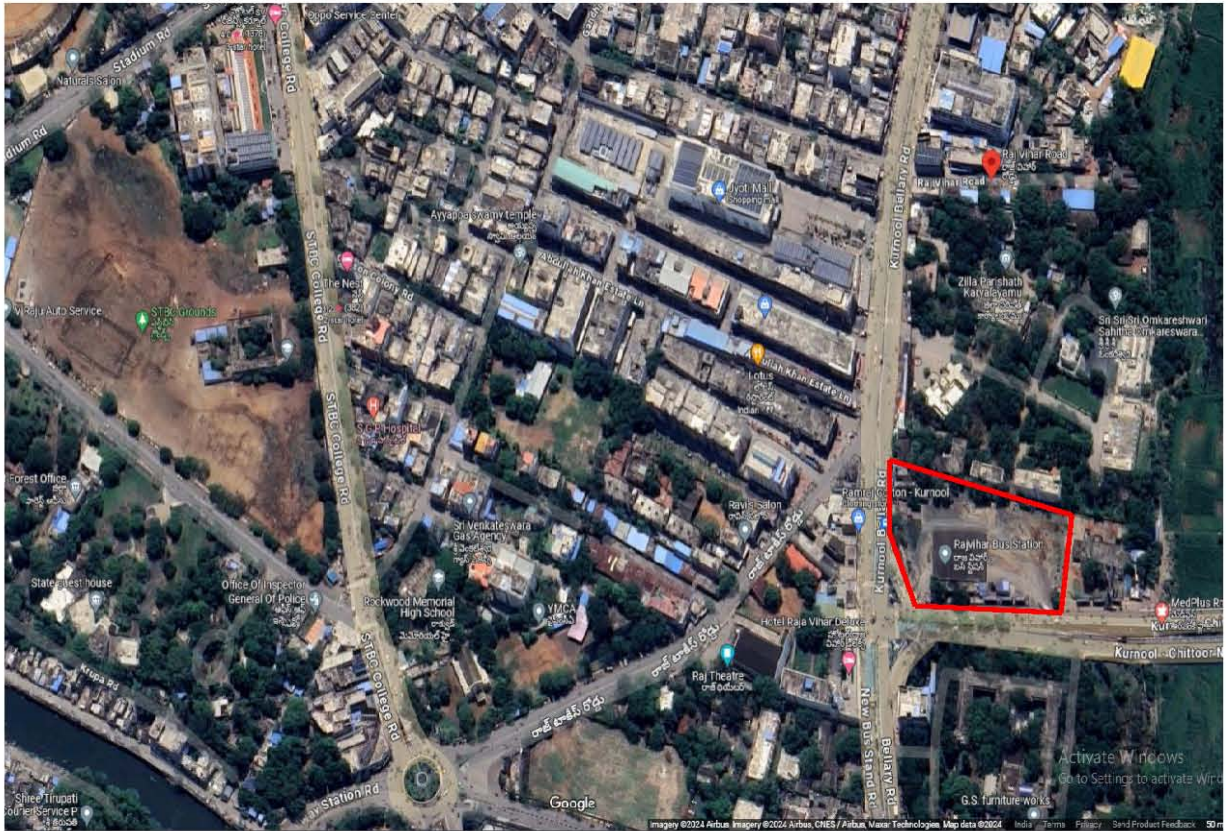
Any details / clarifications in this regard shall be obtained from: Chief Manager (Commercial), 1st Floor, RTC House, PNBS, APSRTC, Vijayawada.

Contact Phone Nos.9959222746, 9959224533, 9959224535.



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Proposed Project Site at Rajvihar Circle, Kurnool



Proposed Project Site at Rajvihar Circle, Kurnool

