

Development of Intracity Bus Station cum Passenger Amenities & Commercial Complex for North Eastern Karnataka Road Transport Corporation (NEKRTC) at Gulbarga under DBOT lease, through PPP

Project Overview



1	Total site Area (in acres)	:	2.36
2	Site Location	:	Next to NEKRTC Central Office, Gulbarga Main Road, Gulbarga
3	Total Land Area for Commercial Development (in acres)	:	1.09
4	Lease period	:	30 years (<i>renewable for a further period of 30 years on "First Right of Refusal"</i>)
5	Minimum Development Obligations of the LESSEE (To be handed over to NWKRTC within 18 months)	:	NEKRTC Intracity Bus station with 12 bus bays (3 Platforms), passenger amenities on 1.27 acres at Estimated Construction Cost of Rs. 1.75 Crores
6	Minimum Payment Obligations	:	Upfront Land Premium of Rs. 25 lakhs (Rupees Twenty Five Lakhs), Construction Performance Security (Bank Guarantee) of 5% of Estimated Project Cost, Project Development Cost & Fees.
7	Suggested Commercial Development (Developer is at liberty to change product mix as per his requirements)	:	Retail, Offices, Entertainment, Hotel etc. of around 75,000 sq.ft. (permissible FAR) and Basement Parking
8	Estimated Project Cost (in crores)	:	Rs. 15.65 Crores (<i>including Bus Station & Up-front Premium</i>)
9	Bid Parameter (<i>Bidder quoting the highest Bid Parameter shall be the Preferred/Winning Bidder</i>)	:	"Initial Half-yearly Lease Rental" payable once in 6 months from 3 rd year onwards, increasable by 15% on every 4 th year.
10	Initial Land Lease Rentals	:	: Rs.1000/- per year - payable for first two years
11	Contact Details	:	K. Venkatesh Kumar Tel: +91 – 80 – 4034 3307, 4034 3333 Fax: +91 – 80 – 4034 3310; E-mail: info.kipdc@gmail.com
12	Physical Progress of work	:	Foundation work is completed further basement floor column casting is in progress.