

Ajmer Municipal Corporation Ajmer

PR Marg, Ajmer (Raj.) PIN-3050001 E-mail : ajmermc@gmail.com

NOTICE INVITING EXPRESSION OF INTEREST (EOI)

FOR DEVELOPMENT OF COMMERCIAL COMPLEX MULTIPURPOSE USE ON DBFOT BASIS UNDER PPP MODE FOR A PERIOD OF 25 YEARS AT AJMER OPPOSITE SUBASH UDHYAN AJMER

Municipal Corporation Ajmer (MCA) invites **Expression of interest (EOI)** on the subject Development of Commercial Complex for multipurpose use on Design, Build, Finance, Operate and Transfer (DBFOT) under Public Private Partnership Mode for a Period of twenty five (25) Years at Ajmer opposite Subash Udhyan Ajmer.

1 PROJECT DESCRIPTION & OBJECTIVES

Under the ambit of Ajmer city, Municipal Corporation Ajmer has identified land parcel located opposite of Subash Udhyan Ajmer for embarking the activity of development under commercial land use, so as to further augment the infrastructure status of the region through planning comprehensive infrastructure, as per needs of the citizens of Ajmer city. Ajmer municipal Corporation Ajmer envisages to develop Commercial Complex for multipurpose use at the site through Public Private Partnership, and has decided to invite out the proposals from interested parties.

Ajmer AMC proposes to identify a private partner for development of Commercial Complex facilities for Ajmer Public at the site identified by AMC admeasuring Area as per site map attached, the details of which are mentioned below. AMC invites Expressions of Interest ("EOI") from interested parties for the purpose of assessing the interest among parties in the market.

The project is structured in such a way that Private Sector Participation is anticipated for developing the land parcel. The project will be developed and established under pre specified performance standards.

The present project is proposed to be implemented on Public Private Partnership (PPP) format. Under this format, the private sector shall be responsible for financing, executing, operating, maintaining and transferring the facility to Municipal corporation Ajmer after concession/authorization period of Twenty Five (25) Years.

The objective of the scheme is to provide the project implementation structure along with the sensitivities based on the market research conducted. Accordingly, the Project Information is structured in the following sequence:

- (i) Project Location and General Site Plan
- (ii) Implementation Structure

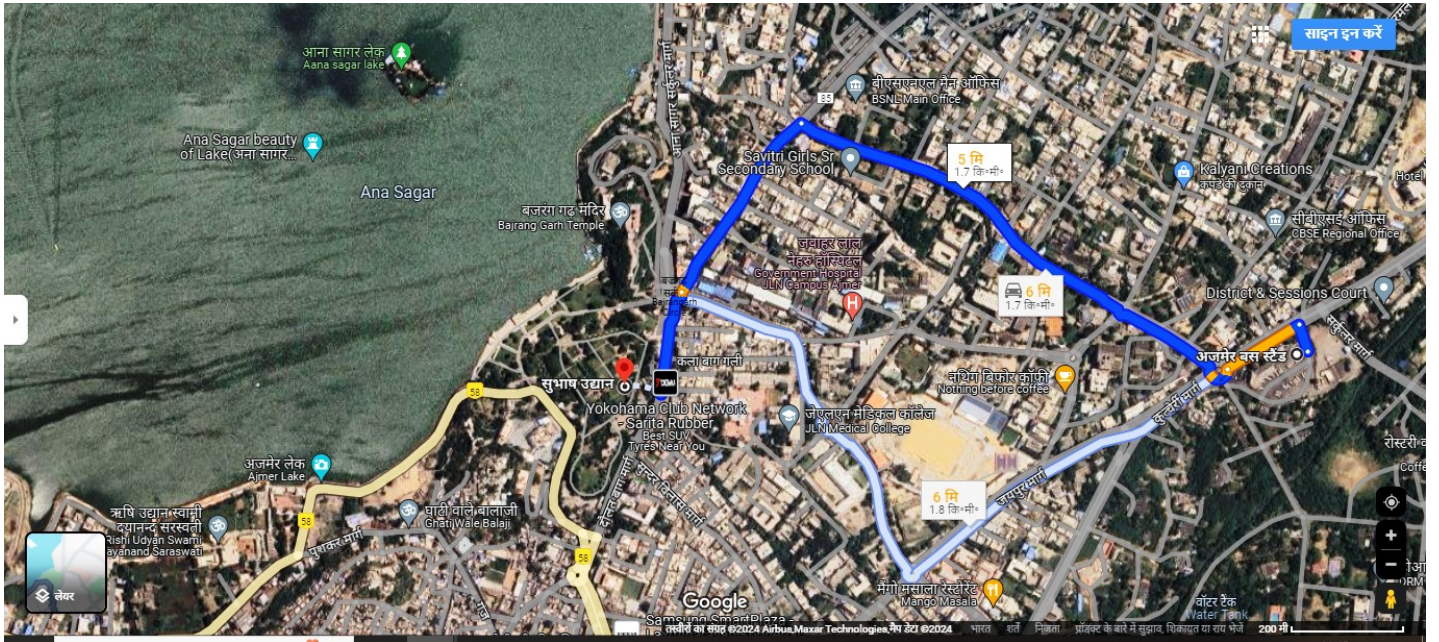


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2 SITE LOCATION AND AREA

The Project site is located opposite Subash Udhyan, Daulat Bagh Road in Ajmer district.



Site location Route Map
Site Lat Long - 26.468442, 74.633577

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Site Details



Site Location Plan

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3 IMPLEMENTATION & METHODOLOGY

The Project is envisaged to be developed on PPP mode having following broad components:

Sr.	Components (Indicative)*
1.	Open space
2.	Shops
3.	Hotel
4.	Commercial Complex
5.	Auditorium
6.	Town hall
7.	Entertainment Zone
8.	Gym
9.	Souvenir Shops and Food Court
10.	• Retail Shops/Dining • Anchor/Food Court/Food Plaza • Lounge Shops
11	• ATM • Clinic • Internet Café/ISD/PCO • Variety Store • Pharmacy/Book Stalls • Bank Branch + ATM • Prepaid Taxi Car Rentals • Cloak Rooms • Tourist Information Boot

*The developers shall be free to implement their own concept & design taking into consideration all the applicable Bylaws/norms & regulations as applicable on the project site but consultant will be provided by Nagar Nigam Ajmer. The proposal should have appropriate solution for ease of operation and maintenance at project site along with tentative cost.

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The successful developer shall plan activities in the proposed Site based on the land use of the project land, Applicable development control regulations, environmental regulations and / or any other regulation that shall come into force regarding the developments on the said land.

The developer shall be responsible to take all the permits and approval as required for the development of the project & the commercial operations.

It would be the responsibility of the Developer to undertake planning, design, construction, commissioning, marketing, operation and maintenance of the Project facilities. The Developer would be encouraged to use environmental-friendly technology and design for creation and expansion of the project facilities as per the market demand and subject to the design fulfilling the requirements and performance criteria stipulated by AMC Ajmer .

AMC Ajmer shall be responsible to provide land with 'clear title' free of encumbrance to the Developer for developing the Project components. The land required for creating the Project Facilities will be leased to the Preferred Bidder/Developer over the Authorization/Concession Period in terms of the Concession Agreement.

Based on the detailed proposals to set up project, the entities shall be invited to make a Presentation on their detailed proposals to Municipal Corporation Ajmer in its office at Ajmer on the date and time to be notified later.

4 RECOMMENDED PROJECT STRUCTURE

Ajmer is a popular tourist destination as well as a rapidly growing city. Therefore a guest house along with the basic amenities and a marginal retail component would be advisable for this location

The recommended project structure for the proposed commercial development is as given below:

S. No.	Particulars	Details
1.	Project Title	Development of Commercial Complex for multipurpose use Ajmer on PPP Basis
2.	Location	Opposite Subash Udhyan, Daulat Bagh Road
3.	Site Area	As Per Site Plan
4.	Site Ownership	Ajmer Municipal Corporation
5.	Implementation Format	Public Private Partnership
6.	Authorization Format	Design Build Finance Operate Transfer (DBFOT)
7.	Concession/ Authorization Period	Maximum Period of 25 Years

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The consultancy firms are expected to make a presentation to Ajmer Municipal Corporation Ajmer on the following aspects of project development.

- 1) Details of Project type to be taken up in the site.
- 2) Conceptual Plan
- 3) Proposed Activity Mix
- 4) The estimated project cost (Broad Costs)
- 5) The proposed revenue generation strategy for the project.

The applicants shall be intimated about the date & time of the presentations

5 REQUEST FOR INFORMATION

Information on the following may be sent as part of the Expression of Interest, or provided as part of the presentation to AMC.

1. The description of previous experience if any.
2. Operation details.
3. Detailed specification.
4. Client certificates regarding satisfactory handling of such projects.

6 DELIVERABLES

Interested legal entities i.e. Company, Consortium/Joint Venture, Partnership Firms, Limited Liability Partnership etc. are invited to submit their Expression of Interest as per the following:

1. Covering letter on the Applicant's letterhead.
2. Contact information of the Applicant with Email Address, Phone Number, Postal Address of the head office and all branch offices along with name of the authorized representative.
3. Organization profile including details of incorporation, strength, and constitution.
4. Names and designation of the heads of the organization and institutional structure.
5. Details for the Relevant Experience including Client, Location, Technology Used, Capital and Operational Expenditure
 - The similar completed projects
 - The Similar ongoing projects

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7 SUBMISSION

1. Expressions of Interest along with necessary documents should be submitted in both manner as mentioned below:
 - (i) **In a sealed envelope marked** *"Expression of Interest (EOI) for Development Commercial Complex for multipurpose use on Design, Build, Finance, Operate and Transfer (DBFOT) basis under Public Private Partnership Mode for a Period of twenty five Years" addressed to*

Executive Engineer (North) chamber,

Room no. 132, Municipal corporation Ajmer,
PR Marg, Ajmer (Raj.) PIN-3050001

- (ii) **Via Email:** EOIs will also be submitted electronically to the following email address:

E-mail: ajmermc@gmail.com and constructiondept.ajmermc@gmail.com

Please ensure that the subject line reads *"Expression of Interest (EOI) for Development Commercial Complex for multipurpose use on Design, Build, Finance, Operate and Transfer (DBFOT) basis under Public Private Partnership Mode for a Period of twenty five Years"*

8 LAST DATE FOR SUBMISSION:

08.01.2025 Till 18:00 PM

Late submissions will not be considered.

For any clarifications, applicants may contact at below mentioned:

Contact person:

1. Ms. Laxi Sharma
Assistant Engineer
Municipal Corporation Ajmer
Call/ Whatsapp – 8279288320 (office time 9.00am to 6.00Pm)

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PR Marg, Ajmer (Raj.) PIN-3050001 e-mail : ajmermc@gmail.com

2. Mr. Ashok Dadhich

Junior Engineer

Municipal Corporation Ajmer

Call/ Whatsapp – 9461638248 (office time 9.00am to 6.00Pm)

Executive Engineer
Ajmer Municipal Corporation