

GREATER VISAKHAPATNAM MUNICIPAL CORPORATION

Government of Andhra Pradesh

Tenneti Viswanadham Bhavan, Asilmetta Junction,

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EXPRESSION OF INTEREST

FOR

**II. 'MEGA SHOPPING MALL WITH MULTIPLEX, FOOD
COURTS & FAMILY ENTERTAINMENT CENTRE'**

AT

**MUNICIPAL QUARTERS COMPLEX, ASILMETTA
VISAKHAPATNAM**

(To be submitted on the letterhead of Prospective Bidder)

Date:

**The Commissioner
Greater Visakhapatnam Municipal Corporation,
Tenneti Viswanadham Bhavan,
Asilmetta Junction,
Visakhapatnam-530003**

Dear Sir

Sub: Expression of Interest for 'MEGA SHOPPING MALL WITH MULTIPLEX, FOOD COURTS & FAMILY ENTERTAINMENT CENTRE' on Build-Operate-Transfer basis in Public Private Participation (PPP) mode at Visakhapatnam.

With reference to the above advertisement, we hereby file this '**Expression of Interest (EOI)**' to undertake the development of this project either individually or as a consortium.

We understand that this is an initial expression of interest on our part and mere submission of this EOI does not entitle us to receive any documents or be invited to bid for this project.

Name of project and location:
'MEGA SHOPPING MALL WITH MULTIPLEX, FOOD COURTS & FAMILY ENTERTAINMENT CENTRE' at Visakhapatnam, A.P.

Name and details of Applicant and its representative authorized to file this EOI:	
Full Name	
Designation	
Name of Organization	
Address	
Phones	
Fax	
Mobile	
Email	
Website	

Legal Constitution of Applicant: (Public Limited/Private Limited/Partnership etc)

Current nature of business or activities: (Not exceeding four lines)

Last 3 (Three) year's Turnover of the Applicant / Lead Developer
FY 2008-09 : FY 2007-08 : FY 2006-07 :

Net Worth of the Applicant / Lead Developer (Computed from the latest Audited Balance Sheet)
2008-09:

Brief history of the operations and activities of the Applicant: (Not exceeding eight lines; to include details of principal promoters and joint venture partners)

Name and details of Business House/Group to which applicant belongs: (Not exceeding four lines)			
Name of the Group	Group Company/ies	Primary Activity	Turnover (FY 2008-09)

Previous experience of Development and/or Operations & Management of similar projects, if any: (Not exceeding eight lines)

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Proposed consortium/collaboration for the development, management, marketing of the proposed development, if any?

Nature of consortium/collaboration proposed	Proposed Partner	Partner's Particular Expertise	Partner's Turnover (FY 2008-09)

Briefly explain your Concept Proposed and Proposed Components considered for the Proposed 'MEGA SHOPPING MALL WITH MULTIPLEX, FOOD COURTS & FAMILY ENTERTAINMENT CENTRE' at Visakhapatnam.

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Note: Applicants shall attach documents/brochures/corporate literature

I/We declare that the information stated hereinabove is accurate.

Signature:
 Full Name:
 Designation:
 Organization:
 Address:

Date:

GREATER VISAKHAPATNAM MUNICIPAL CORPORATION
Municipal Administration & Urban Development Department
Government of Andhra Pradesh

Evaluation Criteria

Bid Process Criteria (EOI Stage) for Selection of Bidders for Development of 'MEGA SHOPPING MALL WITH MULTIPLEX, FOOD COURTS & FAMILY ENTERTAINMENT CENTRE' on Built-Operate-Transfer (BOT) basis in Public Private Participation (PPP) mode at Visakhapatnam, Andhra Pradesh is as below:

Stage-I:
Invitation of EOI

Expression of Interest (EOI) is invited in prescribed format for understanding the response from the investors.

Stage-II:
Short listing of EOIs

Criteria:

- Firms having experience in the development of Mega Shopping Malls or Multiplex Projects.
- Proposed tie-ups with the reputed National / Global players in the development of Mega Shopping Malls or Multiplex Projects are also considered as experience. (Relevant Tie-up Letters should be enclosed)
- Investment capabilities will be assessed based on the current business turnovers for the last 3 years and Net worth computed.
- Last 3 (*Three*) year's turnover – (Audited Balance Sheets, for the relevant years should be enclosed).
- Applications without required information or enclosures are liable to be rejected.

- 1. RFP documents will be issued to the short-listed EoIs at a cost.**
- 2. Bid process criteria for RFP document will be issued along with RFP document.**
- 3. Those who downloaded 'Expression of Interest' Document from Website, should furnish the Demand Draft for Rs.5,000/- along with EOI Document while submitting.**
- 4. The last date for the submission of EOI Documents is 23-09-2009 by 5.00 P.M.**

GVMC received tremendous response for it's earlier Advertisements and extending this opportunity once again for inviting more 'Expression of Interests' from some more prospective bidders to make the Bidding Process more competitive. Those who submitted 'Expression of Interest' in response to our earlier advertisements need not apply again. Their earlier 'Expression of Interest' will be considered for the respective projects, subject to meeting the eligibility criteria pronounced in the respective EOI Documents.

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Proposed Location & Details of the Land

The proposed site is Old Municipal Quarters Complex in the prime locality of Visakhapatnam known as Uplands, diagonally opposite famous Sampath Vinayaka Temple abetting 100 Ft. Asilmetta Main Road and also accessible by a 40 Ft. back side road. The total extent is about **2.77 Acres (Approx.)**, out of which an area of **0.77 Acres** is earmarked for the development of Official Quarters for GVMC and the balance extent of **2.00 Acres (Approx.)** can be availed for a Mixed-use Commercial Development.

Envisaged Concept

The selected developer shall construct '**A Residential Apartment Block**' of **16-20 Flats** with a built-up area of about **25,000 Sft. (Approx.)** in the area earmarked for the development of Official Quarters of GVMC and offer the same to GVMC, free of cost, for relocating the Municipal Quarters. The developer can avail unlimited FSI as per the applicable Building norms in an area of 2.00 Acres proposed for Mixed-use Tourism Related Commercial Development. The proposed project components are Mega Shopping Mall, Multiplex, Food Courts, Family Entertainment Center etc., as per the commercial feasibility of the developer and subject to the applicable building regulations. The proposed project is envisaged as Mixed-use Tourism Related Commercial Development in Hospitality, Leisure & Entertainment Sectors. **In addition to the Lease Rentals on the Land, Developers shall share the Revenues with GVMC quoted as Additional Development Premium.**

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Site Layout Drawing

