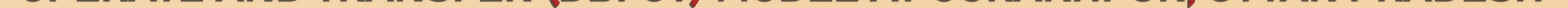




INVESTORS MEET



DEVELOPMENT OF INTEGRATED STATE OF ART CONVENTION CENTER AND OTHER MIXED -USE DEVELOPMENTS, UNDER DESIGN, BUILD, FINANCE, OPERATE AND TRANSFER (DBFOT) MODEL AT GORAKHPUR, UTTAR PRADESH





CONSULTANTS

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GORAKHPUR DEVELOPMENT AUTHORITY, GORAKHPUR, UTTAR PRADESH (Government of Uttar Pradesh) Deoria Bypass Road, Taramandal, Gorakhpur, Uttar Pradesh- 273010

CORRIGENDUM

INVITATION OF EXPRESSION OF INTEREST (EOI)

Dated: 18 / 07/2023

On behalf of the Vice Chairman of Gorakhpur Development Authority (GDA), online EOI *For Devlopment of Integrated State of Art Convention Center and other mixed-use developments, Under Design, Build, Finance, Operate and Transfer (DBFOT) Model at Gorakhpur, Uttar Pradesh* in prescribed formats are invited by the Executive Engineer, Gorakhpur Development Authority (GDA), Deoria Bypass Road, Taramandal, Gorakhpur -273010, Uttar Pradesh from potential developers/ investors on the proposed development. A meeting with interested bidder for queries and suggestions has been arranged on 24-07-2023 Instead of dt 20-07-2023 at 11:00 hrs at Hotel Radisson Blu, Gorakhpur Interested bidders may submit their duly filled formats online against the said EOI upto 16:00 hrs by 22-07-2023 interested bidders can download the EOI document online at "www.gdagkp.in" and "www.etender.up.nic.in" website. EOI related procedures shall be completed on the etender website on NIC "www.etender.up.nic.in". For more information or any queries please contact Kishan Singh, Executive Engineer (9628372038) GDA, Gorakhpur.

Executive Engineer, Gorakhpur Development Authority, Gorakhpur



Gorakhpur Development Authority

Government of Uttar Pradesh

INVITATION FOR

EXPRESSION OF INTEREST& INVESTOR MEET

FOR

DEVELOPMENT OF INTEGRATED STATE OF ART CONVENTION CENTER AND OTHER MIXED – USE DEVELOPMENTS, UNDER DESIGN, BUILD, FINANCE, OPERATE AND TRANSFER (DBFOT) MODEL AT GORAKHPUR, UTTAR PRADESH

> The Vice Chairman Gorakhpur Development Authority (GDA) Deoria Bypass Road, Taramandal, Gorakhpur, U.P., 273010 Tele: +91 - 9628372038 Website: gdagkp.in/ etender.up.nic.in 11thJuly 2023

DISCLAIMER

- 1. The information contained in this Expression of Interest ("**EoI**") document, containing 15pages, or subsequently provided to Applicants (Firms), whether verbally or in documentary or any other form by or on behalf of Gorakhpur Development Authority, Government of Uttar Pradesh (herein after referred to as GDA / the Authority) or any of its employees, is provided to Applicants on the terms and conditions set out in this EoI and such other terms and conditions subject to which such information is provided.
- 2. This EoI is not an agreement or an offer by the Authority to the prospective Applicants or any other person. The purpose of this EoI is to provide interested parties with information that may be useful to them in the formulation & submission of their applications pursuant to this EoI(the "**EOI**").
- 3. The issue of this EoIand submission of an EOI by an interested Party shall not have any bearing on the future process to be undertaken by the Authority for development at project location mentioned in the EOI.
- 4. This EoI may not be appropriate for all persons, and it is not possible for the Authority and its employees to consider the objectives, technical expertise and particular needs of each party who reads or uses this EoI. The assumptions, assessments, statements and information contained in this EoI, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EoI and obtain independent advice from appropriate sources.
- 5. Information provided in this EoI to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
- 6. The Authority and its employees/ advisors make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EoI or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EoI and any assessment, assumption, statement or information contained therein or deemed to form part of this EoI or arising in any way with pre- qualification of Applicants for participation in the Bidding Process.
- 7. The Authority also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this EoI.
- 8. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EoI.

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GORAKHPUR DEVELOPMENT AUTHORITY GOVERNMENT OF UTTAR PRADESH UNDERTAKING ment of Integrated State of Art Convention Center and Other N

Development of Integrated State of Art Convention Center and Other Mixed – Use Developments, Under Design, Build, Finance, Operate and Transfer (DBFOT) on PPP Mode

1. INVITATION FOR EXPRESSION OF INTEREST

- 1.1 Gorakhpur Development Authority ("**Authority**"), Government of Uttar Pradesh (GoUP) was formed by Uttar Pradesh State Government under the act of UP government Municipal corporation andurban development 1973 for the Construction and Development of Infrastructure in the City. The Master plan (2021-2031) of the Gorakhpur is being developed by the Development Authority keeping in mind the ever-growing population, latest trends, financial development, and the rise in the tourism sector but the perseverance of old architecture and conservation of cultural heritage of the city has been given the utmost importance. Gorakhpur Development Authority is committed to provide world class infrastructure at best cost to the expectations of people of Gorakhpur.
- 1.2 Gorakhpurhas been witnessing an exponential growth in tourists/ visitors and has been experiencing highest number of tourists/ visitors in decade and which has been putting pressure on the existing hospitality facilities and infrastructure.To position Gorakhpur as a leading all-season MICE destination of the country, it is required to augment the infrastructure facilities.
- 1.3 GDA envisages to design & ascertain the viable methods for the development of a Convention Center of world-class standards, other infrastructure such as Artisan Village, Culture and Heritage Centre, exhibition pavilion, 5 Star Hotel, commercial developments, recreational parks, mixed used developments, and other economically feasible components to maximize the revenue potential of the Authority and other stakeholders. As part of this endeavor, GDA hereby invites "Expression of Interest" (the "EOI") to assess the market interest and to firm up the project structure. Details of Project Locations, areaand proposed minimum development obligations etc.are given in Annexure 1.
- 1.4 EOIs are invited from the Interested National / International Entities (companies having experience in Meeting, Incentives, Conventions, Exhibitions (MICE), Hospitality / Tourism Industry / restaurants / Commercial Real estate etc. The EOI document can be downloaded from the GDA website: www.gdagkp.in.co.in and/ or

<u>www.etender.up.nic.in</u>Schedule of Tender Process for the interested bidder is mentioned below.

Document download start date & time	July11, 2023,11:00 Hrs.
Date of Physical meeting	July20, 2023,11:00 Hrs.
Last date and time of submission of EOI	July19, 2023, 16:00 Hrs.

- 1.5 Interested parties (the "**Applicants**") may submit their EOIs as per the applicable formats on or before the EOI Due Date.
- 1.6 Subsequent to EOI process, the Authority is desirous to invite Request for Proposal ("RFP") for selection of eligible agency for implementation of select project on Public Private Partnership (PPP) mode. It is to be noted that the selection criteria and other terms & conditions of the Bidding shall be finalized keeping in view the EOIs and feedback received from stakeholders.
- 1.7 The Authority reserves the right to seek further information / clarifications from any of the Applicant on the submitted documents and the same shall be sought through a written communication/ email.
- 1.8 The Applicants shall be responsible for all the costs associated with the preparation of their EOIs, visits to the Authority, Project site etc. Further, the Authority shall not be responsible for any costs or expenses incurred by the Applicant in connection with the preparation and delivery of EOI, including costs and expenses related to visit to the site.
- 1.9 It is to be noted that this is not a tender, after review and scrutiny of EOIs received under this Expression of Interest, the Authority may frame the detailed project scope including the minimum development obligations and subsequently invite the proposal for selection of Developer / Concessionaire, as per due procedures.
- 1.10 The Authority reserves the rights to cancel, terminate, change or modify this EoI process and /or requirements stated in the EoI, without assigning any reason or providing any notice and without accepting any liability for the same.
- 1.11 Non-submission of EOI application does not preclude Applicant from participating in the RFP stage.

2. INSTRUCTIONS TO APPLICANTS

The Expression of Interest is to be submitted in the manner prescribed below:-

Mode of Submission:	On-line (Email)	
Email id for submission	gda_gorakhpur@rediffmail.com	
EOI Due Date:	July19, 2023 16:00 Hrs	
Language of Submission	English	

Submittals	 Appendix A1: Checklist of submission Appendix A2: Letter of Application Appendix A3: Details of the applicant in terms of firm details, experience in MICE, restaurant, hotel, resort etc. or any other hospitality business, Appendix A4: Financial Details in terms of Net Worth, Annual Turn-over/ Revenue from operations and Revenue from similar projects (MICE/ Hospitality / Tourism Industry / restaurants/ Commercial Real estate etc.) for last ten years etc. Appendix A5: Comments & suggestions on the
In case of queries, support for site visits, attendance in pre-bid meeting etc., please contact	proposed project at the Project Location Office of the Executive Engineer, GDA, Deoria Bypass Road, Taramandal, Gorakhpur, Uttar Pradesh - 273010 Tel: +91 - 9628372038 gda_gorakhpur@rediffmail.com

3. Project Scope

3.1 The Gorakhpur Development Authority hasearmarked land for the development of convention center along with other mixed-use minimum developmentthrough private sector investment duly sustaining its operations and



maintenance (indicated in the Annexure 1).

- 3.2 The Selected Private Sector Participantwill design, finance, build (including procurement & construction), operation and maintenance (O&M) and transfer of the Project to GDA at the end of the Concession Period, as per the terms of the Concession Agreement.
- 3.3 Indicative Cost of the Project ismore than INR 600.00 Cr (Rupees Six Hundred Crores only). The estimated project cost is calculated by the Authority as per the minimum development obligations as provided in the document and shall be finalized before the issuance of the Request for Proposal for the Project. It is to be noted that the selected

developer may develop/ construct the project assets with higher investment based on its own market assessment, design approvals by GDA, government department etc. and in compliance with applicable permits, development regulations & controls.

- 3.4 **Indicative Scope for Private sector participant:** The broad scope of works to be carried out by the selected private sector participant, is outlined below:
 - **Design, Finance and Implementation:**This includes designing, financing, development (as per detailed Minimum Development obligations to be framed during the RFP stage for selection of concessionaire) of the facilities and catering to the existing and latent demand requirements:
 - Conceptualization and designing of the proposed components
 - Design and proposed developments shall be approved by GDA and applicable authorities
 - Providing associated infrastructure and support facilities
 - Marketing the facilities
 - Arranging finances for the Project

The micro level designing of all the project components shall be in compliant with recommended standards to ensure aesthetical appearance and functional performance of the Project. Also, the selected developer shall ensure that all the Project Facilities shall be in compliant with the 'Environmental Building Guidelines' of Government of Uttar Pradesh. The selected developer shall also ensure that the architectural/ spatial design of each of the project components/ facilities shall be compliant with the Urban & Regional Development Plans Formulation & Implementation (URDPFI) guidelines or any latest guidelines published by Institute of Town Planners of India (ITPI).

- 3.5 **Operations and Maintenance:**This includes operation of project facilities (developed components), safety and security of the project facilities, collection of revenues from project facilities and routine and periodic maintenance activities, refurbishment of facilities etc.
- 3.6 **Transfer of Assets:** This includes transfer of Project Facilities to GDA after the expiry of the pre-defined period.

3.7 Indicative Qualification Criteria during RFP stage:

Technical Criteria:Minimum (Development/ Construction / O&M) Experience of similar projects with

- (a) 80 % Estimated Project Cost in a single project (minimum 1 project)
- (b) 50% of Estimated Project Cost (minimum 2 projects)
- (c) 40% of Estimated Project Cost (minimum 3 projects)

Financial Criteria:

(a) Minimum Net Worth of 25% of the Estimated Project Cost

(b) Positive Profit After Tax for each of the last 3 years out of last five financial years

3.8 **Sweetener (to boost project viability for private player):** GDA Propose to offer an additional land parcel of approx. 2.94 acres on freehold basis (non -returnable basis), adjacent to the proposed project location to improve the viability of the proposed development as per the terms and conditions to be prescribed in the detailed bidding documents that would be issued at a later date.

4. ANNEXURE 1: PROJECT DETAILS AND PROPOSED DEVELOPMENTS

S. No	Location & Area	Contractual mode	Proposed Development/ Proposed Minimum Development Obligations
1.	In Ramgarhtal Pariyojna Near Gautam Vihar on Buddha Gate to Nauka Vihar Road, Taramandal, Gorakhpur, Uttar Pradesh 273110 Area: 24.65 Acres Geo Coordinates: Lat 26.742853° Long 83.384976°	Long - term concession On DBFOT basis	 Minimum Development Obligation: ✓ World Class standards Convention Center with a capacity of 5000 pax. ✓ Lawn for Exhibition and Conventions ✓ 4/5-star Hotel with minimum 200 keys. ✓ Spiritual Library of India- ~ 2450 sqm. ✓ Cultural & Heritage center - U.P. Haat (retail) - ~ 6200 sqm. ✓ Elite Club - ~ 2500 sqm. ✓ Elite Club - ~ 2500 sqm. ✓ Developer may opt to utilize additional FSI available on the land and share upside with the Authority, mechanism for the same shall be elaborated at the RFP stage.
2.	Additional Land Area: 2.94 Acres	Freehold basis (on non- returnable basis)	Basis applicable land use and Development Control Regulations (DCR)

* subject to the approval of the Government of Uttar Pradesh

5. FORMATS FOR EOI

Appendix A1

S. No.	Submit the following documents	Status (Submitted/ Not Submitted)	Remarks
1.	Appendix A1:Checklist of submission		
2.	Appendix A2:Participant Details		
3.	Appendix A3: Details of the participant in terms for firm details, experience in Hospitality / Tourism Industry / MICE / Commercial Real estate etc.		
4.	Appendix A4: Financial Details in terms Net Worth, Annual Turn-over/ Revenue from operations and Revenue from similar projects (Hospitality / Tourism Industry / MICE / Commercial Real estate etc.) for last five years etc.		
5.	Appendix A5: Comments & suggestions on the proposed facilities at the Project Location		

Appendix- A2

Participant Details

(On the Applicant Letter Head)

Τo,

The Vice Chairman, Gorakhpur Development Authority (GDA), Gorakhpur, Uttar Pradesh

Dear Sir,

Sub: Expression of Interest – "Development of Integrated State of Art Convention Center and other mixed – use developments, under Design, Build, Finance, Operate and Transfer (DBFOT) model at Gorakhpur, Uttar Pradesh"

I / we hereby submit and acknowledge the following information.

1.	Name of the participant	
2.	Full address including Telephone No	
	and Email Id:	
3.	Type of Business entity : Company /	
	Sole Proprietorship / Partnership Firm	
	/ Limited Liability Partnership	
	(Relevant certificates of registration to	
	be enclosed)	
4.	Date of incorporation and	
	commencement of business:	
5.	Incorporation / Registration Number ¹ :	

The GDA and/or its authorized representatives may contact the following nodal persons for further information on any aspects of the EOI:

Name	Designation	Address	Telephone /E Mail

I / We also agree that the Authority or their authorized representatives can approach individuals, employers and firms to verify our competence and general reputation.

I/We have studied all the details provided by Authority carefully. We understand that we shall have no claim, right or title arising out of any documents or information provided

⁷ Where not applicable, PAN Number to be provided

to us by the Authority or in respect of any matter arising out of or concerning or relating to the Selection Process including the award of Project.

Yours sincerely

Signature:

Name and Title of Authorized Signatory: Name of Participant / Firm: Address:

Appendix-A3

PARTICIPANT's/ FIRM'S REFERENCES

FORMAT FOR SIMILAR PROJECTS EXECUTED DURING THE LAST 10 YEARS

Details of similar projects (experience in Hospitality / Tourism Industry / MICE / Commercial Real estate etc.) executed, being operated, and managed during the last 10 years clearly specifying the Location, Area, Components, and other relevant information.

#	Name of Property /Project	Location & Area (in Sq.mts)	Components	Capital cost of Project
1.				
2.				
3.				
4.				
5.				

Signature:

Name and Title of Authorized Signatory: Name of Participant / Firm:

AppendixA4

FORMAT FOR FINANCIAL SUMMARY DATA

A. TURNOVER RELATED DATA (All figures in INR Crore)

	Past Five Financial Years Rs in Crore				
Description	FY 2018- 19	FY 2019- 20	FY 2020- 21	FY 2021- 22	FY 2022- 23
Revenue from Operations					
Revenue from similar projects (Hospitality / Tourism Industry / MICE / Commercial Real estate etc.)					

B. Net Worth (All figures in INR Crore)

Particulars	Rs in Crore (As per Audited Financial Statements)
Net-Worth (As on March 31,2023)	

Note:

- 1. Financial Year: 1st April to 31st March or the particular accounting year followed and audited.
- 2. **Net Worth** shall mean the sum of subscribed and paid-up equity and reserves from which shall be deducted the sum of revaluation reserves, miscellaneous expenditure not written off and reserves not available for distribution to equity shareholders.
- 3. In case, financial statements for the latest financial year are under audit, participant shall ignore such financial year and furnish all its information with reference to the 5 (five) years or 1 (one) year, as the case may be, preceding its latest financial year

Signature:

Name and Title of Authorized Signatory: Name of Participant / Firm:

Appendix A5

Comments & suggestions on the proposed facilities

Sr. No.	Comments & Suggestions on the proposed facilities at the Project Location
1.	
2.	
3.	
4.	

Signature:

Name and Title of Authorized Signatory: Name of Participant / Firm: