

KERALA STATE ROAD TRANSPORT CORPORATION

Transport Bhavan, Fort, Thiruvananthapuram-695023

Phone-0471-2462829(Office) Mob: 9400058900

E-mail: cmd@kerala.gov.in, ksrtccmd@gmail.com, Website: www.keralartc.com

S001-ES01/117/2024-GMN-KSRTC-HQ

Date: 11/11/2024

INVITATION FOR EXPRESSION OF INTEREST FOR THE CONSTRUCTION AND RUNNING OF RESORT, FIVE STAR HOTEL, COMMERCIAL COMPLEXES AT THE PRIME LAND OWNED BY KSRTC ON DESIGN-BUILD-OPERATE AND TRANSFER BASIS

The Kerala State Road Transport Corporation is one of the oldest and largest fleet operators of India. Daily 20 lakh passengers are depending in KSRTC to meet their travel requirements. This includes long route and Inter State Services. KSRTC has vacant lands in commercially viable areas across Kerala which can be developed for commercial activities. Considering this KSRTC decided to invite EOI from leading entrepreneurs with strong financial base for the Construction and Running of Resort and Commercial Complexes at various prime locations owned by KSRTC on Build-Operate-Transfer basis under a long term lease of land for 29 years. Those who are interested may submit their EOI and concept level proposals to the email ID estate@kerala.gov.in on or before 26/11/2024. For more details contact: Ph :0471 2471011/232 Mob:9995707131, 9188619384 Email: estate@kerala.gov.in

Details of locations with Area and Concept of Construction

| Sl.No | Location | Area | Geographical Importance | Concept of Construction |
|-------|----------------|------------|---|---------------------------------|
| 1 | Poovar | 1 Acre | A picturesque coastal location in Thiruvananthapuram | Resort |
| 2 | Kollam | 1.75 Acres | Shore of Ashtamudi Lake, Kollam, one of the most significant tourist destinations known for its natural beauty and unique ecosystem and often referred to as the gateway to the backwaters of Kerala. | Resort, Commercial Complex |
| 3 | Ernakulam | 4 Acres | At the heart of Commercial Capital of Kerala | Commercial Complex |
| 4 | Perinthalmanna | 2.28 Acres | A major town in Malappuram District also known as the Medical City of Kerala | Commercial Complex/ Medical Hub |
| 5 | Munnar | 3 Acres | Lying at 1600 metre above the sea level. one of the popular destination of foreigners also | Five Star Hotel |

I) Resort in Poovar

a) Objectives

- i) We seek innovative proposals that blend luxury, eco-consciousness, and cultural authenticity.
- ii) Consider elements such as beachfront villas, spa facilities, gourmet dining, and recreational spaces.
- iii) A bus terminal should be constructed for the Smooth KSRTC Operations.

b) Sustainability and Community Integration:

- iv) Embrace sustainable practices, including energy efficiency, waste management, and local sourcing.
- v) Explore ways to engage with the local community, preserving its heritage and promoting responsible tourism.

c) Financial Model:

- vi) KSRTC is open to flexible financial model, there shall be a lease rent for the land allotted for the agreed construction period. On completion of construction period the lease rent shall have to be enhanced. While inviting tender the bidder shall have to quote both these rates
- vii) Our goal is to create a win-win situation for both the resort developer and the community.

Scope of Work

1. Design and Construction:

- i) Architectural design, planning, and construction of Resort.
- ii) Ensuring compliance with all relevant regulations and standards.

2. Operation and Maintenance:

- i) Management and maintenance of the facilities for an agreed concession period.
- ii) Implementation of sustainable practices and efficient operations.

II) Commercial Complexes in Kollam & Ernakulam

a) Objectives

- i) To provide world-class transport and commercial facilities to the citizens, visitors and travelers.
- ii) To develop a modern shopping complex/Resort along with a Bus

Terminal with all facilities that caters to the needs of commuters and the local population.

- iii) To promote tourism and economic growth in the region
- iv) To enhance the revenue generation capabilities of KSRTC through a public-private partnership.
- v) To provide high-quality facilities and services to the public.
- vi) To leverage private sector expertise and investment for infrastructure development

Scope of Work

1. Design and Construction:

- i) Architectural design, planning, and construction of the bus stand, shopping complex.
- ii) Ensuring compliance with all relevant regulations and standards.

2. Operation and Maintenance:

- i) Management and maintenance of the facilities for an agreed concession period.
- ii) Implementation of sustainable practices and efficient operations.

3. Financial Model:

1) KSRTC is open to flexible financial model, there shall be a lease rent for the land allotted for the agreed construction period. On completion of construction period the lease rent shall have to be enhanced. While inviting tender the bidder shall have to quote both these rates

2) Our goal is to create a win-win situation for both the resort developer and the community.

III) Commercial Complexes/Medical Hub in Perinthalmanna

Objectives

This project aims to develop a state-of-the-art facility comprising a bus stand, a star hotel, and a modern medical centre, Healthcare Hub. Perinthalmanna is home town to numerous healthcare institutions, including private hospitals, a government district hospital, medical laboratories, and clinics. This makes it a crucial centre for medical services in the region. The presence of medical educational institutions, such as one of the branches of Aligarh Muslim University (AMU Malappuram Campus), contributes to the city's reputation as a centre for medical education and research. Strategically located, Perinthalmanna is easily accessible by air, road, and rail, making it convenient for patients from various regions to seek medical care.

Scope of Work

1. Design and Construction:

- i) Architectural design, planning, and construction of the Hospital Complex along with a Specialised Bus Terminal Complex

Proposed Plan

Ground Floor: Modern bus stand with enhanced passenger amenities

First Floor: Modern Medical Centre including doctor consulting, lab testing, and scanning facilities

Second Floor: Star hotel offering premium accommodation and services.

- ii) Ensuring compliance with all relevant regulations and standards.

2. Operation and Maintenance:

- i) Management and maintenance of the facilities for an agreed concession period.
- ii) Implementation of sustainable practices and efficient operations.

3. Financial Model:

- 1) KSRTC is open to flexible financial model, there shall be a lease rent for the land allotted for the agreed construction period. On completion of construction period the lease rent shall have to be enhanced. While inviting tender the bidder shall have to quote both these rates
- 2) Our goal is to create a win-win situation for both the resort developer and the community.

iv) Five Star Hotel in Munnar

a) Objectives

- i) We seek innovative proposals that blend comfort, luxury, eco-consciousness, hospitality and cultural authenticity along with a classy Bus stand with all facilities.
- ii) Consider elements such as hill view villas, spa facilities, gourmet dining, and recreational spaces.

b) Sustainability and Community Integration:

- iii) Embrace sustainable practices, including energy efficiency, Water Conserving, waste management, and local sourcing.
- iv) Explore ways to engage with the local community, preserving its heritage

and promoting responsible tourism.

c) Financial Model:

- v) KSRTC is open to flexible financial model, there shall be a lease rent for the land allotted for the agreed construction period. On completion of construction period the lease rent shall have to be enhanced. While inviting tender the bidder shall have to quote both these rates
- vi) Our goal is to create a win-win situation for both the resort developer and the community.

Scope of Work

1. Design and Construction:

- iii) Architectural design, planning, and construction of Five Star Resort.
- iv) Implementation of a classy Bus terminal in the Proposed Area
- v) Ensuring compliance with all relevant regulations and standards.

2. Operation and Maintenance:

- vi) Management and maintenance of the facilities for an agreed concession period.
- vii) Implementation of sustainable practices and efficient operations.

ELIGIBILITY CRITERIA

The respondent should have the capability to implement the projects in terms of geographical spread, industry experience, requisite manpower of required qualification and experience, project management skills and quality/level of work.

1. EOI can be submitted by an individual or an organization or a consortium where the principal offeror will be the single point of contact.
2. In the case of a consortium the principal offeror should only respond to the EOI.
3. The offeror (in case of a Consortium, the Principal offeror) should be a Company registered under the current law.
4. The offerors (in case of a Consortium, the Prime offeror) must have good turnover for the last 3 Financial and must be a profit-making company for the past 3 years.
5. The offeror (in case of a Consortium, the Prime offeror) should have a valid ISO 9001:2000 certification is preferable and also submit the valid certificate along with EOI.
6. The offeror (all members in case of consortium) should not have been blacklisted by any Government/Government Agency in India.

7. The offeror should have an office in Kerala. However, if the local presence is not there in the State, the offeror should give an undertaking for establishment of an office.
8. The prospective offerors are to submit a concept level proposal with details of their investment, their plan for running the business, the rate of returns expected and Lease Premium/Annuity payable to KSRTC etc as a portfolio either in hard copy and as soft copy along with EOI.
9. The prospective offerors are expected to bring in their design for their projects, build and run for the period of lease of 30 years.
10. The BOT contractor shall take adequate precautions for designing and ensuring the structural stability of the building constructed. If fails, the BOT contractor shall be responsible for repair of the building and shall indemnify KSRTC from liabilities arising out of this.
It shall be the choice of the BOT operator to go for a fully Commercial complex or a hotel or mix of both as the rule permits however.

Terms and Conditions

1. The selected BOT operator shall be responsible for levelling of land/demolition of existing building in the site provided by KSRTC.
2. KSRTC expects the selected BOT operator to bring in latest technology for construction of the building, but conforming to the classification norms.
3. All the expenses for the running of the Commercial Complex including the statutory payments to various authorities other than the Land Tax shall be borne by the selected BOT Operator and shall indemnify the corporation from any dues, liabilities etc arising thereof.
4. The non payment of lease premium/annuity for over a period of one year due to whatsoever reasons, including petitions filed by BOT operator before any court of law, other forum etc, against the KSRTC, will lead to automatic termination of the contract and the KSRTC will take over the land back without paying any compensation to the BOT operator on an "as is where is" condition. In other words, the BOT operator can litigate against the Corporation or, against its decisions or any matter they wish to dispute, but there shall not be any default in payment of rent on account of that.
5. At the end of 30 years, the BOT operator may be required to transfer back the property or allowed to continue with enhanced rent/lease charges as decided by the management of KSRTC or Government of Kerala, at that time.
6. All necessary statutory approvals from the authorities concerned like Fire and Safety, Electrical Inspectorate, KSEB, Pollution Control Board, Local Governing bodies etc are to be obtained by the selected BOT Operator.

7. The property has to be maintained by complying with the rules and regulations of any authorities which involved in the business during the tenure of the BOT operator.
8. BOT operator is liable for any accidents or situations occurred due to lack of maintenance of mandatory norms and regulations.
9. Property surrendering procedures-
 - a) Without prejudice and subject to the Rights, the ownership of the Project Asset and Project Facilities, including all improvements made therein by the operator, shall always remain that of KSRTC.
 - b) On Expiry, the operator shall hand back the vacant and peaceful possession of Project Asset and Facilities along with the land to KSRTC free of cost and in good operable condition.
10. Right to reject any or all Expressions of Interest-Notwithstanding anything contained in this document, the Authority reserves the right to accept or reject any EOI and to annul the Selection Process and reject all EOIs, at any time without any liability or any obligation for such acceptance, rejection or cancellation.
11. The Authority reserves the right to reject any Expression of Interest, if (a) At any time, a material misrepresentation is made or uncovered, or (b) the offerer does not provide, within the time specified by the Authority, the supplemental information sought by the Authority for evaluation of the Expressions of Interest.
12. At any time before the submission of Expression of Interest, the authority may, whether at its own initiative or in response to a clarification requested by a potential offerer, amend the EOI by issuing an Addendum/Corrigendum, which shall be uploaded on website www.keralartctender.com only and also may extend the deadline for submission of Expressions of Interest.
13. To assist in the process of examination of EOIs, KSRTC may, at its sole discretion, ask any Bidder for clarification including additional information and documents. In case of any additional documents, same will be accepted only if they are of historical nature i.e., either the documents or facts in the documents should have existed prior to be EOI submission time and same could be verified independently. However, no change in the substance of the EOI would be permitted by way of such clarifications. The request for clarification and the response shall be in writing or e-mail.
14. With regard to Short listing criteria and offerors Expression of Interest, the interpretation and decision of the Selection Committee (SC) shall be final and binding on all EOI offerors. However the list of shortlisted firm will

be published on the website and the participated offerors will be given 3 days for submitting representation for reconsideration by the Technical Committee empowered to do so.

15. An E-tender (Limited for short listed offerors) will then be invited from the shortlisted candidates for selecting the BOT operators.

The requirements from the KSRTC side are as follows

1. Resort at Poovar,

There is only one requirement from the KSRTC side as a benefit for the employees; the conditions are

- a. One room is to be permanently reserved for the KSRTC employees
- b. All the borders of the Room will have the choice to consume food and beverage from the restaurant run(if any) by the BOT operator; However, KSRTC expect the BOT operator to provide discounts to our visitors.
- c. The room/toilet upkeep, the changing of linen etc shall be responsibility of BOT operator and no charge for that will be paid by KSRTC or the employees for such occupancy or upkeep.

2. Commercial Complexes at Kollam, Ernakulam & Perinthalmanna

Area for parking, Bus Bay, Garage, area for Fuel Station, Rooms required (service operation, for employees, for office running etc), Buses entry/exit etc.....

3. Five star Hotel at Munnar

There is only one requirement from the KSRTC side as a benefit for the employees; the conditions are

- a. One room is to be permanently reserved for the KSRTC employees throughout the year
- b. All the borders of the Room will have the choice to consume food and beverage from the restaurant run(if any) by the BOT operator; However, KSRTC expect the BOT operator to provide discounts to our visitors.
- c. The room/toilet upkeep, the changing of linen etc shall be responsibility of BOT operator and no charge for that will be paid by KSRTC or the employees for such occupancy or upkeep.

for
8


14/11/24
Chairman and Managing Director