



Project Proponent: North Eastern Karnataka Road Transport Corporation (NEKRTC)

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 (renewable for a further period of 30 years on "First Right of Refusal)
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 (including Bus Station & Up-front Premium)
9	Bid Parameter (Bidder quoting the highest Bid Parameter shall be the Preferred/Winning Bidder)	:	"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
12	Contact Details	:	K. Venkatesh Kumar Tel: +91 – 80 – 4034 3317, 4034 3333 Fax: +91 – 80 – 4034 3310; E-mail: info.kipdc@gmail.com

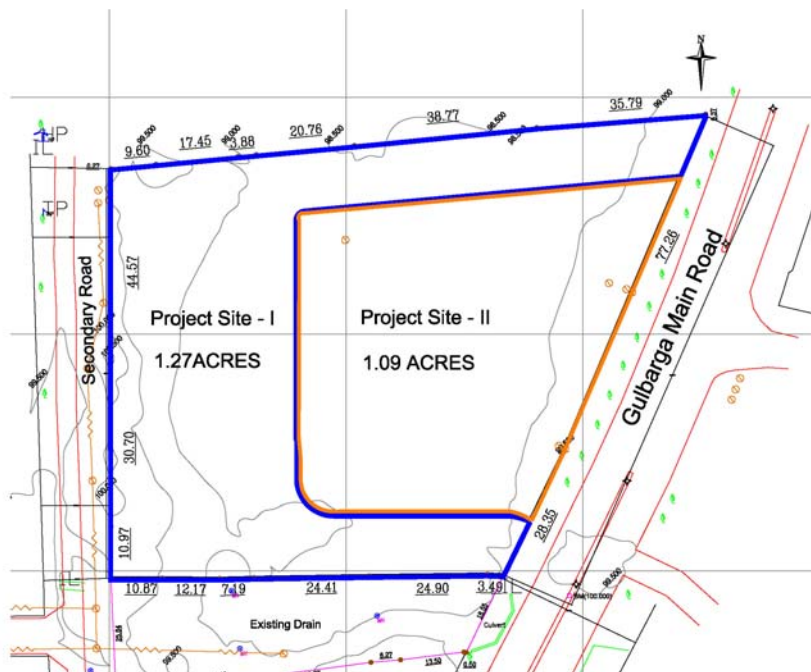


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Project Site Location Map



Project Site Map



Project Advisor: KSIIDC-IL&FS PROJECT DEVELOPMENT COMPANY LTD (KIPDC)

