



Project Proponent: North Western Karnataka Road Transport Corporation (NWKRTC)

Development of Modern Bus Station cum Passenger Amenities & Commercial Complex For North Western Karnataka Road Transport Corporation (NWKRTC) at Hubli under DBOT Model, through PPP



Note: Indicative views of Proposed Bus Station cum Passenger Amenities & Commercial Development

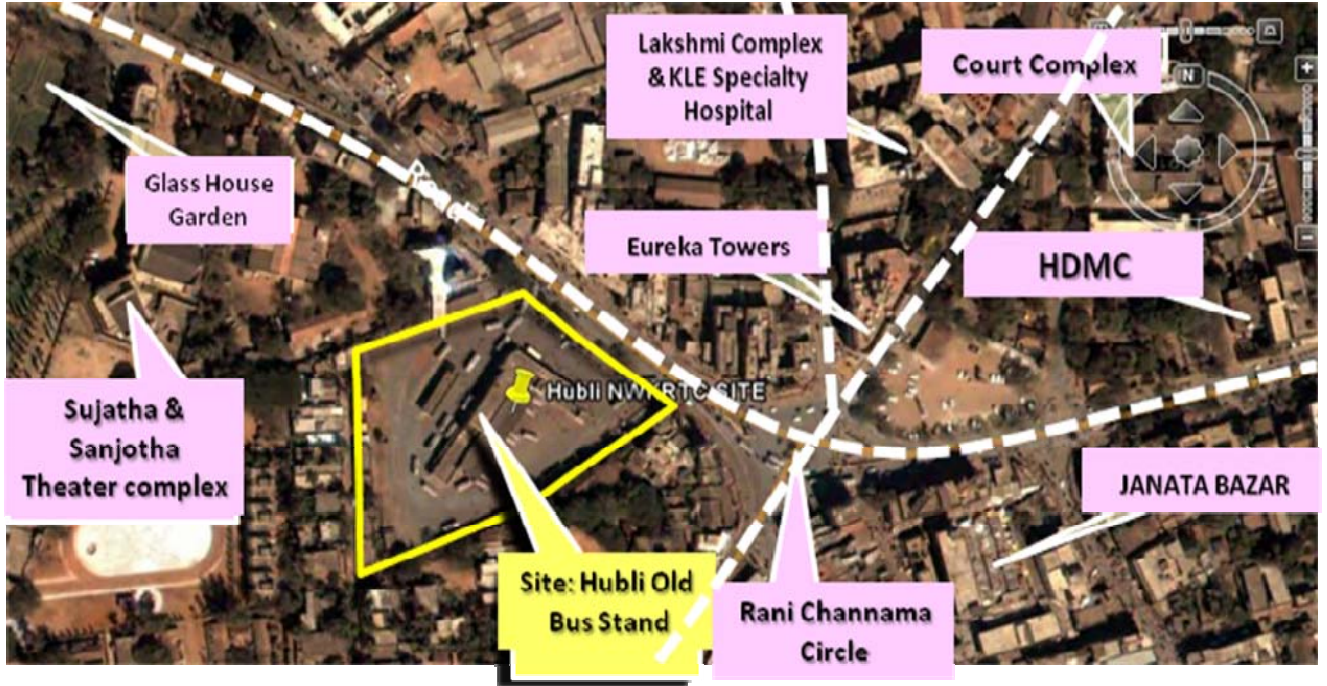
Project Overview

1	Total Site Area (in acres)	:	4.03
2	Site Location	:	Existing Hubli Old Bus Stand near Channamma Circle
3	Total Land Area for Commercial Development (in acres)	:	1.37
4	Lease period	:	30 years (renewable for a further period of 30 years on "First Right of Refusal")
5	Minimum Development Obligations for respective RTC (To be handed over to the RTC within a stipulated period)	:	Bus station with 38 bus bays along with other passenger amenities covering an area of 2.66 acres at Estimated Construction Cost of Rs.7.6 Crores
6	Completion & Handing over Period of Minimum Development Obligations	:	within 24 months
7	Minimum Payment Obligations	:	Upfront Land Premium of Rs. 10 lakhs, Construction Performance Security (Bank Guarantee) of 5% of Estimated Project Cost, Project Development Cost & Fees
8	Suggested Commercial Development (Developer is at liberty to change product mix as per his requirements)	:	Retail, Offices & Entertainment of around 125,000 sq.ft. (Permissible FAR), Basement Parking.
9	Estimated Project Cost(in crores)	:	Rs. 33.2 (including Bus Station & Up-front land premium)
10	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 3rd year onwards, increasable by 15% on every 4 th year.
11	Initial Land Lease Rentals	:	Rs.1000/- per year - payable for first two years
12	Contact	:	Mr. K. Venkatesh Kumar Tel: +91 – 80 – 4034 3317, 4034 3333 Fax: +91 – 80 – 4034 3310; E-mail: kipdc@yahoo.com



Project Proponent: North Western Karnataka Road Transport Corporation (NWKRTC)

Project Site Location Map



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

