

Project Proponent: Karnataka State Road Transport Corporation (KSRTC)



Development of Hotel / Commercial Complex along with KSRTC Guest House on KSRTC Site at Bendoor Well, Mangalore under DBOT lease, through PPP



Note: Indicative view of Hotel & Commercial Development

Project Overview

1	Total Site Area (in acres)	:	1.06
2	Site Location	:	Prime residential area of Bendoor Well, Mangalore
3	Lease period	:	30 years (<i>renewable for a further period of 30 years on "First Right of Refusal"</i>)
4	Minimum Development Obligations of the LESSEE (To be handed over to KSRTC within 3 years)	:	KSRTC Guest House of 3,000 sq. ft.
5	Minimum Payment Obligations	:	Upfront Land Premium of Rs. 1 Crore (Rupees One Crore), Construction Performance Security (Bank Guarantee) of 5% of Estimated Project Cost, Project Development Cost & Fees.
6	Suggested Commercial Development (Developer is at liberty to change product mix as per his requirements)	:	Hotel, Retail etc. of around 92,000 sq.ft. (permissible FAR) and Basement Parking
7	Estimated Project Cost (in crores)	:	Rs. 20.7 Crores (<i>including Up-front Premium</i>)
8	Bid Parameter (<i>Bidder quoting the highest Bid Parameter shall be the Preferred/Winning Bidder</i>)	:	"Initial Half-yearly Lease Rental" payable once in 6 months from 3 rd year onwards, increasable by 15% on every 4 th year.
9	Initial Land Lease Rentals	:	Rs.1000/- per year - payable for first two years
10	Contact Details	:	Ashish Bhatia Tel: +91 – 80 – 4034 3307, 4034 3333 Fax: +91 – 80 – 4034 3310; E-mail: info.kipdc@gmail.com

Project Site Location Map



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