

**EXPRESSION OF INTEREST (EOI)  
FOR  
REDEVELOPMENT OF THIRUVALLUVAR THEATRE  
TO A COMMERCIAL COMPLEX IN  
PPP MODE IN THANJAVUR SMART CITY**

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**correctness, completeness or reliability 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.**

**The Thanjavur Smart City Limited, Thanjavur (TSCL) also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this EOI.**

# ***Redevelopment of Thiruvalluvar Theater to a Commercial complex in PPP Mode in Thanjavur Smart City***

## **1 INTRODUCTION**

### **1.1 Background**

1.1.1 The **Thanjavur Smart City Limited, Thanjavur** hereafter called as **TSCL** is a nodal institution responsible for the overall Infrastructure development of the ABD area in the city. As part of its strategy to further Redevelop and augment the infrastructure status in the ABD area, TSCL has undertaken many important projects through planning comprehensive infrastructure, adding on layers of ‘smartness’ for the aspirations and needs of the citizens of Thanjavur city. **TSCL** has identified the Thiruvalluvar Theater site in the ABD area and intends to develop the area into a commercial complex through Smart City Limited by Public Private Partnership, and has decided to invite out the proposals from interested parties.

1.1.2 TSCL proposes to identify a private partner for development of Thiruvalluvar theater into a shopping complex and a Business hub identified by **TSCL** measuring 5600 square meter, the details of which are mentioned below. **TSCL** invites Expressions of Interest (“EOI”) from interested parties for the purpose of assessing the interest among parties in the market.

1.1.3 The project is structured in such a way that Private Sector Participation is anticipated for developing the land parcel. The project will be developed and established under pre-specified performance standards.

1.1.4 The present project is proposed to be implemented on Public Private Partnership (PPP) format. Under this format, the private sector shall be **responsible for financing, executing, operating, maintaining and transferring the facility to TSCL after concession/authorization period.** TSCL shall define Minimum Development Obligations for the private sector, yet leave adequate flexibility for the developer to build the project in response to market demand and hence optimize collective returns.

### **1.2 Objectives and Structure**

The objective of the scheme is to provide the project implementation structure along with the sensitivities based on the market research conducted. Accordingly, the Project Information is structured in the following sequence:

- (i) Project Location and General Site Profile
- (ii) Implementation Structure

## **2 PROJECT INFORMATION AND CRITERIA FOR EVALUATION**

### **2.1. About Thanjavur**

Thanjavur is the headquarters of the Thanjavur District. The city is an important agricultural centre located in the Cauvery Delta and is known as the "Rice bowl of Tamil Nadu". Thanjavur is situated at a distance of 351 kms away from the state capital of Chennai and 50 kms from the regional growth foci of Tiruchirapalli. Thanjavur is located at 10.8°N 79.15°E . The city has an elevation of 57 m (187 ft) above mean sea level. The total area of the city is 36.33 km<sup>2</sup> (14.03 sq mi) and had a population of 222,943 in 2011. The nearest airport is at Trichy at a distance of 60 Km.. Thanjavur Railway Station is well connected with Tiruchirapalli, Chennai and Nagore. By road, the City is well connected with all the major towns in Tamil Nadu. And also it is connected with Kochi, Ernakulam, and Thiruvananthapuram in Kerala and Bangalore in Karnataka.

### **2.2 Project Area:**

The project site i.e. ThiruvalluvarTheateris located near Old Bus Stand in the ABD area of Thanjavur Smart City. It is adjacent to the TCCWS, and in the South Rampart Road with a developmental area of 5600 Square meter which is slated for the development of proposed commercial complex under Thanjavur Smart City Limited.

Area : 5600 Square meter

SF Number : Ward No 3

Block Number : 27

TS Number : 1472/113

Longitude : 79.8708 degree

Latitude : 10.471104 degree

### **2.3 SITE AND ITS SURROUNDINGS**

The site is located adjacent to the following buildings:

- a) To the east side of Thanjavur TCCWS.
- b) To the west side of Overhead tank situated near to the Old bus stand.

c) To the south side on the South Rampart Road.

d) To the north side of State Bank of India, Main Branch Thanjavur

## 2.4 SITE OWNERSHIP

As detailed in clause 2.2 above, the site admeasuring 5600 Square meter is under the ownership of Thanjavur City Municipal Corporation.

## 2.5 PROJECT COMPONENTS

The Project is envisaged to be developed on PPP mode having following broad components:

### Commercial Shopping complex

1. Two story building
2. Parking lot
3. Food courts
4. Departmental Stores
5. Bank Buildings



## **2.6 Evaluation Parameters**

2.6.1 The Applicants' competence and capability is proposed to be evaluated by the following parameters:

- (a) Financial Capability in terms of Net-Worth(the "Net- Worth") and
- (b) Technical Experience of the Applicant

2.6.2 On each of these parameters, the Applicant would be required to meet the evaluation criteria as detailed in this section. The evaluation shall be carried out in terms of Pass / Fail of the Applicants for both the above mentioned parameters separately. Applicant(s) meeting all the criteria will, subject to the terms of the Bidding Documents, be qualified to submit its (their) Bid(s) for the project as defined in section 5.8.

2.6.3 The Applicant fulfilling the following conditions will be eligible to apply for the EOI

### **FINANCIAL CAPABILITY**

#### **Minimum Eligibility**

Applicant should have a minimum net-worth of **Rs100 Cores** in last three financial years (2013-14, 2014-15 & 2015-16)

#### **Documentary Proof**

Audited Annual Accounts for last three financial years

### **TECHNICAL CAPACITY**

The Applicant / Consortium (with members in Consortium limited to 3) should have following minimum experience of at least one project in the below mentioned categories (i.e. development / construction over the years mentioned below:

(i) Development / Construction & operations of a recreational / Leisure / Amusement/ Entertainment facility during last seven years which is completed/is into commercial operations as on date of issue of this EOI not less than Rs 20 Crores( Twenty Crore)

OR

(ii) Development / construction of a Real Estate Projects which would include (Such as townships, housing colonies, apartments / group housing, cottages / villas etc), commercial / retail projects (such as malls, shopping complexes, office complexes, town / district centers etc) in the capacity of **Builder or**



**Developer**, having project cost not less than Rs20 Cr. (TwentyCrore) which was commissioned during last seven years.

### **3 PROJECT IMPLEMENTATION STRUCTURE**

#### **3.1 PROPOSED IMPLEMENTATION STRUCTURE**

The project is proposed to be implemented through Public Private Partnership (PPP) model. The implementation will be through a Special Purpose Company (SPC) wherein the Developer selected through a competitive bidding process would enter into an Authorization (Concession) Agreement with **TSCL** to Design, Build Operate and Maintain the Facilities over the pre- agreed Authorization period and Transfer the same to the **TSCL** at the end of the Authorization period.

#### **3.2 INSTITUTIONAL STRUCTURE**

The project would be implemented through a Special Purpose Company (SPC). The SPC would be established by the selected private developer/consortium, wherein developer/consortium would hold minimum of 51% of the equity capital of the SPC. **TSCL** would provide land to the SPC on a lease of maximum of 30 years (including development period) through a binding Lease Deed. The developer shall have to pay **Concession Fees/Revenue Share** in lieu of the development rights.

#### **3.3 ROLE OF DEVELOPER**

The successful developer shall plan activities in the proposed commercial complex based on the land use of the project land, Applicable development control regulations, environmental regulations and / or any other regulation that shall come into force regarding the developments of commercial complex on the said land. The developer shall be responsible to take all the permits and approval as required for the development of the project & the commercial operations.

It would be the responsibility of the Developer to undertake planning, design, construction, commissioning, marketing, operation and maintenance of the Project facilities including the Minimum Development Obligations. The Developer would be encouraged to use environmental- friendly technology and design for creation and expansion of the project facilities as per the market demand and subject to the design fulfilling the requirements and performance criteria stipulated by **TSCL**.

### 3.4 TSCL RESPONSIBILITY

TSCL shall be responsible to provide land with 'clear title' free of encumbrance to the Developer for developing the Project components. The land required for creating the Project Facilities will be leased to the Preferred Bidder/Developer over the Authorization Period in terms of the Authorization Agreement.

### 3.5 AUTHORIZATION PERIOD

As per Tamil Nadu Tenders Act -1998 Act an authorization period of **maximum of 30 years** is considered, which shall include the construction / Development period.

### 3.6 AUTHORIZATION PERIOD

TSCL shall enter into an Authorization Agreement with the Preferred Bidder/Developer, giving the requisite rights for construction, operation and maintenance of the project facilities throughout the authorization period. The responsibility for regulating as per the Authorization Agreement will rest with TSCL or TUFIDCO or TNUIFSL. **At the end of the Authorization Period, the Project Facilities, which are to be in a fully operational and satisfactorily maintained condition, is to be transferred to TSCL.**

### 3.7 RECOMMENDED PROJECT STRUCTURE

The recommended project structure for the proposed commercial development is as give below:

S. No.	Particulars	Details
1	Project Title	Development of commercial complex on PPP Basis.
2	Location	Adjacent to TCCWS.
3	Site Area	5600 Square meters
4	Site Ownership	<b>Thanjavur Corporation/Thanjavur Smart City Limited, Thanjavur (TSCL)</b>
5	Implementation Format	Public Private Partnership
6	Authorization Format	Design Build Finance Operate Transfer (DBFOT)
7	Concession/ Authorization Period	Maximum Period of 30 Years <b>without any Viability Gap Funding (VGF) from the Government</b>

#### **4. INSTRUCTIONS FOR EOI SUBMISSION**

**4.1 Thanjavur Smart City Limited, Thanjavur (TSCL)** intends to develop the proposed project on Public-Private-Partnership basis.

**4.2 TSCL** invites Expression of Interest (EOI) from Developers / Investors / Operators to plan, design, finance, construct, operate, maintain and transfer the proposed project.

**4.3 Joint Venture / Consortium allowed.**

**4.4** Pre-Qualified bidders / consortium will be informed by the **Thanjavur Smart City Limited, Thanjavur (TSCL)** through registered post / fax / e-mail.

#### **4.5 ELIGIBLE APPLICANTS**

4.5.1 The Applicant for pre-qualification may be a single entity or a group of entities (the “**Consortium**”), coming together to implement the Project. However, no applicant applying individually or as a member of a Consortium, as the case may be, can be member of another Applicant Consortium. The term Applicant used herein would apply to both a single entity and a Consortium.

4.5.2 An Applicant shall not have a conflict of interest (the “**Conflict of Interest**”) that affects the Bidding Process. Any Applicant found to have a Conflict of Interest shall be disqualified. An Applicant shall be deemed to have a Conflict of Interest that affects the Bidding Process, if a constituent of such Applicant is also a constituent of another Applicant.

4.5.3 Where the Applicant is a single entity, it may be required to incorporate a company under the Companies Act, 1956 as a Special Purpose Vehicle (SPV) to execute the Concession Agreement and implement the Project. In case the Applicant is a Consortium, it should comply with the following additional requirements:

(a) Number of members in a consortium should be limited to 3 (three);

(b) The Application should contain the information required for each member of the Consortium;

(c) Members of the Consortium shall nominate one member as the lead member.

(The “**Lead Member**”), who shall have an **equity share of at least 51%** in the Consortium.

(d) Members of the Consortium shall enter into formal understanding vide a Memorandum of Association (MoA), for the purpose of making the Application for the project. A consortium shall be eligible for consideration subject to the conditions set out in Clause 2.2.3

## 4.6 SUBMISSION OF EOI

The EOI shall include:

- i. Company / Organization Profile giving details of current activities, background of promoters and management structure etc.
- ii. Details of similar & other projects of similar magnitude successfully implemented in the past 7 (seven) years including period of implementation, cost and project features.
- iii. The financial standing of the firm in respect of turn over for the last 3 financial years (ending 2016-17) and Net worth of minimum Rs.100 Crores (Rupees one hundred Crores only) duly certified by the Statutory Auditor with name & membership no.

vi) The firms are expected to make a presentation to **TSC** on the following aspects of project development.

- 1) Details of Project type to be taken up in the site.
- 2) Conceptual Plan
- 3) Proposed Activity Mix
- 4) The estimated project cost (Broad Costs)
- 5) The proposed revenue generation strategy for the project including the concession fee.

The applicants shall be intimated about the date & time of the presentations.

v). The Bids can be obtained from the website of [www.tenders.tn.gov.in](http://www.tenders.tn.gov.in), and [123.63.242.116/thanjavur](http://123.63.242.116/thanjavur) and also can be from the Managing Director or its representative, THANJAVUR SMART CITY LIMITED, THANJAVUR, Municipal corporation Building, Gandhiji Road, Thanjavur – 613001, Tamil Nadu, Phone 04362-231021. Email: [commr.thanjavur@tn.gov.in](mailto:commr.thanjavur@tn.gov.in) at free of cost.

vi) The Bids can be submitted with Rs.10,000/- (Rupees Ten Thousand only) (Non-Refundable) Bid Processing fee in the form of Demand Draft from any Nationalized/Schedule banks drawn in favor of “The Managing Director, Thanjavur Smart City Limited, Thanjavur” payable at Thanjavur from Thanjavur Smart City Limited at the office of Thanjavur Smart City Limited, Thanjavur.

vi. Pre-Bid meeting shall be held on **21.03.2018 at 11:00 Hrs.**

vii. EOI shall be received on or before **09.04.2018 up to 15:00 Hrs.** and submissions beyond the specified time shall neither be received nor entertained.

viii. EOI applications shall be opened on **09.04.2018** at **15:30 Hrs.** of Applicants or their Authorized Representatives (max of 2 persons) will be permitted to be present at the time of opening of EOIs.

#### **4.7 DEVELOPER SELECTION PROCESS**

a) Selection of Developer for implementation will be on the basis of bidding process (Technical and Financial) in response to EOI called by TSCL.

b) **TSCL** reserves the right to Invite bids only from those firms, who expressed their interest in response to this invitation and meet the above initial eligibility criteria.

c) Or alternatively, to call for fresh proposals comprising of technical and financial Bid and open the financial quote of those who qualify technically along with those who qualified in the EOI.

d) **TSCL** reserves the right to reject any or all EOIs received without assigning any reasons thereof.

## **5. EOI SUBMISSIONS**

**5.1** EOI shall be signed by authorized signatory on all the pages including all enclosures. The hard copy of the EOI shall be submitted at the address mentioned below.

The envelope shall clearly bear the name **“Redevelopment of Thiruvalluvar Theater to a commercial complex, in Thanjavur Smart City, on PPP Mode”**

**5.2** Submission of EoI by fax, other electronic means **will not be accepted**. It is the responsibility of the interested party alone to ensure that its EoI is delivered at prescribed address by the stated deadline. TSCl shall not be held responsible for any delay in delivery or lost in transit cases.

**5.3 Presentations by the firms would be as per the dates communicated by TSCl**

**Contact Details the EOI shall be Submitted to:**

**Thanjavur Smart City Limited  
Municipal corporation Building  
Gandhiji Road,  
Thanjavur - 613001  
Tamil Nadu, India  
Phone No: 04362-231021  
E-mail: [commr.thanjavur@tn.gov.in](mailto:commr.thanjavur@tn.gov.in)  
Web site [www.tenders.tn.gov.in](http://www.tenders.tn.gov.in), and 123.63.242.116/Thanjavur**

**ANNEXURE 1**  
**FINANCIAL INFORMATION OF THE APPLICANTS**

**Turnover of the Applicant/consortium**

All figures in Rs Cr. <b>Financial Year</b>	<b>Single Applicant/ Lead Member</b>	<b>Consortium member1</b>	<b>Consortium member2</b>	<b>Total</b>
2014-2015				
2015-2016				
2016-2017				
<b>Total</b>				

<b>Description</b>	<b>As on 31.03.15</b>	<b>As on 31.03.16</b>	<b>As on 31.03.17</b>	<b>Average</b>
<b>Single Applicant/Lead Member</b>				
Paid-up Capital				
<b>Add:</b> Free Reserves				
<b>Less:</b>				
Revaluation Reserve				
Accumulated Losses				
Miscellaneous expenditure not written off				
<b>Net-worth</b>				
<b>Consortium Member1.</b>				
<b>Consortium Member</b>				