

# YOUTH ADVANCEMENT TOURISM & CULTURE DEPARTMENT

## Government of Andhra Pradesh

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# REQUEST FOR PROPOSAL (RFP)

## 'UNIQUE / NEW TOURISM CONCEPT PROJECTS'

### At Lower Tank Bund Road, Hyderabad

Youth Advancement Tourism & Culture Department (YAT&C(PMU) Dept.) invites 'Request for Proposal' with Proposed Concepts from reputed organizations with proven track record for the selection of Private Partners to Develop, Finance, Build, Operate & Maintain 'UNIQUE / NEW TOURISM CONCEPT PROJECTS', on Build-Operate-Transfer (BOT) basis for a period of 33 years in Public Private Participation (PPP) mode, as per the terms and conditions laid down in the RFP (Bid) Document.

(i) **'Unique / New Tourism Concept Project' at Site No.1, Lower Tank Bund Road, Hyderabad:** YAT&C(PMU) Dept., is holding an area of about **Ac.1.95 Cts. (9,438 Sq.Yds. Approx.)**, at Site No.1, Lower Tank Bund Road, which is located besides Snow Park and Exotel Hotel in Hyderabad. The bidders should develop their own concept of **'Unique / New Tourism Concept Project'**. The permissible Built-up area at the proposed location will be about **2.00 Lakh Sft.** as per the prevailing Building Regulations of MA&UDD Dept., GoAP. The proposed Project Cost should be about **Rs.33.00 Crores** based on the 'Basic Market Value of the Land' at this location.

**Eligibility Criteria:** (a) The Bidding Entity or the Technical Member of Bidding Consortium shall have a minimum of 3 years experience in owning / Operating similar venture in the related field of Tourism / Hospitality / Leisure / Entertainment Sectors with an annual average turnover of Rs.8.25 Crores during the preceding 3 years (OR) (b) The Bidding Entity or the Lead Member / Technical Member of Bidding Consortium should have Developed at least one venture in the related field of Tourism / Hospitality / Leisure / Entertainment Sector with atleast 'One Year' of Commercial Operations' (i) in an area of 'one Acre' (OR) (ii) with a Built-up Area of 50,000Sft.(OR) (iii) with a Project Cost of Rs.8.25 Crores. (AND) (c) The Bidding Entity shall have a minimum Net-worth of 25% of the proposed Project Cost. In case of a Bidding Consortium, all the members of the bidding consortium together shall have a minimum Net-worth of 25% of the proposed Project. The proposed Project Cost is **Rs. 33.00 Crores.**

(ii) **'Multipurpose Convention Centre with FEC' at Site No.2, Lower Tank Bund Road, Hyderabad:** YAT&C(PMU) Dept., is holding an area of about **Ac.2.90 Cts. (14,036 Sq.Yds. Approx.)**, at Site No.2, Lower Tank Bund Road, which is located besides Snow Park and Exotel Hotel in Hyderabad. The proposed 'Multipurpose Convention Centre' is envisioned as 'One Point Destination' for all kinds of Conference, Convention, Function & Exhibition requirements of this part of Hyderabad. The proposed 'FEC' can have various options such as Family Entertainment / Amusement / Recreation Enclosures, Kids Gaming Zones, Cineplex, Food Courts etc. The bidders may develop **'MULTIPURPOSE CONVENTION CENTRE' WITH 'FEC'**. The permissible Built-up area at the proposed location will be about **3.00 Lakh Sft.** as per the prevailing Building Regulations of MA&UDD Dept., GoAP. The proposed Project Cost shall be about **Rs.50.00 Crores** based on the 'Basic Market Value of the Land' at this location.

**Eligibility Criteria:** (a) The Bidding Entity or the Technical Member of Bidding Consortium shall have a minimum of 3 years experience in Owning / Operating similar venture in the related field of Tourism / Hospitality / Leisure / Entertainment Sectors with an annual average turnover of Rs.12.50 Crores during the Preceding 3 years. (OR) (b) The Bidding Entity or the Lead Member / Technical Member of Bidding Consortium should have Developed at least one venture in the related field of Tourism / Hospitality / Leisure / Entertainment Sector with atleast 'One Year' of 'Commercial Operations' (i) in an area of 'One & Half Acre' (OR) (ii) with a Built-up Area of 75,000Sft. (OR) (iii) with a Project Cost of Rs. 12.50 Crores. (AND) (c). The Bidding Entity shall have a minimum Net-worth of 25% of the proposed Project Cost. In case of a Bidding Consortium, all the members of the bidding consortium together shall have a minimum Net-worth of 25% of the proposed Project.

**Escort Officer, YAT&C(PMU)Dept., GoAP., (Mobile:+91-97045-95024)** can be contacted for visiting the sites with prior intimation. Interested parties can collect the 'RFP Document from the O/o. Escort Officer, YAT&C(PMU) Dept, 1<sup>st</sup> Floor, D Block, A.P.Secretariat, Saifabad, Hyderabad-500022 from 17.12.2011 to 27.12.2011 against a payment of **Rs.10,000/-** towards the cost of RFP Document, in the shape of DD / PO in favour of **'Tourism-PMU, A.P. Secretariat'** payable at Hyderabad.

**The prospective bidders, who submitted their 'Expression of Interest', in response to YAT&C Dept., earlier 'EOI Notification' for the same projects and those who were short-listed by YAT&C(PMU) Dept., can obtain RFP Document from the above mentioned officer with a formal request letter along with a copy of YAT&C(PMU) Dept., letter and against the payment of above mentioned cost of RFP Document.**

The last date for the issue of RFP Documents is **27.12.2011 by 5.00 P.M.** and the RFP Documents will not be issued after this due date. There will be a 'Pre-bid Meeting' on **30.12.2011 at 11.00 A.M.**, for those Bidders, who purchase RFP Documents. The filled-in 'Request for Proposal' with complete documentation should reach The Secretary, YAT&C Dept., GoAP., at the above address by **4.00 P.M. on or before 20.01.2012.**

The YAT & C (PMU) Dept. reserves the right without any obligation or liability to accept or reject or cancel or modify the entire process or any part of thereof or any terms of conciliations at any time without assigning any reasons

Sd/- Jayesh Ranjan, IAS,  
Secretary, YAT&C Dept., GoAP.