

Expression of Interest
Selection of Agency for Depot Operations at Sector 82 Noida

Issued by:
DGM NTC NOIDA AUTHORITY
New Okhla Industrial Development Authority (Noida)
Sector 6, Main Administrative Building, Noida

Noida Authority invites prospective bidders for a discussion on the **Selection of Agency for Depot Operations at Sector 82 Noida**.

Date and Time of Discussion	05-04-2023 at 12:00 Noon
Zoom Link	To be added

Agenda of the Meeting:

Noida Authority has developed an integrated commercial cum transport hub in the form of a bus depot in sector 82 Noida. The premises has been developed as a multi-specialty building with ample of space for transport related activities / office spaces and depot operations. The building consists of a total of 8 floors, basement and surface parking, and open areas.

1. Area statement:

The floor-wise area statement is as below:

Ground floor (inside the premises covered area):

Tentative demarcation	Area (sq m)
Reception	85
Entrance Lobby	595
Booking Centre	110
Offices	370
Toilets	240
Security Check	15
Shopping Centre	155
Bank + Atm	155
Fire Control Room	55
Police Post & First Aid	80
Waiting Area	150
Services	70
Corridor	2200
Restaurant	165.57
Food court	106.09
Total	6200.501

Ground floor (Bus wash area and parking):

Tentative designated area	Area (sq m)
Pump Room	20
Store	40
Office	40
Toilet	20
Bus repair / wash area	330
Bus parking spaces	25 number
Surface car parking	100 number

First Floor:

Tentative demarcation	Area (sq m)
Shops	1660
Toilets	155
Office	280
Services	75
Security	20
Kitchen	70
Food Court	350
Library / Magazine room	170
Corridor	985
Sub total	3765
Total	4775.869

Second Floor:

Tentative demarcation	Area (sq m)
Yatri NIWAS	1070
Services	75
Cyber Café	170
Security	20
Toilets	155
Kitchen	415
Food Court	150
Canteen	260
Open Café	140
Waiting Area	260
Corridor	1350
Sub total	2715
Total	4775.869

From the 3rd till 8th floor commercial office space are present in the building.

2. Time period of the licensing agreement:

Noida Authority envisages to let out the below mentioned components from the above list on an Operation and Maintenance contract:

Tentative License Period	5 years + 2 years (depending on satisfactory performance) Space to be awarded on "as is where is basis"
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3. Scope of Work:

The licensing agreement can be for 3 different parts or may be bundled together basis industry response:

PART A – Open Parking Area and Booking Centre	PART B – Ground floor	PART C – Second floor
25 bus parking	Restaurant – 165.57 Sq m	Yatri Niwas – 1070 Sq m
100 surface parking	Food Court – 106.09 sq m	Cyber Café – 170 sq m
Pump room: 25 sq m	Corridor – 2200 sq m	Kitchen – 415 sq m
Store: 25 sq m	Corridor can be used for children amusement activities, temporary kiosks, any other activity to improve footfalls post approval from the Authority.	Food Court – 150 sq m
Office: 40 sq m and Booking Centre: 110 sq m		Canteen – 260 sq m
Toilet: 35 sq m		Open Café – 140 sq m
Bus repair / wash area: 330 sq m		
3 kiosks in the open area on the ground floor		
INR 6,21,645 / month	41,86,992 per month	37,35,270 per month

Noida Authority intends to let out the spaces in the bus depot as per the above reserve price and expected usages. The list of permitted activities in all the 3 parts are as below:

PART A – Open Parking Area and Booking Centre Scope of Work
<ul style="list-style-type: none"> Operate and maintain the entire area of parking – 25 bus parking and 100 car parking Operate the booking center in the main building for transport related activities Usage of bus wash area and workshop for repair maintenance work Installation of charging infra for EVs – nearby societies may be engaged to let owner charge their EVs at the ISBT Charging infra to be put by the Operator and utility charges to be paid on actuals The Operator may enter into monthly parking usage passes for cars / buses Office space may be used for transport booking / transport related works Any subletting to be informed and approved by Noida 3 kiosks may be used by the Operator for commercial purposes Manpower and their suitability and competence will be responsibility of the Operator.

- The operator is required to comply with all the statutory and other stipulations including but not limited to Labour Laws / Legal / Police / Taxation / Excise / STA / Transport Policy and that issued by NTC / Noida from time to time

PART B and C – Ground and Second Floor

- Operate and maintain the **area on the second floor in total**
- Operate and maintain the **awarded area on ground floor**
- **Subletting** is allowed post approval from Noida
- The Bidder needs to get the subletting terms and conditions approved by the Authority
- **Utility bills will be split** as per the area awarded to each bidder. Common area billing can be suggested and discussed with the E&M dept.
- **Corridor space may be used to set up temporary stalls** which can be used for subletting post approval from Authority.
- Any source of revenue other than the above-mentioned sources will need to be approved by the Authority before implementation by the Bidder
- The aesthetics of the area need not be jeopardized while setting up stalls
- **Opening up of any government** office in the awarded area is permitted
- **Children amusement activities** to enable footfalls are permitted

4. Selection Criteria:

The selection of Operator for the above areas is to be done basis the below mentioned criteria:

Selection Criteria for only parking area and booking centre – PART A

Minimum Eligibility	The Operator should be an aggregator of buses / cars with a minimum fleet size of 12 buses or 50 cars. The fleet should be owned by the Operator, or the Operator may be an aggregator with confirmed presence of average 125 associated drivers for a continuous period of 6 months in NCR. Proof of association / ownership to be provided <ul style="list-style-type: none"> • Min turnover: 4 Crores • Net worth: 3 Crores
Method of Selection	<ul style="list-style-type: none"> • Cost Based Selection (Highest - H1) • Bidder quoting highest fees above minimum fixed fee will be selected

Selection Criteria – PART B

Minimum Eligibility	The Operator should have similar experience of running commercial space, malls, amusement parks, multi purpose commercial establishments <ul style="list-style-type: none"> • Min turnover: 7.5 Crores • Net worth: 10.1 Crores
Method of Selection	<ul style="list-style-type: none"> • Cost Based Selection (Highest - H1) • Bidder quoting highest fees above minimum fixed fee will be

	selected
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Selection Criteria – PART C	
Minimum Eligibility	The Operator should have similar experience of running commercial space, malls, amusement parks, multi-purpose commercial establishments <ul style="list-style-type: none"> • Min turnover: 6.7 Crores • Net worth: 8.9 Crores
Method of Selection	<ul style="list-style-type: none"> • Cost Based Selection (Highest - H1) • Bidder quoting highest fees above minimum fixed fee will be selected

In view of the above, Noida Authority intends to gather views / suggestion from prospective players/ bidders regarding the licensing agreement.

The key discussion pointers basis above tentative plan are:

- Area to be awarded under the licensing agreement can be either segregated in to 3 parts A, B and C as mentioned above or be combined.
- List of permitted activities may be expanded depending on inputs from the stakeholders to make the project financially viable
- The designated areas may be changed to include other offering / usages which stakeholders believe might be more lucrative at the area.
- Any suggestion on the price bundling etc. for the licensing agreement
- Any suggestion on the eligibility criteria for the licensing agreement

The above discussion will be held as per date / time indicated in this EOI. Participants are requested to submit their suggestions post the meeting or before meeting on the email id mentioned.

Participants may obtain further information/ clarifications pertaining to this Expression of Interest from the office of:

DGM NTC Noida -201301,

District Gautam Budh Nagar, Uttar Pradesh

Contact Person:

Sh. S P Singh

DGM NTC

Email.: dgmntcnoida@gmail.com

Phone: 9910423145

5. Annexures:

Maps and Layout of the Building

GROUND FLOOR PLAN (Terminal Building)

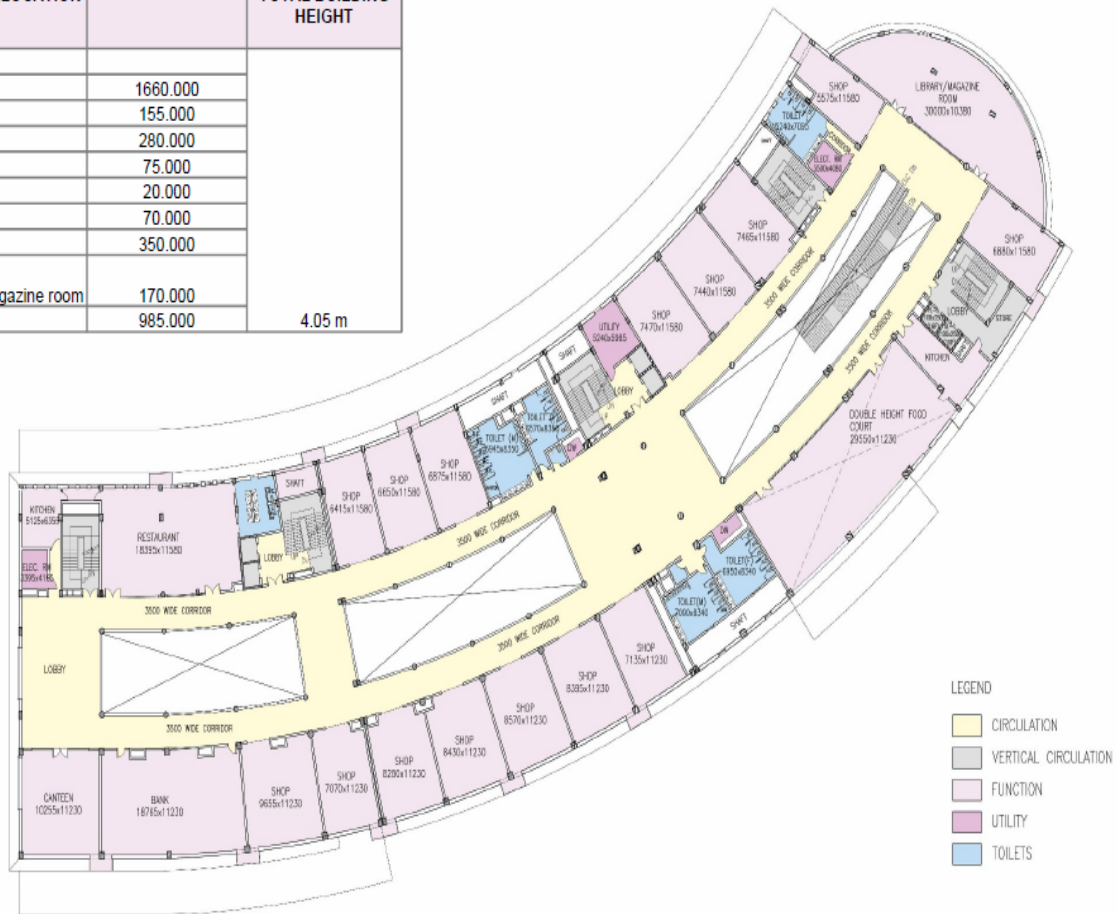
SPACE ALLOCATION	INDIVIDUAL AREA	TOTAL BUILDING HEIGHT
Reception	85.000	7.8 M
Entrance Lobby	595.000	
Booking Centre	110.000	
Offices	370.000	
Toilets	240.000	
Security Check	15.000	
Shopping Centre	155.000	
Bank + Atm	155.000	
Fire Control Room	55.000	
Police Post & First Aid	80.000	
Waiting Area	150.000	
Corridor	2200.000	
Services	70.000	



GROUND FLOOR BUILT UP AREA – 6017.642 SQMT

FIRST FLOOR PLAN (Terminal Building)

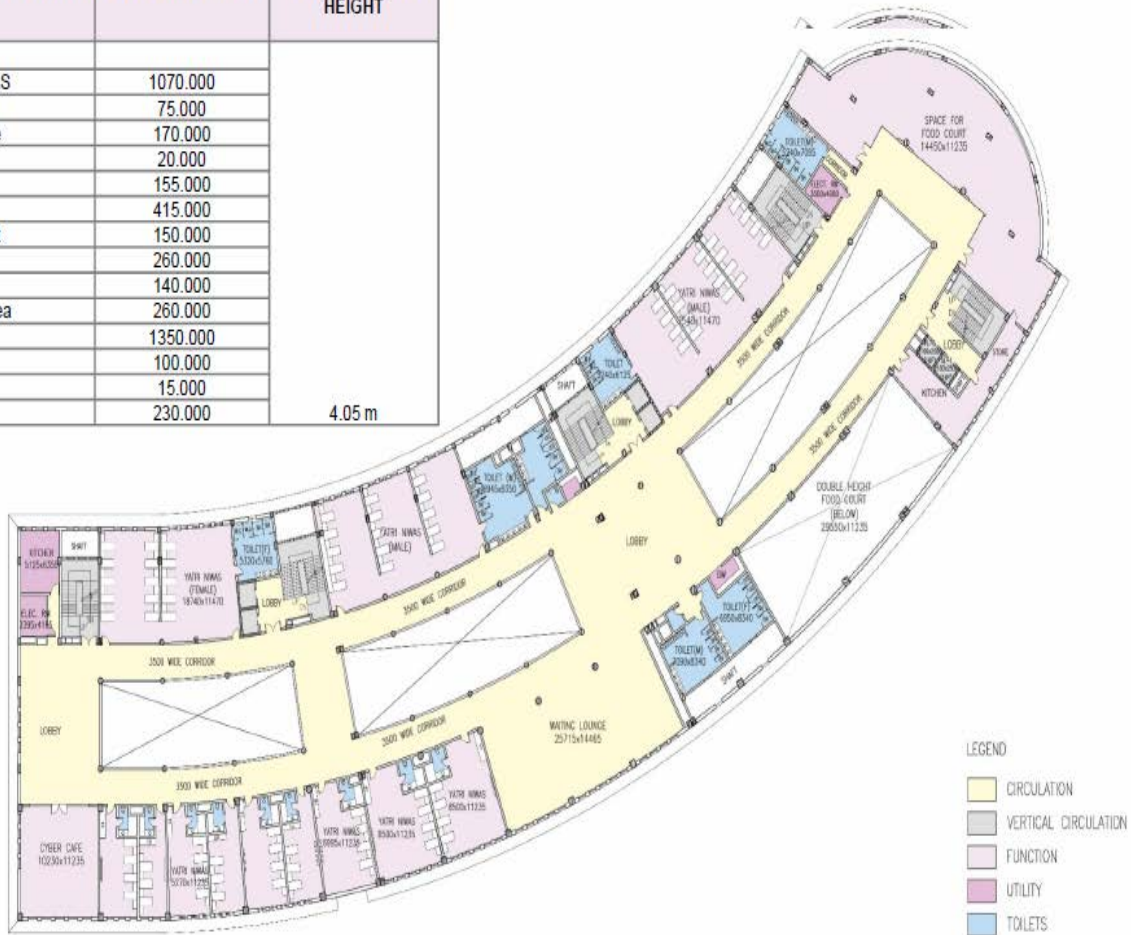
SPACE ALLOCATION	INDIVIDUAL AREA	TOTAL BUILDING HEIGHT
Shops	1660.000	4.05 m
Toilets	155.000	
Office	280.000	
Services	75.000	
Security	20.000	
Kitchen	70.000	
Food Court	350.000	
Library / Magazine room	170.000	
Corridor	985.000	



FIRST FLOOR BUILT UP AREA – 4775 SQMT

SECOND FLOOR PLAN (Terminal Building)

SPACE ALLOCATION	INDIVIDUAL AREA	TOTAL BUILDING HEIGHT
Yatri NIWAS	1070.000	4.05 m
Services	75.000	
Cyber Café	170.000	
Security	20.000	
Toilets	155.000	
Kitchen	415.000	
Food Court	150.000	
Canteen	260.000	
Open Café	140.000	
Waiting Area	260.000	
Corridor	1350.000	
Toilet	100.000	
Services	15.000	
Office	230.000	



SECOND FLOOR BUILT UP AREA – 4775 SQMT