



Ghaziabad Development Authority

Expression of Interest (Eoi)

For

**DEVELOPERS TO IMPLEMENT IN-SITU REDEVELOPMENT
PROJECT OF TULSI NIKETAN SCHEME, GHAZIABAD THROUGH
PUBLIC PRIVATE PARTNERSHIP**

April 2025

Issued by:

Ghaziabad Development Authority

Vikas Path, Near Old Bus Stand,
Ghaziabad, Uttar Pradesh, 201001

DEVELOPERS TO IMPLEMENT IN-SITU REDEVELOPMENT PROJECT OF TULSI NIKETAN SCHEME
GHAZIABAD THROUGH PUBLIC PRIVATE PARTNERSHIP

Disclaimer

This Expression of Interest (Eoi) for the "Developers to Implement In-Situ Redevelopment Project of Tulsi Niketan Scheme Ghaziabad Through Public Private Partnership" (hereinafter referred to as 'the Project'). Its primary objective is to provide potential bidders with concise details about the Project and outline the scope of work involved. The primary goal of this Eoi is to gather insights, feedback, and interest from prospective bidders. This Eoi aims to understand the capabilities, innovative approaches, and suggestions from potential developers to ensure the successful planning, structuring, and execution of the project, while maximizing value for all stakeholders.

The information in this bid document, provided to the Bidder(s) by or on behalf of the Ghaziabad Development Authority (GDA), is made available under the terms and conditions outlined in this bid document, as well as any other applicable terms and conditions.

GDA may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this bid document.

GDA reserves the right not to proceed with the project, to alter the timetable reflected in this document, or to change the process or procedure to be applied. It also reserves the right to decline to discuss the Project further with any party submitting a proposal. No reimbursement of cost of any type will be paid to persons, entities, or consortiums submitting a Proposal.

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Data Sheet

| S. No. | Particulars | Details |
|--------|------------------------------------|--|
| 1 | Name of Project | DEVELOPERS TO IMPLEMENT IN-SITU REDEVELOPMENT PROJECT OF TULSI NIKETAN SCHEME GHAZIABAD THROUGH PUBLIC PRIVATE PARTNERSHIP |
| 2 | Authority's Project Representative | Chief Engineer, Engineering Department, Ghaziabad Development Authority Vikas Path, Near Old Bus Stand, Ghaziabad, Uttar Pradesh, 201001 Email ID: secgda@gmail.com Website: https://gdaghaziabad.in/ |
| 3 | Proposal Submission Start Date | 25.04.2025, 11:00 AM (IST) |
| 4 | Last date for submitting response | 10.05.2025, (05:00 PM IST). All interested participants are requested to send their documents and presentation to Email.id secgda@gmail.com and submit hard copies on the presentation date |
| 5 | Presentation Date | To be communicated via email |
| 6 | Response validity duration | 90 days from the Last date of submission |
| 7 | EOI fee | INR 10,000 in the form of Demand Draft (DD) in favour of Ghaziabad Development Authority. Scan copy of DD to be submitted along with other documents over email and original to be submitted at the time of presentation. |

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1. Invitation for Expression of Interest

The Ghaziabad Development Authority ("GDA" or "the Authority") invites Expression of Interest (Eol) for "Developers to Implement In-Situ Redevelopment Project of Tulsi Niketan Scheme Ghaziabad Through Public Private Partnership" ("the Project"). Interested Bidders can download the document from the website <https://gdaghaziabad.in/> and submit their "Expression of Interest" in the formats duly filled and signed with required enclosures, via email superscribed "Redevelopment Project of Tulsi Niketan Scheme, Ghaziabad".

2. Key Instructions

Interested Bidders should make note of the following key points:

- a) This Eol invitation document is not a Tender or Request for Proposal in any form and would not be binding on GDA in any manner whatsoever.
- b) GDA reserves the right to cancel the Eol invitation as a whole or in part without assigning any reasons.
- c) The Bidders are encouraged to conduct their own independent assessment, investigations and analysis and check the reliability, accuracy and completeness of the information at their end and obtain independent advice from relevant sources as required before submission of their response.
- d) GDA encourages interested bidders to contact the Engineering Department for any query.
- e) GDA reserves the right to update, amend and supplement the information given in this document at its sole discretion before the last date and time of submission of the responses.
- f) Bidders should submit their response in English language and as per formats provided in the last section of this document. Submission not conforming to the instructions or prescribed formats will be rejected.
- g) The key dates and information for the Project are given in Eol Datasheet.

3. Introduction: Redevelopment of Tulsi Niketan Scheme

The Ghaziabad Development Authority, under the Government of Uttar Pradesh, has decided to undertake the Redevelopment of Tulsi Niketan Scheme through Public Private Partnership basis.

Background of Tulsi Niketan Scheme: The Tulsi Niketan Housing Scheme was developed by the Ghaziabad Development Authority (GDA) around 35 years ago, in 1989-90. The EWS and LIG units constructed under this scheme are now in a dilapidated state and unfit for habitation.

The total area of the scheme is approximately 7.8394 ha, the scheme includes LIG and EWS housing (G+3 structures), roads, and parks, collectively spanning 51,561.65 square meters, where GDA is currently planning redevelopment. Additionally, GDA owns three plots with a total area of approximately 5,958.4 square meters.

Objective: The primary objective of the Tulsi Niketan Redevelopment Scheme is to rehabilitate and improve the living conditions of economically weaker sections (EWS) and low-income groups (LIG) by reconstructing 2,004 EWS and 288 LIG houses with modern infrastructure and amenities. The scheme aims to provide safe, hygienic, and affordable housing while promoting inclusive urban development through a public-private partnership

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model, ensuring socio-economic upliftment and enhancing the overall urban landscape of the region.

Location: The Tulsi Niketan scheme is strategically located on the border of Delhi and Uttar Pradesh. It is well connected to Wazirabad Road in the south, Som Bazaar Road in the north, and Tulsi Niketan Road in the west, ensuring easy access to key urban centres and transportation networks.

Location map of Tulsi Niketan



Brief particulars of the Project are as follows:

The Scheme comprises various types of plots and buildings, including 288 units of LIG and 2004 units of EWS. Additionally, there are 60 shops, above which 18 halls were originally constructed. Out of these halls, 3 have been sold by the authority, while the remaining 15, having become dilapidated, were demolished by the authority in 2011. The Scheme also includes a community centre plot, a dispensary plot, a commercial plot, a hospital, one Group Housing plot (GH-1), a school plot, and 8 parks, contributing to the social and civic infrastructure of the area. Ownership details of these plots re mentioned in below table:

Table 1 Vacant Plot Details in Tulsi Niketan

| Sr. no | Type of plot | No. of plots | No. of plots allotted | No. of vacant plots |
|--------|---------------------------|--------------|-----------------------|---------------------|
| 1 | Community centre plot | 1 | 1 | - |
| 2 | Dispensary plot | 1 | - | 1 |
| 3 | Commercial plot | 1 | - | 1 |
| 4 | Hospital | 1 | 1 | - |
| 5 | Group housing plot (GH-1) | 1 | - | 1 |
| 6 | School plot | 1 | 1 | - |

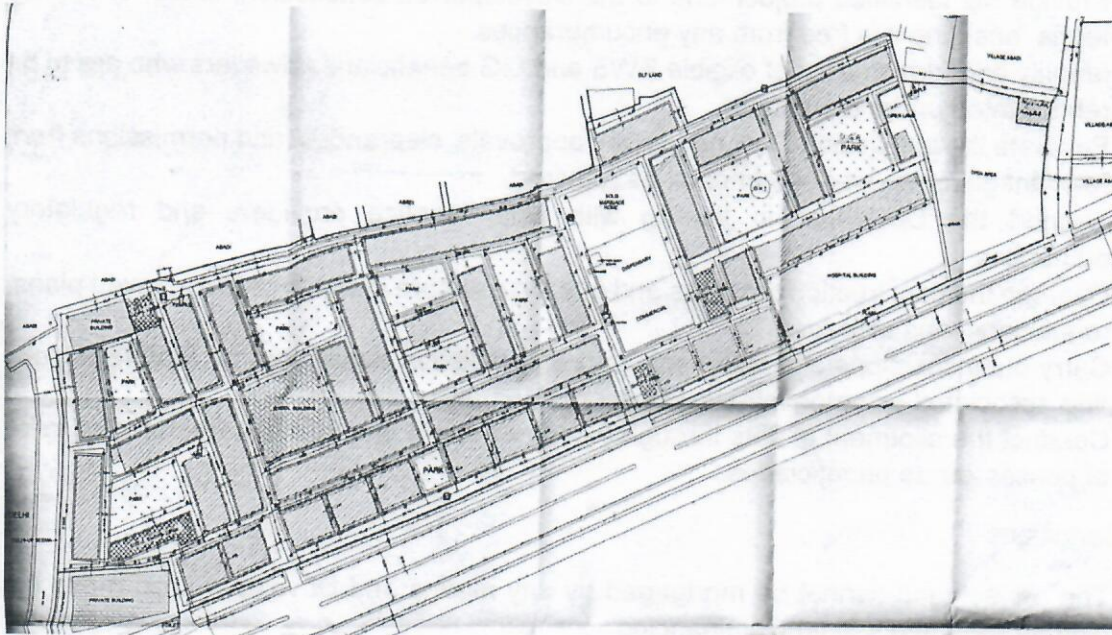
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Existing Condition of Tulsi Niketan



Existing Layout of Tulsi Niketan



3.1. Scope of the work

Responsibility of Bidders

1. Develop the project layout and obtain all necessary statutory approvals, No Objection Certificates (NOCs), and other required compliances from relevant authorities, ensuring adherence to the prevailing building Byelaws of GDA, the provisions of Uttar Pradesh Urban Planning and Development Act, 1973, National Building Code (N.B.C) and other relevant Government Orders (G.Os).
2. Purchase three identified vacant land parcels (mentioned in Table 1) from GDA at the Developer's own expense, as specified by the Authority.
3. Purchase additional Floor Area Ratio (FAR) from GDA based on project needs and prevailing guidelines.
4. Provide suitable transit accommodation and transport arrangements to all eligible existing dwellers during the construction phase (Builder to bear all expenses) at his own cost.

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5. Ensure seamless relocation and resettlement of all eligible dwellers upon completion of construction.
6. Undertaking demolition of the existing buildings and disposal of Construction & Demolition waste
7. Construct the mandated number of EWS and LIG residential units in accordance with approved designs, specifications within the coved area.
8. Develop all essential physical infrastructure, including internal roads, drainage systems, water supply, electricity, sewage networks, and other related facilities.
9. Develop required social infrastructure, such as parks, community spaces, and basic civic amenities, as per the approved Layout plan.
10. Hand over the fully constructed EWS and LIG units (rehabilitation component) to the Authority at free of cost.

Responsibility of Authority

1. Conduct a detailed household survey, verify documents, address grievances, and finalize the eligibility list of EWS/LIG beneficiaries.
2. Provide the identified project land to the Developer on concession, lease, or license terms, ensuring it is free from any encumbrances.
3. Identify and furnish a list of eligible EWS and LIG beneficiaries/dwellers who are to be rehabilitated under the project.
4. Facilitate the acquisition of all necessary approvals, clearances, and permissions from relevant government departments, as required.
5. Support the Developer in liaising with utility service providers and regulatory authorities.
6. Oversee the construction progress and quality to ensure adherence to approved plans, regulations, and standards.
7. Carry out inspections and issue occupancy/completion certificates for EWS/LIG units and associated common infrastructure.
8. Conduct the allotment of flats through a lottery system and facilitate the handing over of possession to beneficiaries.

Other Conditions

- The project land cannot be mortgaged by any means and Developer shall make his own arrangements in project financing
- The land occupied by existing EWS/LIG housing and shops will be provided to the developer free of cost.
- Vacant plots within the scheme will be allocated to the developer at the land rate fixed by GDA.

Timelines

| Activity | Timeline |
|--|-----------|
| Survey and Finalising Eligibility list | 1 months |
| Transit accommodation and shifting | 3 months |
| Demolishing of existing buildings | 6 months |
| Seek approval and Building permission including obtaining all necessary statutory NOCs and Environmental Clearance | 3 Months |
| Construction of Buildings and handover to GDA | 24 Months |

Revenue Strems: The Developer shall be entitled to an incentive sale component comprising in-situ sale FSI or Built-up area, over and above the prescribed EWS and LIG units.



4. Eligibility Criteria

The Bidder should meet the following Eligibility Criteria for submission of the EoI.

- i) The bidders eligible to participate in the RFP process shall be only a single business entity with financial capability and technical experience stipulated in the eligibility criteria.
- (ii) A Bidder may be:
 - (a) a single business entity under the Companies Act, 1956 or Companies Act, 2013
 - (b) Limited Liability Partnership Company or any other entity which intends to get incorporated at the time of commencement of project.
 - (c) A registered Partnership Firm will be admissible. However, in case such bidder is selected, they shall get the partnership firm converted into an LLP or a Company constituted within a month.
- (iii) The bidder shall be a registered Developer with RERA
- (iv) The Developer should have minimum number of "completed projects" registered with RERA as under:
 - a. Developed, Commissioned and marketed on sale basis **ONE** project of residential or mixed use, having minimum 1,50,000 sqm of built-up area with at least high-rise buildings of minimum 36 meters height. The development of such project should have been completed not earlier than 01-04-2018.
 - b. Developed, Commissioned and marketed on sale basis **TWO** projects of residential or mixed use, having minimum 1,00,000 sqm of built-up area with at least high-rise buildings of minimum 36 meters height. The development of such project should have been completed not earlier than 01-04-2018.
 - c. Developed, Commissioned and marketed on sale basis **THREE** projects of residential or mixed use, having minimum 50,000 sqm of built-up area with at least high-rise buildings of minimum 36 meters height. The development of such project should have been completed not earlier than 01-04-2018.

OR

 - a. Developed, Commissioned and marketed on sale basis **ONE** project of residential or mixed use, having minimum 5 Ha of Land area with at least high-rise buildings of minimum 36 meters height. The development of such project should have been completed not earlier than 01-04-2018.
 - b. Developed, Commissioned and marketed on sale basis **TWO** project of residential or mixed use, having minimum 3 Ha of Land area with at least high-rise buildings of minimum 36 meters height. The development of such project should have been completed not earlier than 01-04-2018.
 - c. Developed, Commissioned and marketed on sale basis **Three** project of residential or mixed use, having minimum 2 Ha of Land area with at least high-rise buildings of minimum 36 meters height. The development of such project should have been completed not earlier than 01-04-2018.

The bidder shall furnish evidence to support the information provided for evaluation under technical capability. The bidder shall submit Completion Certificates and Occupancy Certificate issued by concerned Planning Authority along with any other

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supporting documents as proof for the technical eligibility criteria. Project details required to be submitted are:

- Project location
- RERA Number
- Area of Project, Number of units, number of towers, etc.
- Type of property
- Completion timeline
- Project Cost

- (v) The Bidder shall have a minimum Net Worth of INR 200,00,00,000 (Rupees Two Hundred crores) ("Minimum Net Worth Threshold") as on 31/03/2024.

Net worth = (subscribed and paid capital + reserves) – (revaluation reserves + miscellaneous expenditure not written off + intangible assets + accumulated losses).

For the purposes of this RFP, 'Net Worth' means the aggregate value of the paid-up share capital and all reserves created out of the profits and securities premium account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, as per the audited balance sheet, but does not include reserves created out of revaluation of assets, write-back of depreciation and amalgamation;

- (vi) The Average Net Cash Accruals over the last five financial years shall at least be Rs 100 Cr (Rupees Thirty Crores) (2023-24, 2022-23, 2021-22, 2020-21, 2019-20). This is linked to the reserve premium required by GDA for the cost of land of three vacant plots.

Net Cash Accruals = Profit after tax (PAT) + Depreciation + non-cash expenses.

Note: The Bidder shall enclose audited annual financial statement for last 5 years, ITRV and shall include balance sheet with schedules, profit and loss account with schedules and cash flow statement. CA Certificate also required to be furnished with respect to Net Worth and Average Net Cash Accruals.

4.1. Presentation of Interest

Interested participants are kindly requested to submit their presentations in PDF format to the provided email address. The Presentation can be made in hybrid mode i.e. online & offline (whichever is convenient to the bidder). The presentation should talk about the following aspects.

1. **Introduction and Company Overview:** An introduction to the bidder, including their background, experience, and expertise in building construction, particularly in PPP projects.
2. **Understanding of the Project:** A clear understanding of the project's objectives, requirements, and scope, demonstrating alignment with the goals of GDA. Experience of any rehabilitation project will be a major plus point.
3. **Revenue Generation Strategies & Utilization of Infrastructure:** Developer to propose ideas, concept, etc.
4. **Financial Projections:** Realistic financial projections, including revenue forecasts, cost estimates, and ROI analysis, demonstrating the financial viability of the proposed model.
5. **Timelines, Approach & Methodology for implementing the project**
6. **Inputs of Developer on following points:**

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- a. **Maintenance Corpus:** To deposit amount with GDA as the Maintenance Corpus in addition to the comprehensive Annual Maintenance Contracts (AMCs) for Five years with Original Equipment Manufacturers (OEMs) for all common utilities like elevators, pumps, DGs, fire pumps etc. The Developer shall submit such AMCs along with proof of payment to respective OEMs at completion. The maintenance corpus amount to the extent of INR 40000 per rehabilitated unit. 50% of this amount shall be deposited with GDA at the time of signing of MASTER AGREEMENT. The balance maintenance corpus amount is to be deposited before applying for Occupancy Certificate. The corpus fund will be managed by the Cooperative Housing Society formed by the rehabilitated residents. It is meant for repairs, maintenance, and common utilities like lifts, water supply, and security. Interest on Corpus Fund will be placed in an interest-bearing account to ensure long-term financial sustainability.
- b. **Incentive Sale component:** The Developer shall be entitled for incentive sale component in the form of in-situ sale FSI / Built up area.
- c. **Bid parameter:** The bid parameter shall be maximum premium offered by the Developer to GDA on Total permissible FSI of the project on sq.m. basis. The bidder Developer shall submit the commercial proposal and quote the amount on per sqm of total permissible FSI which will be called as premium amount to be deposited with GDA payable in four equal stages as (i) Acceptance of bid, (ii) Building permission, (iii) Plinth checking and (iv) Rehab completion. The bidder quoting the highest premium amount per sqm will be a successful Developer. It is to be noted that the minimum premium as per vacant land available of three plots is INR 25 crores. GDA will expect to receive premium over and above this amount.
- d. **Performance Security:** To pay Performance Security / Security Deposit of ~ 1% of project construction cost (~INR 7 Crores) after receipt of letter of Award from GDA.
- e. **Timelines:** The Developer shall seek approval and Building permission within 12 months from the date of Letter of Award of successful bidder selection. The Rehab construction shall be completed within 36 months from date of Commencement Certificate. VC (GDA) shall consider any delay condolence on merits, if required.
- f. **Support for rehabilitated dwellers:** During construction phase, Developer has to provide for transit accommodation/ pay rent and in case of transit accommodation, provision of transit transport allowance may also be considered. Developer has to take responsibility for shifting of existing dwellers, development of required physical and social infrastructure. Developer needs to rehabilitate all eligible dwellers in-situ by constructing rehabilitation tenements, non residential rehab units as well as social amenities. Developers may propose means of providing transit accommodation (housing units/ rental amount per month) as well as proposed transport allowance for transportation to transit accommodation. The Developer shall assist in the allotment of eligible dwellers through the lottery system, to register Agreement for tenements in favor of beneficiaries, to form and register Co-operative Housing Society of rehab beneficiaries, to register the Lease deed in favor of the Co-Operative Society for rehab component.
- g. **Consortium:** Developers to provide their views on whether bidding by consortium can be allowed.
- h. **Any other important areas**

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4.2. Selection Process

The EOI is issued only with a purpose of collection of information from interested parties and to prepare Request for proposal (RFP) document for the project. GDA reserves the right to proceed ahead with the Project. However, the applications received shall be reviewed carefully and interactions with the applicants will be likely scheduled before finalisation of Project terms and conditions.

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Annexure 1: Format for Covering Letter

[On the letterhead of applicant]

Date:

To,

Chief Engineer,
Engineering Department,
Ghaziabad Development Authority
Vikas Path, Near Old Bus Stand,
Ghaziabad, Uttar Pradesh, 201001

Sub: Expression of Interest (EOI) for Developers to Implement In-Situ Redevelopment Project of Tulsi Niketan Scheme Ghaziabad Through Public Private Partnership

Dear Sir,

With reference to your EOI document dated _____, I/We the undersigned am/are hereby Expressing our Interest in Developers to Implement In-Situ Redevelopment Project of Tulsi Niketan Scheme Ghaziabad Through Public Private Partnership.

I/We understand that based on responses, the Authority shall finalize the concept and other requirements. Further, the issue of this EOI does not imply that the Authority is bound to appoint any applicant, as the case may be, for the Project.

I/We hereby declare that all the information and statements made in this Proposal are true and accept that any misinterpretation contained in it may lead to our disqualification.

(Name and Title of the Signatory)

(In the capacity of)

Company Seal _____

(Name of the Entity): _____

(Registered Address of the Entity): _____

(Email ID): _____

(Contact Number): _____



Annexure 2: Details of the Applicant

[Please capture all relevant information]

| S. No. | Particulars | Details |
|--------|---|---------|
| 1. (a) | Name of Entity | |
| (b) | Registered Address | |
| (c) | Postal Address | |
| (d) | Telephone / Mobile No. | |
| (e) | E-Mail Address | |
| (f) | Type of entity | |
| (g) | Registration number of Entity | |
| (h) | PAN No | |
| (i) | GST Registration No. | |
| 2 | Details of individual(s) who shall serve as the point of contact/ communication for | |
| (a) | Name | |
| (b) | Designation | |
| (c) | Company | |
| (d) | Address | |
| (e) | Telephone / Mobile No. | |
| (f) | E-Mail Address | |



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Annexure 3: Financial Capability

| Particulars | Net Cash Accruals (INR) | Net Worth |
|--------------|----------------------------------|-----------|
| 2019 – 2020 | | |
| 2020 – 2021 | | |
| 2021 – 2022 | | |
| 2022 – 2023 | | |
| 2023 – 2024 | | |
| <i>Total</i> | <i>Average Net Cash Accruals</i> | |

Note: Copy of the Audited Balance sheet and ITR duly certified, shall be attached as proofs.

On Behalf of (Name of the Bidder)

Signature of the Authorized Person

Name:

Designation:



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Annexure 4: Details of Relevant Works Completed in Last 7 Years

| # | Name of Client and Place of Operation (City, State) | Scope of Project | Total Area in Ha | Total Built-up area in sqm | Project Value (INR) | Project Start and End date (MM.YYYY) | Evidence (work order/Agreement copy/LoA) |
|---|---|------------------|------------------|----------------------------|---------------------|--------------------------------------|--|
| 1 | | | | | | | |
| 2 | | | | | | | |



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Annexure 5: Project conceptualization information

| S. No. | Particulars | Details |
|--------|---|---------|
| 1 | Mode of PPP | |
| 2 | Project Duration | |
| 3 | Estimated Project Cost | |
| 4 | Financial Capability of Firm | |
| 5 | Suggestion for Bid Parameter | |
| 6 | Lis of Approval Required for this project | |
| 7 | Indicative layout/ Drawing /Concept plan | |


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