Construction of “BENGALURU ABHIVRUDHI BHAVANA” at Bangalore Development Authority Head office Kumara Park West T.Chowdaiah Road, Bangalore-560020
Bangalore Development Authority

Expression of Interest (EOI)
From Potential Developers or Consortium of Developers
For
Construction of"BENGALURU ABHIVRUDHI BHAVANA" at Bangalore
Development Authority Head office Kumara Park West T.Chowdaiah Road
Bangalore – 560020

1. Introduction:

Bangalore Development Authority (BDA) is the nodal agency for the
development of the Bangalore region by providing various civic amenities, quality
infrastructure and other services. BDA came in existence in 1976 and its vision is to
“To transform Bengaluru to an ideal global destination with high quality infrastructure,
better quality of life by ensuring sustainable and planned development based on effective
monitoring, regulation, through participatory and innovative approach”.

The main focus of BDA is to develop Bangalore in a phased manner, provision
of sites and services catering to the housing needs of the underprivileged. At the
same time, BDA is the agency for the levy and collection of taxes for various
approvals and also the property tax within the jurisdiction. BDA is also vested with
the power of levying and collecting “betterment tax” within the metropolitan region.

The Bangalore Development Authority (BDA) has a plot with total area of
2Acres 29 Guntas located at Bangalore Development Authority Kumara Park West
T.Chowdaiah Road Bangalore – 560020. The subject land is located on Bangalore
International Airport Road and intends to develop as a premium office space. In such
regard BDA has envisaged development of new office complex at BDA kumara park
west T.Chowdaiah road Bangalore-560020.

In view of above, the present EOI is invited to give an opportunity to the
relatable interested parties to share their views for setting up of new office complex.
(Bengaluru Abhivrudhi Bhavana)
2. Scope of the Project:

The brief scope of work of the Developer is as follows.

Architecture, Structural Designing and preparation of DPR incorporating development of the facilities based on the mandatory development obligations to be provided in the Request of Proposal as per existing/applicable byelaws / Environmental Clearance.

Note: All statutory and necessary clearances/approvals/licenses required for construction and operation of the Project shall be obtained by the selected Consulting Authority shall provide necessary support to obtain such clearances/approvals/licenses.

4. Submission of EOI:

BDA invites "Expression of Interest" (EOI) from eligible Consultant Architect/ Consortium of Structural Designer, Electrical, water supply landscaping and interior designer on their own or in consortium, having experience implementation of similar projects. The EOI is invited to give an opportunity to the relatable interested parties to share their views for setting up of New office Complex (Bengaluru Abhivrudhi Bhavana) at Bangalore Development Authority Kumara Park West T.Chowdaiah Road Bangalore - 560020 and make the project attractive to the stakeholders.

The EOI may be submitted in response to the suggested pattern of development detailed herein. The Consultant Architect/ Consortium of Structural Designer, Electrical, water supply landscaping and interior designer are welcome to propose development models, which shall be examined by BDA, before finalizing the Project.

4.1 Pre-Application Conference:

A Pre-Application Conference has been envisaged by BDA for showcasing the project and providing an open forum for the Potential Consultant Architect/ Consortium of Structural Designer, Electrical, water supply landscaping and interior designer to air their views, before the EOI’s are submitted. The Conference
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will be held at Bangalore Development Authority Board Room on 09-08-2021 at 11.30 hrs.

Facility for attending the Pre-Application Conference by the prospective Consultant Architect/Consortium of Structural Designer, Electrical, water supply landscaping and interior designer through video conferencing would be made by the BDA. In case if a prospective Potential Developers or Consortium of Developers is desirous in participating the Pre-Application Conference through video conference, shall at request BDA for participation least 3 (three) working days before the scheduled Pre-Application Conference date, by addressing a mail to email-id mentioned in clause 4.4. The link for attending the meeting shall be shared by BDA at least a day before the Pre-Application Conference date.

4.3 Schedule of events:

The Schedule of events for the EOI process is given below:

1. Release of EOI Advertisement: 16.08.2021
3. Last date & time for EOI Submission: 23.08.2021 upto 16.00 hrs.
5. Concept enlightenment by Applicant: 25.08.2021 Time will be intimated

4.4 Submission Procedure:

Interested applicants shall submit/send their Expression of Interest with all required information(s) requested at Annexure, on or before 12.08.2021 upto 16.00 Hrs in a closed cover duly marked Expression of Interest for “Development of New office Complex (Bangaluru Abhivrudhi Bhavana) at Bangalore Development Authority Kumara Park West T.Chowdaiah Road Bangalore – 560020 “, and addressed to:

Executive Engineer, Infrastructure Division, BDA, Bangalore

T.Chowdaiah Road, Kumara Park West

Bangalore-560020

Tel. No. (080-23340258

Email: embdbng@gmail.com bdaeeprr@gamil.com

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In addition to the hardcopy being submitted, the applicant shall also submit a CD/pen drive containing the soft copy of the documents being submitted. Such CD/pen drive shall be kept inside the aforesaid duly marked closed cover.

4.5 Concept enlightenment by Applicant:

The interested applicants post submission of their EOI shall enlighten BDA on the proposal submitted by them by way of meeting (either physically or through virtual mode) with BDA Officials and presenting the concept submitted. The concept enlightenment meeting shall be conducted from 18.08.2021 at Bangalore Development Authority Board Room, BDA Head office, T.chowdaiah Road  Kumara Park West, Bangalore-560020.
Annexure - 1
Information and Documents to be submitted by the Applicant

1. Applicant Details:

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Description</th>
<th>Details</th>
</tr>
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<tbody>
<tr>
<td>1.</td>
<td>Name of the Principal firm submitting the proposal</td>
<td>(Attach photocopy of Certificate of Registration along with a one page write up or brochure of the company.)</td>
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<td>2.</td>
<td>Legal Status of the firm</td>
<td>Consultant Architect/ Consortium of Structural Designer, Electrical, water supply, landscaping and interior designer</td>
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<tr>
<td>3.</td>
<td>Registered Address, telephone No., fax no. e-mail ID, website</td>
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<tr>
<td>4.</td>
<td>Contact Person, Designation and address including contact no. and e-mail ID.</td>
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<td>5.</td>
<td>Organizational Profile(attach relevant document in their support):</td>
<td>(a) Existing Business activities</td>
</tr>
<tr>
<td></td>
<td>(b) Organization Structure</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) Names of Directors of the Board and Chairman / Chief Executive Officer, their nationality, if applicable</td>
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<tr>
<td>6.</td>
<td>Financial Capability (For Past Three Completed Financial Years) (The Applicant shall submit the ‘Financial Statements’ for the last three financial years, as per their latest Audited Balance Sheet, Certified by the Statutory Auditor)</td>
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<tr>
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<td>(a) Net Worth</td>
<td>2018-19 2019-20 2020-21</td>
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<tr>
<td></td>
<td>(b) Turn Over</td>
<td></td>
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<td>7.</td>
<td>Do you intend to tie-up with a consortium partner for the project (if Yes, Please specify the details of the partner in the same format mentioned at Sr. No. 1 of Annexure - 1)</td>
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<tr>
<td>8.</td>
<td>Reason for venturing into this project</td>
<td></td>
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<tr>
<td>9.</td>
<td>Technical Experience of firm</td>
<td>Please provide the experience of relevant similar completed project details including Name of Work, Project Experience, Location, Capital Cost, etc. (To be supported by and submitted with relevant Completion Certificates / Agreement / Letter of Award issued by the concerned authority/client)</td>
</tr>
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Annexure - II

Concept Plan of the Project

To be annexed by the Applicant