



**BATHINDA DEVELOPMENT AUTHORITY**  
BDA COMPLEX, BHAGU ROAD, BATHINDA

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**Expression of Interest**  
**for**  
**Dhobiana Nagar Awas Yojna**  
**An in-situ slum redevelopment project on PPP model in Bathinda**



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## BDA COMPLEX, BHAGU ROAD, BATHINDA

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### 1) Disclaimer :

Though adequate care has been taken in the preparation of this Expression of Interest (EOI) Document, the Applicant should satisfy himself that the Document is complete in all respects.

Neither Bathinda Development Authority (BDA), nor their employees or consultants make any representation or warranty as to the accuracy, reliability or completeness of the information in this EOI and it is not possible for BDA to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EOI. Certain prospective Applicants may have a better knowledge of the Project than others. Each prospective Applicant should conduct his own investigations and analysis and check the accuracy, reliability and completeness of the information in this EOI and obtain independent advice from appropriate sources. Neither BDA nor their employees or consultants will have any liability to any prospective Applicant or any other person under the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI, any matter deemed to form part of this EOI, the award of the project, the project information and any other information supplied by or on behalf of BDA or their employees, any consultants or otherwise arising in any way from the selection process for the project.

BDA reserves the right to reject any or all of the EOIs Submitted in response to this expression of interest at any stage without assigning any reasons whatsoever.

**2) Background:** Bathinda Development Authority, Bathinda is an ISO 9001-2008 certified authority that was established on 16 th July 2007 by The Governor of Punjab with a solemn purpose of carrying out and sustaining planned development of the area falling in and around Bathinda City.

BDA has a prime goal of achieving a balanced development of the area by preparation of perspective plans, promotion of Growth Centers and Strengthening of infrastructure facilities.

For speedy planning, Development and Regulation of Urban Estates of Bathinda City, Punjab Government constituted this Authority Vide below Notification No. 13/31/07-1HG2/5398. Whereas the Governor of Punjab is of the opinion that the object of proper development of the area falling in and around Bathinda City will be



# BATHINDA DEVELOPMENT AUTHORITY

## BDA COMPLEX, BHAGU ROAD, BATHINDA

best served while entrusting the work of development and redevelopment thereof to a special Authority.

Therefore, in exercise of the powers conferred by Section 29 (1) of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 Of 1995), The Governor of Punjab is pleased to constitute and establish Bathinda Development Authority for areas falling in city of Bathinda and its surrounding villages falling within the revenue district of Bathinda as defined in the annexed drawing No. DTP (B) 1507/2007, dated June 26,2007.

The jurisdiction of BDA authority has been redefined from time to time. as per latest amendment issued vide notification no. 572 dated 17.7.2014, Five Districts-Bathinda, Mansa, Faridkot, Fazilka and Sri Muktsar Sahib fall within the jurisdiction of Bathinda Development Authority, Bathinda.

- 3) **Introduction:** For the optimal use of urban land and transform existing slum areas within Bathinda city into integrated housing development projects by providing adequate shelter and infrastructure facilities to slum dwellers, it is proposed to take up slum redevelopment projects under Pradhan Mantri Awas Yojna (PMAY) in Bathinda. Under this background, it has been proposed to redevelop the Dhobiana Basti slum as Dhobiana Nagar Awas Yojna.

The total land under Dhobiana Basti slum is around 31 acres and the project site (31 acres) will be divided into two parts: 1) Slum Rehabilitation Project (SRP) Area of around 14 acres 2) Private Developer Project (PDP) Area of around 17 acres. The redevelopment of the project site is proposed to be done under Public Private Partnership (PPP) format.

In line with the above objective, Bathinda Development Authority (here in after the Client) invites Expression of Interest for slum redevelopment of Dhobiana Basti, Bathinda as Dhobiana Nagar Awas Yojna under PPP mode (site Plan Attached as Annexure-'A').

- 4) **About Pradhan Mantri Awas Yojana (PMAY)** - The Ministry of Housing Urban Poverty Alleviation, Government of India has launched Pradhan Mantri Awas Yojana (PMAY) - a mission of Housing for All by 2022, a comprehensive urban housing scheme to achieve the objective that "By the time the Nation completes 75 years of its Independence, every family will own a pucca house."



# **BATHINDA DEVELOPMENT AUTHORITY**

## **BDA COMPLEX, BHAGU ROAD, BATHINDA**

The scheme seeks to address the housing requirements of urban poor including slum dwellers and will be implemented through four verticals, giving option to beneficiaries & ULBs. A beneficiary family in this mission will comprise husband, wife, unmarried sons and/or unmarried daughters. The beneficiary family should not own a pucca house in his/her name or in the name of any member of his/her family in any part of India. The four verticals of the PMAY-Housing for All (Urban) Mission as per guidelines are:

- Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource.
- Promotion of Affordable Housing for weaker section through Credit Linked Subsidy Scheme.
- Affordable Housing in Partnership.
- Subsidy for beneficiary-led individual house construction or enhancement.

The present EOI is being invited under vertical-I under which developer would be responsible for slum redevelopment of Dhobiana Basti Bathinda as Dhobiana Nagar Awas Yojna.

### **5) Expression of Interest (EOI)**

Bathinda Development Authority has already developed around 700 acres of land as Urban Estates for residential accommodation. In Urban estate phase-III part-I which has one of the highest land value in the city (both residential & commercial). Authority has 31 acres ownership land reserve for Site and Services/EWS households in Urban Estate phase-III part-I. As a competent authority BDA has got approved the project for in situ development of construction of 1040 EWS household units from Govt. of India under vertical-I of Pradhan Mantri Awas Yojna (PMAY) though actual EWS flats required to be constructed at the site are 1280 households. Total land for construction of 1280 EWS households as per approved scheme is around 14 acres. The total land to be developed at the site is around 31 acre and the beneficiary survey of Dhobiana slum has already been conducted by BDA. Remaining land (PDP area) which gets vacated (around 17 acres) may be developed by developer according to application of building bye laws to implement the scheme successfully.

In pursuance of above objective, BDA invites Expression of interest from interested entities or consortium of entities with relevant experience and operational capacity



# BATHINDA DEVELOPMENT AUTHORITY

## BDA COMPLEX, BHAGU ROAD, BATHINDA

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to construct/develop and manage the 1280 EWS household units along with development of PDP area under PPP format.

The Bidder shall also be required to submit a written concept plan, working methodology, types and extent of diagnostic services to be covered, proposed model of participation, transit accommodation, roles and responsibilities of different stakeholders, standards of service level delivery and benchmarking etc. This plan should also contain an executive summary along with flow charts and diagrams of financial flow of funds so as to communicate properly the whole concept and plan. BDA also requires that the applicants present the same in front of evaluation team constituted for this purpose.

In brief the proposed model envisages government involvement in providing accommodation to 1280 EWS household units and other basic infrastructural facilities as approved by GOI. The private partner/developer would provide expression of interest for construction of 1280 EWS household units and proposed maintenance for 5 years along with basic infrastructure as per approved DPR, and plan for developing the PDP area which gets vacated (around 17 acres) after rehabilitation. The developer shall be free to develop and sell the PDP area as per existing building bye-laws and approved by BDA in a manner which will help to ensure the maximum revenue. **The criterion of bidding shall be the premium which the developer agrees to pay to BDA from sale of PDP area developed by him/firm.** The developer shall be selected by the BDA through a transparent and open competitive bidding process.

The selection of final bidder would be done through a single stage bidding process which will be commenced by the BDA with the issue of RFP documents inviting the Bidders to submit their Technical and Financial proposals. The terms and conditions of RFP shall be decided by BDA and will be binding on all the parties participating in the process.



# BATHINDA DEVELOPMENT AUTHORITY

## BDA COMPLEX, BHAGU ROAD, BATHINDA

Tentative schedule of bid process:

Sr. No.	Event Description	Date
1	Issue of Advertisement and RFP	01/08/2017
2	Last date of receiving queries	21/08/2017
3	Pre-Bid meeting	28/08/2017
4	BDA response to queries	08/09/2017
5	Issue of revised RFP by BDA	25/09/2017
6	Proposal Due Date	23/10/2017
7	Opening of Technical Proposals	25/10/2017

The above dates are tentative. BDA reserves the right to change any of the above dates at any time without giving notice to any party.

- 6) **Checklist** : applicants are required to organize their expression of interest in the following parts. The parts should be clearly identifiable.

Part 1: Profile of the applicant

Part 2: Detail of applicant (As per the format A) (Annexure- B)

Part 3: Brief proposal regarding site and concept note indicating how the private player plans to make the site suitable for construction and financially viable for BDA and the firm he represents. Proposal should include rehabilitation of encroachment/illegal occupants at site by way of presentation, photographs, videos etc and how preferred partnership arrangement with BDA would work highlighting the areas of cooperation between the department and the applicant for the project.

This could include:

- (a) Help needed from BDA for construction and operations of the 1280 EWS flats.
- (b) Number of years for which private player can undertake the management of the 1280 EWS flats.
- (c) Services and standards of care to be adopted.
- (d) Suggestions, if any, for development of the rest of the vacated land.



# **BATHINDA DEVELOPMENT AUTHORITY**

## **BDA COMPLEX, BHAGU ROAD, BATHINDA**

The EOI organized as above, shall be placed in a sealed envelope, with the following inscription:

**“Expression of Interest (EOI) for slum redevelopment of Dhobiana Nagar, Phase-III part-I Bathinda under Public Private Partnership (PPP)”**

(Name of the Applicant)

The Applicant can submit the EOI by registered post/courier or submit the EOI in person, so as to reach the under mentioned address by 14<sup>th</sup> July, 1700 hrs.

**"Superintendent Engineer,  
Bathinda Development Authority, Bhagu Road,  
U/E Phase-I, Bathinda-151001 Punjab."**

BDA shall not be responsible for any delay in submission of the EOI.

For further details regarding the project and updates, please visit the link:  
[www.bda.in/Dhobiananagar](http://www.bda.in/Dhobiananagar)

For any queries the interested developer/firm may contact with Mr. Sandeep Kumar, Assistant Town Planner, Bathinda Development Authority on following numbers:

Office: 0164-5050143, 0164-5050157

Personal: 8288985295

E-mail: cabdabti@gmail.com

**7) PROJECT BRIEFING MEETING:** The project briefing meeting will be held on 17th JULY 2017 at 1500 hrs at Conference Room at BDA Complex, Bhagu Road, Bathinda Punjab-151001. The agenda of this meeting would include discussions with the interested entities on following issues:

(a) For providing services and infrastructure development at the given sites. (b) On the structure of proposed PPP model. (c) Any other issue of mutual interest. After receiving the EOI's, the Applicants shall be intimated regarding the dates of issue of the Bid Documents in due course. Time to implement would be a critical factor impacting the success of the project and BDA is committed to ensuring that the selection process is speedy, fair and transparent.



# **BATHINDA DEVELOPMENT AUTHORITY**

**BDA COMPLEX, BHAGU ROAD, BATHINDA**

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- 8) LAST DATE OF SUBMISSION OF EOI:** The Applicants are required to submit their Expression of Interest latest by 1700 hrs, 14<sup>th</sup> JULY 2017 to Superintendent Engineer, BDA at BDA Complex, Bhagu Road Bathinda, Punjab-151001.





# BATHINDA DEVELOPMENT AUTHORITY

BDA COMPLEX, BHAGU ROAD, BATHINDA

## Annexure-B

### FORMAT 'A': DETAILS OF THE APPLICANT

#### In case of a Single Entity:

- a) Name and Address of the Organization with postal code
- b) Telephone number with STD Code
- c) Fax No.
- d) Email address:
- e) Year of Establishment
- f) Chief Executive: Name, Address, Telephone No, email id
- g) Chief Contact Person: Name, Address, Telephone No., email id

#### In case of a Consortium/JV

- (a) The information above should be provided for all the Members of the consortium/JV.
- (b) Information regarding role of each Member should be provided as per table below

S.No.	Name of the Member	Role*

\*To Specify whether Lead Member or Member.

#### Annual Financial Turnover for single entity/Consortium/JV for last three financial years:

Financial Year	2014-2015	2015-2016	2016-2017
Annual Financial Turnover ( in Lacs)			

(Signature of authorized signatory)

Name of Signatory:

Designation:

Date:



# **BATHINDA DEVELOPMENT AUTHORITY**

**BDA COMPLEX, BHAGU ROAD, BATHINDA**

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**ANNEXURE-A** LOCATION PLAN OF SITE AT DHOBIANA BASTI BATHINDA W.R.T BATHINDA CITY.

**ANNEXURE-C** LOCATION PLAN OF SITE TO BE VACATED AT DHOBIANA BASTI BATHINDA

**ANNEXURE-D** LOCATION PLAN OF SITE WHERE 1280 HOUSED TO CONSTRUCTED AT DHOBIFANA  
BASTI BATHINDA