

Proposed Vyapari Sankul

Commercial Market Redevelopment at Raipur (Hingna), Nagpur



*Image is for Reference Purposes only

Request For Proposal (RFP)

for

Proposed Commercial Market Redevelopment of Existing Market Raipur (Hingna) – Nagpur (Grahmin)

Project Owner

Zilla Parishad - Nagpur



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1. INTRODUCTION

Zilla Parishad, Nagpur (hereinafter referred to as the “**Authority**”) hereby invites proposals from eligible developers, firms, companies, or consortiums (hereinafter referred to as the “**Bidder**”) for the **planning, design, financing, construction, operation, and maintenance** of the project titled:

“Proposed Commercial Redevelopment of Existing Market at Raipur (Hingna) – Nagpur (Gramin)”

The project is proposed to be undertaken under a **Public–Private Partnership (PPP)** framework adopting the **DBFOS (Design–Build–Finance–Operate–Share)** model, wherein the selected private entity shall be responsible for delivering the project in accordance with the terms and conditions set forth in this Request for Proposal (RFP) document.



For Further Details :

The Office of Executive Engineer,
Bandhakam Vibhag (Construction Dept), Zilla Parishad,
Civil Lines, Nagpur.

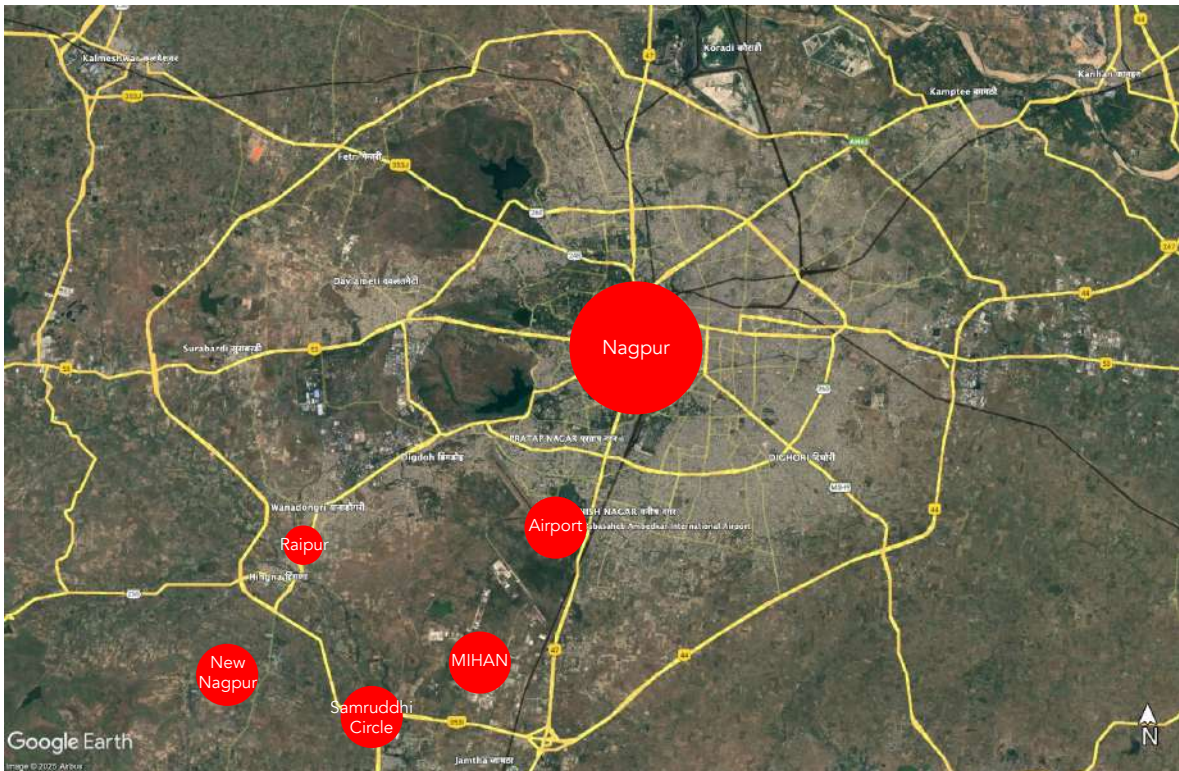
Contact : Phone No. _____
: Email Address _____

1. INTRODUCTION

Location is prime in next level of development of Nagpur

Raipur Market is placed in between the City Center – Airport – MIHAN and New Nagpur

Raipur Market is a historic market – since more than 45 years



Proposal Data Sheet :

SR No	Key Information	Details
1	Name Of Project	Proposed Commercial Redevelopment of Existing Market at Raipur (Hingna) – Nagpur (Gramin)
2	Location of the Project	Raipur Market, Raipur (Hingna) - Dangarpura, Mouza – Hingna, Taluka – Nagpur Grahmin. NMDRA Sheet No. 95
3	Google Coordinates	21.077198, 78.967670
4	Name Of Owner	Zilla Parishad - Nagpur
5	Earnest Money Deposit / Bid Security	_____
6	Tender Fee	_____
7	Bidding Parameter	_____
8	Performance Security	_____
9	Contact Person	The Office of Executive Engineer - Construction Department - Zilla Parishad - Nagpur
10	Name Of Consultant	Architect Smit Chokhandre - Smit and Associates, Nagpur

DISCLAIMER

The information contained in this Request for Proposal document (the "RFP") or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Authority or any of their employees or advisors, is provided to Bidder(s) on the terms and conditions set out in this RFP and such other terms and conditions subject to which such information is provided.

This RFP is not an agreement and is neither an offer nor invitation by the Authority to the prospective Bidders or any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in preparing their proposal pursuant to this RFP (the "Bid"). This RFP includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This RFP may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFP. The assumptions, assessments, statements and information contained in this RFP may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this RFP and obtain independent advice from appropriate sources. Information provided in this RFP to the Bidder(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law.

The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The Authority, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way in this Bidding Process.

DISCLAIMER

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this RFP.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP.

The issue of this RFP does not imply that the Authority is bound to select a Bidder or to appoint the Agency, as the case may be, for the Project and the Authority reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bidding Process.

1.1 Project Context

The project site currently accommodates an existing informal market comprising approximately **220 shop units**, operating across land parcels owned by **Zilla Parishad, Gram Panchayat, and private stakeholders**. The present condition reflects **unstructured development, inadequate infrastructure, and inefficient land utilization**, thereby necessitating a comprehensive redevelopment strategy.

The Authority intends to transform the existing market into a **planned, organized, and financially sustainable commercial complex**, ensuring continuity of existing livelihoods while unlocking the full urban and economic potential of the land.

1.2 Project Vision

The vision of the project is to:

Develop a **modern commercial market complex** with integrated infrastructure

Ensure **rehabilitation and protection of existing shopkeepers**

Enhance **urban efficiency, accessibility, and safety standards**

Create a **self-sustaining revenue-generating public asset**

Enable **private sector participation through a structured PPP model**

1.3 Scope of the RFP

This RFP document outlines the framework for:

Selection of a suitable private developer/consortium

Definition of roles, responsibilities, and obligations of stakeholders

Establishment of legal, financial, and operational structures

Implementation of a **phase-wise redevelopment strategy**

Development in compliance with **NMRDA regulations and applicable statutory norms**

1.4 Development Approach

The project shall be executed through a **phased redevelopment strategy**, wherein the site will be divided into smaller parcels to ensure:

Continuity of existing market operations

Minimal disruption to stakeholders

Efficient capital deployment

Progressive realization of revenue streams

1.5 Nature of the Document

This document is intended to serve as a **comprehensive guideline and semi-binding framework** for the development of the project. It defines the **technical, financial, legal, and operational parameters** that shall govern the selection of the bidder and execution of the project.

The selected bidder shall be required to adhere strictly to the provisions contained herein, along with any subsequent amendments, clarifications, and directions issued by the Authority.

1.6 Disclaimer

The information contained in this RFP is provided by the Authority in good faith for the purpose of enabling bidders to prepare their proposals. While due care has been taken in the preparation of this document, the Authority shall not be liable for any inaccuracies or omissions.

Bidders are advised to conduct their own due diligence, including site inspections and regulatory verifications, prior to submission of proposals.

Closing Statement

The Proposed Commercial Redevelopment of Existing Market at Raipur (Hingna) – Nagpur (Gramin) represents a strategic initiative to transform an informal market into a structured, efficient, and economically viable urban commercial hub through a balanced Public–Private Partnership framework.

2.1 EXISTING SITE SCENARIO

The project site, located at Raipur (Hingna), Nagpur (Gramin), currently functions as an **informal commercial marketplace**, catering to the daily needs of the surrounding residential and peri-urban population.

The market has evolved organically over time and presently accommodates approximately **220 shop units**, operating across land parcels under **multiple ownerships**, including:

- Zilla Parishad
- Gram Panchayat
- Private landowners

2.1.1 Nature of Development

The existing development is **unplanned and incremental**, with structures constructed without a unified layout or planning framework.

Shop units are **irregularly sized and positioned**, resulting in inefficient land utilization. The built form lacks **uniformity in setbacks, heights, and alignment**, creating a visually and functionally disorganized environment.

2.1.2 Land Ownership & Fragmentation

The site is characterized by **fragmented land ownership**, with interspersed parcels belonging to public authorities and private individuals.

This fragmentation has led to:

- Lack of coordinated development
- Absence of unified infrastructure planning
- Conflicts in access and usage patterns

2.1.3 Circulation & Accessibility

The internal circulation network is **undefined and congested**, with no clear demarcation between:

- Pedestrian movement
- Vehicular access
- Service/loading zones

The absence of planned circulation results in:

- Frequent bottlenecks
- Restricted emergency access
- Inefficient movement within the site

2.1.4 Infrastructure & Services

The site lacks **basic urban infrastructure**, including:

- Organized drainage systems
- Structured water supply network
- Planned electrical distribution
- Solid waste management systems

There is no provision for:

- Designated utility corridors
- Service access points
- Maintenance infrastructure

2.1 EXISTING SITE SCENARIO

2.1.5 Parking & Traffic Conditions

There is **no formal parking provision** within the site.

Vehicles are parked in an **unregulated manner**, occupying circulation spaces and further reducing movement efficiency.

The site contributes to **localized traffic congestion**, especially during peak market hours.

2.1.6 Safety & Compliance

The existing development does not comply with **statutory building norms and safety regulations**, including:

- Fire safety requirements
- Structural safety standards
- Emergency access provisions

The absence of fire tender access and safety systems presents **significant risk to life and property**.

2.1.7 Socio-Economic Context

The market supports the livelihoods of approximately **220 shopkeepers**, many of whom operate under:

- Informal tenancy arrangements
- Limited legal documentation

The site functions as a **key economic node** for the surrounding population, making it essential to ensure:

- Continuity of business operations
- Protection of existing stakeholders

2.2 KEY ISSUES & CHALLENGES

The existing condition of the site presents multiple **planning, infrastructural, legal, and socio-economic challenges**, which necessitate a structured redevelopment approach.

2.2.1 Planning & Spatial Challenges

Inefficient land utilization due to **low-density horizontal spread**

Absence of a **planned layout or zoning hierarchy**

Lack of **modular design for commercial units**

No defined **public realm or open spaces**

2.2.2 Infrastructure Deficiencies

Inadequate or non-existent:

- Drainage systems

- Sewerage networks

- Electrical infrastructure

- Waste management systems

Lack of **integrated service planning**

2.2.3 Traffic & Mobility Issues

Severe congestion due to:

- Mixed pedestrian and vehicular movement

- On-street parking within the market

No provision for:

- Loading/unloading zones

- Service vehicle access

2.2.4 Safety & Regulatory Non-Compliance

Non-compliance with:

- Fire safety norms

- Building regulations

- Accessibility standards

High vulnerability in case of:

- Fire incidents

- Emergency situations

2.2.5 Land Ownership & Legal Complexity

Multiple ownership structures leading to:

- Complications in unified development

- Need for coordinated policy intervention

Requirement of:

- Clear demarcation

- Legal framework for redevelopment

2.2 KEY ISSUES & CHALLENGES

2.2.6 Socio-Economic Sensitivity

Risk of displacement of existing shopkeepers

Dependence of local economy on the market

Need for:

- Rehabilitation and resettlement strategy

- Transparent allotment mechanism

2.2.7 Financial & Development Constraints

High upfront capital requirement for redevelopment

Limited financial capacity of existing stakeholders

Need for:

- Private investment participation

- Sustainable revenue model

2.2.8 Implementation Challenges

Managing redevelopment without disrupting ongoing market activity

Coordinating between multiple stakeholders

Phased execution to ensure:

- Continuity

- Feasibility

- Stakeholder acceptance

Section Closing Statement

The existing site conditions highlight the urgent need for a structured redevelopment approach that addresses spatial inefficiencies, infrastructure gaps, regulatory non-compliance, and socio-economic sensitivities, while enabling a financially viable and sustainable development model.

3.2 Project Vision

To transform the existing informal market into a structured, vibrant, and economically sustainable commercial hub that integrates social responsibility with financial viability through a well-defined Public–Private Partnership framework.

3.3 Vision Statement – Key Pillars

1. Structured Development

A planned and organized commercial environment replacing unregulated growth.

2. Inclusive Growth

Ensuring all existing stakeholders are integrated into the new development.

3. Economic Sustainability

Creation of a long-term revenue-generating asset through efficient planning.

4. Urban Integration

Positioning the project as a **key commercial node** within the regional context.

3.4 Strategic Approach

- Adoption of **PPP (DBFOS) model** for implementation
- Use of **phase-wise development strategy** to minimize disruption
- Integration of **ground-level retail with upper-level revenue-generating uses**
- Alignment of **design, finance, and governance frameworks**

4.1 Land Area & Ownership Structure

4.1.1 Site Area

Total Land Area: Approximately 11,568 sq.m

4.1.2 Ownership Structure

The site comprises land parcels under multiple ownerships, including:

- **Zilla Parishad (Primary Public Authority)**
- **Gram Panchayat**

4.1.3 Planning Implications of Ownership

Fragmented ownership necessitates a **unified development framework**

Public authority acts as the **nodal agency for project implementation**

Private participation enabled through **PPP concession structure**

4.1.4 Land Consolidation Strategy

Functional consolidation through **planning and design integration**

Legal structuring through **concession agreements and development rights**

Ensuring **equitable allocation for all stakeholders**

4.2 FSI & Built-Up Calculations (Approximate Calculation*)

4.2.1 Permissible FSI

Total FSI: 2.20

FSI Components:

Basic FSI → 1.10

Premium FSI → 0.30

Ancillary / Additional FSI → 0.80

NOTE* : TOD FSI is also Available

4.2.2 Total Built-Up Potential

Total Built-Up Area = 11,568 x 2.20 = 25,450 SQ. M

Considering planning efficiencies and permissible inclusions:

➡ **Adopted Built-Up Area:** 29,150 sq.m

4.2.3 Net Usable Area

After accounting for non-revenue spaces:

Open spaces → ~15%

Circulation → ~10%

Services → ~10%

➡ **Net Usable Area:** 18,947 sq.m

4.1 Land Area & Ownership Structure

4.2.4 Efficiency Ratio Efficiency \approx 65%

4.2.5 Interpretation

Only ~65% of built-up area contributes to **revenue generation**

Remaining area supports **functional and regulatory requirements**

4.3 Planning Implications

4.3.1 Spatial Structuring

Ground floor to be utilized for:

Retail shops (high activity zone)

First floor:

Parking and services (mandatory compliance)

Upper floors:

Revenue-generating uses (offices, halls, commercial spaces)

4.3.2 Vertical Development Strategy

Efficient utilization of FSI through **vertical stacking of functions**

Ground level activation with upper-level revenue optimization

4.3.3 Circulation Planning

Separation of:

Pedestrian movement

Vehicular access

Service circulation

Provision of:

Entry/exit points

Fire access routes

4.3.4 Parking Provision

Parking to be accommodated within the site as per **NMRDA norms**

Designed to support:

Retail activity

Event-based functions

4.1 Land Area & Ownership Structure

4.3.5 Design Implications

- ✓ Modular shop planning for flexibility
- ✓ Structural grid aligned with commercial efficiency
- ✓ Provision for future adaptability

4.3.6 Financial Implication of Planning

Ground floor ensures **social and functional continuity**

Upper floors ensure **financial viability and revenue generation**

Section Closing Statement

The site's development potential, defined by its permissible FSI and strategic planning approach, enables the transformation of an underutilized informal market into a structured, efficient, and economically sustainable commercial asset.

5. PROJECT COMPONENTS & FUNCTIONAL ZONING

The proposed development for the “**Proposed Commercial Redevelopment of Existing Market at Raipur (Hingna) – Nagpur (Gramin)**” is conceived as a **multi-level, mixed-use commercial complex**, structured to balance:

Social responsibility (rehabilitation of existing shopkeepers)

Urban efficiency (organized planning and circulation)

Financial viability (revenue-generating upper floors)

5.1 Functional Zoning Strategy

The project adopts a **vertically stratified zoning approach**, wherein different functions are distributed across levels based on:

User interaction intensity

Accessibility requirements

Revenue potential

Regulatory compliance

Level	Function	Role
Ground Floor	Retail Shops	Social + Economic Base
First Floor	Parking & Services	Infrastructure Support
Upper Floors	Offices / Halls	Revenue Generation

5.2 Ground Floor – Retail Strategy

NOTE* : THIS IS REFERENCE STRATEGY – DEVELOPER CAN PRESENT THERE OWN STRATEGY

5.2.1 Planning Intent

The ground floor is conceived as a **high-activity retail zone**, forming the **primary interface between the development and the public realm**.

5.2.2 Key Features

Provision of **240–250 modular shop units**

Shop size standardized at approximately **13.5 sq.m per unit**

Continuous **active frontage** along circulation corridors

Integration of **pedestrian-friendly pathways**

5.2.3 Shop Allocation Strategy

Priority allocation to **existing 220 shopkeepers**

Remaining units to be:

Allocated to private stakeholders

Utilized for controlled commercial leasing

5.2.4 Spatial Characteristics

High-density layout with **efficient space utilization**

Clear internal circulation with **defined movement corridors**

Provision of:

- Display zones

- Shaded walkways

- Spill-out activity areas (where feasible)

5.2.5 Design Considerations

Modular planning for flexibility and adaptability

Structural grid aligned with shop dimensions

Visual uniformity through controlled façade treatment

5.2.6 Functional Role

Acts as the **economic and social anchor** of the project

Ensures **continuity of existing commercial activity**

Generates **constant footfall and activation**

5.3 First Floor – Parking & Services

5.3.1 Planning Intent

The first floor is dedicated to **parking and essential services**, ensuring compliance with statutory norms and supporting the operational efficiency of the development.

5.3.2 Parking Provision

Designed as per **NMRDA parking standards**

Accommodates:

- Two-wheelers

- Four-wheelers

Layout designed for:

- Efficient vehicular movement

- Clear entry and exit points

5.3.3 Circulation Strategy

Segregation of:

- Vehicular movement

- Pedestrian access

Provision of:

- Ramps for vertical movement

- Clearly marked circulation paths

5.3.4 Service Infrastructure

The floor integrates key service components, including:

- Electrical rooms
- Water storage and distribution systems
- Waste management zones
- Maintenance access areas

5.3.5 Safety & Compliance

- Fire safety provisions as per norms
- Adequate ventilation and lighting
- Structural design accommodating parking loads

5.3.6 Functional Role

- Supports the **ground floor retail ecosystem**
- Reduces on-ground congestion
- Ensures **efficient and compliant infrastructure**

5.4 Upper Floors – Revenue Spaces

5.4.1 Planning Intent

The upper floors are designed as **primary revenue-generating zones**, forming the financial backbone of the project under the PPP model.

5.4.2 Functional Components

- Office spaces
- Multipurpose / banquet halls
- Commercial leasing units

5.4.3 Office Spaces

- Medium-sized units for:
 - Professional services
 - Small and medium enterprises
- Features:
 - Flexible layouts
 - Shared circulation cores
 - Efficient floor plates

5.4.4 Multipurpose / Banquet Halls

- Large-span spaces for:
 - Events
 - Functions
 - Community gatherings
- High revenue potential due to:
 - Event-based usage
 - Premium rental value

5.4.5 Spatial Planning Characteristics

Optimized floor plates for maximum leasable area

Centralized vertical circulation cores (lifts + staircases)

Separation of:

Public access

Service access

5.4.6 Design Considerations

Structural system designed for:

Large spans (for halls)

Flexible partitioning (for offices)

Provision for:

Natural light and ventilation

Façade articulation for identity

5.4.7 Financial Role

Offices provide **stable, long-term rental income**

Halls provide **high-value, event-based revenue**

5.5 Integrated Zoning Strategy – Key Outcome

The vertical zoning strategy ensures:

Ground Floor → Social integration + livelihood protection

First Floor → Infrastructure support + compliance

Upper Floors → Financial viability + revenue generation

Section Closing Statement

The functional zoning of the project establishes a balanced architectural and financial framework, where ground-level retail sustains community continuity, supported by infrastructure layers and reinforced by upper-level revenue-generating functions, ensuring long-term viability of the development.

Functional Zoning - Sectional View



6. PUBLIC–PRIVATE PARTNERSHIP (PPP) FRAMEWORK

The **Proposed Commercial Redevelopment of Existing Market at Raipur (Hingna) – Nagpur (Gramin)** shall be implemented under a **Public–Private Partnership (PPP)** framework, structured to leverage:

Public ownership and governance

Private sector efficiency and investment

Project-based financial sustainability

6.1 Framework Objective

The PPP model is intended to:

Enable **optimal utilization of public land resources**

Facilitate **private sector participation in infrastructure development**

Ensure **risk sharing between public and private entities**

Establish a **sustainable and revenue-generating development model**

Protect **public interest and existing stakeholders**

6.2 Structure of PPP Model

The project shall be executed under a **DBFOS (Design–Build–Finance–Operate–Share)** structure, wherein:

The **Public Entity** provides land and regulatory support

The **Private Entity** undertakes development and operations

The **Project** serves as the commercial and financial platform

PPP Relationship Structure

Public → Land + Authority + Oversight

Private → Investment + Execution + Operations

Project → Asset + Revenue + Shared Benefits

6.3 Public Entity – Roles & Responsibilities

The **Public Entity**, led by **Zilla Parishad, Nagpur**, shall act as the **nodal authority** for the project.

6.3.1 Composition of Public Entity

Zilla Parishad (Lead Authority)

Gram Panchayat (Local Administrative Body)

Elected representatives (including Sarpanch)

6.3.2 Key Responsibilities

A. Land & Policy

Provide land for development under PPP framework

Facilitate **change of land use (if required)**

Ensure clear **title verification and documentation**

6. PUBLIC–PRIVATE PARTNERSHIP (PPP) FRAMEWORK

B. Regulatory Approvals

Coordinate with relevant authorities for:

- Building permissions
- NMRDA approvals
- Fire and environmental clearances

C. Project Governance

Approve:

- Master plan
- Design proposals
- Phasing strategy

Monitor project execution through:

- Periodic reviews
- Technical committees

D. Stakeholder Protection

Ensure **rehabilitation of existing shopkeepers (220 units)**

Oversee fair **allotment of 240–250 proposed shops**

Safeguard public interest at all stages

E. Financial Oversight

Monitor:

- Revenue generation
- Revenue sharing mechanisms

Ensure transparency through:

- Audits
- Reporting systems

6.3.3 Rights of Public Entity

Right to approve/reject designs

Right to enforce compliance

Right to intervene in case of default

Right to terminate concession under defined conditions

6.3.4 Limitations

No direct financial liability (unless otherwise defined)

Role limited to governance, facilitation, and oversight

6. PUBLIC–PRIVATE PARTNERSHIP (PPP) FRAMEWORK

6.4 Private Entity – Roles & Responsibilities

The **Private Entity (Developer/Consortium)** shall be selected through a competitive bidding process and shall act as the **implementing agency**.

6.4.1 Key Responsibilities

A. Design & Planning

Prepare:

- Master plan
- Architectural design
- Detailed project reports

Ensure compliance with:

- NMRDA regulations
- Approved design guidelines

B. Finance

- Arrange full project financing
- Bear all capital expenditure
- Ensure financial closure within defined timelines

C. Construction

- Execute construction as per approved plans
- Maintain quality standards
- Adhere to project timelines

D. Operation & Maintenance

Operate and maintain the facility during concession period

Ensure:

- Cleanliness
- Safety
- Functional efficiency

E. Revenue Management

Lease and manage:

- Office spaces
- Halls
- Commercial units

Ensure timely revenue sharing with Authority

6.4.2 Obligations

- Comply with all statutory requirements
- Adhere to agreed performance benchmarks
- Maintain transparency in financial operations

6. PUBLIC–PRIVATE PARTNERSHIP (PPP) FRAMEWORK

6.4 Private Entity – Roles & Responsibilities

6.4.3 Rights of Private Entity

Right to:

- Develop project
- Lease commercial spaces
- Earn revenue during concession period

Protection under concession agreement for:

- Investment recovery
- Operational rights

6.4.4 Risks Borne

- Financial risk
- Construction risk
- Market risk
- Operational risk

6.5 Partnership Structure & Governance

6.5.1 Concession Agreement

A formal **Concession Agreement** shall be executed between the Authority and the selected bidder, defining:

- Scope of work
- Rights and obligations
- Revenue sharing model
- Concession period
- Termination clauses

6.5.2 Governance Framework

A. Project Monitoring Committee

Representatives from:

- Zilla Parishad
- Technical experts
- Consultant team

Responsibilities:

- Monitor progress
- Review milestones
- Ensure compliance

B. Reporting Mechanism

Periodic reporting by Private Entity on:

- Construction progress
- Financial performance
- Operational metrics

6. PUBLIC–PRIVATE PARTNERSHIP (PPP) FRAMEWORK

6.4 Private Entity – Roles & Responsibilities

C. Audit Mechanism

Independent audits for:

- Financial transparency
- Operational compliance

6.5.3 Revenue Sharing Mechanism

Defined percentage of revenue to be shared with Authority

Structure to be finalized during bid stage

Ensures:

- Long-term income for public authority
- Financial viability for developer

6.5.4 Risk Sharing Principle

Risk Type	Public Entity	Private Entity
Land Risk	✓	—
Approval Risk	✓	Partial
Financial Risk	—	✓
Construction Risk	—	✓
Market Risk	—	✓
Policy Risk	✓	—

6.5.5 Dispute Resolution

Disputes to be resolved through:

- Mutual consultation
- Arbitration mechanism

Jurisdiction: **Nagpur**

Section Closing Statement

The PPP framework establishes a structured partnership where public authority provides land and governance, private entity ensures execution and financial investment, and the project functions as a sustainable commercial asset delivering long-term economic and social benefits.

7. DEVELOPMENT MODEL – DBFOS (Design–Build–Finance–Operate–Share)

7.1 Overview

The project shall be implemented under the **DBFOS (Design–Build–Finance–Operate–Share)** model, wherein the selected private entity (hereinafter referred to as the “**Concessionaire**”) shall undertake the complete lifecycle of the project.

7.2 Scope under DBFOS

The Concessionaire shall be responsible for:

A. Design

Preparation of:

- Master Plan
- Architectural & Engineering Designs
- Detailed Project Report (DPR)

Compliance with:

- Approved design guidelines
- Applicable statutory regulations

B. Build

Execution of construction works
Procurement of materials and contractors
Adherence to:

- Approved drawings
- Quality standards
- Defined timelines

C. Finance

Arrangement of:

- Equity investment
- Debt financing

Achievement of **financial closure within stipulated time**

Bearing full responsibility for capital expenditure

D. Operate

Operation and management of:

- Commercial spaces
- Common infrastructure

Maintenance of:

- Services
- Safety systems
- Public areas

E. Share (Revenue Sharing)

Sharing of project revenue with the Authority as per:

- Pre-defined revenue share percentage or
- Hybrid financial model (to be finalized during bid stage)

7. DEVELOPMENT MODEL – DBFOS (Design–Build–Finance–Operate–Share)

7.3 Concession Period

The project shall be operated under a **fixed concession period** (indicatively 25–30 years), including:

- Construction period
- Operation period

7.4 Financial Structuring Principles

Revenue streams primarily from:

- Leasing of upper floors
- Commercial utilization

Ground floor shops allocated to existing stakeholders shall **not form primary revenue base**

Project viability ensured through:

- Mixed-use development
- Phased execution

7.5 Exit & Handover

At the end of concession period:

- The asset shall be **transferred back to the Authority**
In a **good and operable condition**, free from encumbrances

Section Closing Statement

The DBFOS model ensures optimal risk allocation, efficient project delivery, and long-term financial sustainability by leveraging private sector participation while safeguarding public ownership.

8. LEGAL & CONTRACTUAL FRAMEWORK

8.1 Overview

The project shall be governed by a **comprehensive legal framework**, ensuring clarity in:

- Rights and obligations
- Risk allocation
- Financial arrangements
- Dispute resolution

8.2 Concession Agreement Structure

8.2.1 Nature of Agreement

A legally binding **Concession Agreement** shall be executed between:
Zilla Parishad, Nagpur (Authority)
Selected Developer (Concessionaire)

8.2.2 Key Components

The Concession Agreement shall include, but not be limited to:

A. Scope of Work

Detailed definition of responsibilities under DBFOS

B. Concession Period

Duration and extension provisions

C. Financial Terms

Revenue sharing model

Payment obligations

Escrow mechanism

D. Performance Obligations

Construction milestones

Operational benchmarks

E. Termination Clauses

Default by Concessionaire

Default by Authority

Force majeure events

F. Compensation Mechanism

Termination payments

Lender protection clauses

8.2.3 Performance Security

The Concessionaire shall provide:

- Bid security

- Performance guarantee

8.2.4 Step-in Rights

Authority shall have the right to:

- Intervene in case of default

- Take control under defined circumstances

8. LEGAL & CONTRACTUAL FRAMEWORK

8.3 Land Ownership & Development Rights

8.3.1 Ownership

The land shall **remain the property of the Public Authority** at all times

No transfer of land ownership shall occur

8.3.2 Development Rights

Development rights shall be granted to the Concessionaire:

Only for the concession period

Solely for the purpose of project execution

8.3.3 Restrictions

Concessionaire shall not:

Mortgage land ownership

Transfer development rights without approval

8.3.4 Reversion Rights

Upon completion or termination:

All rights revert back to Authority

8.4 Statutory Compliance (NMRDA & Others)

The Concessionaire shall ensure compliance with all applicable laws, including:

A. Planning & Building Regulations

NMRDA Development Control Regulations

Local building by-laws

B. Safety Regulations

Fire safety norms

Structural safety codes

C. Environmental Regulations

Environmental clearance (if applicable)

Waste management norms

D. Accessibility & Public Norms

Universal accessibility standards

Public safety compliance

8.4.1 Approval Responsibility

Primary responsibility for obtaining approvals lies with:

Private Entity (Concessionaire)

Authority shall:

Facilitate and support approvals

Section Closing Statement

T

he legal and contractual framework ensures a transparent, enforceable, and balanced structure, safeguarding both public interest and private investment.

9. EXISTING SHOPKEEPERS – TERMS & CONDITIONS

9.1 Overview

The redevelopment project prioritizes the **protection and rehabilitation of existing shopkeepers**, forming a critical social component of the project.

Existing Shops: ~220

Proposed Shops: 240–250

9.2 Eligibility & Verification

9.2.1 Eligibility Criteria

Only **verified existing shop occupants** shall be eligible

Eligibility based on:

- Physical occupation
- Valid documentation (where available)
- Certification by local authority

9.2.2 Verification Process

Joint verification by:

- Zilla Parishad
- Gram Panchayat
- Authorized committee

Preparation of:

- Final list of eligible beneficiaries

9.3 Allotment Policy

9.3.1 Allocation Principles

Each eligible shopkeeper shall be:

- Allotted **one shop unit on ground floor**

9.3.2 Shop Specifications

Standardized size: ~13.5 sq.m * **APPROX**

Location allocation based on:

- Planning feasibility
- Equitable distribution

9.3.3 Allotment Mechanism

Transparent system through:

- Lottery / draw mechanism (if required)

Formal allotment agreement executed

9.3.4 Phasing Consideration

Shopkeepers shall be:

- Temporarily relocated (if required)
- Shifted phase-wise into completed structures

9. EXISTING SHOPKEEPERS – TERMS & CONDITIONS

9.4 Legal Safeguards

9.4.1 Protection Against Displacement

No eviction without:

Allotment of alternate shop

9.4.2 Formalization

Issuance of:

Allotment letters

Occupancy rights documentation

9.4.3 Tenure Security

Defined usage rights for commercial purposes

Protection under Authority guidelines

9.5 Restrictions & Compliance

9.5.1 Usage Restrictions

Shops to be used strictly for:

Commercial purposes only

9.5.2 Transfer Restrictions

No:

Unauthorized sale

Subletting

Transfer without Authority approval

9.5.3 Compliance Obligations

Shopkeepers shall:

Maintain shop premises

Adhere to:

Building regulations

Safety norms

Market management rules

9.5.4 Penalty Provisions

Violation of terms may result in:

Cancellation of allotment

Legal action

Section Closing Statement

The framework for existing shopkeepers ensures a balanced approach, safeguarding livelihoods while enabling structured redevelopment through transparent and legally enforceable mechanisms.

10. DESIGN GUIDELINES & ARCHITECTURAL PRINCIPLES

*** IMPORTANT NOTE : These Guidelines are suggestive – and developer can showcase their design guidelines and principles**

10.1 Design Intent

The design of the **Proposed Commercial Redevelopment of Existing Market at Raipur (Hingna) – Nagpur (Gramin)** shall be guided by the objective of creating a **functional, efficient, and context-responsive commercial environment**, integrating:

- **High-density retail planning**
- **Weekly market / Daliy Market integration in open space**
- **Efficient circulation systems**
- **Robust structural and service infrastructure**
- **A cohesive architectural identity**

10.2 Planning Principles

10.2.1 Modular Planning Approach

Shop units shall be designed using a **modular grid system**, ensuring:

- Uniformity in dimensions
- Flexibility in aggregation
- Ease of construction and phasing

Structural grid shall be aligned with:

- Standard shop width and depth
- Efficient column spacing

10.2.2 Functional Zoning Integration

Clear vertical zoning to be maintained:

- Ground Floor → Retail
- First Floor → Parking & Services
- Upper Floors → Offices / Halls

Functional segregation to ensure:

- Minimal conflict between users
- Operational efficiency

10. DESIGN GUIDELINES & ARCHITECTURAL PRINCIPLES

*** IMPORTANT NOTE : These Guidelines are suggestive – and developer can showcase their design guidelines and principles**

10.2.3 Circulation Hierarchy

The design shall establish a **clear and legible circulation system**, comprising:

A. Pedestrian Circulation

Continuous walkways

Minimum width as per commercial standards

Barrier-free accessibility

B. Vehicular Circulation

Defined entry and exit points

Separate movement for:

Visitors

Service vehicles

C. Service Circulation

Dedicated zones for:

Loading/unloading

Waste collection

10.2.4 Accessibility

Universal accessibility to be ensured through:

Ramps

Lifts

Accessible toilets

Compliance with:

National Building Code (NBC) norms

10.3 Architectural Design Guidelines

10.3.1 Built Form & Massing

Development to follow a **coherent built form strategy**

Massing to reflect:

Horizontal continuity at retail level

Vertical articulation for upper floors

10.3.2 Façade Treatment

Controlled façade design to ensure:

Visual uniformity

Commercial identity

Use of:

Shading devices

Double-skin façade elements (where feasible)

Durable, low-maintenance materials

10. DESIGN GUIDELINES & ARCHITECTURAL PRINCIPLES

*** IMPORTANT NOTE : These Guidelines are suggestive – and developer can showcase their design guidelines and principles**

10.3.3 Ground Floor Activation

High permeability at ground level
Continuous shop frontage
Visual connectivity across circulation paths

10.3.4 Structural System

RCC framed structure with:
Regular column grid
Flexibility for internal modifications
Structural design to support:
Large-span halls in upper floors
Parking loads at first floor

10.4 Parking & Services Design

10.4.1 Parking Layout

Designed as per **NMRDA norms**
Efficient layout ensuring:
Minimum turning radius
Clear circulation loops

10.4.2 Service Integration

Dedicated zones for:
Electrical rooms
Plumbing shafts
HVAC provisions (if applicable)
Concealed service routing preferred

10.4.3 Waste Management

Provision for:
Segregation
Collection
Disposal
Located away from primary public zones

10.5 Fire & Safety Guidelines

Compliance with:
National Building Code (NBC)
Fire safety regulations
Provision for:
Fire tender access roads
Fire exits and staircases
Fire-fighting systems

10. DESIGN GUIDELINES & ARCHITECTURAL PRINCIPLES

*** IMPORTANT NOTE : These Guidelines are suggestive – and developer can showcase their design guidelines and principles**

10.6 Environmental & Sustainability Considerations

10.6.1 Climate Responsive Design

Orientation to minimize heat gain
Use of shading devices
Natural ventilation strategies

10.6.2 Water Management

Rainwater harvesting systems
Efficient drainage network

10.6.3 Energy Efficiency

Use of:
LED lighting
Energy-efficient systems

10.7 Phasing Compatibility

Design shall allow **incremental development**, ensuring:
Each phase functions independently
Seamless integration with future phases

10.8 Signage & Wayfinding

Integrated signage system for:
Shop identification
Directional guidance
Controlled signage to avoid visual clutter

10.9 Urban Design Integration

Development to act as a **local commercial landmark**
Integration with surrounding:
Roads
Settlements
Movement networks

10.10 Key Architectural Outcomes

The design framework aims to achieve:
Clarity in spatial organization
Efficiency in movement and services
Flexibility in usage
Strong commercial identity
Long-term durability and adaptability

Section Closing Statement

The design guidelines establish a comprehensive architectural framework that ensures functional efficiency, regulatory compliance, and a strong visual identity, enabling the transformation of the site into a structured and sustainable commercial development.

11. PHASE-WISE DEVELOPMENT STRATEGY

11.1 Development Approach

Considering the **existing operational market**, fragmented land ownership, and socio-economic sensitivity of approximately **220 shopkeepers**, the project adopts a **phased redevelopment strategy** rather than a single-stage execution model.

The objective of this strategy is to ensure:

Continuity of commercial activity

Minimal displacement and disruption

Efficient capital deployment

Progressive revenue generation

11.2 Land Parcel Segmentation

The entire site shall be divided into **6 manageable development parcels** (approximately **1/6th each**).

Key Planning Criteria for Segmentation:

Each parcel to be:

Independently accessible

Structurally and functionally **self-sufficient**

Provision for:

Independent construction access

Temporary relocation within site

11.3 Phase 1 – Initiation Strategy

11.3.1 Selection of First Parcel

The first development parcel shall be identified based on:

Availability of **vacant or underutilized land**

Minimal impact on existing shopkeepers

Ease of:

Construction access

Service integration

11.3.2 Development of Initial Block

Construction of a **complete commercial block** including:

Ground floor shops

Parking and services

Structural provision for upper floors

11. PHASE-WISE DEVELOPMENT STRATEGY

11.4 Relocation & Allotment Mechanism

11.4.1 Transitional Relocation

Upon completion of Phase 1:

Shopkeepers from the **next development parcel** shall be relocated into newly constructed shops

11.4.2 Formal Allotment

Allotment shall be:

Legally documented

Based on approved eligibility list

11.5 Sequential Development Process

- ✓ **Step-wise Execution Model**
- ✓ **Develop Phase 1 parcel**
- ✓ **Shift shopkeepers from Phase 2 parcel**
- ✓ **Demolish vacated parcel**
- ✓ **Construct next phase**
- ✓ Repeat process for all **6 parcels (*Suggestive)**

11.6 Integration Strategy

Each completed phase shall:

- Integrate seamlessly with previous phases
- Maintain circulation continuity
- Enhance overall project value

11. PHASE-WISE DEVELOPMENT STRATEGY

11.7 Advantages of Phasing Strategy

A. Social Benefits

No complete displacement of market
Continuous livelihood for shopkeepers
Gradual transition into formal system

B. Financial Benefits

Reduced upfront capital requirement
Staggered investment for private developer
Early revenue generation from completed phases

C. Operational Benefits

Reduced construction risk
Better project control and monitoring
Flexibility to adapt design based on market response

11.8 Risk Mitigation through Phasing

Minimizes:

- Social resistance
- Financial exposure
- Execution delays

Enables:

- Adaptive planning
- Real-time corrections

Section Closing Statement

The phase-wise development strategy establishes a pragmatic and resilient implementation model, ensuring continuous market operation, financial feasibility, and stakeholder acceptance while enabling systematic redevelopment of the entire site.

12. REVENUE MODEL & FINANCIAL ANALYSIS

12.1 Overview

The financial viability of the project is structured on a **mixed-use revenue model**, wherein:

Ground floor → Social obligation (rehabilitation)

Upper floors → Primary revenue generation

12.2 Revenue Components

12.2.1 Retail Shops (Ground Floor)

Total Units: **240–250 shops**

Allocation:

~220 shops → Existing shopkeepers

Remaining → Commercial allocation

Revenue Nature:

Limited direct revenue

Primarily serves:

Social integration

Market activation

12.2.2 Office Spaces (Upper Floors) - * Suggestive

Flexible commercial units

Target users:

SMEs

Professionals

Service providers

Revenue Potential:

Stable monthly rental income

12.2.3 Multipurpose / Banquet Halls

High-value spaces for:

Events

Functions

Community gatherings

Revenue Nature:

Event-based high returns

Premium pricing model

12. REVENUE MODEL & FINANCIAL ANALYSIS

12.4 Project Cost

Estimated Total Project Cost: _____

12.5 Financial Viability

12.5.1 Payback Period Payback Period \approx 10 Years

12.5.2 Return Potential

Stable long-term income

Increasing returns with:

Market maturity

Occupancy stabilization

12.6 PPP Revenue Sharing Model

12.6.1 Structure Options

The revenue sharing mechanism may adopt:

Fixed Revenue Share (%)

Minimum Guaranteed Payment + Revenue Share

Hybrid Model (recommended)

12.6.2 Suggested Approach

Initial years:

Lower share (to stabilize project)

Later years:

Higher share (post recovery)

12. REVENUE MODEL & FINANCIAL ANALYSIS

12.7 Financial Risk Consideration

Private Entity Risks

Capital investment
Market demand fluctuation
Leasing risks

Mitigation Measures

Phased development reduces exposure
Mixed-use improves revenue diversity
Strategic leasing improves occupancy

12.8 Long-Term Financial Sustainability

Revenue diversification across:

- Retail
- Offices
- Event spaces

Asset appreciation over time

Potential for:

- Future expansion
- Increased rental values

12.9 Economic Impact

Boost to local economy
Increase in employment
Formalization of informal sector

Section Closing Statement

The revenue model is structured to balance social obligations with financial viability, ensuring that while the ground floor sustains existing livelihoods, the upper floors generate sufficient revenue to make the project attractive for private investment under the PPP framework.

13. RISK ALLOCATION & MITIGATION FRAMEWORK

13.1 Overview

The success of the **Proposed Commercial Redevelopment of Existing Market at Raipur (Hingna) – Nagpur (Gramin)** is contingent upon a **balanced allocation of risks** between the **Public Authority** and the **Private Entity (Concessionaire)**.

The guiding principles of risk allocation are:

Risks shall be assigned to the party **best able to manage and mitigate them**

Financial exposure shall be **aligned with control and responsibility**

The framework shall ensure **bankability and investor confidence**

13.2 Risk Categorization

The project risks are broadly categorized as:

- **Pre-Construction Risks**
- **Construction Risks**
- **Financial Risks**
- **Operational Risks**
- **Regulatory & Legal Risks**
- **Force Majeure Risks**

13.3 Risk Allocation Matrix

Risk Type	Description	Responsibility
Land Ownership Risk	Title disputes, encumbrances	Public Authority
Land Availability Risk	Delays in handing over site	Public Authority
Approval Risk	Delay in statutory approvals	Shared
Design Risk	Errors in design or planning	Private Entity
Construction Risk	Time/cost overruns, quality issues	Private Entity
Financial Risk	Funding, interest rate fluctuation	Private Entity
Market Risk	Demand, occupancy, leasing	Private Entity
Operation Risk	Maintenance, facility performance	Private Entity
Revenue Risk	Lower than expected income	Private Entity
Policy/Regulatory Change	Change in laws/regulations	Public Authority (partially shared)
Force Majeure	Natural disasters, unforeseen events	Shared

13. RISK ALLOCATION & MITIGATION FRAMEWORK

13.4 Detailed Risk Analysis & Mitigation

13.4.1 Pre-Construction Risks

A. Land Title & Ownership Risk

Risk: Disputes due to fragmented ownership

Responsibility: Public Authority

Mitigation:

- Pre-development title verification
- Legal documentation and consolidation

B. Land Handover Risk

Risk: Delay in providing encumbrance-free land

Mitigation:

- Phase-wise land handover strategy
- Defined timelines in agreement

13.4.2 Approval & Regulatory Risks

Risk:

Delays in:

- NMRDA approvals
- Fire and environmental clearances

Responsibility:

Shared between Authority and Concessionaire

Mitigation:

- Single-window facilitation by Authority
- Pre-consultation with approving agencies

13.4.3 Construction Risks

Risks Include:

- Time overruns
- Cost escalation
- Contractor inefficiencies

Responsibility: Private Entity

Mitigation:

- Fixed timeline milestones
- Performance guarantees
- Liquidated damages for delays

13. RISK ALLOCATION & MITIGATION FRAMEWORK

13.4.4 Financial Risks

Risks Include:

Inability to achieve financial closure
Interest rate fluctuations
Cost overruns

Mitigation:

Mandatory financial closure timeline
Escrow account mechanism
Phased investment approach

13.4.5 Market & Revenue Risks

Risks Include:

Lower leasing demand
Vacancy in upper floors
Revenue fluctuations

Mitigation:

Mixed-use development strategy
Competitive rental pricing
Phased leasing approach

13.4.6 Operational Risks

Risks Include:

Poor maintenance
Low service quality
User dissatisfaction

Mitigation:

Defined service level benchmarks
Periodic audits
Penalty clauses

13.4.7 Social & Stakeholder Risks

Risks Include:

Resistance from existing shopkeepers
Delays in relocation

Mitigation:

Transparent allotment policy
Phase-wise relocation
Continuous stakeholder engagement

13.4.8 Legal & Contractual Risks

Risks Include:

Disputes between Authority and Concessionaire
Contractual ambiguities

Mitigation:

Clearly defined concession agreement
Arbitration mechanism
Legal vetting of all agreements

13. RISK ALLOCATION & MITIGATION FRAMEWORK

13.4.9 Force Majeure Risks

Events Include:

Natural disasters
War, civil unrest
Pandemic events

Mitigation:

Force majeure clause in agreement
Extension of timelines
Partial risk sharing

13.5 Risk Mitigation Instruments

A. Financial Instruments

Escrow account
Performance security
Bank guarantees

B. Legal Instruments

Concession agreement
Indemnity clauses
Termination compensation clauses

C. Administrative Instruments

Project Monitoring Committee
Periodic reporting
Third-party audits

13.6 Step-in & Substitution Rights

Authority reserves the right to:

Step in during default
Replace Concessionaire if required

Lenders may be provided:

Substitution rights to protect financial exposure

13.7 Termination Framework

Termination may occur under:

Concessionaire default
Authority default
Force majeure

Compensation Mechanism:

Based on:

Stage of project
Investment made
Outstanding liabilities

Section Closing Statement

The risk allocation framework ensures a balanced and bankable project structure, minimizing uncertainties while aligning responsibilities with capabilities, thereby enhancing investor confidence and safeguarding public interest.

14. BID PROCESS & ELIGIBILITY CRITERIA

14.1 Overview

Zilla Parishad, Nagpur shall adopt a **transparent, competitive, and two-stage bidding process** for selection of the Concessionaire.

14.2 Bid Structure

The bidding process shall consist of:

Stage 1: Technical Bid

Evaluation of:

- Experience
- Capability
- Approach

Stage 2: Financial Bid

Evaluation of:

- Revenue share offered
- Financial proposal

14.3 Eligibility Criteria

14.3.1 Technical Eligibility

The bidder must demonstrate:

Experience in:

Commercial / mixed-use development projects

Minimum project size handled (indicative) _____

14.3.2 Financial Eligibility

The bidder must satisfy:

Minimum Net Worth requirement

Average Annual Turnover (last 3 years)

(Exact values to be defined by Authority)

14.3.3 Consortium Conditions

Consortium participation allowed

Lead member to be identified

Joint responsibility for execution

TO BE CHECK BY THE AUTHORITIES

14. BID PROCESS & ELIGIBILITY CRITERIA

14.4 Bid Submission Requirements

Bidders shall submit:

A. Technical Proposal

Company profile
Project experience
Conceptual approach
Financial capability documents

B. Financial Proposal

Revenue sharing percentage
Financial model assumptions

14.5 Evaluation Criteria

Technical Evaluation Parameters

Experience and track record
Project understanding
Design and execution capability

Financial Evaluation

Highest revenue share / best financial offer

14.6 Selection Method

Combined evaluation (QCBS or similar model)
Authority reserves right to:
 Accept or reject any bid
 Modify evaluation criteria

TO BE CHECK BY THE AUTHORITIES

14. BID PROCESS & ELIGIBILITY CRITERIA

14.7 Bid Security

Bidders shall submit:

Earnest Money Deposit (EMD)

To ensure seriousness of proposal

14.8 Performance Security

Selected bidder shall provide:

Performance bank guarantee

14.9 Timeline

- Indicative timeline:
- RFP Issue
- Pre-bid meeting
- Bid submission
- Evaluation
- Award of project

14.10 Disqualification Criteria

Bidders may be disqualified for:

False information

Non-compliance with requirements

Conflict of interest

TO BE CHECK BY THE AUTHORITIES

Section Closing Statement

The bid process is structured to ensure transparency, competitiveness, and selection of a technically competent and financially capable private partner for successful implementation of the project.

15 . 1

TECHNICAL QUALIFICATION

15. 2

FINANCIAL QUALIFICATION

TO BE CHECK BY THE AUTHORITIES

16. ROLE OF CONSULTANTS AND COMMITTEE

16.1 Overview

The successful implementation of the **Proposed Commercial Redevelopment of Existing Market at Raipur (Hingna) – Nagpur (Gramin)** requires a **structured institutional framework**, comprising:

Technical Consultants

Project Advisory Team

Project Monitoring & Governance Committee

These entities shall collectively ensure that the project is executed with **technical rigor, regulatory compliance, financial discipline, and stakeholder alignment**.

16.2 Role of Consultants

16.2.1 Appointment of Consultants

Zilla Parishad, Nagpur has engaged professional consultants for:

Conceptual planning

Architectural design advisory

PPP structuring inputs

16.2.2 Lead Architectural Consultant

Architect Smit Chokhandre – Smit and Associates, Nagpur

(Hereinafter referred to as the “**Architectural Consultant**”)

16.2.3 Scope of Consultant Services

The consultants shall provide support across the project lifecycle, including:

A. Planning & Design Advisory

Preparation of:

Conceptual master plan

Functional zoning strategy

Architectural guidelines

Review and validation of:

Developer’s design submissions

Compliance with approved vision

B. Technical Review

Scrutiny of:

Drawings

Engineering proposals

Structural and service designs

Ensuring alignment with:

NMRDA regulations

Approved design framework

16. ROLE OF CONSULTANTS AND COMMITTEE

C. PPP & Project Advisory

Assistance in:

- Structuring PPP model
- Defining project components
- Reviewing financial assumptions

D. Construction Phase Support

- ✓ Periodic site inspections
- ✓ Quality monitoring (advisory level)
- ✓ Certification inputs (if required by Authority)

E. Compliance Monitoring

Ensuring adherence to:

- Approved plans
- Design guidelines
- Functional zoning

16.3 Limitations of Consultant Role

Consultants shall act in an **advisory capacity**

Final authority shall rest with:

Zilla Parishad, Nagpur

Consultants shall not:

- Bear financial or execution responsibility
- Replace statutory approval authorities

16. ROLE OF CONSULTANTS AND COMMITTEE

16.4 Project Monitoring Committee (PMC)

16.4.1 Constitution

A **Project Monitoring Committee (PMC)** shall be constituted comprising:
Chief Executive Officer (CEO), Zilla Parishad – Chairperson

Representatives from:

- Zilla Parishad departments
- Gram Panchayat
- Technical experts
- Consultant team

16.4.2 Roles & Responsibilities

The PMC shall:

Review and approve:

- Project milestones
- Design submissions
- Phasing plans

Monitor:

- Construction progress
- Financial performance
- Compliance with concession terms

16.4.3 Decision-Making Authority

PMC shall act as the **primary decision-making body** for:

- Technical approvals
- Implementation oversight

16.5 Coordination Mechanism

16.5.1 Stakeholder Coordination

Regular coordination between:

- Authority
- Concessionaire
- Consultants

16.5.2 Review Meetings

Periodic meetings for:

- Progress review
- Issue resolution
- Strategic decisions

16. ROLE OF CONSULTANTS AND COMMITTEE

16.4 Project Monitoring Committee (PMC)

16.6 Reporting Framework

The Concessionaire shall submit:

Monthly progress reports

Financial updates

Compliance reports

Reports to be reviewed by:

PMC and consultants

16.7 Governance Outcome

The combined role of consultants and committee ensures:

Design integrity and architectural quality

Transparency in execution

Accountability of stakeholders

Efficient project delivery

Section Closing Statement

The institutional framework of consultants and the Project Monitoring Committee establishes a robust governance structure, ensuring that the project is executed with professional rigor, transparency, and adherence to the intended vision

17. CONCLUSION

17.1 Project Significance

The **Proposed Commercial Redevelopment of Existing Market at Raipur (Hingna) – Nagpur (Gramin)** represents a **transformational urban intervention**, addressing:

Unplanned market conditions
Infrastructure deficiencies
Socio-economic vulnerabilities

17.2 Integrated Development Approach

The project successfully integrates:

- ✓ **Urban planning principles**
- ✓ **Architectural design strategies**
- ✓ **Financial viability models**
- ✓ **Social rehabilitation mechanisms**

17.3 Balanced PPP Framework

Through the adoption of a **Public–Private Partnership (PPP)** model under **DBFOS**, the project achieves:

Optimal utilization of public land
Private sector efficiency and investment
Sustainable revenue generation

17.4 Stakeholder-Centric Development

A key strength of the project lies in its **inclusive approach**, ensuring:

Protection of **existing 220 shopkeepers**
Transparent allotment of **240–250 shop units**
Continuity of livelihoods through phased execution

17.5 Financial & Implementation Strength

Phased development ensures:

Reduced risk
Efficient capital deployment

Revenue model ensures:

Long-term sustainability
Attractiveness for private investors

17. CONCLUSION

17.6 Architectural & Urban Outcome

The project envisions the creation of:

A structured commercial environment

A highly functional and accessible marketplace

A recognizable urban node within the region

17.7 Way Forward

The RFP establishes a **clear roadmap for implementation**, enabling:

Selection of a competent private partner

Structured project execution

Long-term operational success

Final Closing Statement

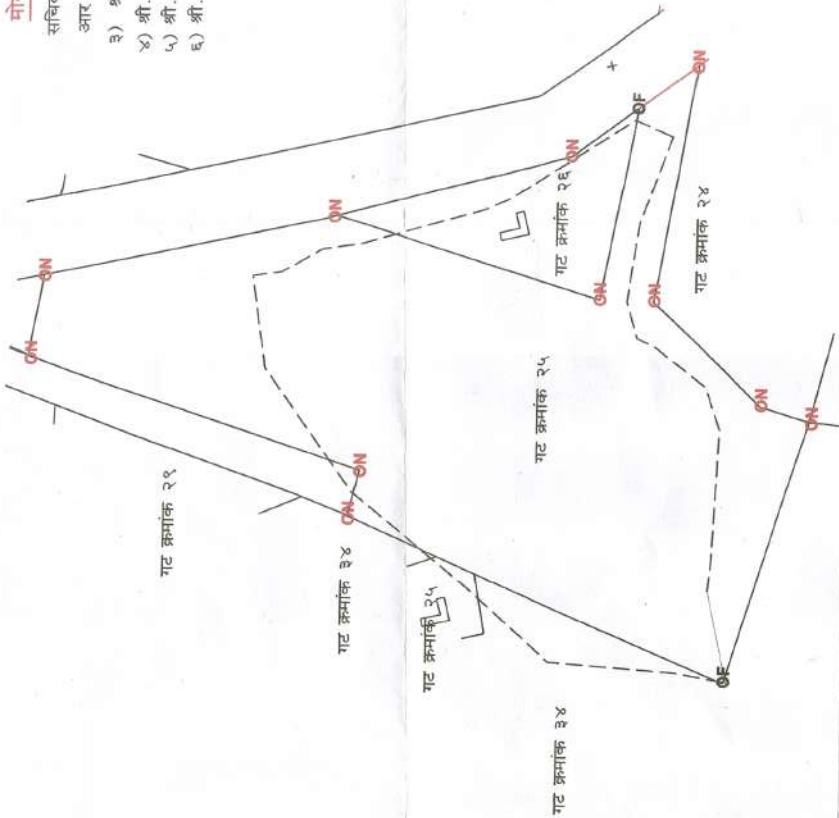
The project stands as a model for future market redevelopments, demonstrating how strategic planning, inclusive policies, and structured partnerships can transform informal urban spaces into sustainable and economically vibrant commercial assets.

18. ANNEXURE

18.2 – K Prat

मोजणी समयी हजर इसम व स्वाक्षरी

- सचिव/ग्रामपंचायत रायपुर ता. हिंगणा
आर डी कोल्हे
- ३) श्री. नंदकिशोर बादरे
 - ४) श्री. अविश गिरी
 - ५) श्री. आकाश पेढकर
 - ६) श्री. पुरुषोत्तम धार्मिक
- स्वा.
स्वा.
स्वा.
स्वा.
स्वा.



शिरस्टेदार
उप अधीक्षक भुमी अमीलेख
हिंगणा
25/10/24

सो.स.प. करदार
उप अधीक्षक भूमि अमीलेख
हिंगणा
25/10/24

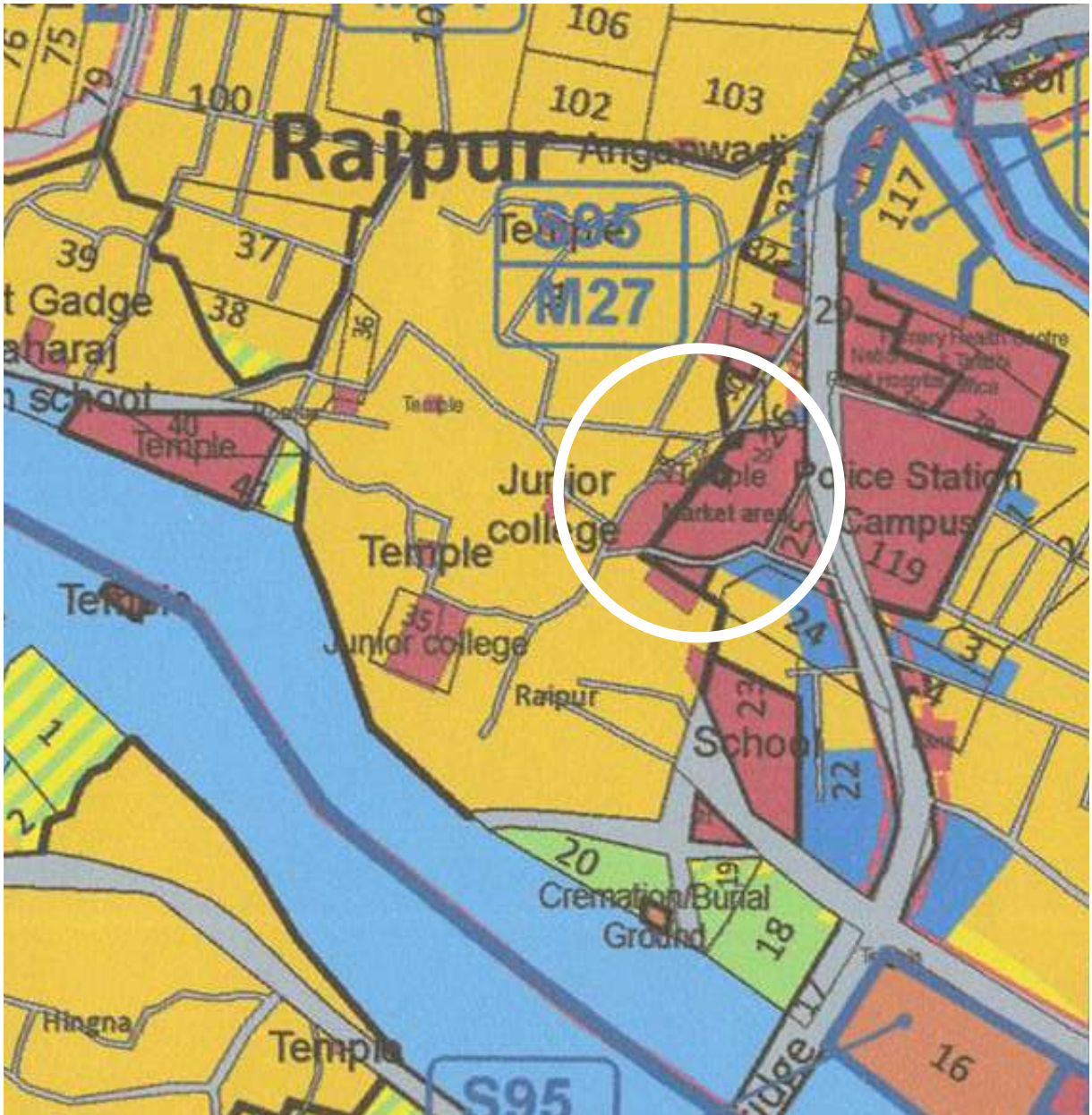
सत्यधितकीर्णी
श्री. रामदास
17/07/2025
मुळावय रचवक
उप-अधीक्षक भुमी अमीलेख
हिंगणा

आधेशक भूमि अमीलेख कार्यालय
याचे कार्यालय
96-6-2024
उप-अधीक्षक भुमी अमीलेख
हिंगणा

आधेशक भूमि अमीलेख कार्यालय
याचे कार्यालय
96-6-2024
उप-अधीक्षक भुमी अमीलेख
हिंगणा

18. ANNEXURE

18.3 – Development Plan - NMRDA



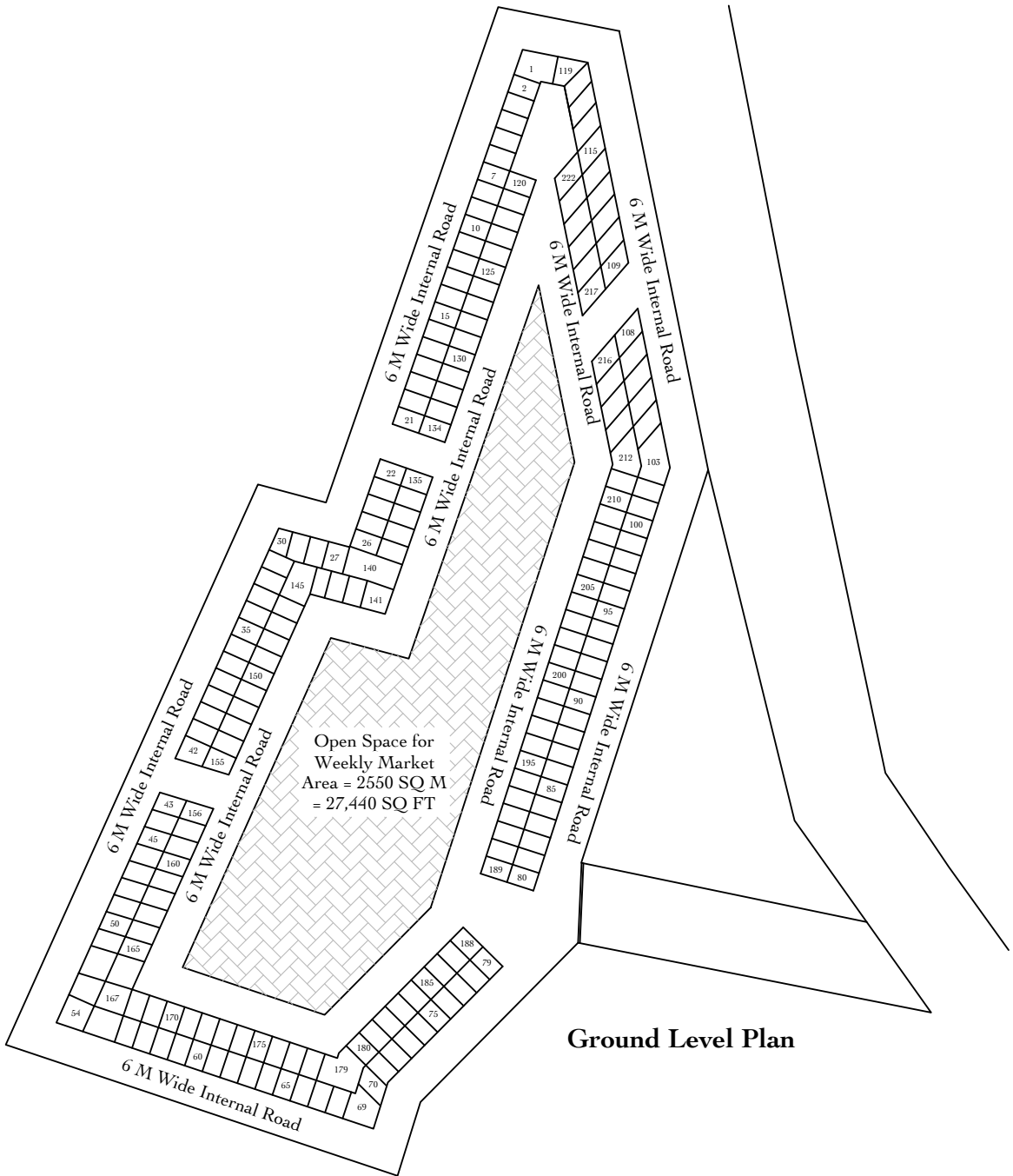
18. ANNEXURE

18.4 – Existing Photos



18. ANNEXURE

18.5 – Proposed Conceptual Plan



Ground Level Plan

18. ANNEXURE

18.6 – Suggestive Modular Planning

MODULAR DESIGN PRINCIPLES



GRID-BASED PLANNING
Regular structural grid for efficiency and future adaptability



STANDARDIZED MODULES
Uniform unit sizes for easy construction, allocation and management



FLEXIBLE COMBINATION
Units can be combined to create larger spaces when required

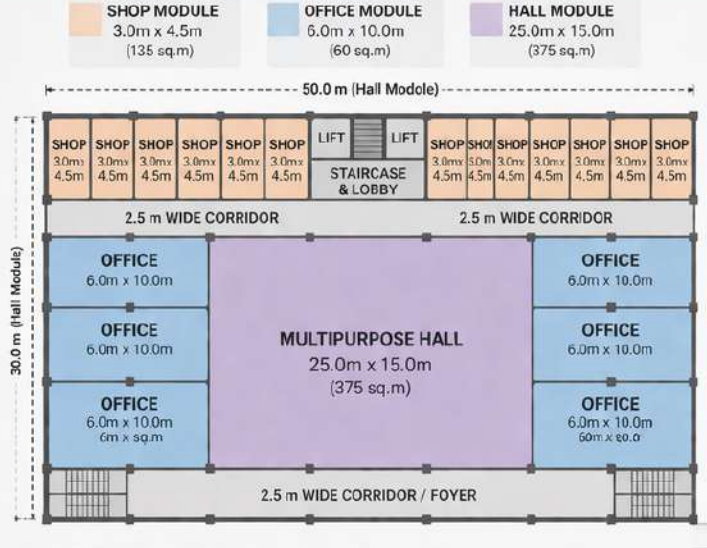


CLEAR CIRCULATION
Wide corridors and organized movement for smooth market operations

AREA ALLOCATION SUMMARY

COMPONENT	UNIT SIZE	NO. OF UNITS	TOTAL AREA
SHOPS	3.0m x 4.5m (13.5 sq.m)	250	3,375 sq.m
OFFICES	6.0m x 10.0m (60 sq.m)	50	3,000 sq.m
HALLS	25.0m x 15.0m (375 sq.m)	16	6,000 sq.m
TOTAL USABLE AREA			12,375 sq.m

MODULAR PLAN - TYPICAL FLOOR



KEY DESIGN HIGHLIGHTS

- Regular Structural Grid**
Efficient construction system
- Modular Shop Units**
Easy allocation & management
- Dedicated Parking Layer**
Organized traffic & convenience
- Well-Lit & Ventilated Spaces**
Comfortable environment
- Independent Vertical Access**
For offices and halls



SECOND FLOOR – HALL / OFFICE
Clear Height: 4.5 m
Leasable Area: 1,500 sq.m

FIRST FLOOR - PARKING
Clear Height: 3.6 m
Leasable Area: 1,500 sq.m

FIRST FLOOR - PARKING

GROUND FLOOR – SHOPS
Clear Height: 4.2 m
250 Shops (13.5 sq.m each)

18. CLOSING STATEMENT

The Proposed Commercial Redevelopment of Existing Market at Raipur (Hingna) – Nagpur (Gramin) represents a strategic convergence of urban planning, architectural clarity, and financial structuring, aimed at transforming an organically evolved marketplace into a structured, efficient, and sustainable commercial ecosystem.

Through a carefully designed Public–Private Partnership framework under the DBFOS model, the project establishes a balanced mechanism wherein public land is leveraged responsibly, private investment is enabled effectively, and long-term economic value is generated sustainably.

The proposal demonstrates a sensitive yet robust approach toward stakeholder integration, ensuring the protection and formalization of existing shopkeepers while unlocking the latent development potential of the site through planned interventions and phased execution.

With clearly defined development controls, legal safeguards, financial models, and governance structures, the project sets a replicable benchmark for similar redevelopment initiatives across emerging urban and peri-urban contexts.

It is envisaged that this development will not only enhance the physical and economic character of the site but will also act as a catalyst for organized growth, improved infrastructure, and strengthened local commerce in the region.

Zilla Parishad, Nagpur, through this initiative, reaffirms its commitment to progressive development, transparent governance, and inclusive growth, inviting capable private participation to collaboratively realize this vision.