

## 14.A TECHNICAL ELIGIBILITY CRITERIA

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### 14.A.1 General Eligibility

The bidder (individual firm / company / consortium) shall:

- Be a **legally registered entity** under applicable laws
  - Have experience in **real estate / infrastructure / commercial development projects**
  - Not be blacklisted by any **government / public authority**
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### 14.A.2 Relevant Project Experience

The bidder must demonstrate prior experience in:

#### A. Completed Projects

- At least **1 completed commercial / mixed-use project**
  - Minimum built-up area: **5,000 sq.m**

OR

#### B. Multiple Projects

- At least **2 projects** of:
    - Minimum **3,000 sq.m** each
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### 14.A.3 Nature of Experience

Eligible experience shall include:

- Commercial complexes
  - Shopping centers / retail markets
  - Mixed-use developments
  - PPP or institutional projects (preferred)
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### 14.A.4 Experience in PPP Projects (Preferred)

- Experience in **PPP / DBFOT / DBFOS / BOT projects** shall be considered an added advantage

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#### 14.A.5 Consortium Eligibility

- Consortium participation is permitted
- Maximum **3 members** allowed
- One member shall be designated as:
  - **Lead Member (minimum 51% stake)**

#### Consortium Requirements:

- Joint and several liability
  - Consortium agreement to be submitted
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#### 14.A.6 Key Personnel Requirement

The bidder shall demonstrate availability of:

- Qualified **Architect / Planning Consultant**
  - Structural Consultant
  - Project Management capability
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#### Section Note

*The technical eligibility criteria are intended to ensure that only competent and experienced entities participate in the development of the project.*

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### 14.B FINANCIAL ELIGIBILITY REQUIREMENTS

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#### 14.B.1 Net Worth Requirement

The bidder shall have a minimum:

#### Net Worth: ₹10 Crores

- As per audited financial statements (last financial year)
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#### 14.B.2 Turnover Requirement

The bidder shall have:

**Average Annual Turnover: ₹15 Crores**

- Calculated over the **last 3 financial years**
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**14.B.3 Financial Capacity**

- Ability to:
    - Raise funds
    - Achieve financial closure
  - Submission of:
    - CA-certified financial statements
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**14.B.4 Consortium Financial Criteria**

- Lead member must satisfy:
    - **At least 50% of Net Worth requirement**
  - Remaining members may contribute proportionately
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**14.B.5 Earnest Money Deposit (EMD)**

- Amount: **₹2,00,000/- (Returnable)**
  - To be submitted along with bid
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**14.B.6 Performance Security**

- Successful bidder shall submit:
    - **Performance Bank Guarantee (PBG)**
  - Typically **5%–10% of Project Cost**
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**14.B.7 Financial Closure**

- Concessionaire shall achieve:
    - Financial closure within **6–9 months** from award
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**Section Note**

*The financial eligibility ensures that the bidder possesses adequate financial strength to undertake and sustain the project.*

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## **14.C KEY TERMS & CONDITIONS FOR SELECTION OF PRIVATE DEVELOPER**

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### **14.C.1 Appointment of Concessionaire**

- The selected bidder shall be appointed as the **Concessionaire** under PPP model
  - Appointment shall be subject to:
    - Execution of Concession Agreement
    - Fulfillment of pre-conditions
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### **14.C.2 Government & Administrative Approval (CRITICAL CONDITION)**

**The project shall proceed only upon obtaining necessary approvals from Government Authorities and competent governance bodies.**

- Includes approvals from:
  - Zilla Parishad
  - Gram Panchayat
  - NMRDA
  - State Government (if applicable)

#### **Implication:**

- No financial or legal liability shall arise on Authority **prior to such approvals**
  - Project commencement is **conditional**
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### **14.C.3 Scope of Private Developer**

The Concessionaire shall:

- Design, build, finance, operate, and maintain the project
  - Comply with:
    - Approved design guidelines
    - Statutory regulations
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#### 14.C.4 Revenue Rights

- Concessionaire shall have rights to:
    - Lease / operate upper floor commercial spaces
  - Subject to:
    - Revenue sharing agreement
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#### 14.C.5 Shopkeeper Rehabilitation (Mandatory Condition)

- Existing **220 shopkeepers must be accommodated**
  - Allocation of ground floor shops is:
    - **Non-negotiable obligation**
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#### 14.C.6 Phased Development Requirement

- Development shall be executed in:
    - **Phase-wise manner (1/6th model)**
  - Ensuring:
    - Continuity of market operations
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#### 14.C.7 Construction Timeline

- Defined milestones shall be adhered to
  - Delay penalties applicable
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#### 14.C.8 Transfer & Assignment Restrictions

- Concessionaire shall not:
    - Transfer project rights
    - Assign contract
  - Without prior approval of Authority
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#### 14.C.9 Compliance & Monitoring

- Subject to:
    - Periodic review by Authority
    - PMC supervision
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#### 14.C.10 Termination Clause

- Authority reserves right to terminate in case of:
    - Default
    - Non-performance
    - Financial failure
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#### 14.C.11 Force Majeure

- Defined events shall:
    - Allow time extension
    - Protect both parties
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#### 14.C.12 Dispute Resolution

- Through:
    - Arbitration mechanism
  - Jurisdiction: **Nagpur**
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#### 14.C.13 Authority Rights

Zilla Parishad reserves the right to:

- Accept or reject any bid
  - Modify project terms
  - Cancel the bidding process
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#### 14.C.14 Binding Nature

- Selected bidder shall be bound by:
    - RFP conditions
    - Concession Agreement
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#### Final Clause Statement

*These terms and conditions establish a transparent, accountable, and legally enforceable framework ensuring that the project is implemented in alignment with public interest, financial viability, and regulatory compliance.*