



**Gangtok Smart City Development Limited (GSCDL)
Sokaythang, Gangtok, Sikkim**

**Expression of Interest (EoI) for
Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School
Area near M.G. Marg, Gangtok – East Sikkim on PPP mode**

EoI No.GSCDL/TENDER/MLCP-PPP(I)

Gangtok Smart City Development Limited (**GSCDL**) has been incorporated as a Special Purpose Vehicle (**SPV**) under the Companies Act, 2013 (having equal partnership of Government of Sikkim and Gangtok Municipal Corporation) to implement the Smart City Proposal of Gangtok under Smart City Mission (SCM). **GSCDL**, in its endeavor to facilitate the vehicular parking issues within the city for light motorized vehicle as per the mandate prescribed in Smart City Proposal of Gangtok city, is planning to develop a **Multi-level Car Parking cum Commercial Development Project on Public Private Partnership (PPP) basis at heart of the city, i.e. at Old West Point School Area near Mahatma Gandhi Marg**, which is the biggest tourist attraction and a must-go destination for authentic Sikkimese food, retail and leisure (the “**Project**”). Old West Point School area, Mahatma Gandhi Marg, centre of capital city and hub of commercial district has its uniqueness of vehicular free traffic zone. It is visited by both locals and tourist for their individual requirements. It is flushed with retail shops, restaurants, handicraft shops, fresh vegetable shops, pharmacies, bank and other non-banking financial institutions. At present, the proposed area is terminus for intra state taxi service and general parking for light motorized vehicle, GSCDL intends to develop the aforementioned Project on **Design-Build-Finance-Operate-Transfer (DBFOT) mode**.

The Project Site constitutes of existing parking space and is situated at National Highway-10 adjacent to various old government buildings, At North-East direction of site is Police Headquarter and South-West direction Hungary Jack building. The Project Site has a direct access from National Highway-10. The approximate area of the Project Site is 1.30 acres. GSCDL intends to demolish the existing structure and construct possible eight floors building comprising of four floors of parking (manual/semi-automatic) and remaining four floors as commercial development. The Concessionaire is expected to design, build, finance, operate & maintain the Project for 30 years and transfer it back to the GSCDL/ notified authority whichever applicable at either termination of Concession Agreement or end of Concession Period as per the provisions of signed Concession Agreement. This period may be considered for an extension, subject to adherence of the provisions of the Concession Agreement and if permitted by concerned competent authority. GSCDL intends to float a Request of Proposal (RFP/RFQ) on 4th January 2019 along with necessary schedules for the purpose of inviting the technical and financial bids to implement the Project.

GSCDL seek **Expression of Interest** from the companies or entities in form of Consortium or Joint Venture, formed under Companies Act, 1956 or 2013 or under registration of Companies Act, Sikkim, 1961 or Partnership Act, 1932 or Limited Partnership Act, 2008 or similar Acts in a respective jurisdiction (the “**Applicant**”). The Applicant, along with their EOI should submit the certified copies of the following wherever applicable:

- a) The Applicant’s legal status, i.e. Incorporation Certificate;
- b) Organization brochure or profile of organization;
- c) Details of the Contact Person – Name, Address, Email ID, Mobile Number, Direct Office Number, etc.
- d) Financial Reports of the Applicant for the past Five Years FY2014, FY2015, FY2016, FY2017 and FY 2018; (Not Mandatory)
- e) Similar Assignments undertaken in the last 10 years;
- f) Concept proposal for development of the Project (not mandatory);
- g) Area that can be developed for parking, i.e. number of ECS that can be accommodated as well as for commercial development; and
- h) Suggestions on probable commercial activities to be allowed at “Project Site”;

The Applicant is required to submit the completed EOI either through speed post or courier or by hand-delivery in sealed envelopes or also through E-mail clearly marked “**Expression of Interest for Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area near M.G. Marg, Gangtok – East Sikkim on PPP mode**” on or before **26.12.2018 IST 15.00 hrs** at the following address:

The Chief Executive Officer
Gangtok Smart City Development Limited,
Sokaythang, Below ICAR office,
Gangtok, Sikkim – 737102;
E | gangtoksmartcity@gmail.com

The EOI can be submitted through the medium of E-Mail. GSCDL shall not be responsible for any delay in transit by post or courier and same shall be treated as unresponsive. The delay in receipt of EOI after the due of submission shall be considered as unresponsive and would be returned unopened at address given in the sealed envelope. The EOI received late through the medium of E-Mail shall be considered unresponsive by GSCDL.

It is recommended for the Applicant to visit the Project Site to understand the immense parking demand and commercial potential of the area. For the project implementation purpose, all necessary rules and regulation and necessary approval such as building plan approval, environmental clearance etc. which are applicable for project implementation have to be adhered to and will be further detailed out during the RFP stage. GSCDL will further launch the Request for Proposal for the selection of the Concessionaire for implementation of the Project. Interested parties should seek their own legal opinion regarding applicability of laws/regulations within the State of Sikkim at their own risk and cost. Applicant may note that special provision of constitution and old laws of Sikkim are applicable within the State of Sikkim and jurisdiction of law shall be within the state. All cost pertaining to submission of EOI shall be borne by the respective Applicant and GSCDL shall not be liable for any loss or cost attributed for submission of the EOI. GSCDL reserves the full authority to cancel this project / tendering process at any stage of bid process without any further notice or reasons thereof.