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HYDERABAD METRO RAIL LIMITED
(HMRL, a State-owned Public Enterprise of Govt. of Telangana)



Notice No. 2277/GM(P)/PMS/HMRL/2019

Date:07.07.2020

RfP for Selection of Licensee for Construction, Operation & Maintenance of Temporary Commercial Structures on DBFOT basis in PPP mode at open spaces of (i) Lumbini Enclave premises at Madhapur (near Kavuri Hills Reservoir); (ii) Besides Nursery at Madhapur (opposite Neerus); and (iii) Open Space near Jubilee Hills Check Post Metro Rail Station situated in Hyderabad.

Hyderabad Metro Rail Limited (HMRL) having its main office at Metro Rail Bhavan, Begumpet, Hyderabad - 500003 has developed an elevated Metro Rail (Mass Rapid Transit System) in the city of Hyderabad. The Metro network covers a total distance of about 69 km across three corridors in Phase-I. L&T Metro Rail (Hyderabad) Limited, a special purpose vehicle of Larsen & Toubro Limited is the Concessionaire for the Hyderabad Metro Rail project. Metro Corridor I i.e., Miyapur to LB Nagar (29 km); Corridor II i.e., JBS to MGBS (11 km); and Corridor III i.e., Nagole to Raidurg (29 km) is opened for Commercial Operation covering 59 Metro Stations for a length of about 69 km.

During the process of construction of the viaduct for the Rail System, HMRL has acquired some properties in the curves and bends portion of the viaduct to provide the necessary RoW to the Concessionaire as per the Concession Agreement. To accommodate the pier foundations the required footprint of space was earmarked and irregular open space below / adjoining the viaduct is left out. For protecting the leftover spaces from encroachments, the boundaries are temporarily enclosed with sheet fencing. In order to protect the open spaces from encroachments in the long run, HMRL proposes to commercially exploit the leftover irregular open spaces in the curves and bends portion with financially innovative models so as to generate revenues to HMRL and the Government. As the major leftover open space portion is below the viaduct and in view of height restriction, construction of permanent structures will not be feasible and viable and they also cannot be allowed. Thus as a part of this endeavor and as a pilot project, HMRL has decided to undertake through Public Private Partnership mode Construction, Operation and Maintenance of Food Courts, Kiosks and other similar temporary commercial structures ("Temporary Commercial Structures") on DBFOT basis at open spaces of (i) Lumbini Enclave premises at Madhapur (near Kavuri Hills Reservoir - 2990 sq yds); (ii) Besides Nursery at Madhapur (opposite to Neerus - 2000 sq yds); and (iii) Open Space near Jubilee Hills Check Post Metro Rail Station (1210 sq yds) situated in Hyderabad collectively herein referred to as the "Project".

The Scope of the Work will broadly include designing, engineering, financing, procurement, construction, operation and maintenance of Temporary Commercial Structures on DBFOT basis in PPP mode at open spaces of (i) Lumbini Enclave premises at Madhapur (near Kavuri Hills Reservoir - 2990 sq yds); (ii) Besides Nursery at Madhapur (opposite to Neerus - 2000 sq yds); and (iii) Open Space near Jubilee Hills Check Post Metro Rail Station (1210 sq yds) situated in Hyderabad on open plots of an aggregate of about 6200 sq yds. The License

Agreement proposed shall be for a period of 25 years and as per the Draft License Agreement. The Temporary Commercial Structures can be commercially exploited by way of sub-licensing for day-to-day business. In addition, specified area of Temporary Commercial Structures can be utilized for displaying advertisements as per applicable laws, approvals and clearances. The operation and maintenance of the Temporary Commercial Structures shall be undertaken by the Licensee for the License Period in accordance with the terms of the License Agreement.

The Authority proposes to invite Technical Proposal and Financial Proposal, collectively (the “**Proposal**”), from the Applicants for selection of Licensee for Construction, Operation and Maintenance of Temporary Commercial Structures on DBFOT basis in PPP mode at the above open spaces as per the Request for Proposal (RfP) document. The Authority intends to select the Licensee through an open competitive bidding process in accordance with the procedure set out in the RfP document.

The RfP document is available to be downloaded from HMRL website (www.hmrl.co.in) from 10.07.2020. Last Date for submission of the RfP is 30.07.2020. For further details please contact the following :

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