



# ROURKELA DEVELOPMENT AUTHORITY



RFP No.: 001/ RDA

## REQUEST FOR PROPOSAL (RFP)

Date: 10/11/2017

### FOR SELECTION OF DEVELOPER FOR AFFORDABLE HOUSING PROJECT AT CHHEND, ROURKELA ON PPP MODEL

Government of Odisha has launched the "Policy for Housing for All in Urban Areas, Odisha, 2015" to achieve the objective for "Housing for All". The policy recognizes the importance of private sector investment to accomplish the milestones as set out in the policy for providing housing needs for the urban poor. The policy provides incentives and facilities for the private sector developers in diverse areas like Affordable Housing, In-situ Slum Rehabilitation, Rental housing etc.

Rourkela Development Authority (RDA) invites Developers of National repute for developing an **Affordable Housing Project at Chhend, Rourkela, Odisha** through Public Private Partnership (PPP) mode as per Model- III of the Policy.

Located in one of the posh locality of Rourkela, the site has tremendous potential for real estate development.

**Broad role of RDA:** To provide unencumbered land, facilitate and ensure time bound statutory approvals.

**Broad Role of Developer:** The selected developer shall construct 500 EWS units over 3.30 Ac and hand over to RDA; RDA shall transfer 1.75 Ac of land on freehold basis for Developer's own commercial exploitation.



#### Project Highlights:

- Located in a posh residential - Institutional Area
- Free hold Rights to Developer
- Contiguous Land
- Fast Track Approval Process
- Higher Permissible FAR/ FSI
- Exemption from fees & charges, as per HFA Policy
- Facilitation by Development Authority

#### Eligibility Criteria | Financial & Technical:

1. The Firm or Consortium of Firms (maximum 3) together must have a Net Worth of at least INR 25,00,00,000/- (Indian Rupees 25 Crores Only) as on 31 March 2017.

2. The Bidders should have development/construction experience of (1) housing projects/residential townships and other real estate projects (SEZs/Industrial Parks, schools, colleges, universities, IT-ITeS campuses, hostel buildings, auditoriums, convention centres, hotels, resorts, serviced apartments, way side amenities for highway projects etc) out of which at least one project should have minimum project cost of INR 10 Crores, and, (2) infrastructure projects like highways, port terminal, airport terminal, railway stations and industrial infrastructure with a project cost of at least INR 50 Crores.

**Bid Parameter:** Concession Fee (Premium/Grant). The bidders shall quote either premium or grant.

**Project Schedule:** To clarify queries of the bidders on the Project and RFP document, a **Pre- Bid Meeting** shall be held on **7th December, 2017 at 3:00 P.M** in the Conference Hall of Rourkela Municipal Corp. (RMC) The Technical & Financial proposals must be submitted through speed post/registered post/courier latest by **9th January, 2018 before 4:00 P.M.** The technical proposal shall be opened at **5:00 P.M. on 9th January, 2018.**

No drop box facility is available and hand delivery is not allowed. RDA will not be responsible for any postal/ courier delay.

**Please refer the Request for Proposal documents for further details. RFP documents can be downloaded from <http://www.rda-rourkela.in>**

#### For any query:

Contact - Transaction Advisor

Jones Lang LaSalle



Omkar Mohanty, ATP  
Bhubaneswar Development Authority  
Mob: +91-9937854012  
E-mail: [omkar.mohanty@gmail.com](mailto:omkar.mohanty@gmail.com)



Biranchi Panigrahi  
Mob: +91-7873980804  
E-mail: [biranchi.panigrahi@ap.jll.com](mailto:biranchi.panigrahi@ap.jll.com)

#### Address for submission of Proposals:

Secretary,  
Rourkela Development Authority  
Uditnagar, Rourkela- 769012,  
Sundargarh, Odisha  
India

Sd /-  
Secretary, RDA  
Rourkela

### Opportunity to invest in Real Estate Market of SMART CITY Rourkela

RDA reserves the right, without any obligation or liability, to accept or reject any or all the Technical & Financial Bids, at any stage of the bidding process, to cancel or modify the process or any part thereof, or to vary any or all the terms and conditions at any time, without assigning any reason whatsoever.