

Development of Traffic & Transit Management Centre at Hebbal, Bangalore under Public Private Partnership mode



Bangalore Metropolitan Transport Corporation
Government of Karnataka

Project Background:

The Bangalore Metropolitan Transport Corporation (BMTC) is engaged in providing safe, reliable, clean and affordable public transport in Bangalore city. Recognising the need of for improving the transport infrastructure to keep pace with the rapid development of the city, BMTC intends to undertake development, operation and maintenance of the Traffic & Transit Management Centre (TTMC) at Hebbal, through Public Private Partnership (PPP) on Design, Build, Finance, Operate and Transfer (DBFOT) basis. In this regard BMTC plans to carry out the bidding process for selection of a private entity as the bidder to whom the project may be awarded.

TTMC at Hebbal has been envisioned to be a bus terminal/ transportation hub where commuters can interchange between different modes of transportation seamlessly and efficiently through ‘park and ride’ facilities.



An All-in-one & Integrated Transportation Hub



Site Overview:

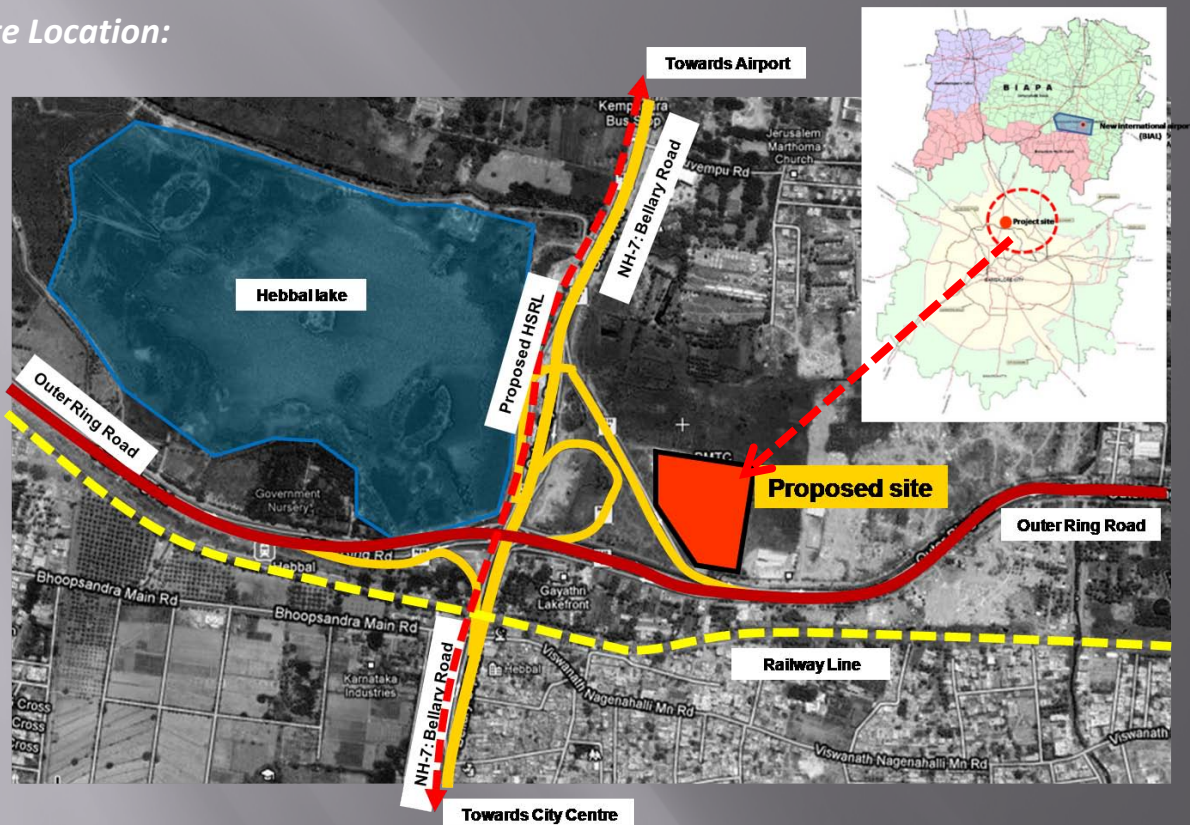
The project site is located in the northern part of the city at Hebbal, measuring about 7.95 acres. The site is situated at the intersection of the National Highway 7 (Bellary Road) and the Outer Ring Road. The intersection along with the Hebbal flyover is an important landmark in the city and is strategically located in terms of connectivity to the new airport at Devanahalli and to different parts of the city.

As per the Bangalore Master Plan 2015, the site landuse is classified as Traffic & Transport (T&T) category. Currently out of 7.95 acres, about 4.27 acres of the bus depot is operated by BMTC. Depot comprises of maintenance workshop, washing area, fuelling station, stores and administration building. At present, the depot is a base for about 210 buses which includes about 90 Volvo buses.



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Site Location:



Project Configuration & Development Model:

The project is proposed to be developed on Design, Build, Finance, Operate and Transfer (DBFOT) format. The private sector participant selected through competitive bidding process where bid variables will be Upfront Premium & Fixed Annual Concession Fee to be paid to BMTC.

The concession period considered for this project is 30 years which may be extended to another 30 years.

Revenue Streams for Private Developer:

Lease Rentals from commercial complex, car & two wheeler parking fees & advertisement rights in MLCP and commercial area

Total Area	7.95 acres
Est. Total Project Cost	INR 300 crores
Est. Total Commercial Area	Approx. 9 lakhs sq ft
No. of Bus Parking in Bus Depot	190
No. of Bus Bays in Bus Terminal	50
Open Bus Parking	60
No. of Car Spaces in Multi Level Car Parking (MLCP)	2,000
FAR	4
Built-up area of Bus & Car Parking	Not included in FAR
Ground Coverage & Ancillary Landuse	45%



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Bidding Process:

BMTC has adopted a two-stage process for selection of the private sector developer for award of the project. The first stage known as 'Qualification Stage' involves qualification of interested parties/ consortia that make an application in accordance with the provisions mentioned in qualification document. At the end of this stage, BMTC will announce a shortlist of suitable pre-qualified applicants who shall be eligible for participation in the second stage i.e 'Bid Stage'. In this stage, the pre-qualified applicants will be called upon to submit the bid/ details of their technical competence and financial offers in accordance with the provisions mentioned in bid document.

Bids will be invited for the project on the basis of the highest premium in form of upfront payment (in addition to a fixed annual concession fee), payable to BMTC on award of the concession.

Important Dates for Qualification Stage:

Last date for receiving queries	14.06.2010
Pre-Application Conference	16.06.2010
Time and Venue for Pre-Application Conference	15:30 hrs at BMTC Boardroom, MD Office, Shanthinagar, Bangalore
Authority response to queries	19.06.2010
Application Due Date	25.06.2010

Contact Us:

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