

# CBD RETAIL COMPLEX

at SECTOR 21, NAYA RAIPUR



MULTIPLEX



FOOD COURT



RESTAURANT CUM BAR



ENTERTAINMENT ZONE

## GLOBAL EXPRESSION OF INTEREST (EoI)

Invited from Interested Parties to purchase or Book on Rent  
Built-up Space at Central Business District Tower for Multiplex,  
Restaurant cum Bar and Food Court & Entertainment Zone

# PRESS NOTE

## EXPRESSION OF INTEREST



### Book Built-up space at Retail Complex(CBD), Naya Raipur for Multiplex, Restaurant cum Bar and Food Court & Entertainment Zone

NIT No: 603/R-14/PRJ/NRDA/2017 Naya Raipur, Dated: 19.01.2018

Sealed proposals are invited from interested parties to purchase or book on rent built-up space at CBD tower latest by 15.00hr Date: .

Multiplex	Restaurant Cum Bar	Food Court & Entertainment Zone
*16125 Sq. ft.	*3911 Sq. ft.	*9526 Sq. ft.

\*actual area may vary at site

Pre-proposal submission meeting Date: **15.00hrs on 30.01.2018, Tuesday**

Detailed EOI can be downloaded from the website

**www.nayaraipur.gov.in. last date of submission is by 15.00hrs on 07.02.2018.** Modification/Amendment if any, shall be published in the website only.

### Naya Raipur Development Authority

Paryavas Bhawan, North Block, Sector – 19, Naya Raipur

492 002 Chhattisgarh T: +7879621621

E-mail : info@nayaraipur.com

**Naya Raipur - Mera Raipur**

**Chief Executive Officer**

8cm (w) x 7cm (h)

## DISCLAIMER

- I. The information contained in this document provided to the Applicant(s), by or on behalf of Naya Raipur Development Authority (NRDA) or any of its employees or advisors, is provided to the Applicant(s), on the terms and conditions set out in this document and all other terms and conditions subject to which such information is provided.
- II. The purpose of this document is to provide the Applicant(s), with information to assist the formulation of their EOI. This document does not purport to contain all the information each Applicant may require. This document may not be appropriate for all persons, and it is not possible for NRDA, its employees or advisors to consider the functional/investment objectives, financial situation and particular needs of each Applicant who reads or uses this document. Each Applicant should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this document and where necessary obtain independent advice from appropriate sources. NRDA, its employees and advisors make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the document.
- III. The Applicant(s) shall bear all its costs associated with or relating to the preparation and submission of the EOI including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required, regardless of the conduct or outcome of the Process
- IV. Information provided in the EOI Document to the Applicant(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. NRDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.



# About NAYA RAIPUR



- Gross area of 237 sq.km located in the heart of India
- 24x7 abundant water supply with Hydro Pneumatic Pumping Network
- Zero discharge city with decentralized sewage treatment
- Usage of Non-conventional & alternative energy
- 12 indoor substations along with integrated electrical networks
- 55 kms of network controlled LED street lights
- 130 kms of road network constructed with interconnecting highways NH53 and NH30
- Intelligent Transport System enabled BRTS with air conditioned buses
- Prestigious institutes such as National Law University, IIIT, ITM University & upcoming IIM campus
- 21 residential sectors with private players like Avinash Group, GT Homes & Parthivi Group have already made their presence
- Recreation facilities such as Jungle Safari, Adventure Sports, Immersive Dome, Central Park, Cricket Stadium, Ekam Path & Purkhauti Muktangan
- Smart Investment simulators include hassle free approvals, single window clearance & regularity framework with low cost of operation





# About RETAIL COMPLEX

Central Business District welcomes you to one of the most prestigious retail address in the region. Shops and offices at retail complex will change the dynamics of business, to take your working experience to a whole new level.

The Retail Complex at CBD, Naya Raipur aims to perform not just as a proficient retail destination but as a true urban centre for the future development of one of the fastest growing city.

Strategically located in Sector 21 of Naya Raipur, the site will come up as a retail destination in the New Capital City of Chhattisgarh. Developed in two phases, Phase 1 comprises of 2 blocks along with high street shops with (built up area) of approx 5.14 lacs sq.ft in the form of formal retail and approximately 17,400 sq.ft. area in high street retail.

The B+G+6 storied Retail Complex offers an unprecedented, exotic fusion of shopping, dining, and recreation experiences and state of art office spaces.

The retail complex consist of air conditioned retail units, 3 screens multiplex, food joints, food court, and offices with terrace garden set to become one of Central India's largest shopping centre. Retail Complex forms a vibrant manifestation of a thriving community.

## COMPLEX SNAPSHOT

Total No. of Floors	—	Basement, Ground+6
Shops	—	Ground and First floor
Offices	—	2nd floor onwards
Total No. of Shops & Offices	—	139 Shops & 133 Offices
Total No. of High Street Shops	—	129
Shops size ranges	—	From 80 sq.ft. to 1936 sq.ft.
Offices size ranges	—	From 405 sq.ft. to 4077 sq.ft.
Area of food court	—	5029 sq.ft. with 8 counters
Multiplex	—	3 Screens in Multiplex with total no of 389 seats
Total No. of Lifts	—	12 passenger & 4 service lifts
Total No. of Escalators	—	13



# DETAILS OF THE PROPOSED PROJECTS

## RESTAURANT CUM BAR

Specification	Carpet Area (Sqft)	Total Area (Sqft)
Restaurant Cum Bar Terrace Area	1911* 2000	3911



\* Additional Area upto 2000 Sqft can be provided on demand.

## FOOD COURT & ENTERTAINMENT ZONE

Specification	Carpet Area (Sqft)	Total Area (Sqft)
Entertainment Area Food Court	4505 5021	9526



## MULTIPLEX

Specification	Carpet Area (Sqft)	Total Area (Sqft)
Box Office Area	106	16125
Theatre Entrance Lobby	3136	
Café	958	
Toilet	632	
Theatre - 01	2455	
Theatre - 02	1611	
Theatre - 03	1712	
Storage/ Services	742	
Toilet	509	
Theatre Entrance Lobby	876	
Projector Room	1327	
Storage/ Services	839	



# KEY FEATURES

AMPHITHEATRE ▶



FOOD COURT ▶



WATER FOUNTAIN ▶



TERRACE GARDEN  
POCKET TERRACE ▶



RECREATION  
FACILITY

RESTAURANTS  
CAFES ▶



MULTIPLEX ▶



RETAIL ▶



OFFICES ▶



LANDSCAPE ▶





# SUBMISSION OF EOI



The EOI to be submitted by the Interested Parties shall, interalia, include:

- Cover Letter expressing interest to participate in the Project in the form and manner prescribed hereunder as Annexure 1;
- Details of the Interested Parties in the form & manner as prescribed hereunder as Annexure 2

The potential entities shall be eligible to submit their respective details in aforesaid format latest by \_\_\_\_\_ at Authority's herein below mentioned Postal or Email address:

Naya Raipur Development Authority  
Paryavas Bhawan, North Block, Sector-19, Naya Raipur - 492002 (C.G.)  
Ph.: +91.7879621621  
Fax: 0771-2511400  
Email: [info@nayaraipur.com](mailto:info@nayaraipur.com)  
Website: [www.nayaraipur.gov.in](http://www.nayaraipur.gov.in)

The Authority may also call the potential entities to participate in a consultative meeting on \_\_\_\_\_ for enabling better understanding of the Project.

Participation in this EOI and/or related meeting does not give any right whatsoever to any entity in respect of the proposed bidding process in relation to the Project and/or its award, which is the sole discretion of the Authority.

NRDA reserves the right without any obligation or liability to accept or reject any or all the 'EOI's at any stage of the process, to cancel or modify the process or any part thereof or to vary any of the terms and conditions at any time, without assigning any reason.

Nodal Officer for Information about the Project EOI

For any additional information pertaining to this EOI, the Manager Estate, NRDA (Ph.: 0771-2511995) may be contacted

Chief Executive Officer  
Naya Raipur Development Authority  
Raipur (C.G.)

# ANNEXURE 1 : FORMAT FOR COVERING LETTER

Date:

To,  
CEO  
Naya Raipur Development Authority (NRDA)  
Paryavas Bhawan, North Block, Sector-19,  
Naya Raipur - Chhattisgarh

Sub: Expression of Interest (EOI) for Purchase/ Rent of bare Built-up space for Multiplex, Food Court & Entertainment Zone, Restaurant at  
CBD Tower, Sector 21, Naya Raipur

Dear Sir,

1. With reference to your EOI document No. \_\_\_\_\_, I/We the undersigned am/are hereby expressing our Interest to set up an  
Entertainment Zone (Film City and/or Theme Park) in Naya Raipur.

2. Expression of Interest (EOI) for Purchase ☐ Rent ☐ of bare Built-up space for

- 1. Multiplex ☐
- 2. Food Court & Entertainment Zone ☐
- 3. Restaurant cum Bar ☐

Note : Interested party may select one or more projects.

3. We have prepared our expression of interest for the captioned project as specified in EOI Document.

\_\_\_\_\_  
(Name of the person)

\_\_\_\_\_  
(In the capacity of)  
Company Seal

\_\_\_\_\_  
(Name of the Entity)



# ANNEXURE 2 :

## DETAILS OF THE APPLICANT'S

S. No.	Particulars	Details
1(a)	Name of the Applicant / Entity/ Company/ Firm	
(b)	Constitution (Individual/Company/Trust/Firm)	
(c)	Address/ Registered Office	
(d)	Telephone / Mobile No.	
(e)	Email Address	
2(a)	Contact Person (Name & Designation)	
(b)	Telephone / Mobile No.	

### Experience of the Applicant

#### 1. Multiplex

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#### 2. Food Court/ Entertainment Zone

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#### 3. Restaurant cum Bar

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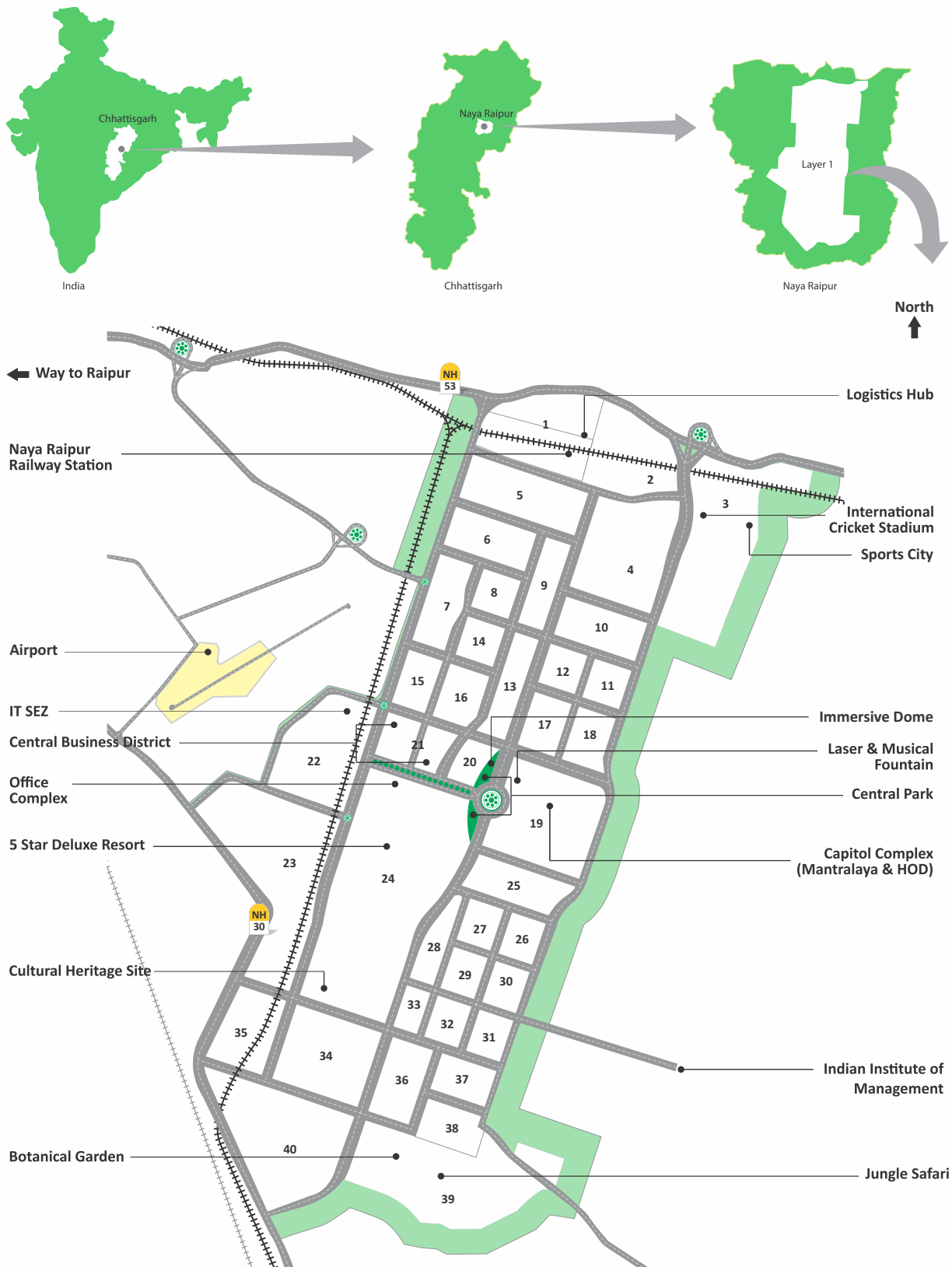
#### 4. Other Hospitality & Entertainment Industry Experience

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### Financial Details

S. No.	Particulars	Details
6(a)	Turnover for last 3 FY 2016-17 (INR/USD) 2015-16 (INR/USD) 2013-14 (INR/USD)	
(b)	Net Worth for last FY 2016-17 (INR/USD)	

# ANNEXURE 3 : LOCATION MAP OF NAYA RAIPUR





Naya Raipur Development Authority  
Paryavas Bhawan, North Block, Sector-19, Naya Raipur-492001, Chhattisgarh  
T: +91.7879621621 , Email : [info@nayaRaipur.com](mailto:info@nayaRaipur.com)  
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