

EXPRESSION OF INTEREST (EOI) CUM OFFER

Development of Commercial Complex on PPP (DBFOT) Basis at Sector-4, Greater Bareilly Residential Scheme, Bareilly

1. Project Background

Bareilly Development Authority (BDA) proposes to develop approximately 4000 Sq. Mtr. Commercial Land situated in Sector-4, Greater Bareilly Residential Scheme, Bareilly through Public Private Partnership (PPP) mode.

The project shall be undertaken on DBFOT (Design, Built, Finance, operate and Transfer) basis for a concession period of 30 years wherein the selected developer shall undertake planning, designing, financing, construction, operation and maintenance of the project at its own cost and risk.

The land shall remain vested with Bareilly Development Authority and upon expiry of the concession period, the developed asset shall be handed back to BDA free from all encumbrances and in good operational condition.

The purpose of this EOI is to identify technically qualified and financially capable developers having experience in development of commercial, hospitality and institutional infrastructure projects.

2. Comprehensive Scope of Services

The interested applicant shall submit a preliminary development proposal covering the following:

Architectural Planning & Design

- * Concept Master Plan
- * Site Layout Plan
- * Floor Plans
- * Elevation Drawings
- * Parking Layout
- * Landscape Plan
- * Fire & Safety Planning
- * Utility Services Planning
- * Traffic Circulation Plan

3. Detailed Project Report (DPR)

The DPR shall include:

- * Project Concept and Vision
- * Land Use Planning
- * Market Assessment
- * Demand Analysis
- * Development Strategy

- * Project Cost Estimation
- * Revenue Projections
- * Financial Feasibility
- * Risk Assessment
- * O&M Strategy
- * Sustainability Features
- * Project Implementation Schedule

Interested applicants shall submit complete EOI along with required documents on or before 19/06/2026.

The proposal may be submitted in hard copy and through e-mail at: bdabareillyeng@gmail.com

4.DETAILS / INFORMATION TO BE SUBMITTED WITH APPLICATION

- 1.Name of Firm/Company/LLP/Consortium along with constitution details, date of incorporation/registration and registered office address.
- 2.Organizational structure along with details of promoters, directors, partners and key technical personnel.
- 3.Profile of the firm including details of business activities and years of operation.
- 4.Details of similar projects successfully completed, operated or managed during the last Ten(10) years.
- 5.Details of ongoing projects.
- 6.Experience in development, construction, operation and management of any of the following:
 - * Hotel Projects
 - * Resorts
 - * Hospitality Projects
 - * Club Houses
 - * Commercial Complexes
 - * Shopping Malls
 - * Office Complexes
 - * Business Parks
 - * Convention Centres
 - * Institutional Buildings
 - * Mixed Use Developments

Supporting documents such as Work Orders, Completion Certificates, Client Certificates, Lease Agreements, Concession Agreements etc. shall be enclosed.



7. Conceptual Architectural Design and Development Plan for the proposed project.
8. Detailed Project Report (DPR) including financial feasibility.
9. Audited Financial Statements for the last five (05) financial years.
10. Income Tax Returns (ITR) for the last five (05) financial years.
11. GST Registration Certificate.
12. PAN Card.
13. CA Certified Turnover Certificate.
14. CA Certified Net Worth Certificate.
15. The Applicant shall have positive net worth in each of the last three financial years.
16. Solvency Certificate issued by a Scheduled Commercial Bank.
17. Details of any litigation, arbitration or dispute pending against the applicant.
18. Undertaking regarding non-blacklisting/debarment by any Government Department, Development Authority, PSU, Urban Local Body or Government Agency.
19. Declaration regarding correctness and authenticity of information submitted.
20. The interested applicant may inspect the site before submission of proposal.

5. Site Location :

In Sector 4, Greater Bareilly

Area: 4000 sqm

Google Earth Co-ordinates: 28°21'37.8"N 79°29'42.0"E



6..Important Conditions

1. This EOI is intended only to assess market interest and identify technically and financially capable developers.
2. Submission of EOI shall not confer any right for award of the project.
3. The project shall be awarded through competitive bidding.
4. The Authority reserves the right to accept or reject any or all applications without assigning any reason. Interested applicants may submit their Expression of Interest through Hard Copy and E-mail on or before 19/06/2026

For any clarification, applicants may contact the office of the Executive Engineer, Bareilly Development Authority, Bareilly during working hours.

Executive Engineer
Bareilly Development Authority, Bareilly