

Invitation to Invest in Future of Hospitality



MPT Lakeview Residency Shymala Hills, Bhopal, Madhya Pradesh 462013

<https://www.mpstdc.com/tender>



Madhya Pradesh State Tourism Development Corporation

Corporate Identification Number (CIN) – U63040MP1978SGC001445
Registered Office: Paryatan Bhavan, Bhad Bhada Road, Bhopal 462003
Tel.: 0755-2774450, Fax: 0755-2775434/2774289

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“Stakeholder Meeting for Development, Operation & Maintenance and Management of Lakeview Residency Hotel, Bhopal on Design, Build, Finance, Operate, Transfer (DBFOT) Mode for 60 Years”

MPSTDC invites potential investors and operators for Stakeholder Meeting to discuss the upcoming project for the Development, Operation & Maintenance and Management of Lakeview Residency Hotel, Bhopal on Design, Build, Finance, Operate, Transfer (DBFOT) Mode for a period of 60 years. The detailed Project Information Memorandum can be downloaded from website www.mpstdc.com/ <https://tourism.mp.gov.in/> or by scanning the QR Code.

For further information contact at +91 9407057416 or email – cs.mptb@mp.gov.in
The last date for submitting suggestions towards the project is 7th February 2025 on the above-mentioned mail id.

MEETING DETAILS

- **Date** : 3rd February 2025
- **Time** : 12:00 PM
- **Venue** : Madhya Pradesh Bhawan, 29 C-D, Jesus & Mary Marg, Chanakyapuri, New Delhi - 110021, India

Development, Operation & Maintenance and Management of Lakeview Residency Hotel, Bhopal on Design, Build, Finance, Operate, Transfer (DBFOT) Mode for 60 Years



WE LOOK FORWARD TO YOUR PARTICIPATION

Join us to discuss this exciting project and explore opportunities for collaboration and growth.

MPT Lakeview Residency

Project Information Memorandum

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Site Summary

Overview of MPT Lakeview

Hotel Invitation to Invest in Future of Hospitality

MPT Lakeview Residency

Shymala Hills, Bhopal, Madhya Pradesh 462013

Total Area : Approx. 7.16 Acres

Design-Build-Finance-
Operate-Transfer (DBFOT)

Estimated CAPEX: INR 150
Crores

The project shall include development of a luxury facility Hotel (adhering to the minimum standards of a 4 Star Category Hotel) with all ancillary amenities including Rooms, Restaurants & Banquet facilities.

- ✓ **Minimum Rooms – 150 keys**
- ✓ **Minimum Convention Facility Capacity – 1,000 pax**

Development, Operation & Maintenance and Management of Lakeview Residency Hotel, Bhopal on Design, Build, Finance, Operate, Transfer (DBFOT) Mode for 60 Years



Contact us

MADHYA PRADESH STATE TOURISM DEVELOPMENT CORPORATION LIMITED

Mr. Ankit Kaurav

Email: cs.mptb@mp.gov.in

Phone: +91 9407057416

Site Overview

Site Pictures



Location Coordinates

Latitude: 23.243043872752793

Longitude: 77.38768911349595



Site Photo – 1

MPT Lakeview Residency Hotel



Site Photo – 2

Site picture depicting the reception and lobby area of the hotel



Site Photo – 3

Bhopal Express Restaurant



Site Photo – 4

Site picture depicting a twin bed standard room at the hotel overlooking the Bada Talab



Site Photo – 5

Site picture depicting the Swimming Pool & Spa Area



Site Photo – 6

Site picture depicting the Drive – In Theatre

Site Components

Current Facilities – MPT Lakeview Residency	
Rooms	Total Keys
Standard Rooms	38
Deluxe Suites	4
Total Rooms	42
Food & Beverage Areas	Number
Bhopal Express Restaurant	1
Kinara Restaurant	1
Rooftop Restaurant	1
Ripples Bar	1

MICE Facilities	Number	
Banquet Hall 1	1	
Banquet Hall 2	1	
Event Lawn	1	
Drive in Theater	1	
Other Facilities		
Spa	Gym	Swimming Pool

Project Components The MPT Lakeview Residency's total area of the site is approx. 7.16 acres i.e., 28,975 Sqm. including parking lots, Bhopal Express Restaurant, Spa & Pool, and Drive in theatre. The entire area will have to be developed, maintained and landscaped by the Concessionaire at their own cost. The Concessionaire is expected to develop and maintain the subject site in consonance with the regional Building Bye Laws, Regulations and any other rules which are applicable from time to time by the competent authorities on the subject site, at its sole responsibility, cost and expense.

Further the said project comprises 42 existing rooms (of deluxe and standard category), multiple restaurants & roof top bar, multiple banquet halls and an open lawn for events with a capacity of 650 pax. to attract domestic as well as international tourists. The Concessionaire will be required to demolish the current development (at its own sole cost and expense and without any extra expenditure for the Authority) and further, Develop, Operate & Maintain and Manage, the Project property.

All open areas such as gardens, pathways and any other areas used for access covered under thoroughfare will have to be maintained and landscaped by the Concessionaire at its own cost.

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Project Summary

Key Features of the Project

Project Scope

The scope of work for the Project entails:

- The Concessionaire will be required to undertake demolition of the existing establishment the project site as per environmental regulations, Building Bye Laws and Development Control Regulations, as well as any other law applicable on the site.
- Development of a minimum 4-Star Hotel (minimum 150 Rooms), Banquet & Convention facility of 1000 pax and ancillary facilities (only facilities as allowed under the Madhya Pradesh Tourism Policy 2016 – And amended on 2019) as per applicable development norms and regulations and in adherence to the standards of Hotel & Restaurant Approval Classification Committee (HRACC), Ministry of Tourism, applicable to a minimum 4 Star Category Hotel facility or above.
- Financing for development, operation and maintenance of the Project
- Undertake Operation & Maintenance of the Project for the Concession Period and transfer the property on transfer date.
- Obtaining all requisite approvals as may be required for the demolition, implementation, operation & maintenance of the said Project.
- Compliance with all applicable rules, regulations, stipulations and guidelines as applicable and amended from time to time.

Implementation Format: Public Private Partnership (PPP)

Concession Format : Design-Build-Finance-Operate-Transfer (DBFOT)

Institutional Structure for Implementation : The Selected Bidder, shall undertake to incorporate a Special Purpose Vehicle (SPV) under the Companies Act, 2013, prior to execution of the Concession Agreement (whether single bidder or consortium).

Concession Period : 60 years which includes Two Years for construction/development

Consortium : Maximum 3 members (including the Lead Member)

Construction Period: 24 Months

Salient Features

Bidding Methodology : One Stage Process

Technical & Financial bid submission through E-Tender portal.; only bidders who achieve the minimum qualifying score (i.e., 70 marks) shall be eligible for Financial Bid opening.

Bid Parameter : Highest Revenue Share Percentage as quoted by the bidder

Percentage of Gross Revenue as quoted by selected bidder excluding GST and any other taxes applicable from time to time. Please note, all such taxes shall be paid in addition to (i.e., over and above) the quoted Revenue Share by the selected Bidder to the Authority.

Other Consideration to Authority : Annual Concession Fee ACF as would be fixed by the authority at the time of the tender being floated

An amount towards the Annual Concession Fee (the “ACF”) increasing at a compounding rate of 5% p.a. excluding GST and any other taxes applicable from time to time. Please note, all such taxes shall be paid in addition to (i.e. over and above) the ACF by the selected Bidder to the Authority.

Minimum Development Obligations

The Minimum Development Obligation shall include development of a Hotel with minimum 150 Rooms (adhering to the standards of a minimum 4 Star Category Hotel) with Banquet & Convention facility of 1000 pax and all ancillary and incidental amenities pertaining to Rooms, Restaurants, Banquet & Convention

Broad Requirements for Qualification

Public Private Partnership

Technical Qualification



The bidder should have minimum 5 years of experience since its registration / establishment, i.e., experience in either Development and Operation & Maintenance/ Management or Operation & Maintenance/ Management of Hotels/ Resorts/ Convention Centres/ Hospitality sector Projects



During the last 10 (ten) years from the Bid Due Date, the bidder shall have:

- ✓ Experience in Development and Operation & Maintenance/Management or Operation & Maintenance/Management of at least 1 (one) Hotel/Resort having minimum 100 rooms with Project Cost over INR 100 Crores (Excluding Land Value)



- ✓ Shall be ineligible if the bidder has been debarred or blacklisted by any Central / State Government Department / Board / Corporation in India.

Financial Covenants



- ✓ Annual Turnover of atleast INR 75 Crores in last 5 (five) Financial Years (2019-20, 2020-21, 2021-22, 2022-23, 2023-24)



- ✓ The Bidder shall have a Total Net Worth of atleast INR 37.5 Crores as on 31st March 2024.

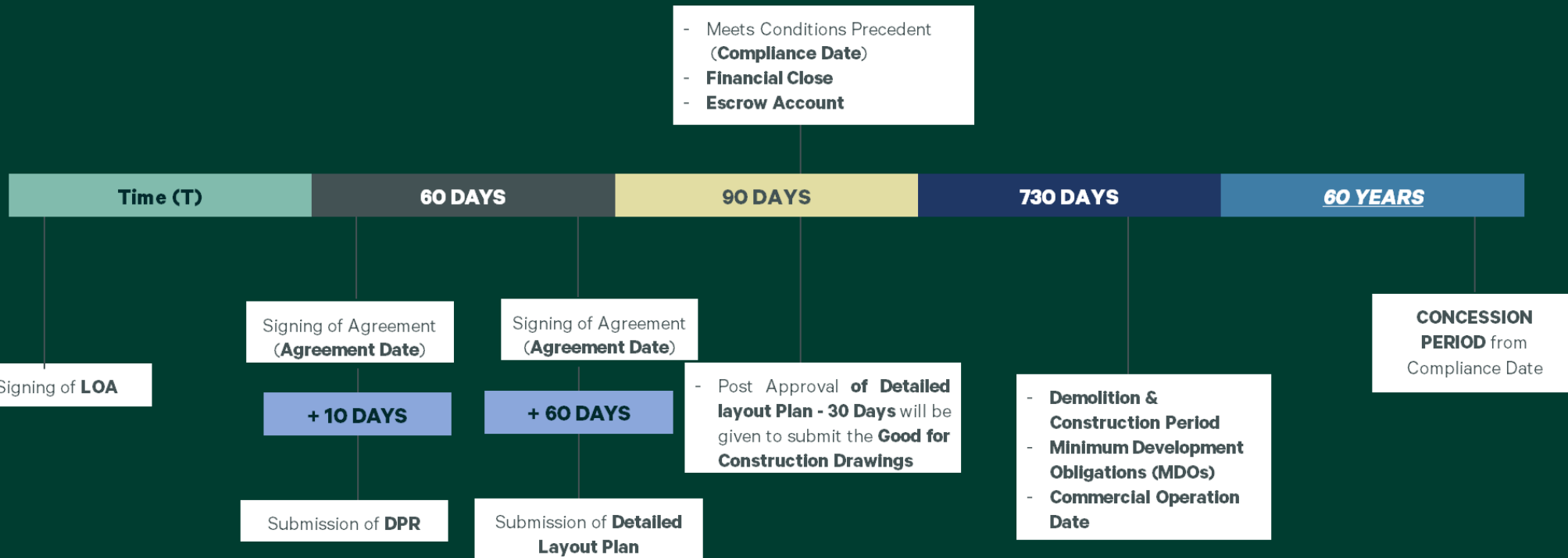


In case of a Consortium, the combined Technical Capacity and Financial Capacity of all Members, on the bid submission date, would be considered for evaluation

Project Timelines

PROJECT TIMELINES ACROSS CRITICAL POINTS

Suggestive Approach & Actions thereon for the culmination of the process in the finalisation and development of Lakeview Residency Hotel, Bhopal



Change in Ownership

Obligations Relating To Change Of Ownership

The shareholding of the Concessionaire during the term of this Agreement shall be as follows:

The aggregate shareholding of the Consortium Members in the subscribed and paid-up equity share capital of the Concessionaire shall be not less than:

- a. 100% (one hundred percent) for a period until the 10th anniversary of the Commercial Operations Date
- b. Until the 10th (tenth) anniversary of COD i.e. lock in period of the Commercial Operation Date of the Project wherein the Lead member shall subscribe and maintain a minimum equity shareholding of 51% (Fifty One percent). It is furthermore committed that all members, other than the Lead member shall hold not less than 10% of the subscribed and paid-up equity of the SPV
- c. Post the 10th (tenth) anniversary of the COD i.e. lock in period of the Commercial Operation Date of the Project wherein the Lead member shall maintain a share holding of at least 26% (Twenty-Six per cent) of the paid up and subscribed equity of the SPV for the remainder of the concession period. It is furthermore committed that all members, other than the Lead member shall hold not less than 10% of the subscribed and paid-up equity of the SPV

Important Dates

Date

3rd February 2025

Time

12:00 PM

Venue

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