

Uttar Pradesh State Road Transport Corporation (UPSRTC)



Project Information Memorandum (PIM)

Development of Amausi, Lucknow Bus Terminal cum Commercial Complexes in Uttar Pradesh on Design Build Finance Operate and Transfer (DBFOT) basis

Project Proponent:

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1. Project Introduction

Uttar Pradesh State Road Transport Corporation (UPSRTC) is intended to develop Amausi, Lucknow bus station along with commercial establishment within the premises of site on Public Private Partnership (PPP) mode. Major objectives are to provide modern bus operations and facilities for passengers.

The benefit from the project is threefold. The authority will have a better bus terminal with modern outlook, equipped with user friendly amenities while the developer will gain returns on its investment in the project from different sources of revenue from commercial establishments. The passengers will get access to modern bus terminal offering seamless connectivity to other places, modern amenities and access to commercial establishments.

2. Salient features of the site

Location

Amausi is located on the outskirts of Lucknow and serves as the location for Lucknow's international airport (Chaudhary Charan Singh Airport). Amausi also has a small railway station that serves Lucknow city. The site is in close proximity to the airport and is collectively spread over an area of approximately 29,000 sqm.

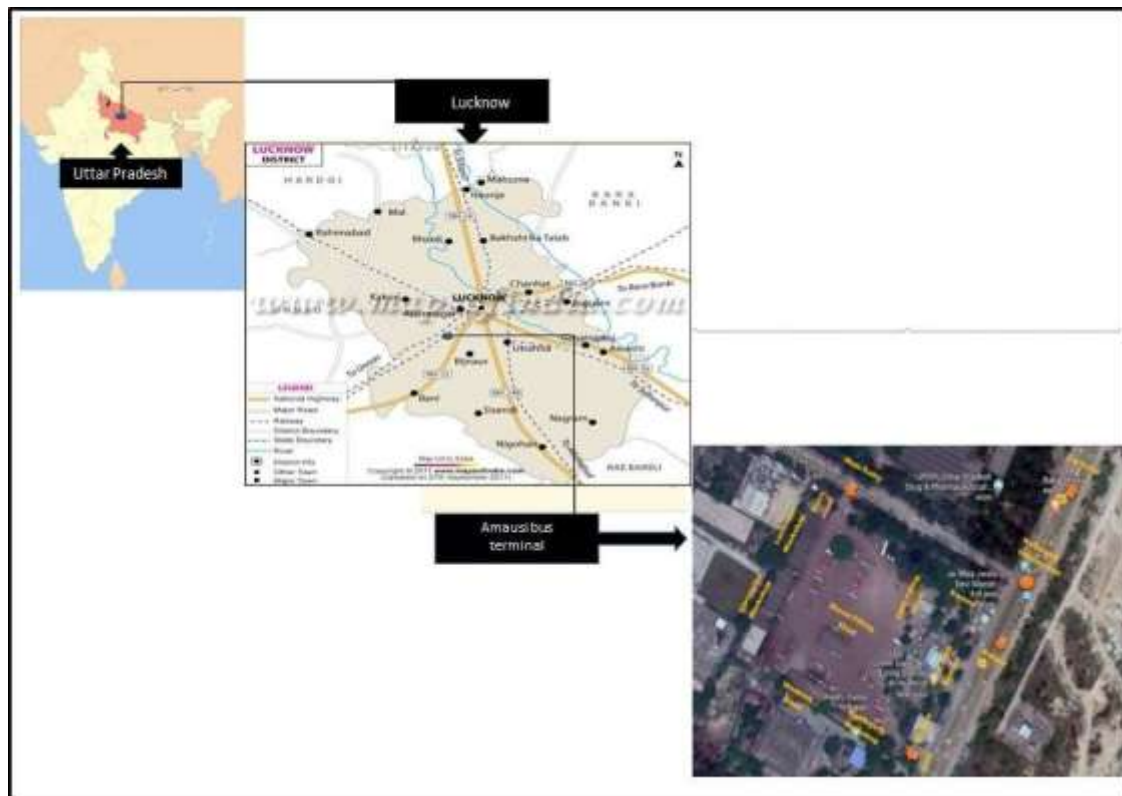


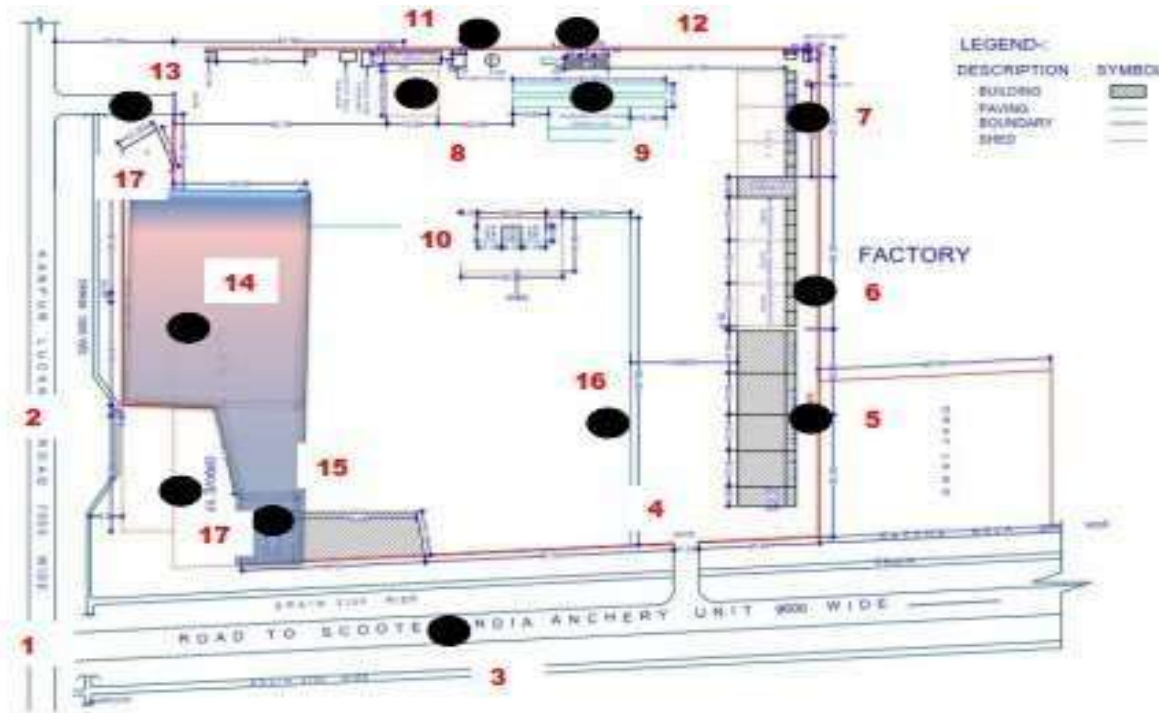
Figure 1: Location map

Some of the site photographs taken during primary survey of the site are shown below:



Development of Amausi, Lucknow bus station on PPP mode in Uttar Pradesh

Existing site layout



- | | | | | | | | | | |
|--|--------------------------------|--|----------------------------------|-------------------|------------------------------|----------------------|--|-----------------|---|
| 1. Nadarganj Intersection | 2. Lucknow-Kanpur Highway Road | 3. Nadarganj Industrial Area Road (Site approach road) | 4. Main Entry Gate (Operational) | 5. Building Block | 6. Workshop Area 1 | 7. Workshop Area 2 | 8. Workshop Area 3 and diesel pump station | 9. Washing Shed | 10. Main diesel pump station shed (non-operational) |
| 11. Underground diesel storage and overhead water tank | 12. Water Pump Room | 13. Side Entry Gate (Closed) and Power backup | 14. Land given to GAIL | 15. CNG Station | 16. Bus parking inside depot | 17. Mosque and swamp | | | |

Accessibility/connectivity

Site is connected to the city through NH-27 (Lucknow-Kanpur road) while the main entrance of the site is connected with the road connecting Nadarganj Industrial Area with NH-27. The site is at a distance of 1.5 kms from Amausi airport, 6.7 kms from Alambagh bus terminal and 10.5 kms from Charbagh railway station.



Figure 2: Site map

Area Assessment

Table below gives a broad area assessment for the site –

S. No.	Particulars	Amausi Fort bus station (Lucknow)
1.	Site Area (Sqm.)	29,000
2.	Ground Cover (%)	30%
3.	Ground Cover (Sqm.)	8,700
4.	Floor Area Ratio (FAR)	2.50
5.	Total Admissible Development (Sqm.)	72,500
6.	Permissible BUA for Commercial Facilities @ 45% (Sqm.)	32,625
7.	Permissible BUA for Bus Station @ 55% (Sqm.)	39,875
8.	Actual BUA to be developed for bus terminal area (Sqm.)	6,617

3. Project Structure

The project structuring has an influence on the relationship between how investment for proposed development can anticipate returns to suffice the interest of financiers, equity infusers, authority and the end users ultimately. The project of development of Amausi, Lucknow bus stand on PPP model is proposed to be executed on DBFOT (Design Build Finance Operate and Transfer) model. The figure below is an illustrative framework for implementation of Project.

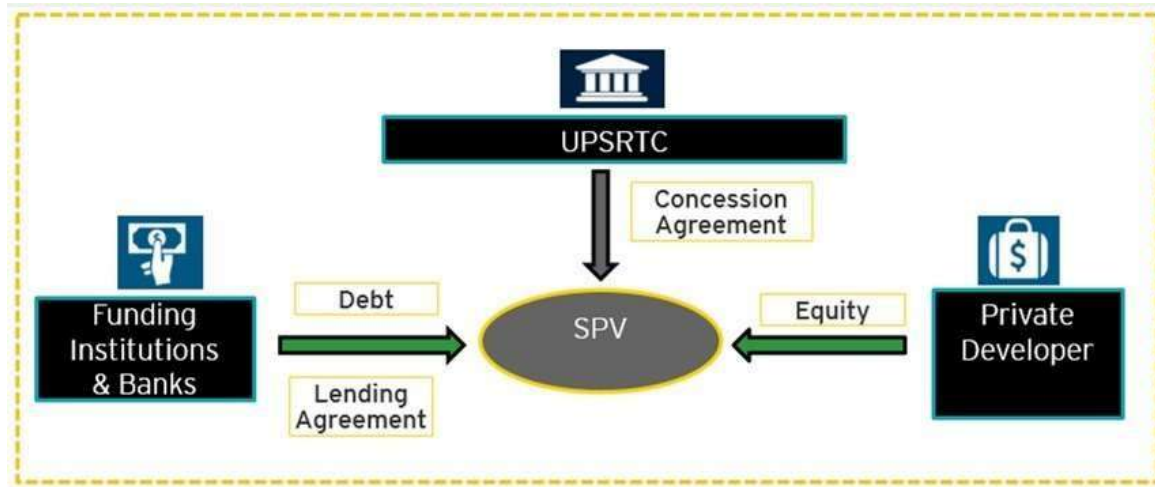


Figure 32 : Indicative project framework envisaged for the procurement

Note: Refer to circulars provided in Annexure-I of corrigendum for applicable GC, FAR, TOD, ASI norms, and list of permitted and prohibited commercial activities within the bus terminal.