

## Uttar Pradesh State Road Transport Corporation (UPSRTC)



### Project Information Memorandum (PIM)

**Development of Civil Lines 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 the Civil Lines 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

### 2.1 Location

Civil Lines Bus Depot is located in Civil Lines which is one of the prime locations of the city. The site is spread over an area of 18,000 sqm and is accessible through MG Marg. Bus Depot is also in close proximity to Prayagraj Junction railway station. The site is surrounded by commercial establishments along with hotels, parks and colleges. Prayagraj Nagar Nigam is also in close proximity to the site.



Figure 1: Location map

Select photographs of the site are provided below.



Food plaza in the premises



Bus entry gate



Administrative building



Shops and stalls in the premises



Passenger waiting area



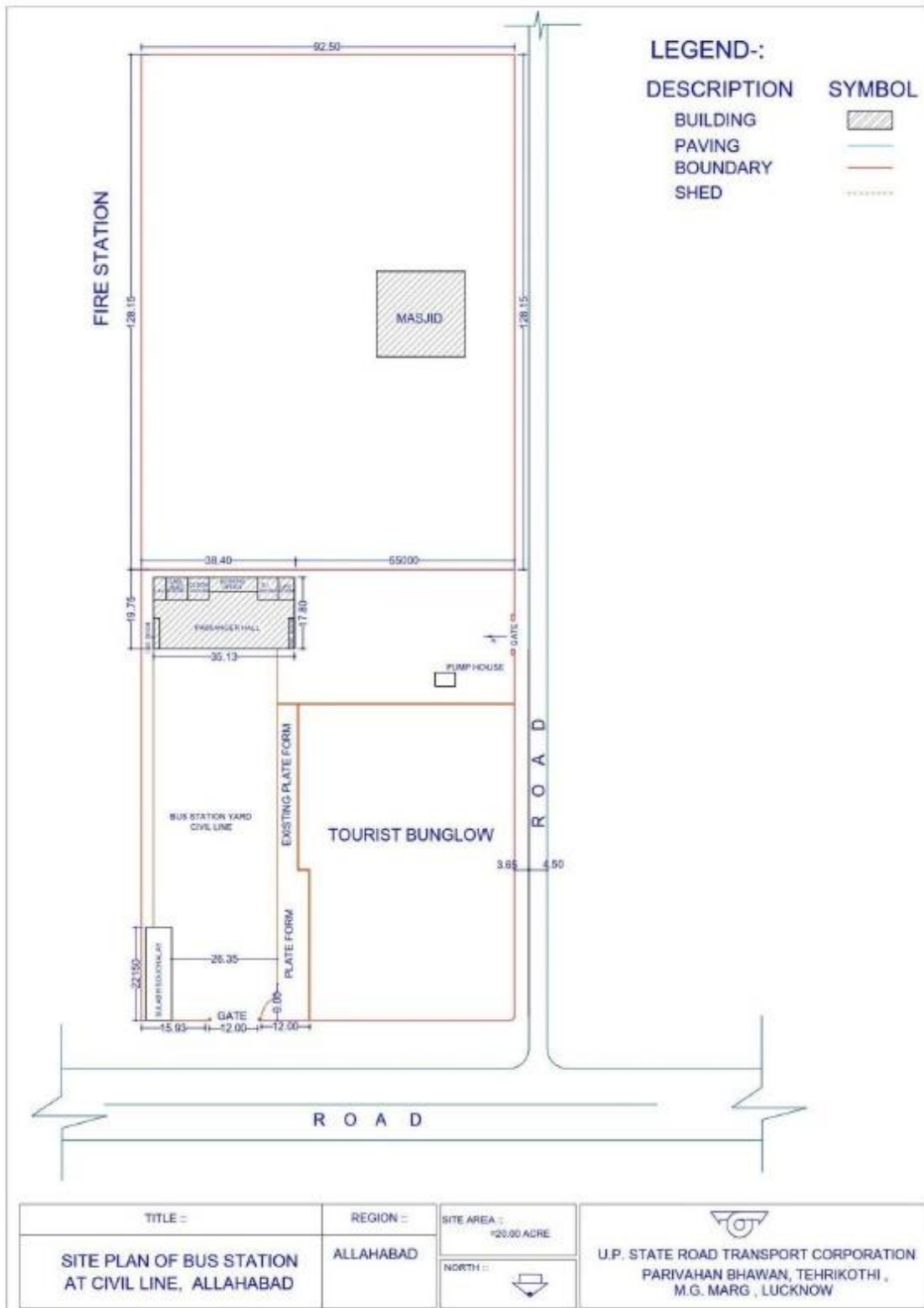
Buses parked at the site



Two-wheeler parking



2.2 Existing site layout



### 2.3 Accessibility/connectivity

The site is accessible through MG Marg and is in close proximity to Allahabad Junction railway station. The site is surrounded by a rich product mix with commercial establishments such as shopping complexes, hotels, parks and colleges. Allahabad Nagar Nigam is also in close proximity to the site.



Figure 2: Site map

### 2.4 Area Assessment

Table below gives a broad area assessment for the site –

S. No.	Particulars	Civil Lines bus station (Allahabad)
1.	Site Area (Sqm.)	18,000
2.	Ground Cover (%)	30%
3.	Ground Cover (Sqm.)	5,400
4.	Floor Area Ratio (FAR)	2.5
5.	Total Admissible Development (Sqm.)	45,000
6.	Permissible BUA for Commercial Facilities @ 45% (Sqm.)	20,250
7.	Permissible BUA for Bus Station @ 55% (Sqm.)	24,750
8.	Actual BUA to be developed for bus terminal area (Sqm.)	2,910

### 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 for development of Civil Lines bus terminal on PPP model is proposed to be executed on DBFOT (Design Build Finance Operate and Transfer) model. The figure below provides an illustrative framework for implementation of the project.

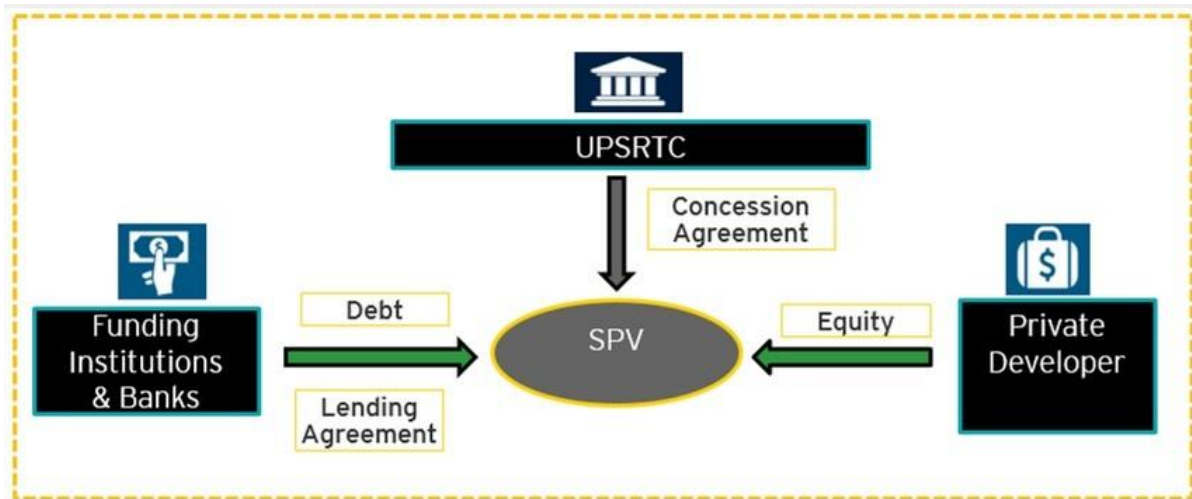


Figure 32 : Indicative project framework envisaged for the procurement

*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.*