

Uttar Pradesh State Road Transport Corporation (UPSRTC)



Project Information Memorandum (PIM)

Development of Zero Road (Prayagraj) Bus Terminal cum Commercial Complexes in Uttar Pradesh on Design Build Finance Operate and Transfer (DBFOT) basis

Project Proponent:

The Managing Director

Uttar Pradesh State Road Transport Corporation (UPSRTC),

Parivahan Bhavan, Tehri Kothi, M.G. Marg,

Lucnow-226001

Phone: +91 522 262 2363

Fax: +91522 – 262 3578

Website: www.upsrtc.com

1. Project Introduction

Uttar Pradesh State Road Transport Corporation (UPSRTC) is intended to develop Zero Road (Prayagraj) 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

The bus station at Prayagraj is spread over an area of 6,265 sqm and is directly accessible through Zero Road. It is situated just along the Maharaja Agrasen Chowk giving easy access to passengers. Prayagraj junction railway station is a mere 2 kms away from the site. NH-2 (Kanpur-Prayagraj Highway) is also running close to the site (200m away from site). The site is surrounded by various retail shops along with hotels, cinema halls and colleges. There are a lot of worshipping places around the site e.g., temples and mosques which attributes to a large number of footfall in and around the site.



Figure 1: Location map

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



Bus entry gate with retail shops on both sides



Administrative building



Passenger waiting area & enquiry counter

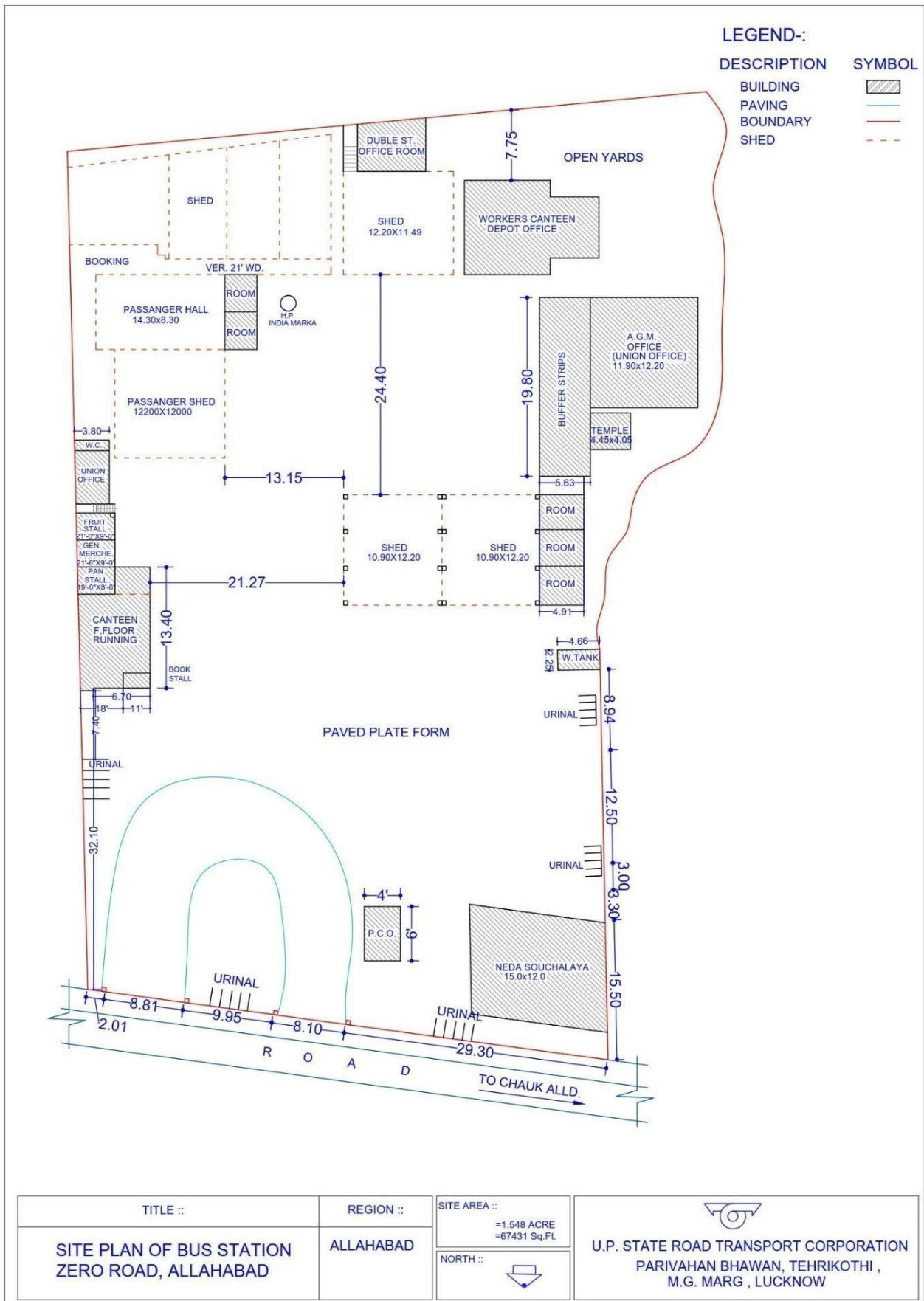



Pre-feasibility Report

Buses parked at the site

Source - Primary Survey, 2018

2.2 Existing site layout



TITLE ::	REGION ::	SITE AREA ::	 U.P. STATE ROAD TRANSPORT CORPORATION PARIVAHAN BHAVAN, TEHRIKOTHI, M.G. MARG, LUCKNOW
SITE PLAN OF BUS STATION ZERO ROAD, ALLAHABAD	ALLAHABAD	=1.548 ACRE =67431 Sq.Ft.	
		NORTH :: 	

2.3 Accessibility/connectivity

Zero Road provides the frontage and has the main gate of the bus stand. Zero Road is a major sub-arterial road of Prayagraj passing along the site. Zero Road bus depot is easily accessible to the passengers through this road lying perpendicular to the SC Basu road. The site is only 200 m away from the NH-2 giving direct connectivity to Kanpur.

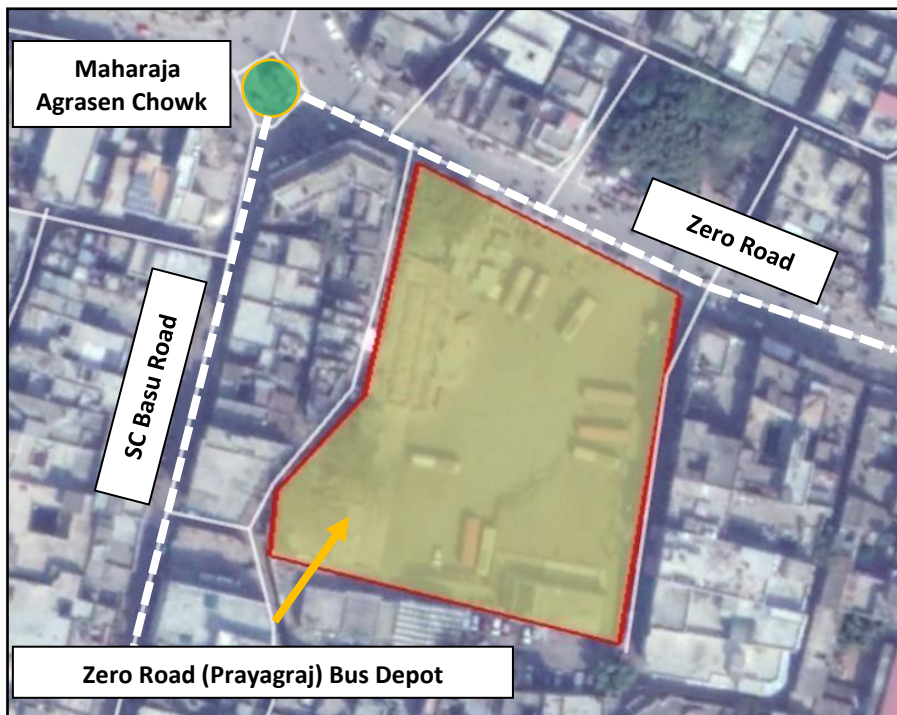


Figure 2: Site map

2.4 Area Assessment

Table below gives a broad area assessment for the site –

S. No.	Particulars	Zero Road bus station (Prayagraj)
1.	Site Area (Sqm.)	6265
2.	Ground Cover (%)	30%
3.	Ground Cover (Sqm.)	1879
4.	Floor Area Ratio (FAR)	2.5
5.	Total Admissible Development (Sqm.)	15662
6.	Permissible BUA for Commercial Facilities @ 45% (Sqm.)	7048
7.	Permissible BUA for Bus Station @ 55% (Sqm.)	8614
8.	Actual BUA to be developed for bus terminal area (Sqm.)	1251

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 Zero Road (Prayagraj) 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.

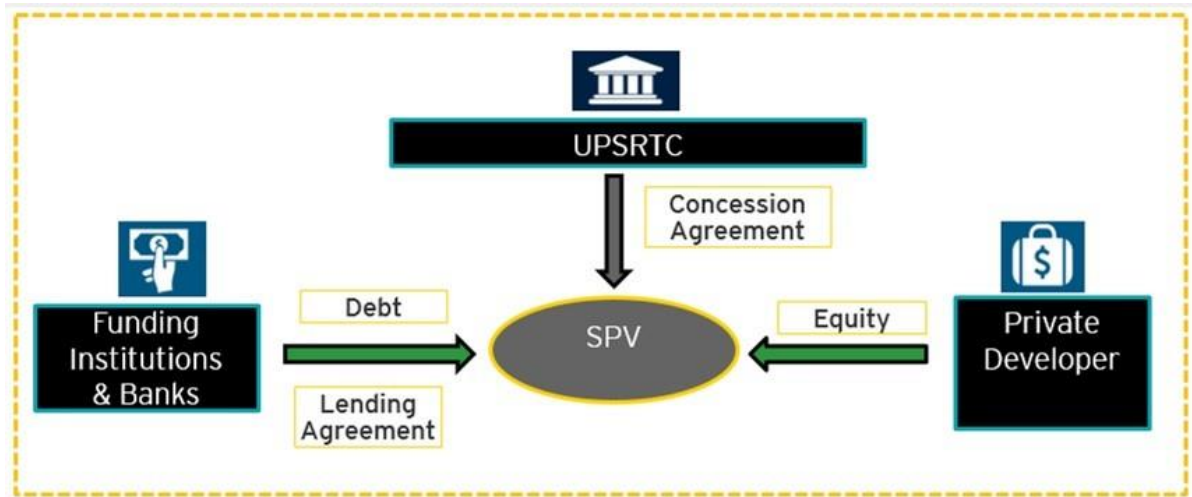


Figure 32 : Indicative project framework envisaged for the procurement

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.