

# EXPRESSION OF INTEREST FOR SPORTS STADIUM

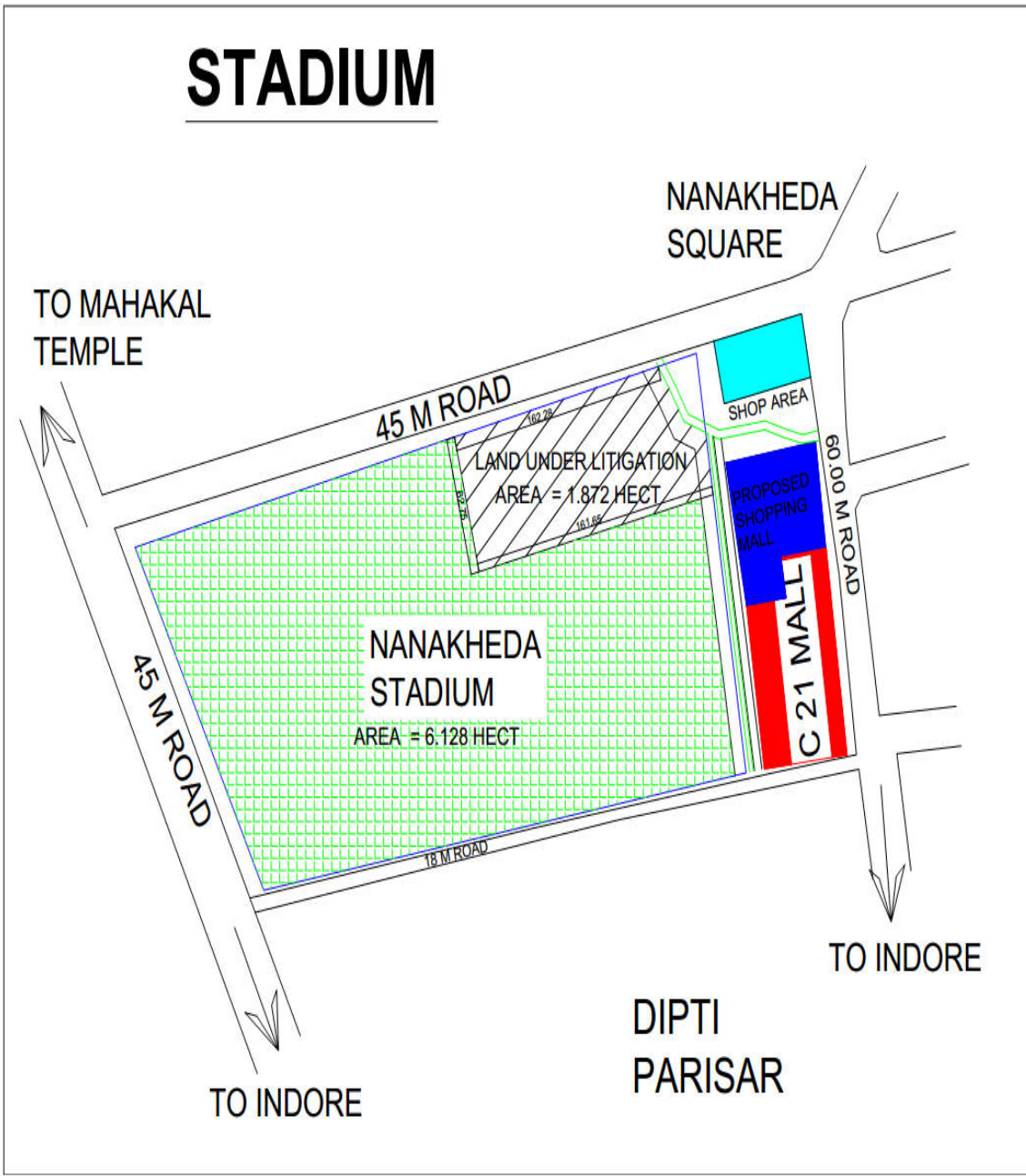


UJJAIN DEVELOPMENT AUTHORITY ,UJJAIN  
BHARATPURI ADMINISTRATIVE AREA OF  
UJJAIN (M.P.)

## SPORTS STADIUM

UDA, Ujjain

# STADIUM



**Expression of Interest (EOI)**

**To**

**CONSTRUCT INDOOR/OUTDOOR STADIUM**

**&**

**OTHER SPORTS ACTIVITIES**

**AT NANAKHEDA UJJAIN**

**ON**

**(i) SALE ON LEASE BASIS**

**OR**

**(ii) BOT (BUILT OPERATE AND TRANSFER BASIS)**

**ON THE SITE DEVELOPED BY**

**UJJAIN DEVELOPMENT AUTHORITY, UJJAIN**

**FOR SPORTS ACTIVITIES**

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## **UJJAIN DEVELOPMENT AUTHORITY, UJJAIN**

**ADMINISTRATIVE AREA OF UJJAIN (M.P.)**

Date:

### **NOTICE INVITING EXPRESSION OF INTEREST**

**UDA has acquired land and developed land area for Sports Stadium in which about 8.0 hectares of land is in possession of UDA which can be either**

**1) sell on lease basis, as per the rules and regulations of state government for 30 years(time period as per mutual consent), extendable,**

**or**

**2) Can be allotted to the competent entrepreneurs for " construction of multiple sports centers such as indoor stadium for Cricket, Foot ball, Hockey etc. i/c amenities utility shops and permissible commercial activities permitted by Town and Country Planning on B.O.T. (Built Operate and Transfer Basis) basis as per the norms of T & C P and Nagar Nigam in the time frame as decided by the UDA and Entrepreneur mutually .**

**Detailed notes, format for EOI and other details can be downloaded up to 10/02/2020 from website of UDA , [www.udaujain.org](http://www.udaujain.org). The interested firms may send the EOI at email: [udaujain@gmail.com](mailto:udaujain@gmail.com). In case of any query/ doubt please Contact Executive Engineer, Vinod Kumar Singhai on Mobile No - 9893986577.**

**Chief Executive Officer  
UDA , Ujjain**

**Expression of Interest**  
**for the proposed Sports Stadium**  
**at Nanakheda Ujjain**

**About Ujjain**

Ujjain is situated on 23° North Latitude and 79° East longitude is West Central part of India is the Division of Ujjain, Dewas, Agar, Shajapur, Ratlam, Mandsaur and Neemach districts of Madhya Pradesh also a territory of Lord Shiva. Not only Shree Mahakaleshwar temple is main gravity of Ujjain but also Harsiddhi, Gadkalika, Kal Bhairav, Chintaman Ganesh, ISKCON, Siddhavat, Mangalnath, Gopal Mandir, Bade Ganesh attracts pilgrimage and is situated 55 Kms away from industrial capital, Indore of M.P. having Approximate population of 7 lakhs. It is about 45 minutes away from the International Airport Indore. The land of the proposed Stadium is situated on 60 m wide Master plan Indore-Ujjain Road.

**BACK GROUND :-**

*"As per Town and Country Planning Act 1973, Ujjain Development Authority is established as Town and Country Development Authority is a body corporate by the name specified in the notification and have perpetual succession and a common seal under section 38, with power to acquire and hold property, both moveable and immovable and subject to the provisions of this act or any rules made there under to transfer any property held by it, to contact and to do all other things necessary for the purposes of this Act and may sue and be sued in its corporate name."*

1) The above formulation of Authority under section 38 of Town & Country Planning Act 1973 provides power to development Authorities to acquire land & sell the properties, after seeking approval of competent Authorities as directed by T&C Planning act, for better gains financial as well social, Development Authority are empowered, under this act, to take lawful actions, if the misuse of property is found.

2) Ujjain city, out of 8.00 hectares which is reserved for sports activities 6.128 hectare of land is offered which is extendable by 1.872 hectare to the entrepreneur found best presently entrepreneurs are required to given their best offers to purchase or, construct multiple utility sports stadiums.

presently, the nearest available stadium to citizens is 55 kms away from Ujjain in the Industrial capital Indore. Holkar stadium in Indore city, as per the experts is the one of the most beautiful stadium in the world having capacity of 25000 to 30,000 persons.

Beautifully constructed stadiums has attracted many one day, IPL, T-20 matches as well test matches. The Indians cricket team never got defeat, several word records are claimed by Indian teams on the pitch.

The Holkar stadium is constructed in land area of 9 acres with parking facilities in it, but looking to the craze of youngsters the land area available does not provide justice to the uses.

where as land available in Ujjain city for sports activity is of area 20 acres in which multiple sports activities planned parking, Utility shops and small commercial activity as per T&C planning can be efficiently planned.

Ujjain Development Authority has acquired 12.28 hectares of land in year 2002-2003 from private land owners at Nanakheda, Ujjain, out of which 8 hectares of land is reserved for sports activities under provisions of master plan of Ujjain City. Only 6.128 Hectares of land is offered in this offer for sale or on BOT basis which is extendable by 1.872 hectares area will be allotted to the allottee of stadium at later stage as per offer and conditions of sale document.

The completion of construction of Stadium is to be made on time frame basis as mutually agreed, but not at a later date of five years from date of allotment. The Allottee will have to take all governmental permission on its own i. e. Town and Country Planning, municipal corporation etc. **This is great opportunity to investor as offer will be on adjoining residential colonies Collector Guideline 2019-20 is about Rs 11,600/- per Sq.mt. at which offers are likely to be called** while Commercial rate across the Road at Nanakheda Bus Stand is Rs 74400/- per Sq.mt.

Ujjain is easily approachable from Indore having a travel journey of 45 minutes from International Air port, Indore though 8.00 km. & 8 lane "Super corridor" is the life line of Indore. Indore, the Industrial capital of Madhya Pradesh is honoured to have IIT & IIM Campus. Not only these two big institutes campus, Indore is known for Hub of IT companies &

for sports activities too. The Holkar Stadium often attracts IPL one day & Test matches is constructed on 3.5 hectares of Land rest area for Parking etc. Ujjain has given many renowned player to the country but the youth of Ujjain deprives of the sports facilities.

The land for the stadium is planned to fulfill the requirement of the youth stadium construction will help to enhance, encourage the youth of Ujjain within the city. Ujjain is ranked in the cities upto 10.00 lack, first in SWACHHA MISSION 2017-18.

**About the Project:**

UDA has developed a plot for Sports Stadium on 60m wide Road at Indore - Ujjain Highway in about 8.0 hectare of land. UDA intends to develop a modern indoor and Outdoor sports stadium and other facilities, like parking spaces as per the norms etc. At present offers are being invited for about 6.128 hectares of land at present remaining 1.872 hectares of land shall be allotted to the allottee of the stadium land at the rates prevailing at the time of land allotment by UDA plus difference in the rate of guideline at the time of allotment of extra land.

UDA invites interested firms to avail this golden opportunity through this EOI. The formats of EOI can be seen on Email of UDA (email : [udaujjain@gmail.com](mailto:udaujjain@gmail.com) or link).

**MISSION AND VISION**

To construct the stadium/stadiums and facility for allied sports activities to enhance & encourage Sports activities in Ujjain M.P.

**AIMS AND OBJECTIVES**

- a) The objective of the review/appraisal is to seek professional opinion on the effectiveness of the projects, both in terms of financial and physical point of view and to promote the contraction of such cost and time effective of structure throughout the state.



- b) To complete the construction of stadium facilities within a short time span for urban as well as rural area
- c) To provide promote and develop Sports and Games in the city to start such developments at the grass root level itself ensuring mass participation in sports and games to harness the available talent and potential.
- d) To provide suitable infrastructure to involving agencies like Local Self Governments, Educational institutions, Voluntary Organisations and people's representatives is another major objective in addition to imparting scientific back-up and intensive training to sports persons.

#### **VENUE & DEADLINE FOR SUBMIDDION OF PROPOSAL**

Proposal in its complete form in all respects as specified in the EOI, must be submitted to at the address specified herein earlier. In exceptional circumstances and at its discretion UDA may extend the deadline for submission of proposals by issuing an amendment to be made available on the UDA website, in which case all rights and obligations of UDA and the bidders previously subject to the original deadline will thereafter be subject to the deadline as extended.

#### **VALIDITY OF OFFER:**

The offer for EOI as per this document shall be valid for a period of six (6) months initially

FORMATS FOR SUBMISSION:

FORMAT – 1

(A)

APPLICANT'S EXPRESSION FOR PURCHASE OF STADIUM PLOT

To,

Chief Executive Officer  
Ujjain Development Authority  
Bharatpuri Administrative Area,  
Ujjain ,  
Madhya Pradesh 456-010

Sub: Submission of Expression of Interest for purchase of stadium plot at Nanakheda Ujjain,  
Madhya Pradesh.

Dear,

In response to the Invitation for Expressions of Interest (EOI) published on for the above purpose, we would like to express interest to carry out the above proposed task. As instructed, we attach 2 sets of the following documents in separately sealed envelopes and one soft copy:

- a) Organizational Details (Format-2)
- b) Experience in related fields (Format-3)
- c) Financial strength of the organization (Format-4)
- d) Additional information (Format-5)
- e) Declaration (Format-6)
- f) Price Schedule (Format-7)

Encl.: As above.

Sincerely Yours,

Signature of the applicant

[Full name of applicant]

Stamp.....

Date:

Note: This is to be furnished on the letter head of the organization.

Or

FORMAT – 1

**(B)**

APPLICANT'S EXPRESSION OF INTEREST ON BOT BASIS

To,

Chief Executive Officer  
Ujjain Development Authority  
Bharatpuri Administrative Area,  
Ujjain ,  
Madhya Pradesh 456-010

Sub: Submission of Expression of Interest for purchase of stadium plot at Nanakheda Ujjain, Madhya Pradesh.

Dear,

In response to the Invitation for Expressions of Interest (EOI) published on for the above purpose, we would like to express interest to carry out the above proposed task. As instructed, we attach 2 sets of the following documents in separately sealed envelopes and one soft copy:

- a) Organizational Details (Format-2)
- b) Experience in related fields (Format-3)
- c) Financial strength of the organization (Format-4)
- d) Additional information (Format-5)
- e) Declaration (Format-6)
- f) Price Schedule (Format-7)

Encl.: As above.

Sincerely Yours,

Signature of the applicant

[Full name of applicant]

Stamp.....

Date:

Note: This is to be furnished on the letter head of the organization.

## FORMAT - 2

S. No	Organizational Contact Details	
1.	Name of Organization	
2.	Main areas of business	
3.	Type of Organization Firm/ Company/ partnership firm registered under the Indian Companies Act, 1956/ the partnership Act, 1932	
4.	Whether the firm has been blacklisted by any Central Govt. / PSU/ Govt. Bodies/ Autonomous? If yes, details thereof.	
5.	Address of registered office with telephone no. & fax	
6.	Address of offices	
7.	Contact Person with telephone no. & e-mail ID	

Enclose:-

1. Copy of Certificate of Incorporation.
2. Copy of Article of Association in respect of 4 above.
3. Undertaking in respect of 4 above.

Signature of the applicant  
full name of the applicant  
Stamp & Date:

### FORMAT - 3

<b>Experience in Related Fields</b>					
Overview of the past experience of the Organization in all aspects related to Brand					
Building related					
S. No	Item	Number of Assignment is during last 5 years	Order Value of each assignment in Lakh of Rs. (Enclose copy of each order)	Mention the name of Client/ Organization (Enclose completion certificates )	
1.0	Experience of assignments of similar nature				
1.1	Experience in carrying out similar assignments in Government				
1.2	Experience in carrying out similar assignments in Public sector.				

Decision of Evaluating Committee in ascertaining "similar nature" and "similar assignment" will be final.

Signature of the applicant  
 full name of the applicant  
 Stamp & Date:

## FORMAT - 4

<b>Financial Strength of the Organization</b>					
S. No.	Financial Year	Whether profitable Yes/No	Annual net profit (in Crore of Rs.)	Overall annual turnover (in Crore of Rs.)	Annual turnover from only rendered in India (in Crore of Rs.)
1.	2016-17				
2.	2017-18				
3.	2018-19				
Note: Please enclose auditor's in support of your claim.					

Signature of the applicant

full name of the applicant

Stamp & Date:

**FORMAT - 5**

**Additional Information**

a) List all enclosures related to the previous sections.

S. No	Description	No. of pages

b) Additional information to support the eligibility as per Section 4 (Not more than 2 pages).

Signature of the applicant

full name of the applicant

Stamp & Date:

## **FORMAT - 6**

### **Declaration**

We hereby confirm that we are interested in competing for the agency Services to undertake the task related to indoor / outdoor stadium and allied sports activities at Nanakheda , Ujjain.

All the information provided herewith is genuine and accurate.

Authorized Person's Signature.

Name and Designation:

Date of Signature:

Note: The declaration is to be furnished on the letter head of the organization.