



Surat Integrated Transportation Development Corporation Limited

(A Joint Venture of Ministry of Railways & Government of Gujarat)

Unit No. 702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, Delhi-110002

REQUEST FOR PROPOSAL (RFP)

(RFP Notice No. SITCO/HQ/Surat MMTH/2025/Airspace/CD/OTR/02 dated 15.09.2025)

SURAT INTEGRATED TRANSPORTATION DEVELOPMENT CORPORATION INVITES PROPOSALS THROUGH E-TENDERING ON SINGLE STAGE TWO COVER BIDDING SYSTEM FROM INTERESTED ELIGIBLE BIDDERS AS PER CONDITIONS OF BID DOCUMENTS FOR "GRANT OF SUB-LEASE HOLD RIGHTS FOR MIXED USE DEVELOPMENT, OPERATION & MAINTENANCE OF MIXED USE VERTICAL AIR SPACE ADMEASURING APPROXIMATELY 2,08,975 SQM. ABOVE GSRTC BUS TERMINAL BUILDING AND FURTHER SUB-LEASING OF CONSTRUCTED BUILT-UP SPACE (COLLECTIVELY HEREINAFTER REFERRED TO AS SITE), FOR THE TERM OF 90 YEARS "as per following details:

Site Description	Built Up Area	Reserve Price in terms of NPV	Revenue Share
Vertical Air Space Development above GSRTC bus terminal building (building floorplate area of 9,568 Sqm at 2nd floor level)	Total Built-up Area area – <u>2,08,975 sqm</u>	INR 248 Crores	Minimum 20%

The schedule of important dates, Fees and contact person(s) are as follows:

Fees (1)	Due Date(s) & Time (2)	Contact Person(s) (3)
<p>1. Registration Charges: Rs. 2,500/- (Non-refundable) for E-procurement portal of RLDA.</p> <p>2. Tender processing fee: INR 5,000/- + applicable GST 18% i.e. Total of INR 5,900/- (Non-refundable)</p> <p>3. Bid Document Fee: Rs. INR 75,000/- + applicable GST 18% i.e. Total of INR 88,500/- (Non-refundable & Non-transferable)</p> <p>4. Bid Security: Rs. 79,50,000/- (Rs. Seventy Nine Lakh Fifty Thousand only) in the manner as prescribed in Bid Document.</p>	<p>1. Commencement of downloading of e-bid document: 22/09/2025 at 18:00 hrs.</p> <p>2. Pre-Bid meeting date: 03/10/2025 at 11:30 Hrs.</p> <p>3. Last date of receiving queries: 07/10/2025 at 18:00 Hrs.</p> <p>4. Reply to queries, uploading of Amendment in e-bid on website, if any: 13/10/2025 at 18:00 Hrs.</p> <p>5. Last date of downloading of e-bid Document for participation/ submission online: 06/11/2025 upto 14:00 hrs.</p> <p>6. e-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 06/11/2025 upto 15:00 hrs.</p> <p>7. Opening of e-Bids: 06/11/2025 at 15:30 Hrs.</p>	<p>1. Sh. Tushar Mishra, CEO, SITCO (Email: ceositco22@gmail.com) (Mob: 9717763386)</p> <p>2. Sh. Rahul Singhal, JGM/Project-5 (Email: jgm5rlda@gmail.com) (Mob: 7877053940)</p> <p>3. Consultant: M/s Deloitte (Email: nksingh.ext@deloitte.com (Mob: 9974092309)</p> <p>4. For e-bid queries: Mr. Suraj Singh (Email: suraj@etenderwizard.com) (CEL Ltd) (Mob: 9599653865)</p>

- (1) **Bidders have to download the Bid documents from the e-procurement portal i.e. www.tenderwizard.in/RLDA after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online.**
- (2) **All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/ Amended bids and e-bid will be evaluated accordingly. The decision of SITCO shall be final and binding.**
- (3) **Any Corrigendum/Addendum to this RFP Notice, if any, would appear only on above mentioned websites and will not be published in newspapers.**

JGM/Project-5