

**Karnataka Power Transmission Corporation Limited**



**Invitation for Expression of Interest (EOI)**

**For**

**Development of GIS based Substation and commercial  
real estate at Anand Rao Circle Substation at Bengaluru  
under PPP Model**

EOI NO: 1/2023-24

Date: 15/03/2024

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## **Disclaimer**

*The information contained in this Expression of Interest (“EOI”) document or subsequently provided to Applicants whether verbally or in documentary or any other form by or on behalf of Karnataka Power Transmission Corporation Limited (KPTCL) or any of their employees or advisors, is provided to Applicants on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.*

*This EOI is not an agreement and is neither an offer nor invitation by KPTCL to the prospective Applicants or any other person. The purpose of this EOI document is to provide interested parties with relevant information that may be useful to them in preparing their proposal pursuant to this EOI. This EOI includes statements, which reflect various assumptions and assessments arrived at by KPTCL in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant/entity may require. This EOI may not be appropriate for all persons, and it is not possible for KPTCL, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EOI. The assumptions, assessments, statements, and information contained in this EOI may not be complete, accurate, adequate, or correct. Each entity/Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this EOI and obtain independent advice from appropriate sources.*

*Information provided in this EOI to the Applicants is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. KPTCL accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.*

*KPTCL, its employees and advisors make no representation or warranty and shall have no liability to any person, including any entity/Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in any way in the process.*

*KPTCL also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any entity/Applicant upon the statements contained in this EOI. KPTCL may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this EOI. The issue of this EOI does not imply that KPTCL is bound to select an Applicant/entity or to appoint the Applicant for the Project and KPTCL reserves the right to reject all or any of the entity/Applicant or response documents without assigning any reason whatsoever.*

*The entity/Applicant shall bear all its costs associated with or relating to the preparation and submission of its response document including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by KPTCL, or any other costs incurred in connection with or relating to its response document submission. All such costs and expenses will remain with the entity/Applicant and KPTCL shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by entity/Applicant in preparation or submission of the response document, regardless of the conduct or outcome of the selection process.*

# 1. Introduction

Karnataka Power Transmission Corporation Limited (KPTCL) serves as the transmission utility in Karnataka, wholly owned by the Government of Karnataka. Its core responsibilities encompass the transmission of electricity by construction and maintenance of substations and transmission lines throughout the state. As one of the pivotal entities in the power sector, KPTCL plays a critical role in ensuring the efficient transmission of electricity across Karnataka.

In recent years, the city of Bengaluru has witnessed a notable surge in electricity demand, attributable to several factors including rapid urbanization, exponential growth in electric vehicles (EVs) and associated charging infrastructure, as well as the burgeoning expansion of various industries. This escalating demand underscores the importance of proactive measures to enhance the capacity and resilience of the electricity infrastructure in Bengaluru and beyond.

To effectively address these challenges and meet the evolving energy needs of the region, collaborative efforts between KPTCL, government bodies, industries, and stakeholders are imperative. By leveraging innovative technologies, implementing sustainable practices, and adopting strategic planning, KPTCL can play a pivotal role in ensuring reliable and uninterrupted power supply to support the continued growth and development of Bengaluru and the broader Karnataka region.

As the state continues to progress towards its energy objectives, KPTCL remains committed to its mission of facilitating the efficient transmission of electricity while prioritizing the needs of its consumers and the sustainable development of Karnataka's energy landscape.

To address the rapid growth in electricity demand and overcome the challenges of funding and land availability within Bengaluru city, KPTCL is exploring innovative solutions. One such approach involves the capacity addition by construction of new Gas Insulated Substations (GIS) through Public-Private Partnership (PPP) mode. By leveraging the PPP model, KPTCL aims to collaborate with private sector partners to finance and develop the required transmission infrastructure. This partnership not only brings in additional investment but also fosters expertise and efficiency in project execution.

Furthermore, to facilitate the establishment of these new GIS facilities, KPTCL intends to lease out ~3.5 acres of land within the premises of Anand Rao Circle (AR Circle) substation, Bengaluru. This strategic utilization of existing infrastructure minimizes the challenges associated with land acquisition, reduces tariff burden on consumers and expedites the implementation of vital transmission projects.

The adoption of GIS technology offers several advantages, including compact design, reduced land footprint, enhanced reliability, and improved environmental compatibility. These substations are well-suited for urban environments like Bengaluru, where space constraints pose significant challenges for conventional substations. Through these initiatives, KPTCL aims to strengthen the transmission infrastructure, mitigate electricity supply constraints, and cater to the increasing energy demands.

By fostering collaboration between the public and private sectors and embracing innovative solutions, KPTCL is committed to ensuring reliable and sustainable power supply to meet the evolving needs of Karnataka's dynamic urban landscape.

## **2. Expression of Interest**

KPTCL is seeking Expressions of Interest from interested parties to collaborate on the financing of Gas Insulated Substations (GIS) within Bengaluru and its surrounding areas in exchange of lease rights of land with the substation premise.

Subsequently, an RfP (Request for Proposal) will be issued based on above, and suitable Applicant will be selected for the project. This EOI is for assessing the scope, responsibilities, and other challenges that the project may encounter and finalise an RfP for better implementation of the project.

The purpose of initiating the EOI process is further to:

- a. Disseminate information about the Project.
- b. Gather information about all interested firms; and
- c. Record concerns of the interested firms.

The Expression of Interest may be used by the KPTCL to understand private sector interest in the project and may also be used to seek suggestions from private

entities on how best to design the Project scope or other parameters of the PPP Project.

The Expression of Interest will not be used to either shortlist or disqualify Applicants. Any entity which has not submitted an Expression of Interest shall also be allowed to participate in the RfP stage according to terms and conditions that may be specified thereof.

### 3. Instruction to Applicants

#### 3.1. EoI Information sheet

| Sl. No. | Particular   | Description  |
|---------|--|--|
| 1.      | Organization Publishing EoI  | Karnataka Power Transmission Corporation Limited (KPTCL)   |
| 2.      | Name of Project  | Development of GIS based Substation and commercial real estate at Anand Rao Circle Substation, Bengaluru under PPP Model                 |
| 3.      | EoI No   | 1/2023-24  |
| 4.      | Publication date of EoI  | 15.03.2024   |
| 5.      | Last date for intimation of interest for Site visit via email                    | 20.03.2024   |
| 6.      | Site visit   | 21.03.2024 – 25.03.2024  |
| 7.      | Last date and time for submission of clarifications/suggestions by the Applicant | 26.03.2024, 16:00 hrs. to contact@kptcl.com.   |
| 8.      | Stakeholder meeting  | 27.03.2024, 12:00 hrs. at Karnataka Power Transmission Corporation Limited Corporate office, Kaveri Bhavan, K.G road, Bengaluru – 560009 |
| 9.      | Last date and time for submission of EOI   | 01.04.2024, 16:00 hrs. to contact@kptcl.com.   |

#### 3.2. Site visit

KPTCL will facilitate site visits to A R Circle project site between 21.03.2024 and 25.03.2024 based on the request received from the Applicant. The slots

will be filled on a first come first serve basis. Interested Applicants for site visit are to contact:

**SEE (Civil)**

**Karnataka Power Transmission Corporation Limited**

**Corporate office, Kaveri Bhavan, K.G road**

**Bengaluru - 560009**

Email Id: [secivilkptcl@gmail.com](mailto:secivilkptcl@gmail.com)

### **3.3. Clarification on EoI Document**

In case the Applicant has any doubt about the meaning of anything contained in the EoI document, it shall seek clarification from the office of KPTCL as per the timelines mentioned in clause 3.1. Any such clarification, together with all details on which clarification had been sought, will be copied to all Applicants. All communications between the Applicant and KPTCL shall be carried out in email. Except for any such written clarification by the KPTCL, which is expressly stated to be an addendum to the EoI document issued by KPTCL, no written or oral communication, presentation, or explanation by any other employee of KPTCL shall be taken to bind KPTCL under the contract.

### **3.4. Submission of EoI**

The Applicant shall submit their EoI via email to [contact@kptcl.com](mailto:contact@kptcl.com) by the due date time as specified in the EoI information sheet.

The EOI should consist of the following documents, in addition to other documents/forms:

- Details of the Applicant's firm with name, official's details, Office/Residential address, and office Telephone numbers, whether the Applicant is a sole proprietor/partnership firm and if partnership firm, names address, and telephone numbers of Directors/Partners also as mentioned in FORM "A".
- Details of similar work taken up by the Applicant "Form B" duly filled and signed.

- Suggestions & views of the Applicant on the project to be filled in “Form C”.

## 4. Scope of Work & PPP Model for A R Circle, Bengaluru

KPTCL intends to invite private real estate developers to utilize land including the land released due to GIS substation upgradation at the existing Air Insulated Substation (AIS) area. The successful Applicant, referred henceforth as the Developer, shall put up an upfront lumpsum premium in exchange for lease rights to the land for 30 years starting from the date of award. The Developer can utilize leased land from KPTCL to construct commercial real estate and recover its investment. The commercial real estate asset should be built as per existing Bruhat Bengaluru Mahanagara Palike (BBMP) regulations, subsequent amendments issued and any other applicable regulations.

KPTCL will utilize the upfront lumpsum premium by the selected Developer to construct and maintain GIS substation or for any other purposes decided by KPTCL. Developer get access to prime area of land leading to improved investment returns.

### 4.1. Site Information

A R Circle substation is in Gandhi Nagar, opposite Racecourse Road at the heart of the Bengaluru city, just 1.3 kms from Majestic Bus stand and KSR railway station which makes it a highly sought after land for commercial activities. [Click here](#) for maps link. Current site scenario of A R Circle substation is as follows:

| Sl. No. | Particular   | Description         |
|---------|--|---------------------|
| 1.      | Coordinates of the site                                    | 12.98284, 77.57555. |
| 2.      | Total site area  | ~ 10 Acres          |
| 3.      | Existing built-up area                                     | ~ 4,64,581 sqft     |
| 4.      | Built up area consumed by building at position 2, Figure 2 | ~29,318 sqft        |
| 5.      | Built up area consumed by building at position 3, Figure 2 | ~ 24,961 sqft       |
| 6.      | Total site area available for the selected Developer       | ~ 3.5 Acres         |



|    |                            |      |
|----|----------------------------|------|
| 7. | Tentative FAR for the site | 2.25 |
| 8. | Tentative ground coverage  | 45%  |



Figure 1: Satellite view of AR Circle Substation

Presently, the AR circle substation premises is spread across ~10 acres of land under KPTCL ownership. The site has existing built up area of ~464581 sqft. Site area available for construction of real estate is ~ 3.5 acres marked in black boundary in Figure 2.

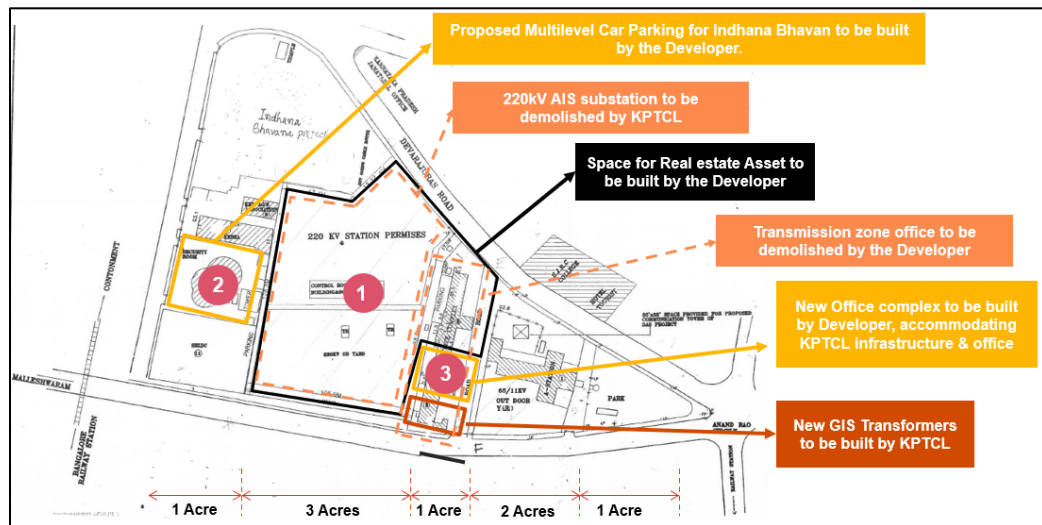


Figure 2: Layout & proposed plan for AR Circle Substation

Existing AIS substation is spread across ~3 Acres at position 1, Figure 2 which shall be a part of the area where real estate will be developed. The

AIS substation shall be dismantled by KPTCL post construction of GIS substation at position 3, Figure 2. The Developer is also responsible for financing and constructing multi-level parking for ~1,000 cars for KPTCL at position 2, Figure 2, new building to accommodate GIS Switchgear, KPTCL infrastructure & office at position 3, Figure 2. There will not be any income for the Developer from these properties as these will be owned and operated by KPTCL.

The new office building at position 3, Figure 2 should have a square footage of at least 1,00,000 sqft and the height of this office building should be greater than the real estate establishment at position 1, Figure 2. The size of the plot on which the new office building will come up is ~40x50 sqm and ground coverage of 45%.

A Developer shall be selected through competitive bidding in the subsequent RFP process. The Developer shall provide upfront lumpsum premium for lease rights of 30 years (~3.5 acres at position 1, Figure 2). In addition to that, the Developer will construct Multilevel car parking and office building at position 2 and 3, Figure 2 for KPTCL usage.

KPTCL will build and operate the proposed GIS substation. The Developer will finance and develop the real estate at position 1, Figure 2 for a lease period of 30 years from the award of lease / LOI / handover. The Developer shall recover its investments from the constructed commercial real estate asset in position 1, Figure 2. The Developer shall hand over the land along with the real estate built to KPTCL post the lease tenure of 30 years.

The proposed plan for GIS and real estate construction is as follow:

| <b>Sl. No.</b> | <b>Activity</b>  | <b>Tentative duration</b> | <b>Estimated Time elapsed from Day Zero</b> |
|----------------|--|---------------------------|---|
| 1.             | Demolishing existing Transmission zone building in Position 3, Figure 2. | 2-3 months                | 3 months                                    |

|     |  |              |            |
|-----|--|--------------|------------|
| 2.  | Establishing 3x150MVA, 220/66 kV, GIS substation on the west end of the plot where transmission zone building was demolished   | 18 months    | 21 months  |
| 3.  | Construct new office building at position 3, Figure 2 to accommodate GIS Switchgear, KPTCL infrastructure & office. The height of this office building should be greater than the real estate establishment at position 1, Figure 2. |              |            |
| 4.  | Commercial real estate asset in ~0.5 acre freed by demolishing transmission zone office.   |              |            |
| 5.  | Dismantling 220/66 kV AIS substation at position 1, Figure 2.  | 3 months     | 24 months  |
| 6.  | Shifting KPTCL infrastructure to new building at position 3, Figure 2.   |              |            |
| 7.  | Constructing commercial real estate on the plot where the 220/66 kV AIS substation was dismantled at position 1, Figure 2.   | 18-24 months | 48 months  |
| 8.  | Demolishing the SLDC building at position 2, Figure 2.   |              |            |
| 9.  | Constructing multi-level parking for 1000 vehicles for KPTCL at position 2, Figure 2 after demolishing the SLDC building   |              |            |
| 10. | Handover the land and real estate  |              | 360 months |

## 5. Proposed roles and responsibilities of different parties

| Sl. No. | Particulars  | KPTCL | Developer | Remarks  |
|---------|--|-------|-----------|--|
| 1.      | Lease out land for real estate development.  | Yes   | No        | KPTCL will lease out available land at position 1, Figure 2 to the Developer. KPTCL will be providing all the legal documents related to land ownership to the Developer at their request. |
| 2.      | Demolishing transmission zone office & SLDC building.  | No    | Yes       | Demolishing activity to be taken up by Developer.  |
| 3.      | Financing required for building GIS substation   | No    | Yes       | Capex to be funded by Developer  |
| 4.      | Design Specifications of <ul style="list-style-type: none"> <li>o Multi-level car parking at position 2, Figure 2.</li> <li>o Building for new GIS Switchgear and KPTCL infrastructure &amp; KPTCL officials at position 3, Figure 2.</li> <li>o Real estate asset at position 1, Figure 2.</li> </ul> | No    | Yes       | Designs of respective constructions will be provided by the Developer.<br>Note: KPTCL will review and approve the designs  |
| 5.      | Financing & constructing: <ul style="list-style-type: none"> <li>o Multi-level car parking at position 2, Figure 2.</li> </ul>   | No    | Yes       | Capex (for civil infrastructure) to be funded by Developer   |

|     |   |     |     |  |
|-----|---|-----|-----|--|
|     | <ul style="list-style-type: none"> <li>○ Building for new GIS Switchgear and KPTCL infrastructure &amp; KPTCL officials at position 3, Figure 2.</li> <li>○ Real estate asset at position 1, Figure 2.</li> </ul> |     |     |  |
| 6.  | O&M of the Real estate  | No  | Yes | Developer's responsibility during the lease period                                   |
| 7.  | Real estate project approvals   | No  | Yes | Developer's responsibility to obtain required approvals for real estate development. |
| 8.  | Construction & O&M of GIS substation  | Yes | No  | KPTCL's responsibility of construction & maintaining the substation                  |
| 9.  | Dismantling of AIS substation at position 1 , Figure 2.   | Yes | No  | KPTCL's responsibility to demolish the substation                                    |
| 10. | Handover the land and real estate at the end of the lease tenure  | No  | Yes | Developer to handover the land and real estate post lease tenure                     |

## 6. Eligibility criteria/Qualifications/Instructions

| Sl.No. | Criteria                          | Specific Requirements   |
|--------|-----------------------------------|---|
| 1      | Applicant entity                  | Legal entities duly registered under the Companies Act 1956 / 2013, or public / semi-public entities which are financially autonomous.  |
| 2      | General Requirement               | The Applicant should not have been blacklisted by any state or central government department. An affidavit to this effect needs to be submitted with the bids.  |
| 3      | General Requirement               | The Applicant should have been in existence for last 10 years from the last date of submission of bid.  |
| 4      | Financial Requirement - Turnover  | The Applicant should have annual average turnover of INR 500 crores from similar services during the last three financial years (2020-21, 2021-22 to 2022-23) as per the audited financial statements of the Applicant duly certified by the statutory auditor. |
| 5      | Financial Requirement - Net Worth | The Applicant shall have a positive Net Worth.  |
| 6      | Technical Requirement             | The Applicant shall have, over the last 10 (ten) financial years preceding the EoI due date completed at least one commercial/retail project as a Developer of at least 6,00,000 sq feet built up area.   |

*Note: These are the minimum qualifying criteria, and at the later stage, for different/higher/additional eligibility criteria may be prescribed. It would be the complete discretion of KPTCL to decide and classify different types of eligibility criteria, including additional criteria would be included if required.*

## **7. Bidding parameter/Selection process**

The bidding parameter will be the upfront lumpsum premium provided by the Applicant for lease rights of the AR Circle land for 30 years. The Applicant providing the highest lumpsum premium will be selected as H1 bid through competitive bidding.

# **Annexure I**

## **INFORMATION & INSTRUCTION FOR APPLICANTS**

- Letter of Interest and Forms “A”, “B” & “C” seeking information/documents in the prescribed formats
- All information called for in the Forms A, B & C shall be furnished against the relevant columns.
- The Applicant may furnish any additional information, which is deemed necessary to establish capability to successfully complete the envisaged project.
- Applicant should furnish the following:
  - ORGANISATION INFORMATION (Form-A) Applicant is required to submit the comprehensive information in respect of his organization in the “Form – A” attached.
  - LIST OF PROJECTS (Form-B) Applicant is required to submit the list of similar assignments/projects successfully completed/ongoing during the last seven years in “Form B”.
  - SUGGESTIONS (Form-C) The Firms are requested to submit their proposals/views/suggestions that can be considered for the Project formulation, in “Form-C”. Additional sheets can be used.
  - LETTER OF INTENT The Applicant should submit the Letter of Intent (Section III) attached with the “EOI” document.



# LETTER OF INTENT

(To be in Firm's Letterhead)

To  
The CEE (Planning)  
Corporate Office  
KPTCL, Cauvery Bhavan  
Bengaluru

Sir,

Sub: Submission of Expression of Interest (EOI) for Development of GIS based Substation and commercial real estate at Anand Rao Circle Substation, Bengaluru under PPP Model.

Having examined the details given in EOI Notice and EOI document for the above project, I/we hereby submit our Expression of Interest and the relevant information.

1. I/We hereby certify that all the statements made, and information supplied in the enclosed forms "A", "B" & "C" and accompanying statements are true and correct.
2. I/We have furnished all information and details necessary for EOI and have no further pertinent information to supply.
3. I/We also authorize Karnataka Power Transmission Corporation Limited or their authorized representatives to approach individuals, employers, and firms to verify our competence and general reputation.
4. I/We submit the following certificates in support of our suitability, technical knowhow, and capability for successfully completing the project.

Seal of Applicants

Signature (s) of the Applicants

Date of submission

**FORM – ‘A’**  
**Organizational Structure of Applicant**

| Sl.No. | Description  | Applicant response |
|--------|--|--------------------|
| 1      | Name & Address of the Applicant with Telephone No./ email  |                    |
| 2      | In case of Consortium legal name of each consortium member   |                    |
| 3      | a) Year of Establishment<br>b) Date of commencement of operations  |                    |
| 4      | Legal status of the Applicant (attach copies of original document defining the legal status)<br><br>a) Proprietorship firm<br><br>b) Partnership firm<br><br>c) Limited company or Corporation/ Joint venture/ Consortia<br><br>d) Others (Please specify) |                    |
| 5      | Names of Directors & other executives involved in this project with designation and contact information.   |                    |
| 6      | Applicant’s annual turnover in the last three financial years (Rs.)  |                    |

|   |  |  |
|---|--|--|
| 7 | Brief write up about Applicants business during the last three financial years |  |
| 8 | Any other information considered necessary but not included above              |  |

Authorized signatory

Name:

Designation:

## FORM – ‘B’

**Details of similar works operated by Applicant in last 10 years.**

| <b>Sl.No.</b> | <b>Description</b>  | <b>Applicant response</b> |
|---------------|---|---------------------------|
| 1             | Name  |                           |
| 2             | Role & Responsibility in the project                              |                           |
| 3             | Location  |                           |
| 4             | Job description   |                           |
| 5             | Time taken to complete the project                                |                           |
| 6             | Time for which the project has been successfully in operation     |                           |
| 7             | Project cost  |                           |
| 8             | Any other information considered necessary but not included above |                           |

Signature

Designation

Note: Please use separate sheet for each project.

## FORM – ‘C’

### Suggestion and views of Applicant

| Sl.No. | Clause in the EoI   | Description                           | Applicant Suggestion/Views |
|--------|---|---------------------------------------|----------------------------|
| 1.     | Clause 4: Scope of Work & PPP Model for A R Circle, Bengaluru | Lease tenure: 30 Years                |                            |
| 2.     | Clause 8: Bidding parameter/ Selection process                | Bidding Parameter                     |                            |
| 3.     | Clause 4: Scope of Work & PPP Model for A R Circle, Bengaluru | Type of commercial asset.             |                            |
| 4.     | Clause 4: Scope of Work & PPP Model for A R Circle, Bengaluru | Timeline for real estate construction |                            |
| 5.     | NA  | Possibility of revenue sharing        |                            |
| 6.     | NA  | Alternate business models if any      |                            |
| 7.     | NA  | Any other                             |                            |

|  |  |                               |  |
|--|--|-------------------------------|--|
|  |  | suggestions/<br>clarification |  |
|  |  |                               |  |
|  |  |                               |  |