PROJECT-1
SHOPPING MALL AT MANAPATTIPARAMBU
In order to decongest the CBD of Kochi, sub-centers are proposed in various parts of the city.

One such sub center is proposed at Kaloor with commercial, public and semi-public, residential and open space uses.

Now GCDA intents to develop a world class commercial facility in order to bring in amenities to match with the growing need of the metro city.
GCDA executive committee decided to develop a commercial mall through PPP mode at Manappattiparampu Kaloor vide decision no.173/2012-13 dated 24/8/12.

The committee also resolved that the successful developer should handover 30 percent of the built up space at the time of completion itself and the remaining space after minimum operation period.
Greater Cochin Development Authority possess 270 cents (sy.No.109/2,3; 124/2 of Ernakulam Village) of land at Manappattiparambu, Kaloor, Kochi.

The site is located along the side of 16m wide Jubilee road on the eastern side of Reserve Bank of India compound. The main access to the area is from the old NH 47.
SITE LOCATION
As shown in the site plan, this land positioned on both sides of Jubilee road as two plots. The area of bigger plot is 191 cent and the other one is 85 cent. Ernakulam north railway station and the kaloor bus stand are within 100m distance from the site. Kochi metro is also proposed a station near to this plot.
<table>
<thead>
<tr>
<th>Particulars</th>
<th>Rs. In lakhs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cost of Land</strong></td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Civil Construction cost</strong></td>
<td></td>
</tr>
<tr>
<td><em>(incl. Land Conversion, Betterment Charges &amp; Land Scapping)</em></td>
<td></td>
</tr>
<tr>
<td><strong>Multiplex, Shopping &amp; parking area</strong></td>
<td></td>
</tr>
<tr>
<td>a. Commercial area <em>(10923</em>2.5<em>10.76</em>3500)*</td>
<td>10284.00</td>
</tr>
<tr>
<td>b. Parking area <em>(10923</em>3*.5<em>10.76</em>2500)*</td>
<td>4407.43</td>
</tr>
<tr>
<td><strong>Architect's Fees (2.5%)</strong></td>
<td>367.28</td>
</tr>
<tr>
<td><strong>Development fee &amp; Monitoring fee (2.5%)</strong></td>
<td>367.28</td>
</tr>
<tr>
<td><strong>Interest during construction at the rate of 12% for loan portion</strong></td>
<td>2616.25</td>
</tr>
<tr>
<td><strong>Contingencies (1%)</strong></td>
<td>146.91</td>
</tr>
</tbody>
</table>
GCDA has invited national competitive bidding for private sector participation and the bid submission was on 18/10/2013.

Now the bid is in the processing state.
PROJECT-2
REGIONAL SPORTS COMPLEX AT MUNDAMVELLY
In the budget for 2013-2014, GCDA plan to implement many infrastructure projects which can give drive for development of the city.

Regional sports complex at Mundamvely is the one among the identified top priority projects.

GCDA possess 4.5 acres of land in Mundamvely near Pandarachira. The recreational facilities in the city as well as in the west Kochi are very much below the planning standards.

Now GCDA intents to develop a regional sports complex in this area with private sector participation.
The site is located about 10km south of Ernakulam town and 2 km south-west of Thoppumpady along the side of Pandarachira canal at Mundamvely.

GCDA possess 4.5 acres of land at Mundamvely under the Rameswaram West Detailed Town Planning Scheme.

At present this land is wet in nature and has to be developed.
This project envisages as regional sports center. The facilities proposed are an Indoor stadium, Swimming pool, Tennis court, Basketball, Volleyball, shuttle, Health club, Sports hostel, Commercial space etc.
The indoor stadium having the facilities like basketball court, volley ball and 5 shuttle courts.

The ground floor of the stadium with a parking area which can accommodate 110 cars and the stadium is having a capacity to accommodate 1500 spectators in the gallery.

The total built up area of the stadium about 5300 m² and the rough cost comes to Rs 13.03 crores.
The swimming pool block is planned for conducting different levels of competitions.

This block includes swimming pool, accommodation for players, restaurant, library, health club, Table tennis, Billiards and car parking space.

The pool area to be covered with roof. The size of the swimming pool is 50 m x 25 m to conduct championships along with a warm up pool of 25m x 7 m.

A 5 row spectator’s gallery to be provided on either side of the pool and it can offer a viewing facility for 1000 spectators.
The warm up pool can also be used as a practice pool and can be regularly used by the members of the swimming club.

The filter plant and dressing facility is also provided. The main pool will have a seven row swimming lane and has a depth of 2.10 m.

The car parking space to be provided in the basement, below the swimming pool, which can accommodate about 150 cars.

Twenty four rooms and two dormitory halls provided for accommodation. Total area of the block is 10740 m².
This arena is provided with two tennis court and 5 row gallery to accommodate about 100 spectators.

The space below the gallery can take 20 car parking. The rough cost worked out for this arena is 2.09 crores.
The total cost of the project comes to 50.19 Cr
GCDA wishes to complete the complex at the earliest, through Public Private Participation.
GCDA

PROJECT 3
SHOPPING MALL AT DR. AMBEDKAR STADIUM
PROJECT-3
SHOPPING MALL AT DR. AMBEDKAR STADIUM

GREATER COCHIN DEVELOPMENT AUTHORITY
Ambedker stadium owned by Greater Cochin Development Authority is with land area of 900 cents. Now GCDA proposes to develop the stadium in joint venture with Kerala Football Association.

After the reconstruction of Ambedker stadium, an area of about 1.78 acres of land will be available for other Development.

GCDA intents to develop a world class commercial facility in order to bring in amenities to match with the growing need of the metro city through PPP.

The project envisages that the successful developer should handover 30 percent of the built up space at the time of completion itself and the remaining space after minimum operation period.
GCDA intents to develop a world class commercial facility in order to bring in amenities to match with the growing need of the metro city through PPP.

The project envisages that the successful developer should handover 30 percent of the built up space at the time of completion itself and the remaining space after minimum operation period.
The site is located about the side of 16 m wide Rajaji road on the northern side of KSRTC compound. The main access to the area is from MG Road.
The idea is to develop a world class commercial mall in the proposed site to match with the growing need of the metro city in PPP mode.

The mall envisaged will be with ultramodern world class shopping facility, entertainment zone and food court etc.

The whole building must be air-conditioned with sufficient number of lifts and escalators.

The shopping Mall proposed will be designed observing the concepts and principles of green and sustainable building technology, caring the environment and observing energy efficient building technology to the extent possible.
GCDA wishes to finish the complex at the earliest, through Public Private Participation.
<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiplex, Shopping &amp; parking area</td>
<td>6782.24</td>
</tr>
<tr>
<td>Commercial area (7203<em>2.5</em>10.76*3500)</td>
<td></td>
</tr>
<tr>
<td>Parking area (7203<em>3</em>10.76*2500)</td>
<td>2906.41</td>
</tr>
<tr>
<td>Architect’s Fees (2.5%)</td>
<td>242.20</td>
</tr>
<tr>
<td>Development fee &amp; Monitoring fee (2.5%)</td>
<td>242.20</td>
</tr>
<tr>
<td>Interest during construction at the rate of 12% for loan portion</td>
<td>2325.27</td>
</tr>
<tr>
<td>Contingencies (1%)</td>
<td>96.88</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>12595.2</td>
</tr>
</tbody>
</table>
PROJECT 4
TETHERED HELIUM BALLOON
GREATER COCHIN DEVELOPMENT AUTHORITY has planned to introduce a modern recreation facility viz., tethered helium balloon at Marine Drive Maidan which would give an opportunity to the general public to enjoy a panoramic aerial view of the city.

GCDA now wishes to appoint an agency (proprietary/partnership/company/consortium) through a competitive selection process, for installing and operating the facility for a period of 20 (twenty) years, against an annual license fee for each year of contract to be paid to GCDA.
The selected agency shall, at its own cost arrange for:

- i. Prepare Detailed Project Report (DPR) including feasibility study for the proposed Tethered Helium Balloon Project.
- ii. Provision and installation of a tethered helium balloon of a certified capacity of 30 passengers at a time including the utilities, and its required amenities.
- iii. Operation and maintenance of the facility, including gas refilling, for a period of twenty years from the scheduled commercial operation date (COD).
LOCATION SKETCH SHOWING PROPOSED HELIUM BALLOON SITE AT MARINE DRIVE, KOCHI

Proposed location for Tethered Helium Balloon
Extent - 3600 Sq.m
Procedure for inviting Expression of Interest from experienced agencies is progressing and action for obtaining permission regarding the floating height from the naval authorities is also in progress.
PROJECT 5

TUNNEL MARINE AQUARIUM AND ENTERTAINMENT PARK
Greater Cochin Development Authority has planned to introduce a modern recreation facility viz., Tunnel Marine Aquarium cum Entertainment Park behind High Court in the land owned by GCDA.

It would give an opportunity to the general public to view the replica of the natural habitat under sea and gain awareness about marine environment.

The project will be implemented in PPP mode. Site identified for this purpose is GCDA land in the landward side of Shanmugham road extension at the northern end of the Marine drive near Goshree Bridge.
Greater Cochin Development Authority now intends to avail services of a reputed agency fully capable of providing comprehensive services (proprietary/ partnership/ company/ consortium)

- For undertaking Design, Finance, Supply & Construction of the Tunnel Marine Aquarium cum Entertainment Park and its supporting facilities & amenities with Commissioning,
- Operation & Maintenance of the facility for a period of 25 (twenty five) years from the commercial operation date in PPP mode, against an annual license fee for each year of contract to be paid to GCDA.
Marine Fish Aquarium, Research and Seminar Centre, 7D Theatre, Underwater Restaurant, Children’s Play Area, Snacks Bar & Fish Sale Counter.

- The Tunnel Marine Aquarium displaying ocean habitat with marine fishes of more than thousand varieties shall consist of a 30 m long acrylic walkthrough tunnel with automatic travelator having 180° view.

- A Marine Fish Aquarium component with minimum 50 aquariums of size 12ft.x 3ft.x 4ft. for display of various species shall also be provided.
facilities of Audio Visual room, laboratory and library for educational purposes and conducting study classes. 7D Theatre with modern technologies shall be in Amphitheatre style.

- It shall have a capacity more than 30 seats for watching the programme which features short films on sea lives.

- The Underwater Restaurant shall have a minimum seating capacity of 50 persons. Enough space for the Children’s Play Area shall be provided to accommodate rides and games suitable for children below 12 years.
I. Investigative survey for selection of the best technically suitable layout by the agency in consultation with GCDA and finalizing the alternative solutions.

II. Describe & Compare the various alternatives available and applicable and justify the selected best suited layout.

III. Design & present the draft project details with required amenities.

IV. Preparation of Layout Arrangement Drawings & Engineering Drawings.

V. Finalising the layout, plan & design jointly by the Agency and GCDA.

VI. Working out the cost with Gross item as well as item wise break ups.

VII. Working out the construction schedule with proposed phasing.

VIII. Working out and presenting operation & Maintenance Cost, Specific energy requirements, inventory cost, man power training cost, etc.

IX. Submission of a Consolidated Report containing all the above information by the firm along with detail cost estimate for every suggested alternatives and feasibility study. (DPR with Feasibility Report)
I. Obtaining all mandatory clearances including environment clearance for the project from various governmental agencies and fulfil the necessary conditions.

II. Procurement of all machinery, plant, equipment for installation.

III. Construction / Installation / Erection / Provision of the all the components of the project including the utilities, and its required amenities.

IV. Testing and certification by the designated authority as per the Quality Assurance Programme (QAP).

V. Commissioning.
MARKETING OF VARIOUS PROJECT COMPONENTS AND HIRE OUT THE SAME FOR THE PERIOD CON-TERMINUS WITH THE CONTRACT PERIOD WITH PRIOR APPROVAL OF THE AUTHORITY.

I. Marketing of various project components in parallel with the construction activity.
II. Hiring out of various components before the commercial operation date.
III. Ensuring uninterrupted performance of every component after the commercial operation date.
Conducting all commercial activities including charging, and collecting of User Fee of the project for the period as described in the terms & conditions and as per the O&M plan submitted.

- Undertaking periodical maintenance including prompt repairs of equipment, and structures.
- Preventing any unauthorized entry to and exit from the Project with the assistance of concerned law enforcement agencies where necessary; preventing any encroachments on the Project/Project Site with the assistance of the concerned law enforcement agencies where necessary; and preserving the right way of the Project.
- General upkeep of the project assets and project site and adherence to the safely standards as set
Procedure for inviting Expression of Interest from experienced agencies is progressing.
PROJECT .6
PASSENGER ROPEWAY
Greater Cochin Development Authority has planned to introduce a modern recreation facility viz., Passenger Ropeway at Marine Drive, which would give an opportunity to the general public to enjoy a panoramic view of the backwaters and surroundings. The project will be implemented in PPP mode.
Site identified for this purpose is 1.5 km distance over the backwaters along the side of the Marine drive walkway, Kochi, with its south end near GCDA Shopping Complex and the north end at the northern end of Marine Drive walkway.
Greater Cochin Development Authority intends to avail services of a reputed agency (proprietary/ partnership/ company/ consortium) for undertaking

- Design,
- Finance,
- Manufacture,
- Supply, Construction & Erection of passenger Ropeway with supporting installations & amenities,
- Testing & Commissioning, Operation & Maintenance for a period of 30 thirty years (inclusive of construction period and exclusive of planning period)
- In PPP mode for transportation of tourists, against an annual license fee for each year of contract to be paid to GCDA.
PLANNING:

It broadly covers,

- Investigative survey for selection of the best technically suitable alignment by the agency in consultation with GCDA and finalizing the alternative solutions.
- Conducting field survey along with selected tracks/alignment.
- Describe & Compare the various systems available and applicable and justify the selected best suited Ropeway System.
- Design & present the draft profile of scheme with required amenities.
- Preparation of Layout Arrangement Drawings & Engineering Drawings.
Finalising the layout, plan & design jointly by the Agency and GCDA.

Working out the cost with Gross item as well as item wise break ups.

Working out the installation schedule with proposed phasing.

Working out and presenting operation & Maintenance Cost, Specific energy requirements, inventory cost, man power training cost, etc.

Submission of a Consolidated Report containing all the above information by the firm along with detail cost estimate for every suggested alternatives and feasibility study. (DPR with Feasibility Report)
1. Obtaining all mandatory clearances including environment clearance for the project from various governmental agencies and fulfill the necessary conditions.

2. Procurement of all machinery, plant, equipment for installation.

3. Erection / Installation / Construction / Provision of the all the components of the project including the utilities, and its required amenities.

4. Testing and certification by the designated authority as per the Quality Assurance Programme (QAP).

5. Commissioning.
Operation and Maintenance (O&M) of the facility for a period of thirty years from the date of finalising of the layout, plan & design jointly by the Agency and GCDA. The activities included in this head are,

- Operation & Maintenance of the facility for the period as described in the terms & conditions and as per the O&M plan submitted.
- General upkeep of the project area.
- Transfer of the project assets and facilities including the land/ water arranged by GCDA/ Port after the expiry/ termination of the period of contract in fair condition.
Procedure for inviting Expression of Interest from experienced agencies is progressing and action for obtaining permission from Cochin Port Trust for using water area is in progress.