

EOI (Expression of Interest)

Name of the Work: For Operation, Development, Management & Maintenance of Eco Park at – Ekla Bandha, Nausad, Gorakhpur.



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Nagar Nigam Gorakhpur, U.P.

EXPRESSION OF INTEREST (EOI)

For Operation, Development, Management & Maintenance of Eco Park at - Ekla Bandha, Nausad, Gorakhpur

1. Introduction

Nagar Nigam Gorakhpur invites Expression of Interest (EOI) from eligible, experienced and financially sound firms, agencies, companies, NGOs, or consortiums for the **Development, Operation, Management and Maintenance of Eco Park at Ekla Bandha, Nausad, Gorakhpur** on a Public-Private Partnership (PPP) / Lease / Revenue Sharing basis as may be determined by the competent authority.

The purpose of this EOI is to engage a competent and visionary agency that can develop the Eco Park into a vibrant, aesthetically appealing, environmentally responsible, safe, and self-sustaining recreational destination—one that enhances the urban landscape and provides meaningful leisure, educational, and eco-friendly experiences for citizens and visitors alike.

2. Project Overview

The proposed Eco Park is envisioned as a green, sustainable, and multifunctional public recreational space designed to promote leisure, environmental awareness, and community engagement. The selected agency will be responsible for the development, beautification, operation, and long-term maintenance of the park in accordance with the standards prescribed by Nagar Nigam Gorakhpur.

Major Proposed Components

1. Children Play Area

- Swings, slides, see-saws and climbing frames.
- Rubberized or safety-compliant flooring.
- Separate zones tailored for different age groups.

2. Kids Zone

- Mini rides, soft-play elements, and interactive gaming units.
- Educational and sensory-learning installations.
- Securely barricaded play area with supervision arrangements

3. Walking/ Jogging Pathway

- Eco-friendly pathway construction materials
- Adequate night-time illumination
- Seating provisions placed at regular intervals.

4. Three (03) Gazebos

- Covered rest pavilions.
- Constructed with eco-elements such as bamboo, wood, or steel.
- Beautifully landscaped surroundings for enhanced visitor comfort around each gazebo

5. One Bamboo Hut (14 Meter Diameter)

- Multipurpose activity hut for cultural programs, workshops, and community events
- Eco-themed architecture construction

- Suitable for exhibitions, gatherings, and awareness events

6. National Flag Installation

- A prominent, high-mast National Flag
- Proper lighting and protective fencing
- Full compliance with the Flag Code of India

7. Canteen

- Hygienic and well-managed food service facility
- Environment-friendly structural design
- Mandatory waste-management and sanitation systems

8. Food Zone

- Multiple food kiosks or stalls
- Regulated pricing and approved menu standards
- Strict adherence to health, hygiene, and safety norms

9. Selfie Point

- Themed, visually appealing installation
- Attractive lighting arrangements
- Branding or city-identity elements for promotional value

10. Water Body with Three Fountains

- A decorative waterbody or pond
- Three operational fountains with lighting
- Filtration & recirculation system for water quality
- Safety railings installed around the perimeter.

3. Scope of Work

The selected agency shall be responsible for the comprehensive development, operation, management, and upkeep of the Eco Park. The scope includes, but is not limited to, the following key responsibilities:

3.1 Operation & Maintenance

- Ensuring daily cleanliness, housekeeping, and overall upkeep of the park premises
- Deployment and supervision of adequate security personnel
- Regular maintenance of rides, play equipment, fountains, lighting systems, and other installations.
- Treatment, filtration, and upkeep of the water body to ensure hygiene and safety.
- Routine landscaping, gardening, plantation care, and green-area management

3.2 Commercial Operations

- Management of ticketing and entry-fee collection (subject to approval by Nagar Nigam Gorakhpur)
- Efficient operation of the canteen and designated food zone areas
- Organizing events, recreational programs, and cultural activities with prior approval from the authority
- Managing advertising, branding, and promotional activities in accordance with applicable policies and guidelines

3.3 Environmental Responsibility

- Enforcing a strict plastic-free zone within the park premises
- Implementing waste-segregation measures and ensuring scientific disposal
- Promoting and maintaining rainwater-harvesting systems, wherever technically feasible
- Utilizing energy-efficient, environment-friendly lighting and electrical systems

4. Eligibility Criteria/ Documents Required

Interested agencies must meet following eligibility requirements and submit the corresponding documents:

1. Legal Status & Registration

- Valid registration as a Company, Firm, or Consortium in India (Registration Certificate).
- Registered Company/Firm/Consortium in India Registration Certificate.

2. Relevant Experience

- Minimum 3 years of experience in park management/ recreational facility operation/ tourism or hospitality project/ infrastructure development.
- **Supporting documents:** Experience Certificates / Work Orders.

3. Financial Capacity

- Minimum annual turnover of Rs. 50.00 lakh during the latest three financial years (2022-23, 2023-24, and 2024-25).
- Positive Net Worth as per the latest audited financial statements.
- **Supporting documents:** Audited balance sheets / CA certificates.

4. Technical Submissions

- Concept Plan / Design Proposal for development of the Eco Park, showcasing layout, features, and operational strategy.

5. Compliance Requirements

- **Statutory Registrations:** GST, PAN, and any other applicable registrations.
- **No Blacklisting Declaration:** Self-certified affidavit stating that the applicant has not been blacklisted by any Government or Semi-Government agency.

6. EOI Fee

- Copy of EOI Fee Rs. 590.00.

5. Duration of Contract

The initial contract period shall be ten (10) years commencing from the date of execution of the agreement. The contract may be further extended for up to five (5) additional years, subject to satisfactory performance of the selected agency and mutual agreement between the parties.

6. Site Visit

Interested applicants are encouraged to undertake a site inspection of the Eco Park at Ekla Bandha, Nausad, Gorakhpur during official working hours, with prior permission from Nagar Nigam Gorakhpur. This visit will enable bidders to assess the existing site conditions and prepare an optimal development, operational, and management plan.

7. Safety & Compliance

The selected agency shall ensure strict adherence to all safety, operational, and regulatory standards, including but not limited to:

- **CCTV Surveillance:** Installation and continuous monitoring of security cameras throughout the park premises.
- **Fire Safety Measures:** Provision of fire-safety equipment, fire extinguishers, and compliance with fire-safety protocols.
- **First Aid & Emergency Response:** Availability of trained staff, first-aid kits, and an established emergency response mechanism.
- **Child Safety Standards:** Implementation of safety measures for play areas, ensuring child-friendly infrastructure and supervision.
- **Structural Safety Certification:** Regular inspection and certification of structures, rides, gazebos, huts, and other built assets.
- **Food Safety Licensing for Canteen:** Mandatory adherence to food-safety regulations and procurement of valid licenses for all food-service areas.

8. Terms & Conditions

- Nagar Nigam Gorakhpur reserves the right to accept or reject any or all EOIs without assigning any reason.
- Submission of an EOI shall not be construed as a guarantee for the award of the contract.
- All costs incurred in preparation and submission of EOI shall be borne solely by the applicant.
- The final terms, conditions, rights, and obligations shall be governed strictly by the Agreement executed between Nagar Nigam Gorakhpur and the selected agency.
- A formal Agreement will be executed with the successful bidder, detailing all operational, financial, and legal terms.
- If the selected agency is found to be engaged in any activity outside the scope of the Agreement or in violation of its terms, Nagar Nigam Gorakhpur reserves the right to terminate the contract after issuing a single notice, with a one-month notice period.

9. FINANCIAL BID FORMAT (H1 BASIS)

Tender Inviting Authority:

NUMBER #	TEXT #	NUMBER #	TEXT #	NUMBER #	NUMBER #	TEXT #
Sl. No.	Item Description	Quantity	Units	Bidder to Quote Amount in INR Only Rs. P	TOTAL AMOUNT Including all Taxes	TOTAL AMOUNT In Words
1	2	4	5	13	53	55
1.01	Annual License Fee for O&M of ECO Park	1.000	year		0.00	INR Zero Only
Total in Figures					0.00	INR Zero Only
Quoted Rate in Words		INR Zero Only				

नगर आयुक्त महोदय,

दिनांक 02-03-2026 को EOI for Operation, Development, Management & Maintenance of Eco Park at Ekla Bandha, Nausad, Gorakhpur हेतु प्री-बिड मीटिंग आमंत्रित की गई थी, जिसमें निम्न कम्पनियों द्वारा प्रतिभाग किया गया :-

- 1- Singh Enterprises, Lucknow
- 2- VKS Builders & Infra, Greater Noida
- 3- Sidhi Vinayak Solution.

उक्त फर्मों द्वारा प्रेषित की गयी क्वेरी का निम्नानुसार Corrigendum तैयार किया गया :-

Corrigendum

S. No	Request changes	Response
1.	Whether private bookings such as cultural functions, ticketed events, school programs, exhibitions, seasonal fairs, and curated gatherings will be allowed.	Allowed.
2.	Whether temporary installations, stage setups, branding partnerships, and sponsored activities can be undertaken with prior approval.	After prior approval by Authority.
3.	The current physical condition of the site (developed / partially developed / vacant land).	Work is in progress. Approx 70 % works has been completed.
4.	Existing utilities and infrastructure availability.	You may visit site.
5.	On-ground status of the key proposed elements mentioned in the EOI (play areas, gazebos, bamboo structure, water body, flag installation, food zones, pathways, etc.).	Play areas, gazebos, bamboo structure, water body, flag installation, food zones, pathways, etc work is in progress. You may visit site.
6.	Concession Period – Proposal for 20 + 15 Years	As per RFP.
7.	Detailed Site Information & Geographic Data Exact land area (in acres/hectares) under concession <ul style="list-style-type: none"> • Demarcated site boundary plan • Topographical details and contour information • Existing built-up area details • Utility layout (water lines, electrical supply points, drainage) • Zoning classification and land-use status • Surrounding connectivity map (roads, residential catchment, commercial zones) 	You May visit the site.

8.	<p>Annual License Fee – Structure & Financial Clarity</p> <ul style="list-style-type: none"> • Whether a base or reserve fee has been determined • From which date the license fee becomes payable (agreement date or commercial operation date) • Whether a development grace period is allowed before fee commencement • Whether utilities and statutory charges are separate from the quoted amount 	<ul style="list-style-type: none"> • No • From date of Agreement. • Development work to be done by the Authority. • No
9.	<p>Development vs. Existing Infrastructure</p> <ul style="list-style-type: none"> • Current physical status of the park • Infrastructure already available on site • Scope of new capital development expected from the selected agency • Whether phased development is permitted 	<ul style="list-style-type: none"> • Work is in progress. Approx 70 % works has been completed • Children Play area, Kids Zone, Walking/Jogging Track, Three Gazebos, One Bamboo hut, High-mast National Flag, Canteen, Food zone, selfie point water bodies with fountain. • Selected agency may only maintenance the Park. • With the permission of authority.
10.	<p>Whether ticket pricing will be regulated by the authority or decided by the operator ?</p>	<p>Mutual consent of both.</p>
11.	<p>Is there any minimum reserve price or base license fee ?</p>	<p>No</p>
12.	<p>What infrastructure already exists at site ?</p>	<p>Work is in progress. Approx 70 % works has been completed. You may visit the site.</p>
13.	<p>Whether all proposed components (Children Play Area, Gazebos, Bamboo Hut, Water Body, Food Zone etc.) are to be developed entirely by the selected agency ?</p>	<p>No, all proposed components is being developed by the Authority.</p>
14.	<p>Whether electricity, water supply, drainage, and boundary wall are already available ?</p>	<p>Yes, you may visit the site.</p>
15	<p>Kindly clarify whether the following are permissible:</p> <ul style="list-style-type: none"> - Parking fee collection - Corporate events & private bookings - Sponsorship rights & branding - Advertising rights inside park premises - Dynamic pricing for entry tickets - Franchise-based food kiosks 	<p>Allowed.</p>
16.	<p>Escalation & Payment Terms</p> <ul style="list-style-type: none"> • Is payment to be made annually in advance or quarterly? • Is any performance security or bank guarantee required? If yes, quantum and format? 	<ul style="list-style-type: none"> • Annually • One lakh.

17.	Termination & Dispute Resolution <ul style="list-style-type: none"> • Whether a cure period will be provided? • Whether arbitration clause is included? • Force majeure provisions? • Protection in case of government-imposed restrictions affecting footfall? 	<ul style="list-style-type: none"> • Yes • Yes • Yes • No
18.	Insurance & Liability <ul style="list-style-type: none"> • Is public liability insurance mandatory? • Minimum coverage amount? • Responsibility in case of accident or natural calamity? 	As pe Agreement terms.
19.	Evaluation Criteria <ul style="list-style-type: none"> • Whether selection will be purely H1 (Highest Financial Bid)? • Whether technical proposal carries weightage? • Is this EOI stage or final RFP stage? 	<ul style="list-style-type: none"> • Yes • As per RFP • EOI will final stage.
20.	Water Body & Fountain Operations <ul style="list-style-type: none"> • Source of water supply? • Electricity tariff category? • Sewage/filtration/STP availability? • Mosquito control responsibility? 	<ul style="list-style-type: none"> • Submersible • Simple/Uniform Rate Tariff • No • No
21	Land & Legal Clearances <ul style="list-style-type: none"> • Confirmation that land is free from encumbrances. • Environmental or other statutory clearances required? • Zoning compliance confirmation. 	You may visit the site.

अतः कृपया अनुमोदन प्रदान करते हुये ई-टेंडर पर Corrigendum अपलोड करने की अनुमति प्रदान करने का कष्ट करें।

