

Request for Proposal

Leasing of 16-Kanal Commercial Plot for Marquee on Build & Operate Model

AT PAEC FOUNDATION HOUSING PROJECT LAHORE

PAEC FOUNDATION

Head Office: Adjacent to NORI Hospital, Hanna Road G-8/3
Islamabad.

Phone: 051-9263295, Extension: 205

Pakistan Atomic Energy Commission Foundation invites sealed proposals from reputable firms, contractors, or individuals for the lease of a 16-kanal commercial plot (87,120 Sqft) located in PAEC Foundation Housing Project, Lahore. The plot will be leased on monthly rental basis for 15 years. The successful bidder will be responsible for constructing and operating a marquee on a **Build & Operate system** in compliance with Lahore Development Authority (LDA) By-laws and regulations.

1. PAEC Foundation Housing Project Overview

PAEC Foundation Housing Project in Lahore is a well-planned Housing Scheme located along Canal Bank Lahore opposite to Bahria Town Lahore Sector-D, Block-DD and adjacent to Superior services housing society.

Canal Bank Road provides convenient access to the PAEC Foundation Housing project from Shahpur Chowk, Ring Road and Multan Road.

The Master Plan of PAEC Foundation Housing Scheme is divided into several blocks, including Block A, Block B, Block C, and Block D, each offering different plot sizes and amenities.

2. Roadway Connectivity of Society

Canal Road runs along the main areas of Lahore city and connects the inner city towns to southern Lahore, where prominent housing schemes have already been developed and some are still under development. These include Bahria Town, PAEC Foundation Housing Scheme, and industrial areas like Sundar Industrial Estate. Other major roads like Ring Road and Multan Road offer alternative access routes to southern Lahore, running around the periphery of the city.

3. Plot over View

The plot enjoys a prime location within the Pakistan Atomic Energy Housing Scheme, offering a compelling blend of established infrastructure and exciting development prospects. Situated directly on the society's main Structured Road, a spacious 150-foot wide road, it boasts convenient access to all corners of the community. Facing the Superior Service Housing Society across the plot benefits from close proximity to another well-established commercial area.

Across the Canal Bank Road lies the well-developed Bahria Town Sector D. This positions the plot for easy access to the vibrant atmosphere and amenities of Bahria Town, while also allowing you to enjoy the tranquility of the Atomic Energy Housing Scheme.

3.1 Plot Location in LDA Master Plan

The plot is situated in Block A of the PAEC Foundation Housing Scheme boasts a truly prime location, offering exceptional accessibility potential and exciting future development prospects as outlined in the Lahore Development Authority's master plan. The key features are below.

3.1.1 Strategic Location of Plot

Plot has direct frontage on the 150-foot wide road, places the new development just 200 meters from bustling Canal Bank Road. The 150ft wide road at the front side of plot connects canal road to internal roads and Multan Road.

3.1.2 Future Parking Provision in Master Plan

The plot, as envisioned in the LDA approved master plan of Scheme, will have dedicated parking on both the front and side, with a generous 30 feet wide strip of land allocated to each side, ensuring ample space for convenience of residents

3.1.3 10 ft. Passage at Back Side of Plot in Master Plan

The master plan allows for a 10-foot wide passage at the back of the plot to separate it from other constructions at the back side.

4. Development Considerations

In essence, this plot stands out with its strategic location, future potential for unmatched convenience, ample parking, and close proximity to an established community like Bahria Town. While the current access situation necessitates consideration, the potential for future development offers promising opportunities for a thriving development within PAEC Foundation Housing Society (Block A). The plot has area of 16 Kanals. Figure 1 & 2 indicates the plot details on location map.



Figure 1: Location Plan of Plot



Figure 2: Master Plan of Plot

5. Scope of Work

- 5.1 Designing, construction, and operate a marquee on the designated plot.
- 5.2 Ensure compliance with all legal and regulatory requirements, including approvals from LDA and other relevant authorities.
- 5.3 Construction must adhere to LDA laws and other relevant building codes. Maintain the marquee and associated infrastructure throughout the lease period.
- 5.4 Ensure high standards of service, safety, and operational efficiency.
- 5.5 Ensure proper parking arrangements and adherence to environmental and safety regulations.

6. Eligibility Criteria

The interested firms/contractors/individuals must:

- 6.1 Be registered with the relevant Tax Authority (FBR) and have filer and active tax status.
- 6.2 Submit a valid NTN registration certificate.

- 6.3 Not be involved in any litigation with any public or private body (declaration required on stamp paper).
- 6.4 Be financially sound, possessing an account maintenance certificate and a closing bank balance of Rs. 30 million for the year 2023-2024.

7. Proposal Submission Requirements

Interested bidders must submit:

7.1 Technical Proposal

- Company profile
- Experience (if any).
- Proposed design and construction plan.
- Compliance with LDA regulations.
- Implementation timeline.
- Projected operational strategy and business model.
- Construction completion time period.

7.2 Supporting Documents

- Copy of CNIC (for individuals) or company registration documents (for firms).
- Account maintenance certificate and bank statement for 2023-2024.
- Tax compliance certificate for 2023-2024 along with valid NTN registration certificate.
- Declaration of no pending litigation and blacklisting with any public or private entity on stamp paper.

8. Evaluation Criteria

Bids will be evaluated based on:

- Proposed design having compliance with LDA By-laws – **40 Marks**
- Financial strength and investment capacity – **40 Marks**

- Feasibility Study - **20 Marks**

9. Terms & Conditions

- 9.1 Proposed lease duration is 15 years.
- 9.2 Rent will start from the first day of marquee operations, which must begin no later than one year from the commencement date.
- 9.3 Rent will be increased at a rate of 10% per annum.
- 9.4 Performance security equivalent to six months' rent shall be deposited before lease commencement, which will be returned after completion of the construction of marquee or may be considered as six month advance rent as security.
- 9.5 The lease agreement will be subject to renewal conditions based on performance.
- 9.6 The successful bidder must commence construction within 3 months from the date of agreement.
- 9.7 The construction period will be 1 year from the commencement date.
- 9.8 The design of the Marquee must be reviewed and approved by PAEC Foundation before beginning of the construction. Any modifications required by PAEC Foundation must be incorporated.
- 9.9 PAEC Foundation reserves the right to inspect the quality and standard of materials used in construction to ensure compliance with approved specifications.
- 9.10 All construction must adhere to LDA by-laws, building codes, and environmental regulations.
- 9.11 The lessee shall be responsible for obtaining all necessary permits and approvals from relevant authorities before commencing construction.
- 9.12 PAEC Foundation officials shall have the right to conduct site inspections at any stage of the construction and operation to ensure compliance with agreed terms.
- 9.13 Failure to comply with LDA laws or agreed terms may result in termination of the contract.
- 9.14 The plot shall not be used for any purpose other than marquee operations without prior approval.
- 9.15 The lessee shall bear all utility, maintenance, property taxes and operational costs throughout the contract period.

- 9.16 The lessee must maintain proper records of operations, accounts, and tax compliance.
- 9.17 The PAEC Foundation reserves the right to inspect operations and ensure compliance with contractual obligations.
- 9.18 Any subletting or transfer of the lease without prior written approval will result in termination of the agreement.
- 9.19 Offer special discounts of 5% to residents of the PAEC Foundation Housing Project and 15-20% to employees of the PAEC Foundation Housing Project for event bookings.
- 9.20 At the end of the lease the structure will be transferred to the PAEC Foundation without compensation.

10. Contract Termination & Penalty Clauses

- 10.1 If the lessee fails to comply with agreed terms, LDA regulations, or applicable laws, the lease agreement may be terminated.
- 10.2 In case of rent payment default for more than two consecutive months, instead of termination:
 - 10.2.1 A penalty of **5% of the outstanding amount per month** will be imposed until the dues are cleared.
 - 10.2.2 If the rent remains unpaid for more than **three months**, the contract may be terminated at the discretion of the PAEC Foundation.
 - 10.2.3 Any repeated instances of delayed rent payment (more than two times in a year) may result in termination.
- 10.3 Any delay in project completion may lead to penalties or termination of the contract.
- 10.4 Any subletting, illegal construction, or misuse of the premises without prior approval shall be grounds for immediate termination.
- 10.5 The lessee shall be given a 120-days' notice period before termination unless the breach is of a serious nature, in which case immediate termination may be enforced.
- 10.6 At the end of the term, the ownership of structures and improvements may revert to the PAEC Foundation without compensation.

11. Arbitration Clause

- 11.1 In the event of any dispute arising between the parties concerning the terms of this agreement, the matter shall be referred to arbitration in accordance with the Arbitration Act, 1940.
- 11.2 The arbitration panel shall consist of three members: one appointed by the PAEC Foundation, one by the lessee, and the third by mutual agreement of both parties.
- 11.3 The decision of the arbitration panel shall be final and binding on both parties.
- 11.4 The arbitration proceedings shall take place in Lahore, and the cost of arbitration shall be borne equally by both parties.

12. Submission Deadline & Contact Information

The proposals along with all prescribed / related documents duly completed, signed, stamped and sealed should be dropped at PAEC Foundation Head Office, adjacent to NORI Hospital, Hanna Road G-8/3 Islamabad, till **10 March, 2025 before 16:00 hours.** Late applications will not be entertained. After preliminary scrutiny, applicants may be asked to submit any additional information if deemed necessary by the department.

For further inquiries, please contact the undersigned during business hours.

Assistant Manager (Projects & Procurement)

PAEC Foundation Head Office

Islamabad

Phone: 051-9263295, Extension: 205