



Redevelopment of BEST Bus Depots and Stations on Public Private Partnership (PPP)

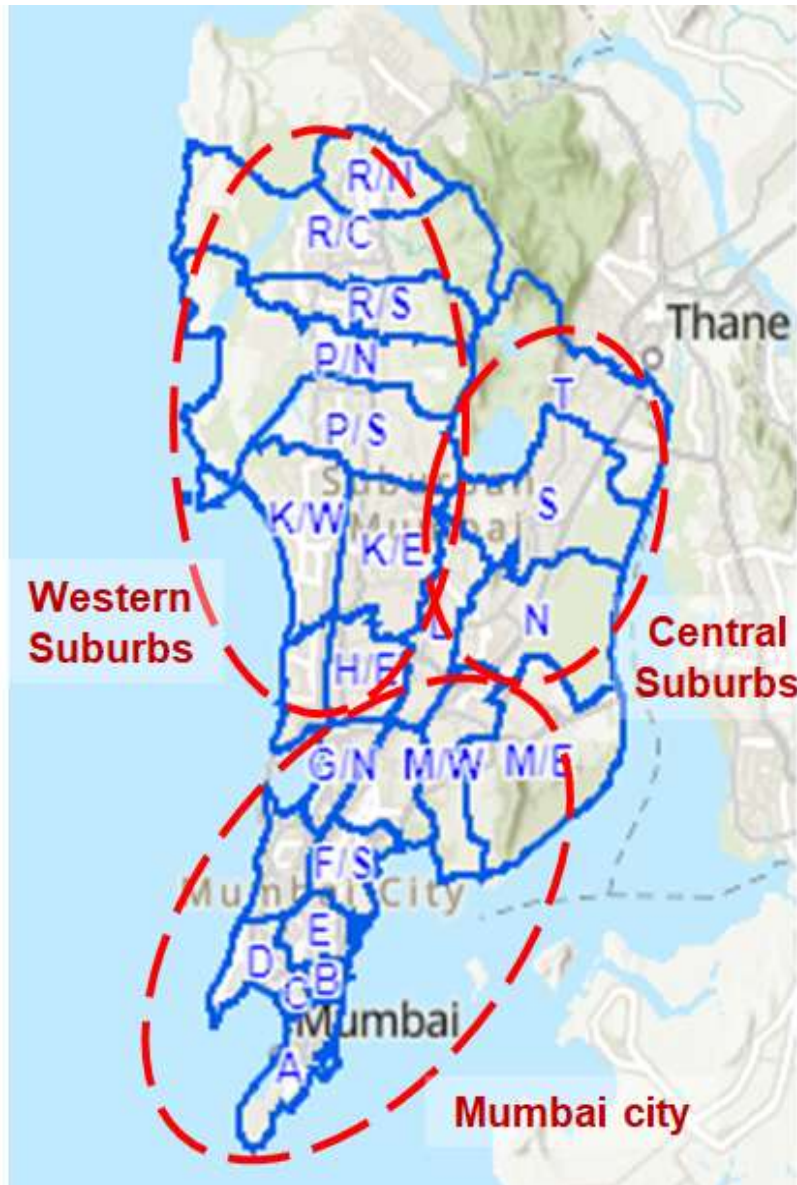
Preliminary Project Information Memorandum



Disclaimer

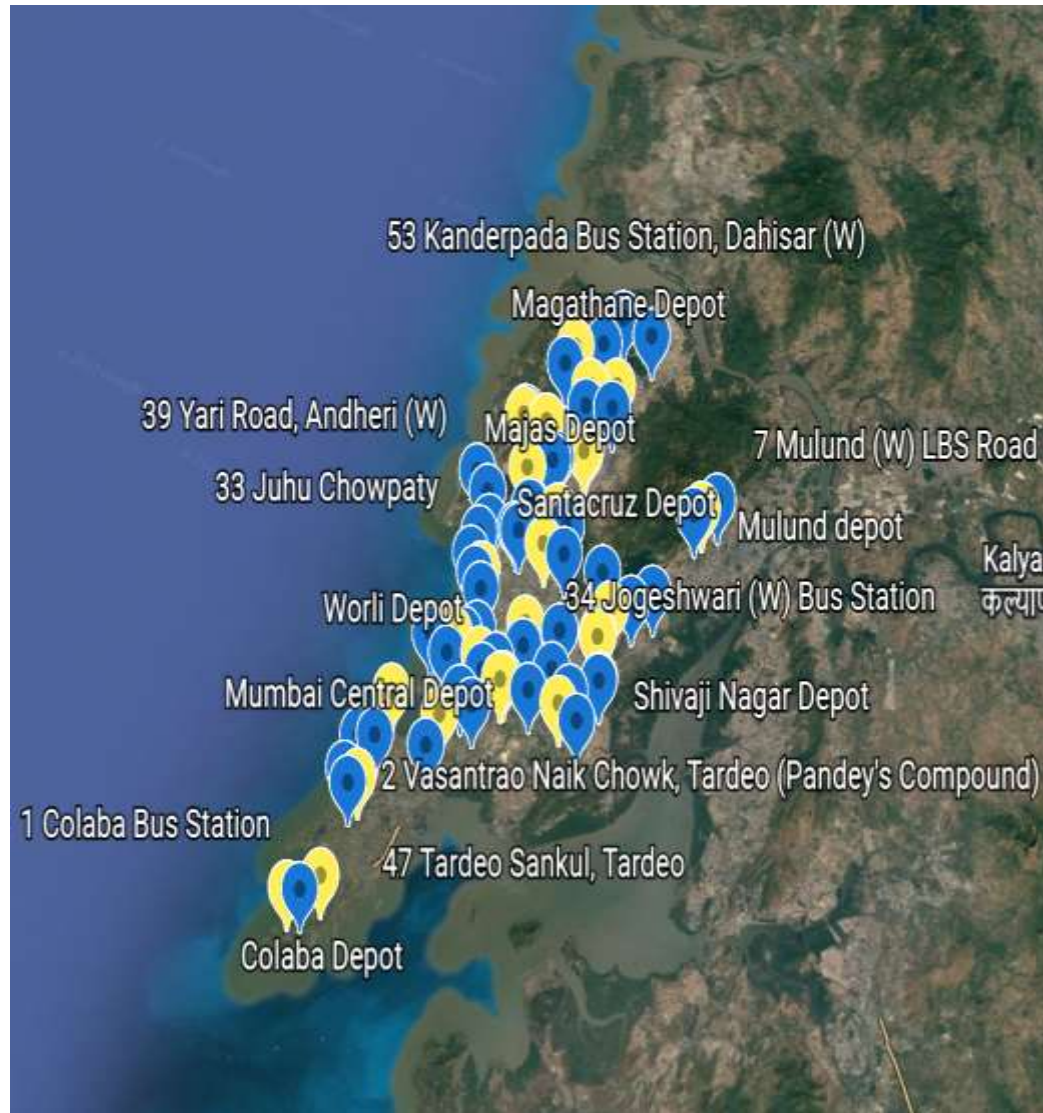
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Mumbai – Capital of Maharashtra



- Mumbai is the capital of Maharashtra and considered the financial capital of India
- Greater Mumbai is spread across an area of 437 sq. km. and has a population of 12.8 million (BMC's 2020 estimate)
- Greater Mumbai can be geographically divided into 3 parts: i) Mumbai city, ii) the Western Suburbs, iii) the Central Suburbs and is governed by Brihanmumbai Municipal Corporation (BMC)
- City buses services in Mumbai are provided by the Brihanmumbai Electricity Supply and Transport Undertaking (BEST) – an autonomous entity under BMC
- BEST is the second major public transport operator after suburban railways in Mumbai Island City & Mumbai Suburban region (Mumbai Municipal Region).
- On an average, 2.9 million passengers travel daily in Mumbai through 63,700 trips in 3,800 BEST buses.
- BEST has two businesses: 1) Electricity distribution to Mumbai city, 2) City buses service to all parts of Greater Mumbai

BEST's Bus Depot and Bus Stations



- BEST operates its city Bus service through 27 Bus Depots and 55 Bus Stations spread across Greater Mumbai
- **Bus Depot:**
 - Contains facilities for maintenance, repair, parking and fueling of buses
 - Depot management oversees and controls Bus Stations mapped to it, including monitoring of fare-box collection
 - Facilities for Bus drivers and conductors
- **Bus Station:**
 - Serves as a terminal for Bus routes
 - Basic facilities for passengers and Bus crew
- BEST aims to have a 100% electric bus fleet of 10,000 buses by 2026
- To cater to this increased parking need, BEST aims to redevelop its Bus Depots and/or Stations into state of art “Green” facilities with increased Bus parking capacity and better amenities for passenger and crew and with better gender friendly features

BEST intends to undertake phase wise redevelopment of its existing public Bus Depots and Stations into world class facilities, integrating commercial development to accommodate future demand for facilities and generate non-fare revenue to BEST to enhance its financial sustainability and make public travel more convenient

Sites selected for Redevelopment in the 1st Phase



Bandra Bus Depot with Bus Station*	
Plot area	18,986 sq. mt.
Property	Freehold
Existing Bus Parking space	126
Proposed Bus Parking Space	264

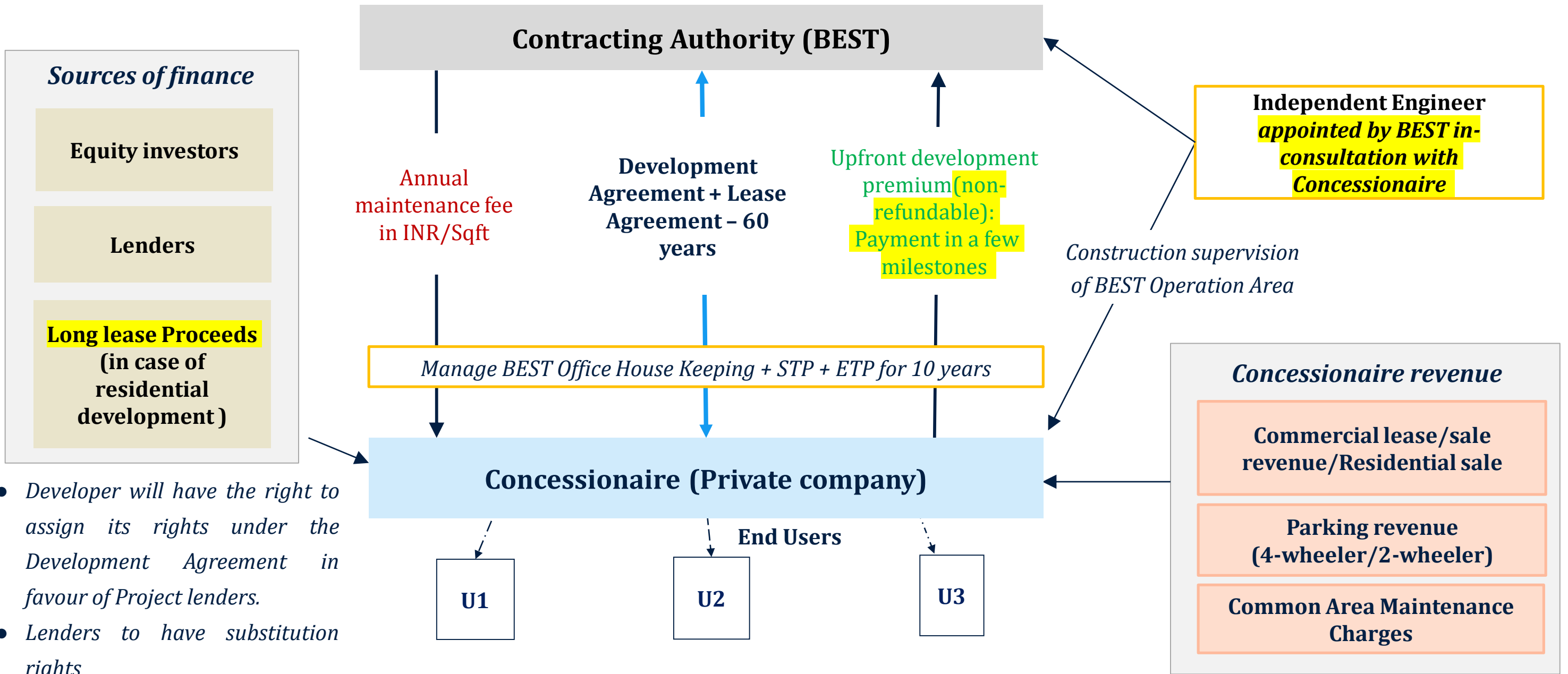
Dindoshi Bus Depot with Bus Station	
Plot area	26,571 sq. mt.
Property	Freehold
Existing Bus Parking space	141
Proposed Bus Parking Space	290

Deonar Bus Depot	
Plot area	37,033 sq. mt.
Property	Freehold
Existing Bus Parking space	215
Proposed Bus Parking Space	410

* Adjacent to SV Road near the Bandra Railway Station

Prime locations of Mumbai having high commercial development potential . Sites will be handed over to the selected developer (s) on a long term lease at a nominal fee

Indicative Transaction Structure



- Developer will have the right to assign its rights under the Development Agreement in favour of Project lenders.
- Lenders to have substitution rights

Concessionaire will have the option to develop either Commercial, Retail and/or Residential facility as per their own micro market assessment

Indicative Project Scope

S. No.	Scope	BEST	Private developer
Construction (3 years for BEST Facilities/ 4 years for entire facilities including commercial)			
1	Operational component: Depot^ and station facilities (BEST Facilities)		✓
2	Commercial/Retail / Residential component (Monetizable Area)		✓
Operation & Maintenance			
1	Bus repair and maintenance	✓	
2	Bus parking and charging kiosk management	✓	
3	O&M of bus maintenance yard and admin building	✓	
4	O&M of STP/ETP + BEST office upkeep (10 years)		✓
5	Bus operation, scheduling and ticketing	✓	
6	O&M of passenger amenities in bus stations – waiting area, toilets, shops#		✓
7	O&M of commercial component		✓

^ Components for Bus Facilities may include multilevel parking bays, maintenance yards (excluding equipment), admin building, e-charging infra , bus stations etc.. Developer will hand back re-developed BEST Facilities to BEST after completion of construction and retain the commercial/monetizable area for its management and collecting revenue

House-keeping includes cleaning services (including public toilets) and waste management

Contact Details

For further information, please contact the undersigned.

Vijay Singhal, IAS

*General Manager, Brihanmumbai Electricity Supply and Transport Undertaking
gm@bestundertaking.com*

With copy to :

S.R. Potnis

*Chief Engineer (Civil), BEST
cecivil@bestundertaking.com*

Susmita Sahoo

*International Finance Corporation
ssahoo3@ifc.org*

Suhas Pande

*International Finance Corporation
spande4@ifc.org*