



Maharashtra Metro Rail Corporation (Nagpur Metro Rail Project)

25-storied Parking-cum-Commercial Complex opposite Yeshwant Stadium

With the state government relaxing restrictions, Maha Metro has floated tenders to go in for parking and commercial development in a big way. When these properties are developed, they will change the face of Nagpur. 3 Tenders are live now.

The most ambitious project is the Parking-cum-Commercial Complex, opposite Yeshwant Stadium, Dhantoli. The permitted height is 88 meter and hence it will be a 25-storied building. It will be developed on public private partnership (PPP) basis.

The land area is 19,890 square meter and the use is commercial. The permissible floor to space index (FSI) is 2.5 but can go up to 4.0 under transit oriented development (TOD) policy, subject to payment of a premium. The private operator will have to spare 15% of the land as open space. The maximum constructed area possible on this site is 5.25 lakh sq feet.

The complex will be connected to Sitabuldi Interchange Metro station by a foot overbridge (FOB). The operator will be given a period of 4 years for construction and the concession period will be 60 years including the construction period.

The operator will have to provide parking slots for four-wheelers, two-wheelers and bicycles in the complex as mandated by development control rules (DCR). In addition, he will have to provide an extra parking space for 100 cars and 100 two-wheelers.

Maha Metro is also developing an exclusive consumer electronics goods market at concourse level of the under-construction Zero Mile Freedom Park station. Fifteen shops are being constructed there having area between 8.75 sq m and 13.28 sq m. The lease period will be 9 years.

The agency has also floated tenders for leasing out 17 commercial spaces having area between 17.34 sq m to 89.35 sq m at various stations of Reach I (Sitabuldi Interchange to Khapri) and Reach III (Sitabuldi Interchange to Lokmanya Nagar). The lease period for these shops will also be 9 years. The spaces are located at Khapri, Airport, Rahate Colony, Bansi Nagar, Vasudev Nagar, Rachna Ring Road and LAD Square Metro stations.