



Himachal Pradesh Housing & Urban Development Authority (HIMUDA)
(Himachal Pradesh Govt. Undertaking)

Expression of Interest (EOI)

Invitation for Development of a Commercial Complex in Shimla

The HIMUDA invites Expressions of Interest (EOI) from reputed national and international developers for the development of a modern Commercial Complex at a prominent location in Shimla, Himachal Pradesh.

The proposed project is located at Vikasnagar, Shimla, on a land parcel measuring approximately 7,595.52 square meters. The concept plan has been prepared by the School of Planning and Architecture, Vijayawada, and duly approved with a Floor Area Ratio (FAR) of 4.94, facilitating a total built-up area of approximately 39,000 square meters. The approved scheme features twin towers, 14 and 17-storey, envisioned to serve as a contemporary commercial hub aligned with Shimla's urban fabric.

The project is proposed to be undertaken either on an outright sale basis, under the BOOT (Build-Own-Operate-Transfer) model, or through any other appropriate and financially sustainable mode of development.

The Government of Himachal Pradesh is committed to fostering world-class infrastructure and welcomes innovative, investment-friendly proposals. As a precursor to formal bidding, HIMUDA seeks to engage with experienced and capable private sector entities through a consultative process to explore optimal structuring and implementation strategies.


Interested parties are requested to submit their Expression of Interest in the office of Executive Engineer HIMUDA Division Shimla Kasumpti, Shimla 171009 on or before 18.07.2025, e-mail id ceo@himuda.com

Date and venue for Prebid meeting shall be intimated separately

For more information please visit: www.himuda.hp.gov.in

Data Sheet:-
About the project

Sr.No.	<u>Particulars</u>	<u>Project Specific Information</u>
1.	Project Name	Expressions of Interest (EOI) for the development of a modern Commercial Complex at Vikasnagar Shimla, Himachal Pradesh.
2.	Name of the Employer	H.P Housing and Urban Development Authority (HIMUDA) Nigam Vihar Shimla-2
3.	End date for physical submission of Expression of Interest	18.07.2025
4.	Address for physical submission of documents	HIMUDA Division Shimla SDA Complex. Kasumpti, Shimla-171009
5.	A pre-bid meeting will be held on:	Date and venue for Pre-bid meeting shall be intimated separately please visit: www.himuda.hp.gov.in
6.	The Employer's representative is:	Executive Engineer.HIMUDA Division Shimla
7.	E-mail Id	eesd702@gmail.com , ceo@himuda.com
8.	Telephone:	0177-2621702


(Er. Raj Kumar Sharma)
EXECUTIVE ENGINEER(PF&M)
HIMUDA, Nigam Vihar Shimla-2

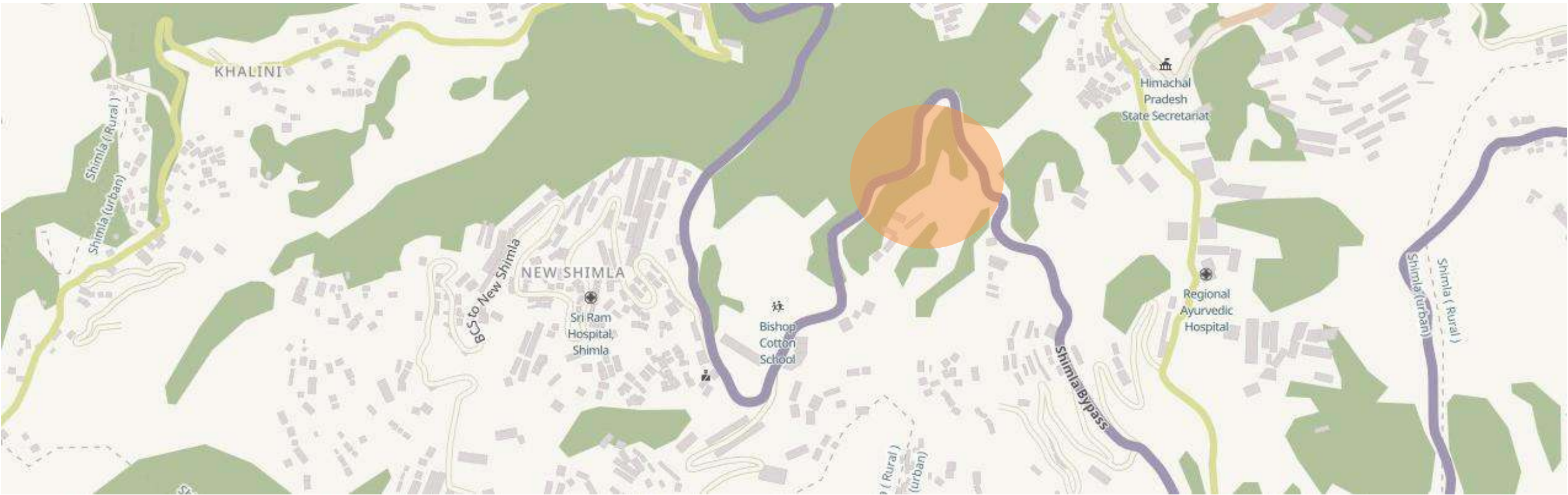
Indicative PPT enclosed for reference

HIMUDA

OFFICE CUM
COMMERCIAL
COMPLEX



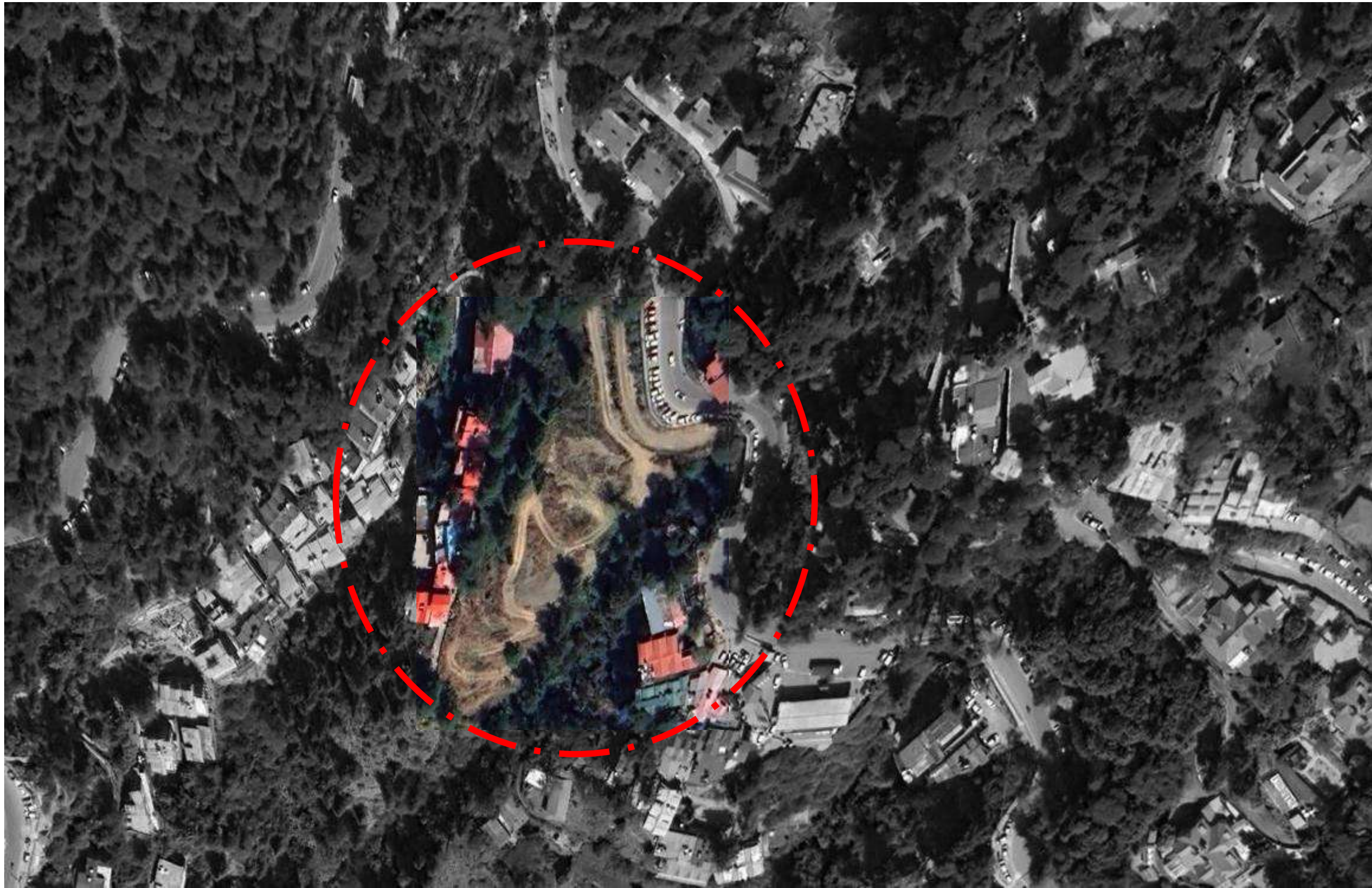
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School of Planning and Architecture, Vijayawada
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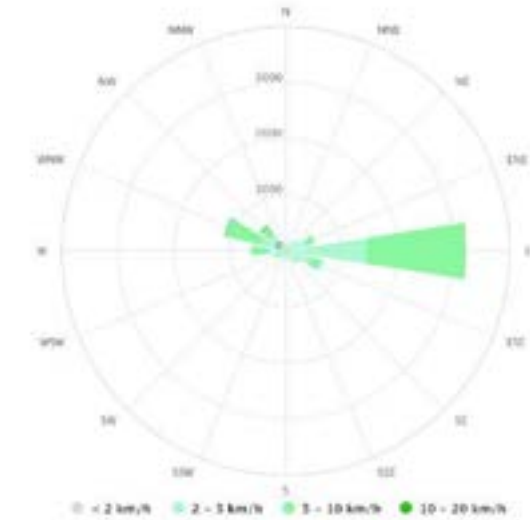
LOCATION TERRAIN MAP



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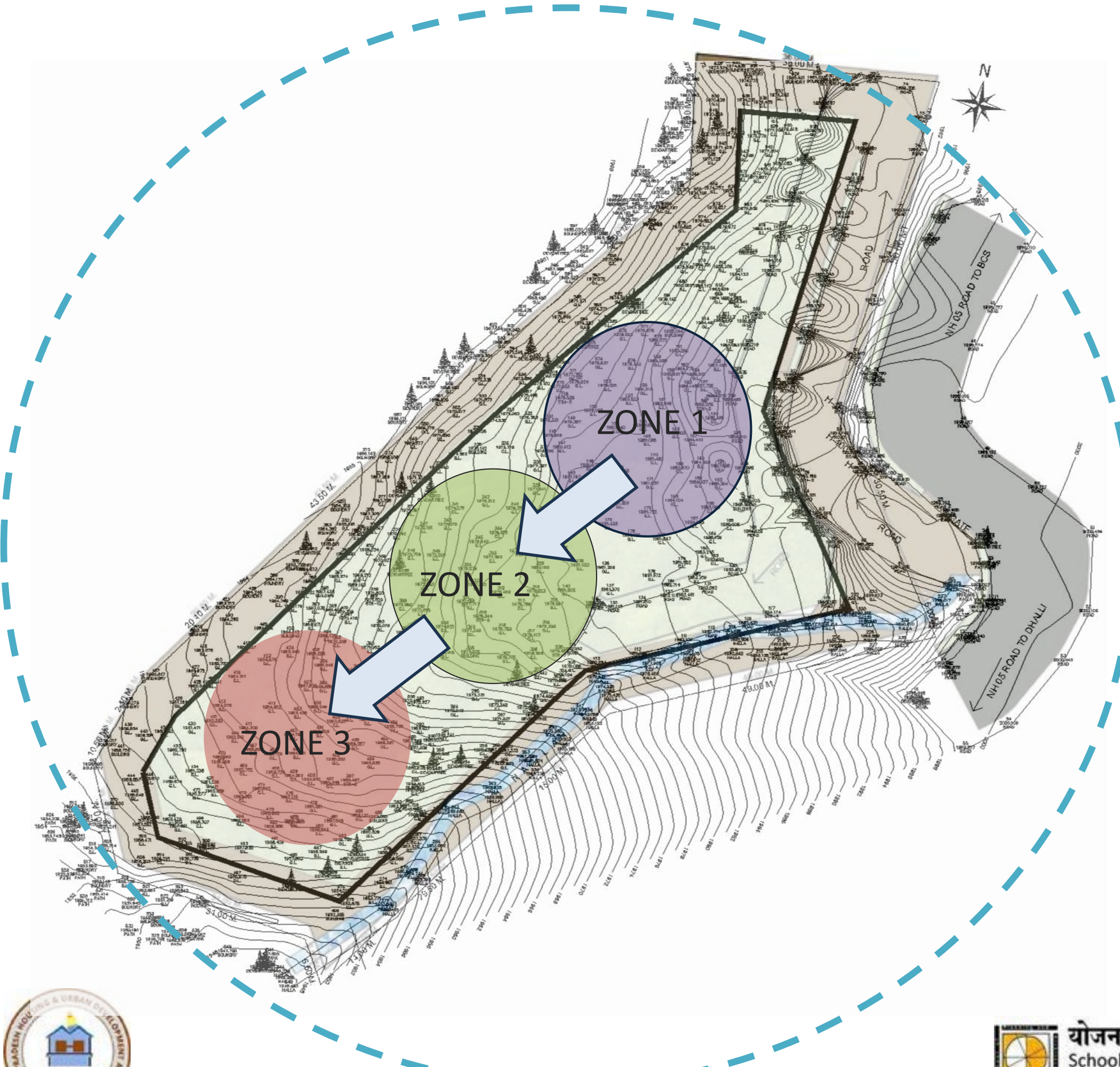


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1. SUN ANGLE -35 Degrees to 83 Degrees in winter and summer respectively
2. To draw maximum radiation the sunpath of winter has been considered and tapered the chajjas roofing with 30 Degrees inclination, so that direct beam radiation can be trapped effectively so as to heat the building for thermal comforts
3. The orientation of the blocks may face maximum surface area towards the southern side.

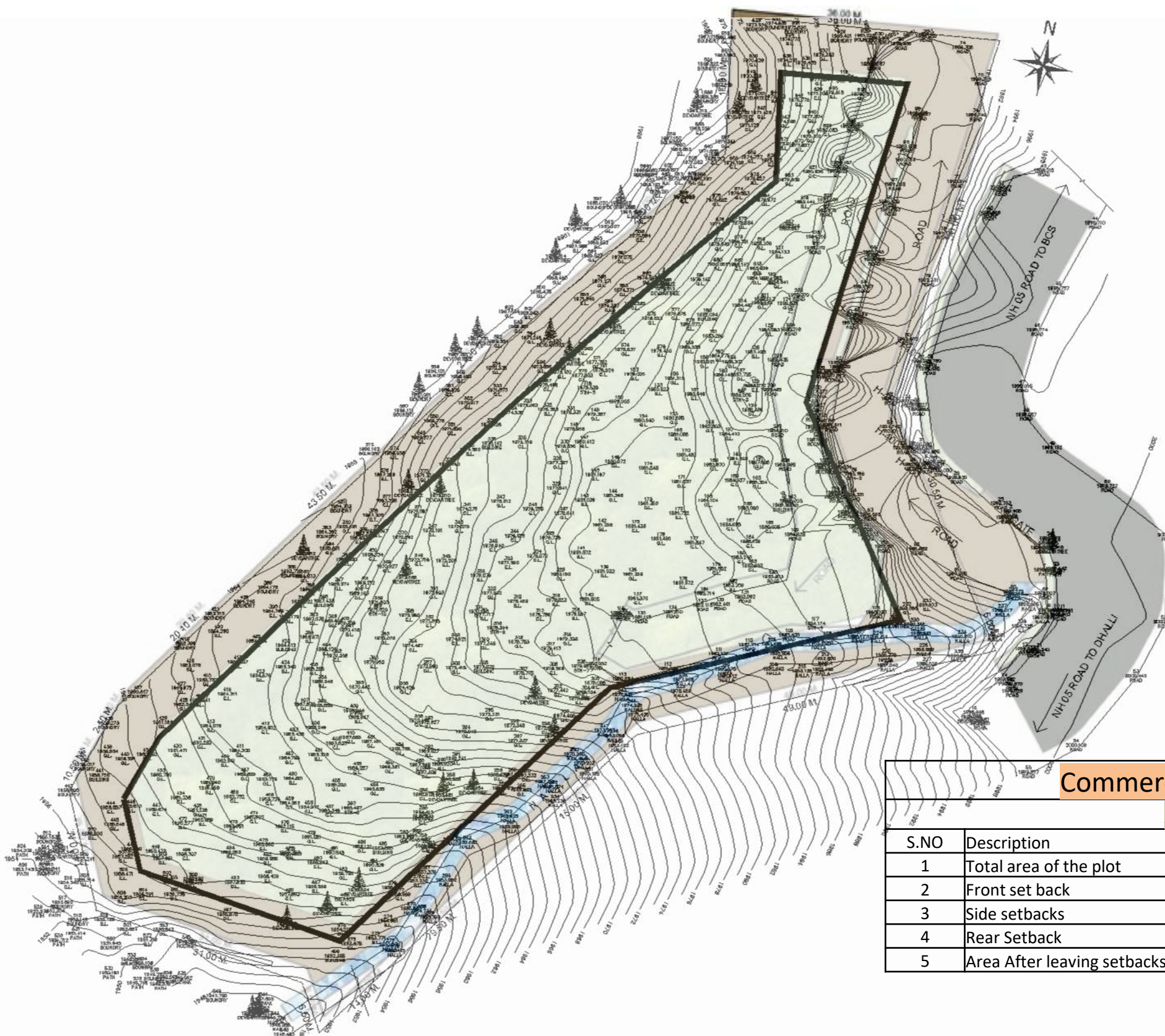
The general wind speed of Shimla is 1 to 2.5 mph is approximately 0.44 to 1.11 meters per second (m/s) which is negligible and however at peak winter season it has to be avoided. However, number of air changes has to be worked out through thermal buoyancy by introducing passive ventilation system



POTENTIAL AREA FOR CONSTRUCTION



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Commercial complex - shimla

Area statement

S.NO	Description	Area	Units	Remarks
1	Total area of the plot	7595.5	sqm	
2	Front set back	10.0 M	M	
3	Side setbacks	7.5 M	M	
4	Rear Setback	6.0 M	M	
5	Area After leaving setbacks	4635.9	sqm	



POTENTIAL AREA FOR CONSTRUCTION



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Concept

Shimla holds historical significance due to its climate, natural beauty, socio-cultural values, and traditional built environment, all of which reflect its rich heritage. These values are evident in its architecture, way of life, and social and cultural conditions. The concept of the techno-traditional office-cum-commercial setting is to harmonize with the site, considering the analysis and image of Shimla. The built form respects climatic, topographical, and techno-traditional values, establishing itself as an iconic structure in this centrally located space.

The design integrates office spaces, commercial components, supporting facilities, and parking to create vibrant internal spaces. The commercial areas are designed to offer a celebratory experience for consumers, visitors, and tourists. Office spaces are thoughtfully segregated to provide an open office environment, with dedicated cabins for officers.

The office environment includes workstations, mini-conference rooms, officer cabins, dining areas, printing sections, file storage units, and relaxation and recreation areas, including a food court. The design strategically utilizes existing contours to position the building appropriately, taking into account the site's soil characteristics and bearing capacity.

Connectivity between different levels ensures easy access from the approach drive to the parking floor, integrating parking with the commercial and office areas. Roof terraces are designed as recreational spaces in attics, offering panoramic views of the surroundings, enhanced by local aesthetics and indoor plants.

The sloped chajjas with a 30-degree inclination on the south, east, and west facades allow direct solar radiation to warm the building, following passive solar architecture principles. Additionally, bay windows are designed to function as solariums, capturing heat effectively from the sun.



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SECTION A-A



Block - B Ground Floor
Parking/Service floor Level 1958.5



KEY PLAN



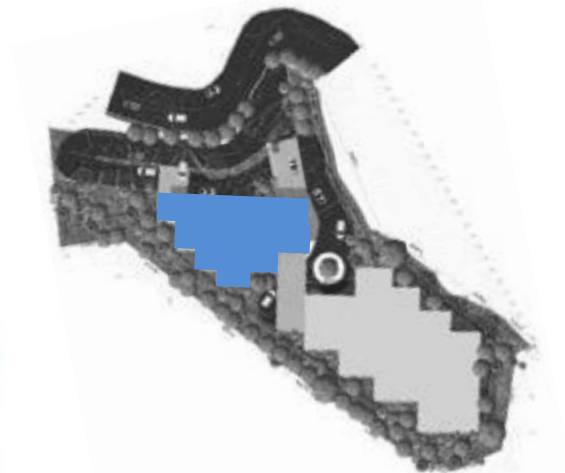


SECTION A-A



Block B – office spaces
Floor 1 Level 1962.5





KEY PLAN

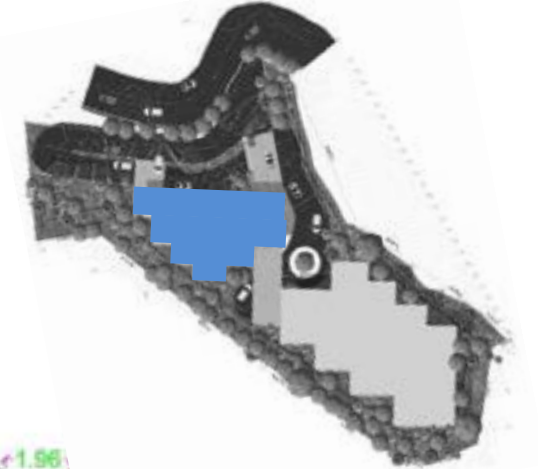


SECTION A-A



Block B-office spaces
Floor 2 Level 1966.5





KEY PLAN



SECTION A-A

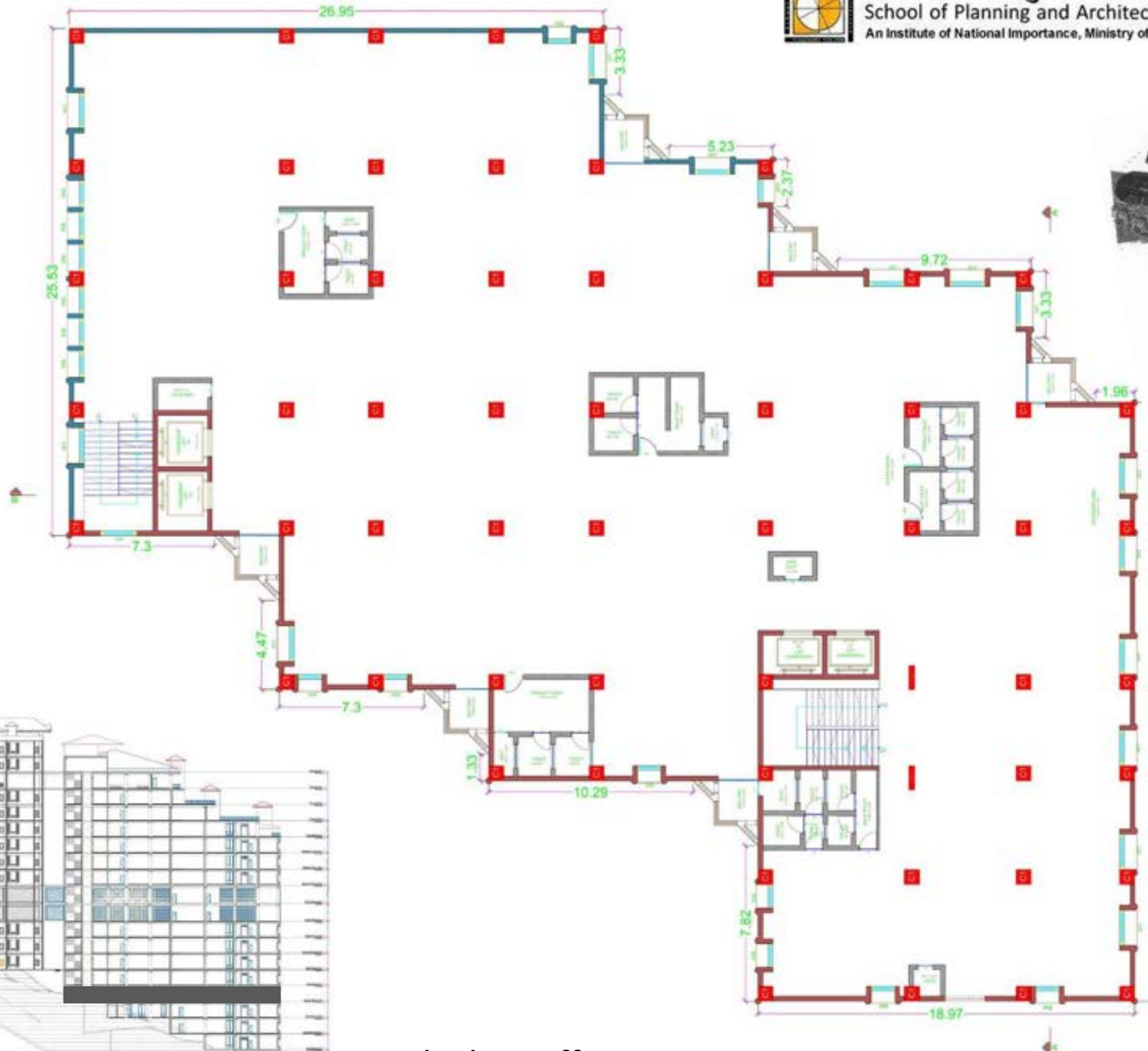


Block B-office spaces
Floor 3 Level 1970.5





KEY PLAN



SECTION A-A

Block B -office spaces
Floor 4 Level 1974.5





KEY PLAN



SECTION A-A

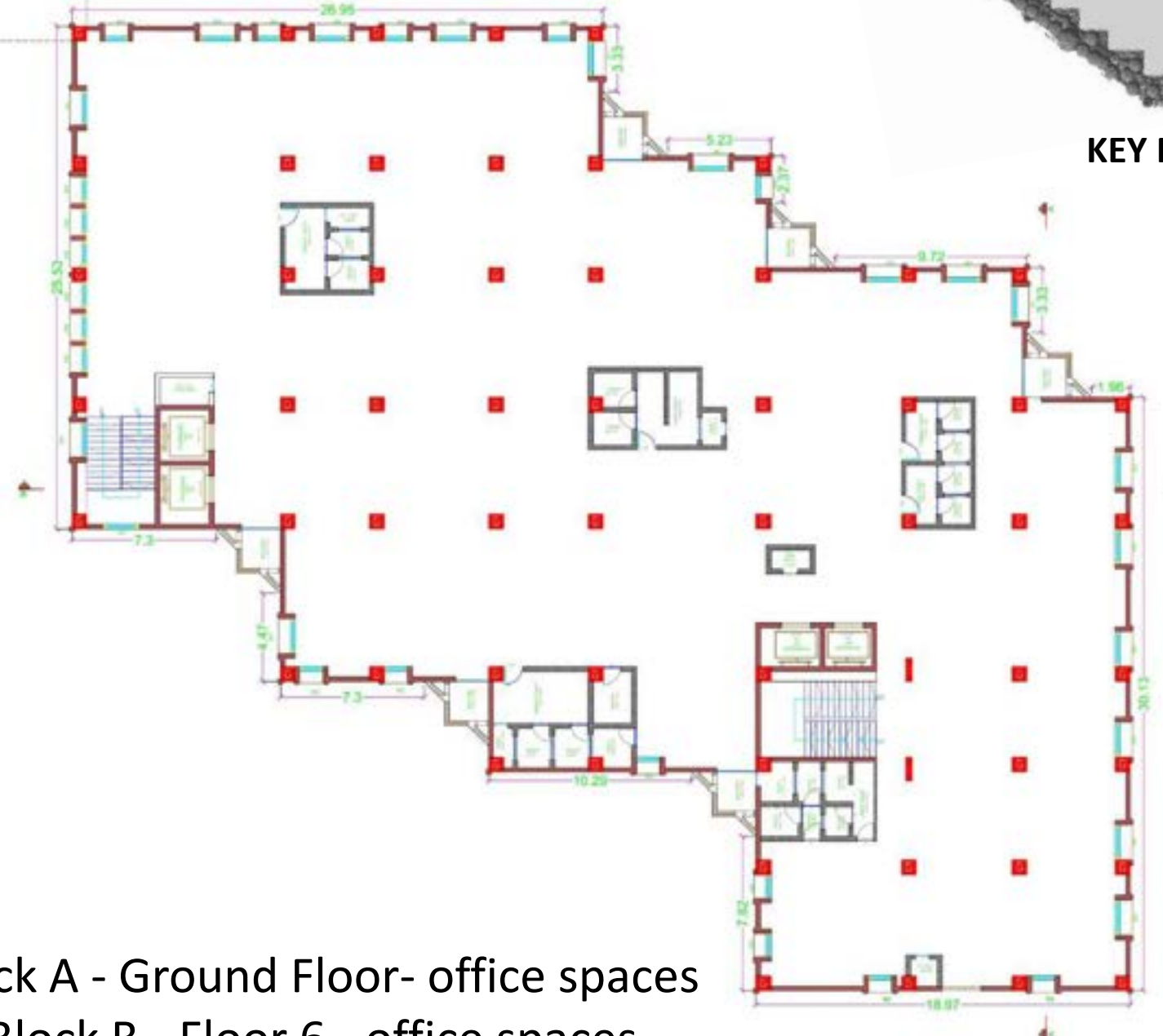


Block B -office spaces
Floor 5 Level 1978.5





KEY PLAN



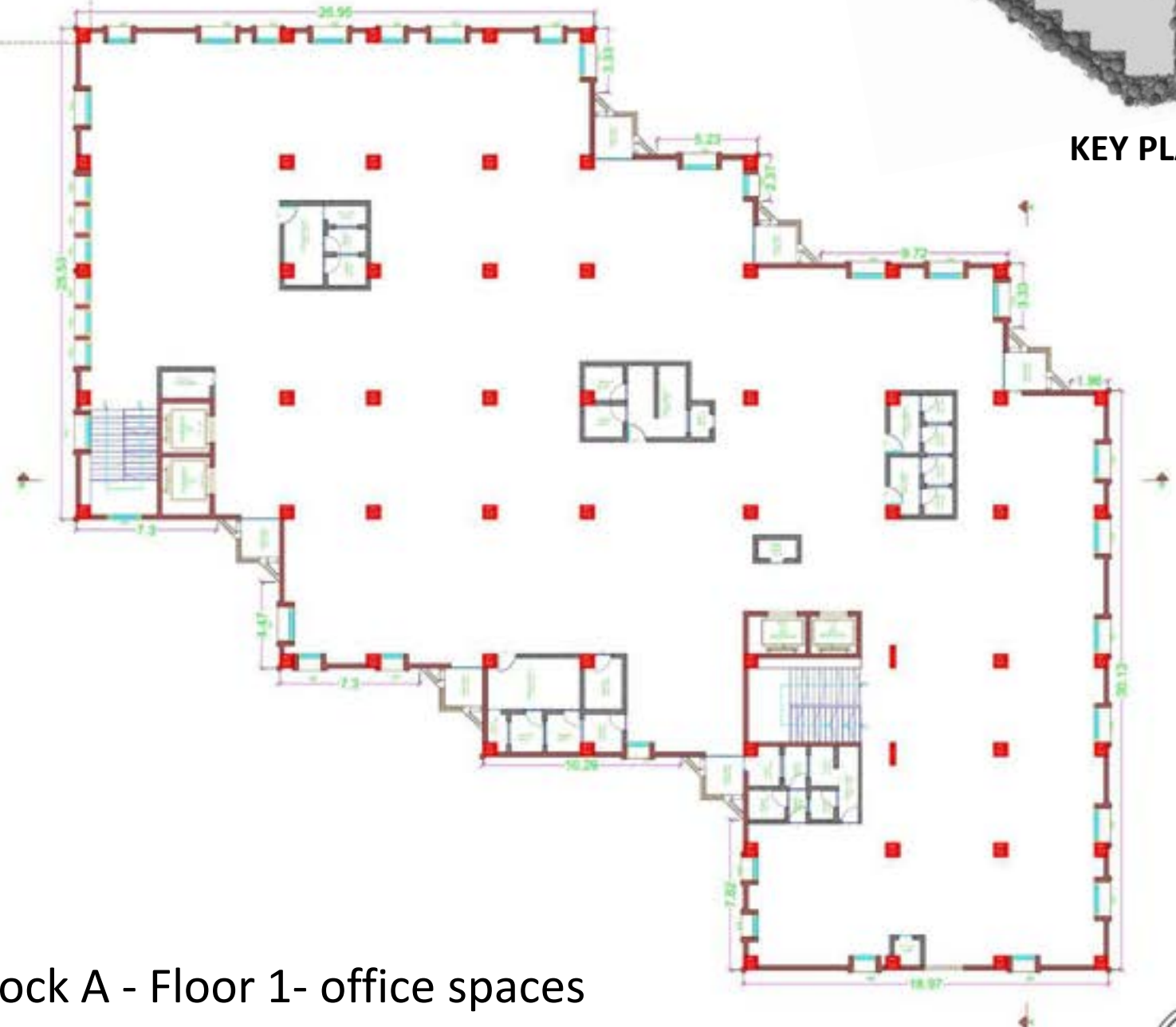
SECTION A-A

Block A - Ground Floor- office spaces
Block B - Floor 6 - office spaces
Level 1982.5





KEY PLAN



SECTION A-A

Block A - Floor 1- office spaces
Block B - Floor 7-office spaces
Level 1986.5



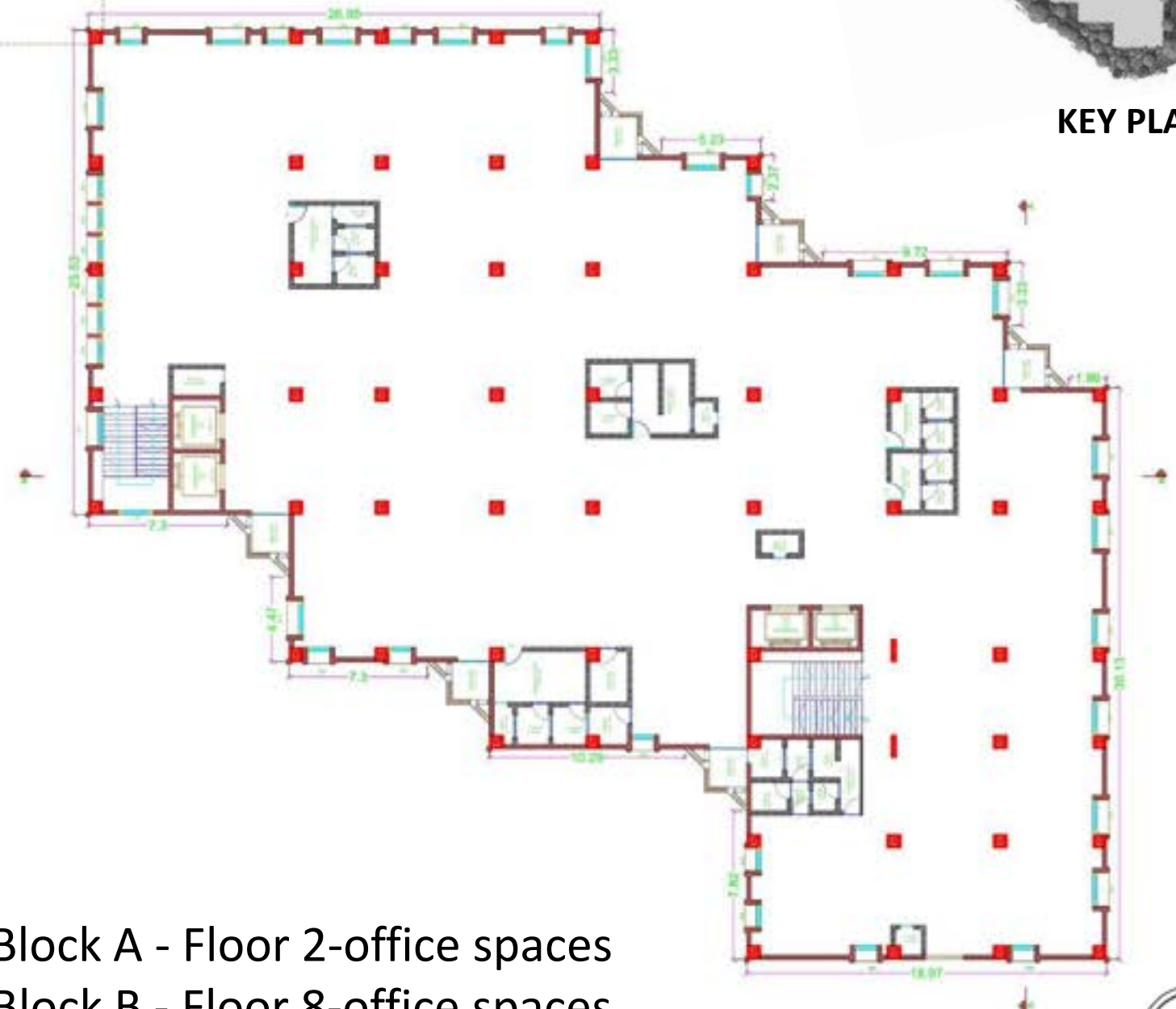


KEY PLAN



SECTION A-A

Block A - Floor 2-office spaces
Block B - Floor 8-office spaces
Level 1990.5





KEY PLAN



SECTION A-A

Block A - Floor 3-parking
Block B - Floor 9-parking
Level 1994.5; 102 cars(stacked parking)



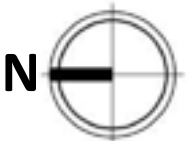
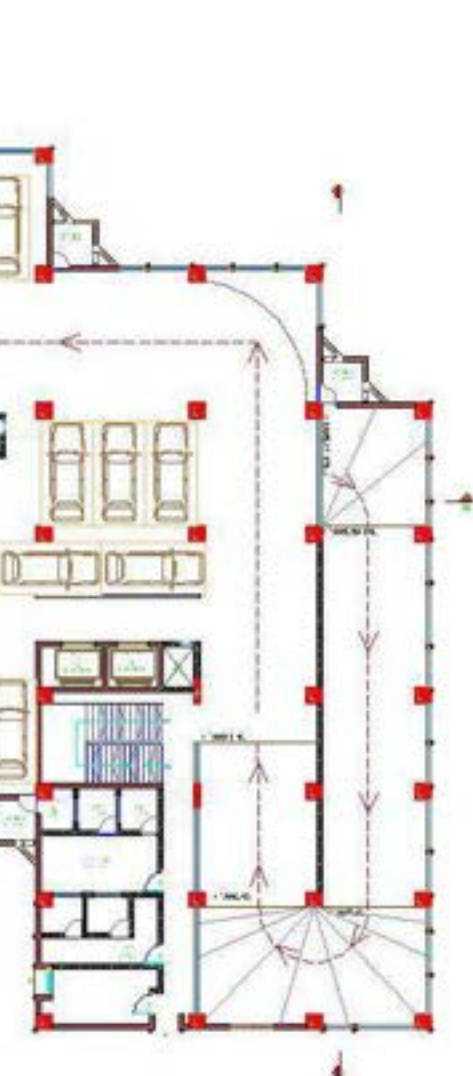


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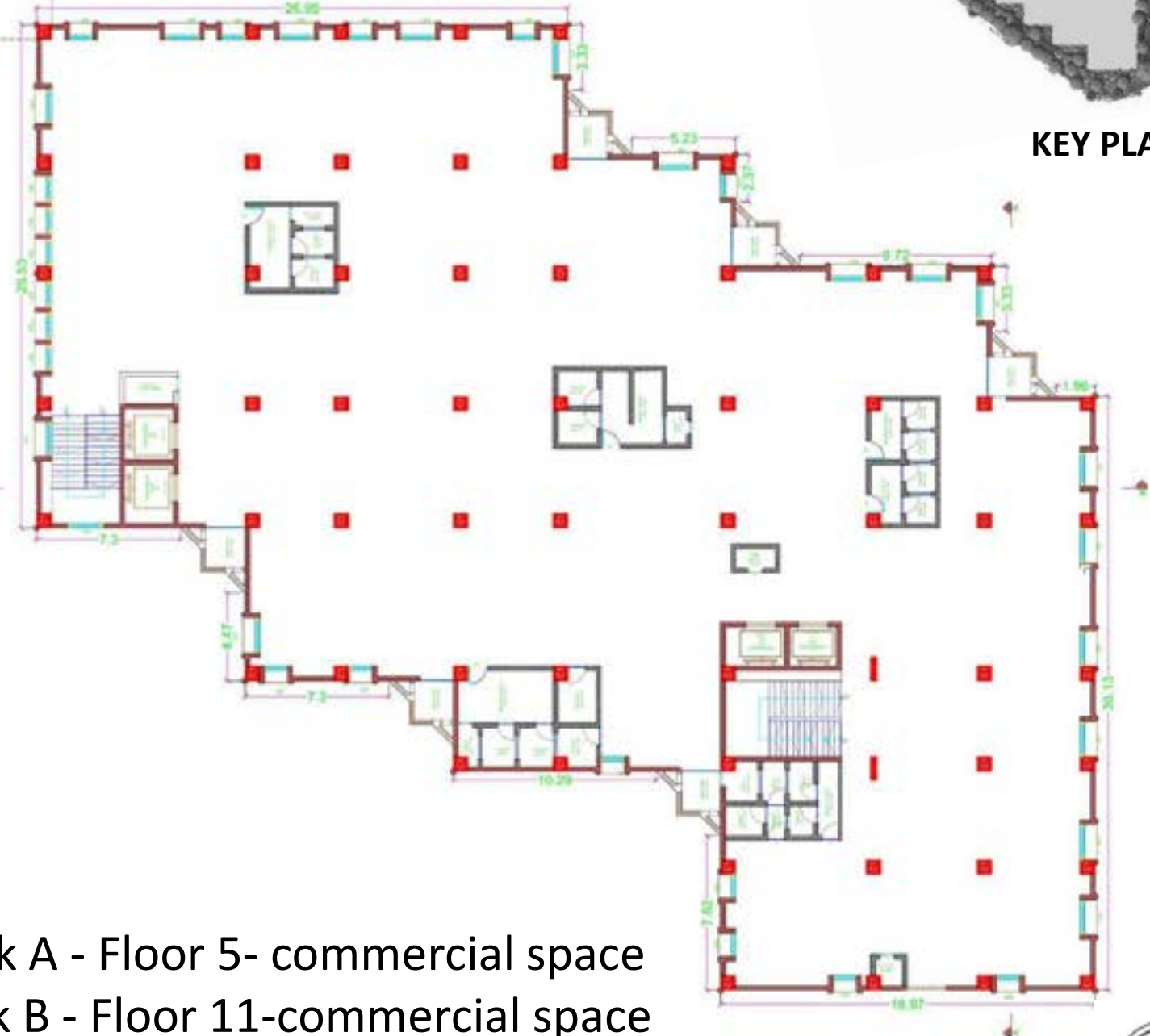
SECTION A-A

Block A - Floor 4-parking
Block B - Floor 10-parking
Level 1999; 90 cars(stacked parking)





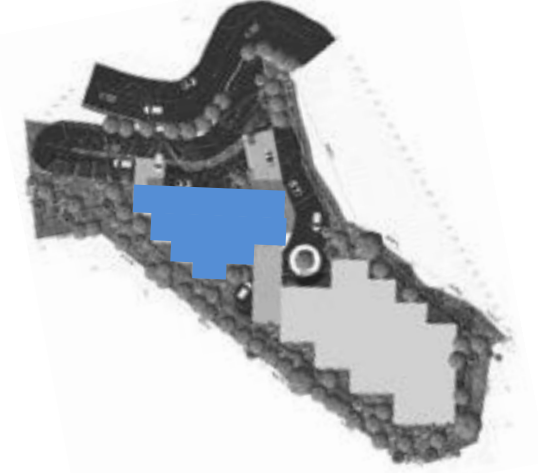
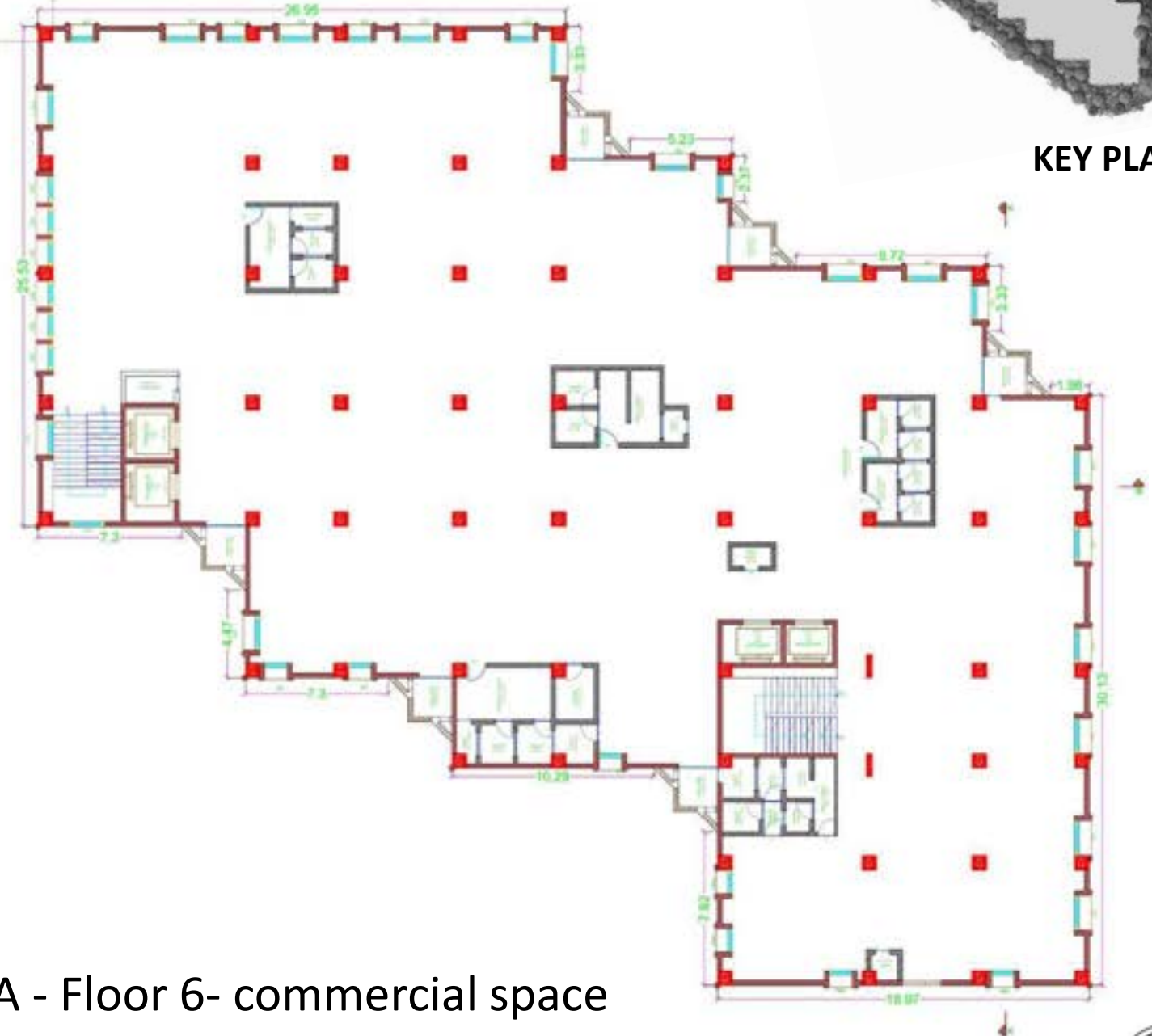
KEY PLAN



SECTION A-A

Block A - Floor 5- commercial space
Block B - Floor 11-commercial space
Level 2003.5





KEY PLAN



SECTION A-A

Block A - Floor 6- commercial space
Block B - Floor 12- commercial space
Level 2007.5





KEY PLAN



SECTION A-A

Block A - Floor 7- commercial space
Block B - Floor 13- commercial space
Level 2011.5





KEY PLAN



SECTION A-A

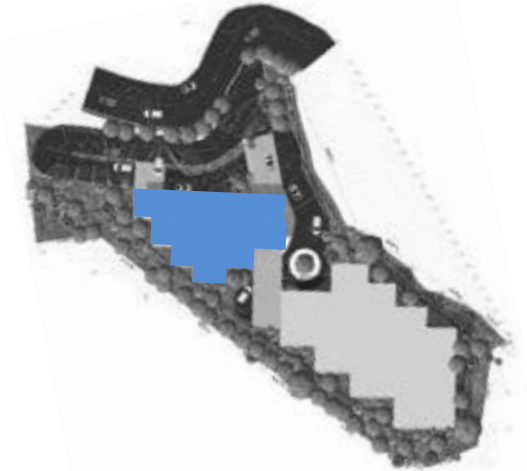
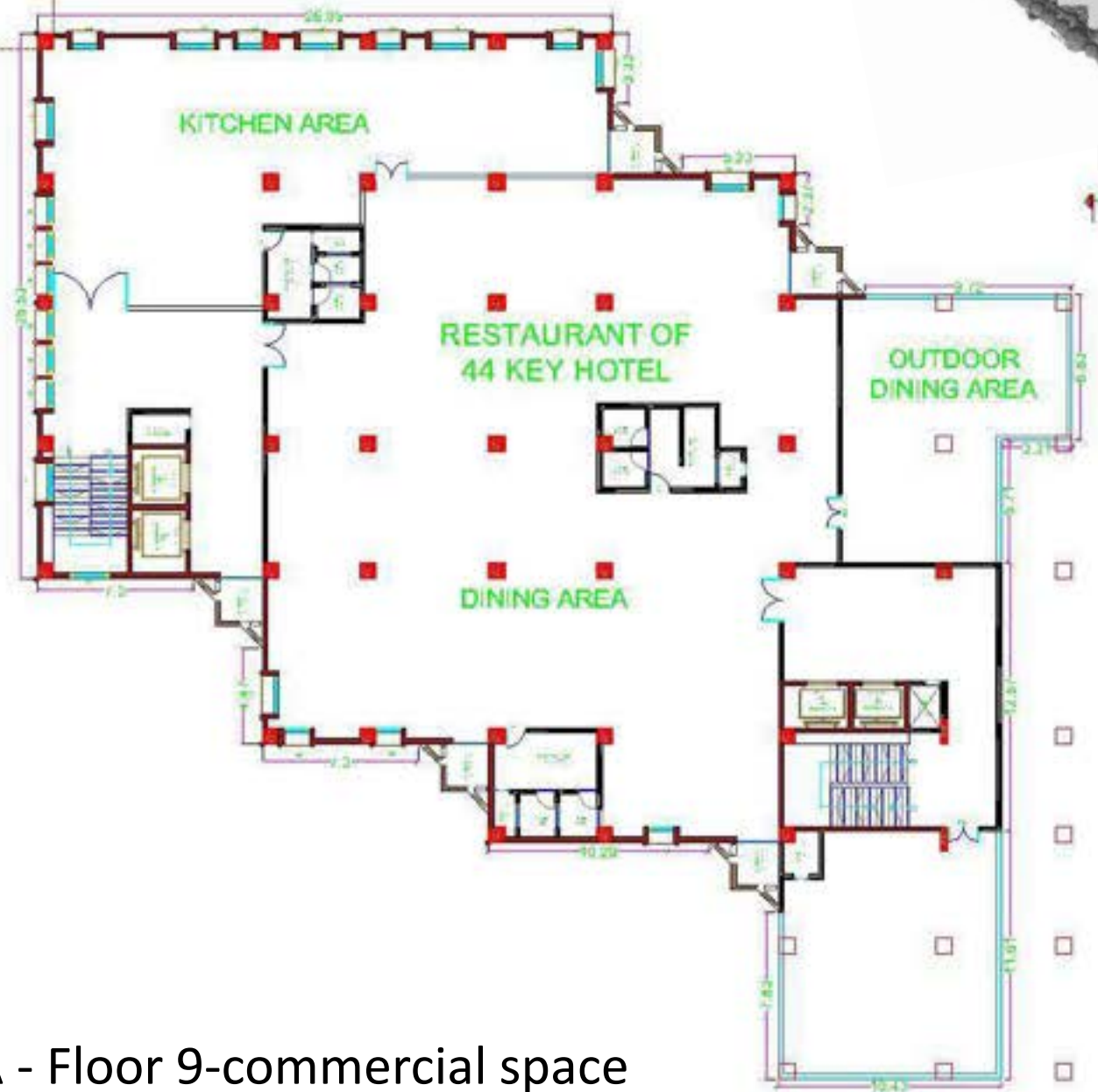
Block A - Floor 8- commercial space
Block B - Floor 14- commercial space
Level 2015.5





SECTION A-A

Block A - Floor 9-commercial space
Block B - Floor 15 Restaurant Of 44 Key Hotel
Level 2019.5



KEY PLAN





Level 2023.5; 24 keys





KEY PLAN

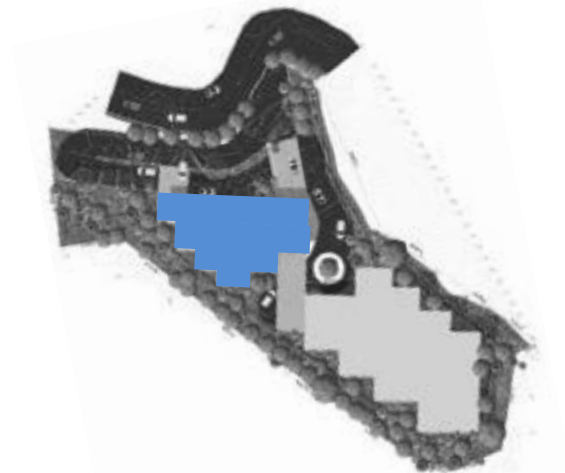


SECTION A-A

Block A - Floor 11 (combined)(hotel)
Block B - Floor 17
Level 2027.5; 20 keys

SEEN BELOW





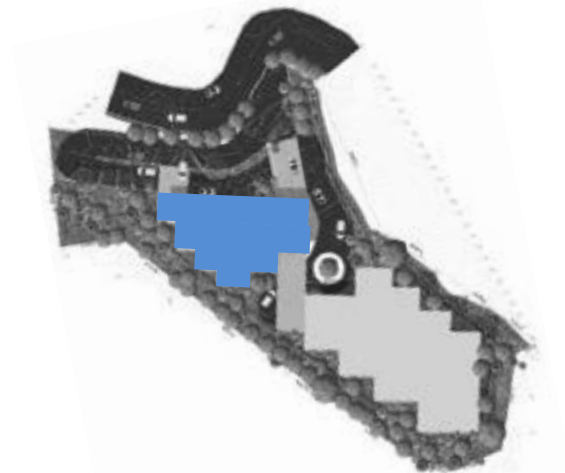
KEY PLAN



SECTION A-A

Block A - Floor 12- commercial
Block B - Terrace Floor (Attic- commercial)
Level 2031.5





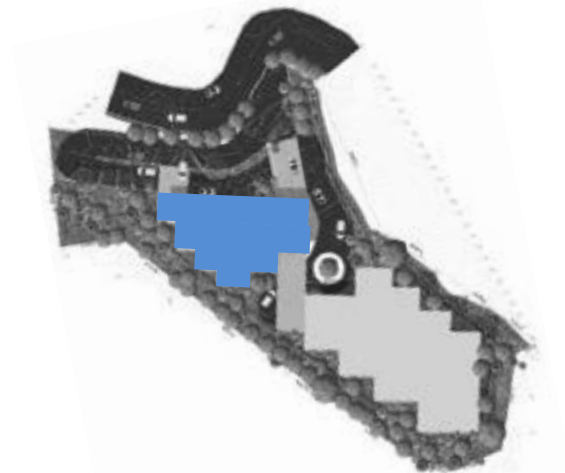
KEY PLAN



SECTION A-A

Block A - Floor 13- (commercial)
Level 2035.5





KEY PLAN



SECTION A-A

Block A - Terrace Floor
Level 2039.5





**EAST SIDE BUILT FORM SHOWING ENTRY AND EXIT
GATES AND PEDESTRIAN MOVEMENTS TO CORE
AREAS FOR VERTICAL MOVEMENT**



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**EXIT GATE FROM PARKING LOT TO THE MAIN ROAD AND ALSO PEDESTRIAN MOVEMENT
FROM CORE AREA TO THE PICK-UP POINT TO NAVIGATE TO A MAIN ROAD**



**ENTRY TO PARKING AS WELL AS
CONNECTING CORRIDOR TO CORE
AREA SO THAT BEFORE ENTERING THE
CAR PARK VISITORS CAN BE DROPPED
AT THE ENTRY WHERE FOOTPATH
CONNECTED TO CORE AREA AS SHOWN
IN THE IMAGE**



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THE PROJECTED CORRIDOR OF SIX FEET, CONNECTING TO THE VERTICAL CORE TO TAKE THE VISITORS, USERS TO DIFFERENT FLOORS OF HIMUDA COMPLEX



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SOUTH SIDE BUILT FORM OF HIMUDA COMPLEX SHOWING ENTRY AND EXIT WITH PEDESTRIAN MOVEMENT FROM MAIN CONNECTING ROAD TO THE INTERNAL DRIVE-WAY SO AS TO REACH THE CORE TO ENTRY AND EXIT AT PARKING LEVEL AND ALSO DRIVE WAY TAKES TO THE EXCLUSIVE ENTRANCES TO BLOCK -A AND BLOCK-B



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ADDITIONAL PARKING OF 16 CARS AS PROPOSED IN THE LAST MEETING ALLOCATED AT BLOCK-B , AT SOUTH-WEST SIDE . (IMAGE-1)



ADDITIONAL PARKING OF 16 CARS AS PROPOSED IN THE LAST MEETING ALLOCATED AT BLOCK-B , AT SOUTH-WEST SIDE . (IMAGE-2)



ARIAL VIEW SHOWING THE ENTRY AND EXIT TO THE PARKING LOT AS WELL TO THE VERTICAL CORE



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Detail Block A floor areas with saleable area and parking

NAME OF THE PROJECT : COMMERCIAL CUM OFFICE COMPLEX, SHIMLA									
BLOCK-A AREA STATEMENT									
Sl No.	FLOOR LEVEL	OFFICE/ COMMERCIAL	PLINTH AREA (SQM)		COMMON AREA (SQM)		TOTAL AREA (SQM)	GROSS SALABLE AREA (SQM)	PARKING
			TOTAL AREA	PERCENTAGE	TOTAL AREA	PERCENTAGE	TOTAL AREA		
1	Ground Floor/(1982.5)	OFFICE	721.74	76.2	226.02	24	947.77	948	2
2	First Floor /(1986.5)	OFFICE	632.2	66.7	315.57	33	947.7	948	2
3	Second Floor/(1990.5)	OFFICE	541.64	54.4	453.42	46	995.9	995.06	2
4	Third Floor /(1994.5)	PARKING	–	–	0	0	991.2	0	
5	Fourth Floor /(1999)	PARKING	–	–	0	0	991.2	0	
6	Fifth Floor /(2003.5)	COMMERCIAL CUM SHOPPING	465.05	–	482.65	51	947.7	947.7	3
7	Sixth Floor /(2007.5)	COMMERCIAL CUM SHOPPING	465.05	–	482.65	51	947.7	947.7	3
8	Seventh Floor /(2011.5)	COMMERCIAL	947.7	–	207.00	22	947.7	947.7	2
9	Eighth Floor /(2015.5)	COMMERCIAL	947.7	–	207.00	22	947.7	947.7	3
10	Ninth Floor/(2019.5)	COMMERCIAL	947.7	–	207.00	22	947.7	947.7	3
11	Tenth Floor/ (2023.5)	HOTEL	1051.48	–	0.00	0	1051.48	1051.48	3
12	Eleventh Floor /(2027.5)	HOTEL	1051.48	–	0.00	0	1051.48	1051.48	3
13	Twelveth Floor /(2031.5)	COMMERCIAL	947.7	–	158.17	17	947.7	947.7	3
14	Thirteenth Floor /(2035.5)	COMMERCIAL	947.7	–	158.17	17	947.7	947.7	3
		TOTAL	11649.54		2897.65		13610.63	11627.45	32



Detail Block A office/commercial wise floor areas with saleable area and parking

NAME OF THE PROJECT : COMMERCIAL CUM OFFICE COMPLEX, SHIMLA												
BLOCK-A AREA STATEMENT												
SI No.	FLOOR LEVEL	OFFICE/ COMMERCIAL	PLINTH AREA			COMMON AREA DISTRIBUTIO N	COMMON AREA PERCANTAGE	TOTAL COMMON AREA		TOTAL AREA	GROSS SALABLE AREA in sqm	PARKING
			Area in sqm	TOTAL AREA	PERCENTAGE			TOTAL AREA	PERCENTAGE	TOTAL AREA		
1	Ground Floor/(1982.5)	OFFICE		722	76			226	24	948	948	
	OFFICE-1		153		21	48	21				201	1
	OFFICE-2		347		48	109	48				455	1
	OFFICE-3		222		31	70	31				292	1
2	First Floor /(1986.5)	OFFICE		632	67			316	33	948	948	
	OFFICE-1		153		24	76	24				229	1
	OFFICE-2		53		8	27	8				80	0
	OFFICE-3		426		67	213	67				639	2
3	Second Floor/(1990.5)	OFFICE		542	54			453	46	996	995	
	OFFICE-1		273		50	228	50				501	1
	OFFICE-2		269		50	225	50				494	1
4	Third Floor /(1994.5)	PARKING	-	-	-			0	0	991.2	0	
5	Fourth Floor /(1999)	PARKING	-	-	-			0	0	991.2	0	
6	Fifth Floor /(2003.5)	COMMERCIAL cum shopping	-	465.05	-			482.65	51	947.7	947.7	
	shop -1	shopping	115.81		24.9	120.2	24.9				236.0	1.0
	shop -2	shopping	17.05		3.7	17.7	3.7				34.7	1.0
	shop -3	shopping	35.83		7.7	37.2	7.7				73.0	1.0
	shop -4	shopping	78.75		16.9	81.7	16.9				160.5	1.0
	shop -5	shopping	86.45		18.6	89.7	18.6				176.2	1.0
	shop -6	shopping	38.08		8.2	39.5	8.2				77.6	1.0
	shop -7	shopping	43.91		9.4	45.6	9.4				89.5	1.0
	shop -8	shopping	29		6.2	30.1	6.2				59.1	1.0
	shop -9	shopping	20.17		4.3	20.9	4.3				41.1	1.0
7	Sixth Floor /(2007.5)	COMMERCIAL cum shopping	-	465.05	-			482.65	51	947.7	947.7	
	shop -1	shopping	115.81		24.9	120.2	24.9				236.0	1.0
	shop -2	shopping	17.05		3.7	17.7	71.1				34.7	1.0
	shop -3	shopping	35.83		7.7	37.2	7.7				73.0	1.0
	shop -4	shopping	78.75		16.9	81.7	16.9				160.5	1.0
	shop -5	shopping	86.45		18.6	89.7	18.6				176.2	1.0
	shop -6	shopping	38.08		8.2	39.5	8.2				77.6	1.0
	shop -7	shopping	43.91		9.4	45.6	9.4				89.5	1.0
	shop -8	shopping	29		6.2	30.1	6.2				59.1	1.0
	shop -9	shopping	20.17		4.3	20.9	4.3				41.1	1.0
8	Seventh Floor /(2011.5)	COMMERCIAL	-	947.7	-			207.00	22	947.7	947.7	2.0
9	Eighth Floor /(2015.5)	COMMERCIAL	-	947.7	-			207.00	22	947.7	947.7	2.0
10	Ninth Floor/(2019.5)	COMMERCIAL	-	947.7	-			207.00	22	947.7	947.7	2.0
11	Tenth Floor/ (2023.5)	HOTEL	-	1051.48	-			0.00	0	1051.48	1051.48	2.0
12	Eleventh Floor /(2027.5)	HOTEL	-	1051.48	-			0.00	0	1051.48	1051.48	2.0
13	Twelveth Floor /(2031.5)	COMMERCIAL	-	947.7	-			158.17	17	947.7	947.7	2.0
14	Thirteenth Floor /(2035.5)	COMMERCIAL	-	947.7	-			158.17	17	947.7	947.7	2.0
	TOTAL			11649.54				2897.65		13610.63	11627.45	32



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Detail Block B floor areas with saleable area and parking

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			TOTAL AREA	PERCENTAGE	COMMON AREA DISTRIBUTION	PERCENTAGE	TOTAL AREA		
1	Ground Floor/(1958.5)	Parking and Service	0			100	350		
2	First Floor /(1962.5)	office	493	74	176	26	669	669	4
3	Second Floor/(1966.5)	office	768	43	186	10	1787	954	5
4	Third Floor /(1970.5)	office	1274	71	236	13	1787	1510	8
5	Fourth Floor /(1974.5)	office	1418	82	369	21	1735	1787	9
6	Fifth Floor /(1978.5)	office	1262	98	355	28	1282	1617	9
7	Sixth Floor /(1982.5)	office	1418	79	369	21	1787	1787	9
8	Seventh Floor /(1986.5)	office	1418	79	369	21	1787	1787	9
9	Eighth Floor /(1990.5)	office	1418	79	369	21	1787	1787	9
10	Ninth Floor/Parking /(1994.5)	Parking	0	0	242	100	1798	0	0
11	Tenth Floor/Parking / (1999.0)	Parking	0	0	242	100	1798	0	0
12	Eleventh Floor /(2003.5)	commercial	1493	86	241	14	1734	1976	10
13	Twelveth Floor /(2007.5)	commercial	1493	86	241	14	1734	1976	10
14	Thirteenth Floor /(2011.5)	commercial	1493	86	241	14	1734	1976	10
15	Fourteenth Floor /(2015.5)	commercial	1234	84	241	16	1475	1755	9
16	Fifteenth Floor /(2019.5)	commercial	1050	85	186	15	1236	1422	8
17	Sixteenth Floor /(2023.5)	hotel	762	85	140	15	901	1041	5
18	Seventeenth Floor /(2027.5)	hotel	255	82	57	18	312	368	2
19	Eighteenth Floor /(2031.5)/ATTIC	commercial	890	90	103	10	992	1095	6
			18137		6794		26684	23506	124



Detail Block B office/commercial wise floor areas with saleable area and parking

NAME OF THE PROJECT : COMMERCIAL CUM OFFICE COMPLEX, SHIMLA												
BLOCK-A AREA STATEMENT												
Sl No.	FLOOR LEVEL	OFFICE/ COMMERCIAL	OFFICE PLINTH AREA			COMMON AREA				TOTAL AREA		PARKING
			Area in sqm	TOTAL ARE	PERCENTAGE	COMMON AREA DISTRIBUTION	PERCENTAGE OF COMMON AREA	TOTAL AREA	PERCENTAGE	TOTAL AREA	GROSS SALABLE AREA in sqm	
1	Ground Floor/(1958.5)	parking and service	350		100			350	100	350		
2	First Floor/(1962.5)	office		493	100	176	100	176	26	669	669	
	OFFICE-1		255		52	91	52				346	2
	OFFICE-2		238		48	85	48				323	2
3	Second Floor/(1966.5)	office		768	100	186	100	186	20	954	954	
	OFFICE-1		297		39	72	39				369	2
	OFFICE-2		471		61	114	61				585	3
4	Third Floor/(1970.5)	office		1274	100	236	100	236	16	1510	1510	
	OFFICE-1		297		23	55	23				353	2
	OFFICE-2		407		32	76	32				483	3
	OFFICE-3		569		45	106	45				675	4
5	Fourth Floor/(1974.5)	office		1418	100	369	100	369	21	1787	1787	
	OFFICE-1		297		21	77	21				375	2
	OFFICE-2		354		25	92	25				446	3
	OFFICE-3		467		33	121	33				588	3
	OFFICE-4		300		21	78	21				378	2
6	Fifth Floor/(1978.5)	office		1262	100	355	100	355	22	1617	1617	
	OFFICE-1		297		24	84	24				381	2
	OFFICE-2		354		28	100	28				454	3
	OFFICE-3		610		48	172	48				782	4
7	Sixth Floor/(1982.5)	office		1418	100	369	100	369	21	1787	1787	
	OFFICE-1		297		21	77	21				375	2
	OFFICE-2		354		25	92	25				446	3
	OFFICE-3		467		33	121	33				588	3
	OFFICE-4		300		21	78	21				378	2
8	Seventh Floor/(1986.5)	office		1418	100	369	100	369	21	1787	1787	
	OFFICE-1		297		21	77	21				375	2
	OFFICE-2		354		25	92	25				446	3
	OFFICE-3		467		33	121	33				588	3
	OFFICE-4		300		21	78	21				378	2
9	Eighth Floor/(1990.5)	office		1418	100	369	100	369	21	1787	1787	
	OFFICE-1		297		21	77	21				375	2
	OFFICE-2		354		25	92	25				446	3
	OFFICE-3		467		33	121	33				588	3
	OFFICE-4		300		21	78	21				378	2
10	Ninth Floor/Parking/(1994.5)	Parking				1798	100	1798	100	1798	0	0
11	Tenth Floor/Parking/(1999.0)	Parking				1798	100	1798	100	1798	0	0
12	Eleventh Floor/(2003.5)	commercial	1493		86	241	14	241	14	1734	1734	10
13	Twelveth Floor/(2007.5)	commercial	1493		86	241	14	241	14	1734	1734	10
14	Thirteenth Floor/(2011.5)	commercial	1493		86	241	14	241	14	1734	1734	10
15	Fourteenth Floor/(2015.5)	commercial	1234		84	241	16	241	16	1475	1475	8
16	Fifteenth Floor/(2019.5)	commercial	1050		85	186	15	186	15	1236	1236	7
17	Sixteenth Floor/(2023.5)	hotel	762		85	140	15	140	15	901	901	5
18	Seventeenth Floor/(2027.5)	hotel	255		82	57	18	57	18	312	312	2
19	Eighteenth Floor/(2031.5)	commercial	890		90	103	10	103	10	992	992	6
											22017	124



Broad financial proposal

Total built up area	41275.3 SQM
Cost per SQM as per CPWD	Rs.50,000/SQM
Total cost of the project	255.70 crores (approx.)
Saleable area excluding parking	35,133.9 SQM
Saleable Cost per square meter (Based on market survey and HIMUDA officials)	RS.1,50,000/-
Total No of Car parking	213 (Double stacked) (1 car for 165 sqm)
	35133.9 X 150000 = 527.09 Crores



Broad Timeline

Status of the work

As per earlier discussion the following items are suggested to incorporate accordingly the status is given below

S.no	Description of suggested item	Action
1	Parking floors have to be connected to entry in one level/floor and exit in another floor	Accordingly floors has been connected and entry/ exit designed and updated in all floor plans.
2	No. of car parking to be increased	Additional space in Block B designed to have 16 cars and open parking proposed to have 5 cars and total car parking worked out to be 213 cars i.e one car for 165 sqm per salable area
3	Entry and exit for pedestrians exclusively from the road level	From the internal road, pedestrian pathways parallel to the connecting bridges to the parking lots been designed With pedestrian movement to the core areas in both levels as shown in the drawings
4	EOI – for channel partners to co ordinate HIMUDA for sale/lease of saleable office and commercials - Additional services as as bonus from SPAV	A broad and Draft EOI has prepared and submitted to facilitate HIMUDA and to choose suitable option for selecting appropriate and highly reputed channel partner. 1.Technical bid + financial Bid 2.Technical bid with fixed financial and financial bid- if a couple of bidders selected as L1 quating the fixed financial then the weightage method has to be followed to select the successful bidder 3.Technical bid with fixed financial-
5	Commercial floors need to be added above parking and office floors need to be added below parking floors on both blocks	Same has been addressed and changed in all floor plans
6	No. of rooms to be increased for proposed hotel	44 Key hotel along with exclusive restaurant added



Thank you