



Government of Azad Jammu & Kashmir
Development Authority Muzaffarabad
(Admin Section)

No. DAM/Admin/

Dated

EXPRESSION OF INTEREST

1. The Employer Chairman Development Authority Muzaffarabad (DAM) wishes to expand investment through the participation of the Private Sector partnership with the Employer under two stage bidding process.
2. As part of this ongoing process, the Employer hereby invites Expression of Interest from the Private Sector for submitting proposals in respect of a Concession for the design, construction and operation on Build, Operate and Transfer (BOT) arrangement of following projects:

i.	Walkway	1.5 Million
ii.	Western Bypass Gazebos	1.5 Million
iii.	Makri Park+ Albaik Park+Center Plate Park	1.5 Million
iv.	Meratanollian Park I	0.5 Million
v.	Neyamohala Park	0.5 Million
vi.	Roof Top Utilization and Upgradation of Bank Road Plaza	0.5 Million
vii.	Development and operation of Open Parking at Bank road plaza	0.5 Million
viii.	Food Street at Old Steel Bridge at Neelum Bridge	0.5 Million
ix.	Baradari at Domail	0.5 Million
x.	Flowers Nursery at Langurpura and Market at Domail	1.5 Million
3. The Projects forms part of the PP&H Sector. The facilities are located at DAM notified areas, details are available in bidding documents.
4. The Concession is offered, and shall be negotiated and granted in accordance with the Government's policy to optimize Private Sector participation in construction and operation of various projects in infrastructure, in line with DAM Board approval for revenue enhancement policy of the Authority.
5. Construction of the Project will include all components of the project in accordance with Specifications and quality control standards conforming to the standards of design, construction, maintenance and operation as laid down by the Employer.
6. The Employer, on behalf of Government of Azad Jammu & Kashmir, envisages granting a concession to design, finance and implement the scope of work and to operate and maintain the Project. The Concession will include the right to collect Charges/fees to generate income from approved ancillary facilities.

Key features of Concession Agreement will be as follows:

- a) The concession shall be for a fixed period of maximum five years to twenty (20) years depending upon the financial and technical proposal.
- b) The Concessionary's (Concession Company's) minimum equity investment is to be 50% with Employer 50% Investment;
- c) Employer will require a minimum of 40% -45% share monthly from the gross revenue during the Concession Term commencing from positive cash - flow month;
- d) At the end of the Concession Period, the facility is to be returned to the Employer in a properly maintained and operational condition, at no additional cost to the Employer; and
- e) Both Employer and concessionaries shall operate the commercial activities jointly through an escrow account.
- f) All the requirements, terms and conditions of the Concession Agreement will be agreed during clarification with the technical responsive/qualified bidders.

The prospective bidders, while submitting their Expression of Interest, should inter-alia, give details duly supported by documentary evidence, pertaining to the following;

- a) Capability Statement
 - b) Technical Competency
 - c) Constitution or Legal Status
 - d) Corporate Structure
 - e) Relevant Experience
 - f) Organizational Structure
 - g) Key Project Personnel
 - h) Audited Accounts
 - i) Shareholders
 - j) Project Appreciation Statement
 - k) Statement of Capital and Operating Costs
 - l) Statement of Revenue
 - m) Financial Analysis of the Project
 - n) Proposed Financial Package, etc
5. Bidders may obtain further information, inspect and acquire the complete set of bidding documents/Request for Proposals (RFPs) from the office of the Employer at Development Authority Muzaffarabad Tariqabad Road Muzaffarabad on submission of a written and upon payment of a non-refundable fee of Rs8000 from Wednesday June 10, 2026.



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6. Blacklisted Firms/Contractors/Companies/Suppliers/Distributors are not allowed to participate in the bidding process. The interested bidders shall furnish an affidavit/certificate that they are neither blacklisted nor involved in conflict/litigation with Government anywhere in the territory of the State of AJK or Federally Administrated Areas/all provinces of the Islamic Republic of Pakistan.
7. A pre-bid meeting will be held in office of the Employer on Friday, July,03,2026
8. Any bidder(s) who provides incorrect information or does not submit hard copies of complete bidding documents including documents shall stand disqualified and shall be banned for two years from participation in any type of bidding procedure.
9. All bids must be accompanied by a Bid Security as mentioned above in the form CDR along with their financial proposal and must be delivered to at Development Authority Muzaffarabad Tariqabad Road Muzaffarabad at or before 1200 hours, on Thursday, July,09,2026. Bids will be opened at 1230 hours on the same day, in the presence of bidder's representatives who choose to attend at the same address.
10. The bid securities of unsuccessful bidders will be returned through Cheque upon award of the contract to the successful bidder(s) or on the expiry of validity of bid, whichever is earlier.
11. The competent authority reserves the right to reject all or any bid under Clause 33 of AJK PPRA Rules.
12. This Notice is also available on the following websites:
 - i) <https://ajkppra.gov.pk/>
 - ii) <https://www.dam.gok.pk>

Chairman
Development Authority
Muzaffarabad