



SECTOR PROFILE



Bruhat
Bangalore
Mahanagara
Palike

Deloitte.

DeloitteTouche Tohmatsu India Private Limited





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**Bruhat Bangalore
Mahanagara Palike**

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Disclaimer

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Sri. D. Venkatesha Murthy
Worshipful Mayor, BBMP

Message from His Worshipful Mayor

Bengaluru, the capital city of Karnataka, has been one of the fastest growing cities in the country due to its unprecedented increase in its population in the last two decades due to the emergence of IT/ITES and bio-technology sectors. Today, due to its temperate climate, high quality institutions and thriving industrial and service sector base, Bengaluru is one of the most sought after global destinations. Bruhat Bengaluru MahanagaraPalike (BBMP), the city corporation today caters to a population of around 8 million and covers over 800 sq.km of area. The spurt in the population which has been due to the merging of the erstwhile municipalities and villages and bringing these under the ambit of BBMP have led to a rise in demand for public infrastructure provision.

It is our endeavor to create and provide excellent infrastructure facilities to the citizens of Bengaluru. Towards this, we are focusing on providing 'quality municipal infrastructure services' to its people and have undertaken several efforts to promote investments through the PPP route. A shelf of projects to be taken up under the PPP route has also been identified.

On the occasion of the Global Investors Meet 2012, it is my pleasure to invite you all to this global meet which I believe will provide a platform for not only exchanging innovative ideas in municipal infrastructure, but also act as a progressive step towards converting these ideas into achievable milestones.

We look forward to your active participation in the event.

D. Venkatesha Murthy
Mayor



Sri. M. K. Shankaralingegowda, IAS
Commissioner, BBMP



Message from the Commissioner, BBMP

Bengaluru is one of the fastest growing metropolises in the country. With a population of around 8 million, the city is expected to be the fifth most populous cities in the country with a population of over 10 million by 2030. The economy of Bengaluru is stimulated by the presence of heavy and light industries and a strong presence of services sector especially in the IT/ITES/Bio-technology sectors, making the economy a strong and balanced one.

While the future growth in population is expected to increase the GDP levels, it is imperative that the civic authorities provide excellent municipal infrastructure facilities to meet the needs of the growing people. In order to enable the city to retain its pre-eminent position as a “City of the Future”, Bruhat Bengaluru MahanagaraPalike (BBMP), the city corporation is undertaking several initiatives to provide quality and reliable infrastructure services to the citizens of Bengaluru.

We acknowledge the importance of Public Private Partnership in creation and maintenance of municipal infrastructure. As a preparatory step, we have identified a set of 12 projects to be taken up under the PPP route and procurement plan for another 15 projects for potential private sector investment is underway. A PPP Cell has been created within BBMP in order to facilitate implementation of the identified projects, conceive more PPP projects and act as a catalyst to the other departments within BBMP for enabling the PPP transactions happen. I am sure that with the interventions of the PPP cell, we will be able to leverage the private sector efficiencies and investment into municipal infrastructure.

I cordially invite you to the Global Investors Meet 2012 which is a strong platform connecting both the government and the private sector and to be part of the development process.

M. K. Shankaralingegowda
Commissioner

INTRODUCTION

Karnataka - A leading investment destination

As per the 2011 census, Karnataka is the fifth most urbanized among the major states. 38% of Karnataka's population is urban which is above the national average of 31%.

Karnataka accounts for around 5% of India's national income and the State has been ranked No. 1 by the World Bank for its investment climate.

Bangalore is India's third most populous city and fifth-most populous urban agglomeration with a population of 8 million. It is well-known as a hub for India's IT sector and is known as the 'Silicon Valley of India'. More than 11% of the FDI in the country is in Bangalore, which ranks only next to Delhi and Mumbai as an investment destination.

While the area of metropolitan Bangalore is less than 0.5% of the area of the State, it contributes 75% of the corporate tax collections, 80% of sales tax collections, and 90% of luxury tax collections in the State



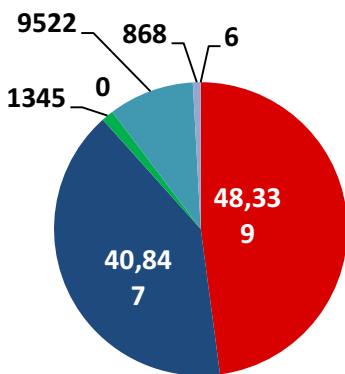
Bruhat Bengaluru Mahanagara Palike, the City Corporation was formed in 2007 by merging the wards of the erstwhile Bangalore Mahanagara Palike, with seven neighbouring City Municipal Councils, one Town Municipal Council and 110 villages around Bangalore. BBMP is in charge of the civic administration of the city. With an area of 800sq.km and 198 wards at present, Bangalore has been divided into 8 BBMP zones.

PPP in Infrastructure

The State government policies encourage investments. Karnataka Infrastructure Policy, 2007 emphasizes on building a strong Public-Private Partnership in infrastructure, to achieve the twin objectives of high growth and equity; by expanding, deepening, and developing private investment in infrastructure as the means to achieve that high growth; and establishing Karnataka as a role-model for infrastructure development, where governance is based on international best practices.

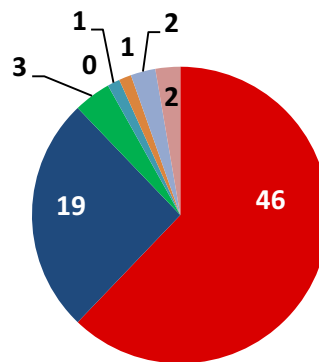
It has been a pioneer state in adopting PPP mode for creating physical infrastructure with the highest number of PPP projects in the country.

Sector wise PPP projects in Karnataka by value (Crores Rsn)



Source: IDD website

Sector wise No. of PPP projects in Bangalore



- Transportation & logistics
- Urban
- Tourism
- Energy
- Industrial Infrastructure
- Agri-Infrastructure
- Education
- Healthcare

Urban and Municipal Infrastructure.....

There are 148 PPP projects in Karnataka with an estimated value of Rs. 1,00,927 Crore. Urban & Municipal Infrastructure sector has the second highest number of projects with an estimated cost of Rs.40,847 Crore , comparable to project cost of transportation & logistics sector.

Source: IDD website, BBMP website, www.pppindiatatbase.com, www.karnatakaindustry.gov.in,

URBAN & MUNICIPAL INFRASTRUCTURE PROFILE

Urban and Municipal Infrastructure Components

- Township development
- Commercial development with common-user facilities
- Water Supply & Sewerage
- Desalination
- Wastewater recycling and reuse
- Underground drainage
- Solid waste/ Bio-medical waste/ Hazardous waste: Collection, transportation, treatment and disposal facilities



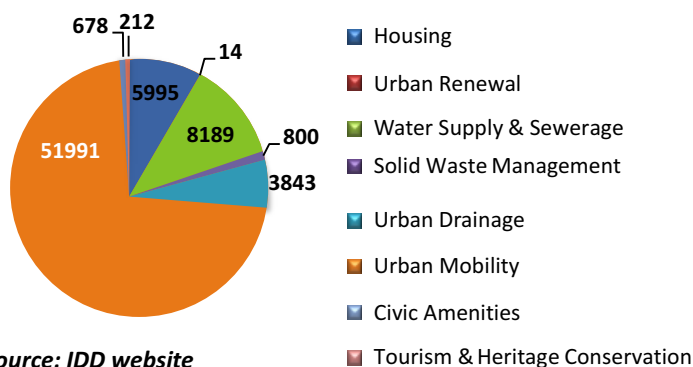
Urban Sector : Progress so far

City Development Plan 2009 for Bangalore , identified priority projects under various components of Urban Infrastructure to be undertaken during JnNURM period (2007-2012) as well as Vision Period.

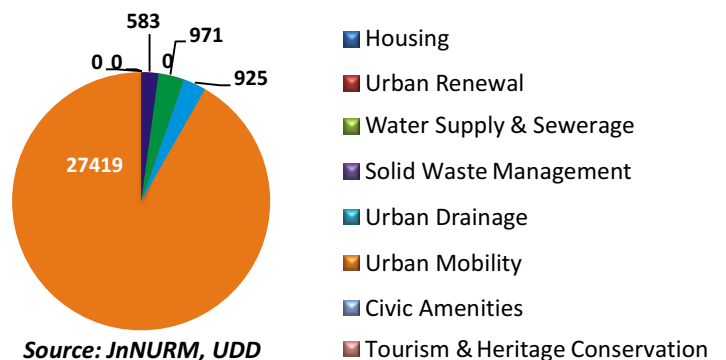
JnNURM, identified Bangalore as one of the mission cities and 53 projects (39 under Urban Infrastructure & 14 under housing) with a project cost of 29898.55 crores was approved under the scheme.

Megacity Scheme envisages the overall improvement in the quality of life of citizens by providing developed infrastructure facilities, modernized transport, road safety, environmental improvements, slum up-gradation, easing of traffic congestion by construction of flyovers and under ram, pedestrian subways etc. A total of 54 projects amounting to Rs.800.07 crore have been sanctioned for the Megacity Project. So far, 16 projects have been completed.

Component wise Proposed Investment in Urban Sector: Bangalore (In Crores)



Component wise Investment made in Urban Sector under JnNURM: Bangalore (In Crores)



Urban and Municipal Infrastructure- New initiative

To promote PPPs in creation of infrastructure, the Infrastructure Development Department (IDD) was established in the year 1996 with a mandate to find efficient ways of sharing risk, joint financing and achieving balanced partnership between private operators and public authorities through Public Private Partnership.

IDD has taken up 50 projects on PPP under the sector across the state. In Bangalore, 12 projects have been identified to be taken up on PPP format. Procurement Plan for 15 other investment potential projects whose pre-feasibility is already complete will be taken up as well.

SECTOR INVENTORY

Based on a model framework to understand possibility / requirement of PPP mode of implementation taking into consideration factors like Revenue Model, Project Scale, PPP structuring, Level of preparedness for Pre-feasibility & Expected public benefits, a sector inventory was drawn.

Further analysis to determine viability and high investment potential lead to identification of 5 projects. The pre-feasibility report for all the five projects is complete and procurement plan is under preparation .

Sl. No.	Name	Location
01	Integrated Solid Waste Management Project	<ul style="list-style-type: none"> • Dasarahalli • Other zones to be identified during pre-feasibility stage
02	Green Waste Processing	Four main markets of Bangalore
03	Plastic to Oil project	<ul style="list-style-type: none"> • Seegehalli • Kudulu 4
04	Land Capping and gas to energy project (with possibility of better land use in phase 2 eg: park, golf course.)	Three or combination of existing dump sites
05	Development/Re development of Markets on PPP	Mahalakshmi layout , Johnson Market Moore Market
06	Development of Freedom Park with amphitheatre, café, library etc. facilities on PPP	Freedom Park
07	Development of Stadium at Yelahanka on PPP	Yelahanka
08	Strom water treatment (with possibility to treat and sell water)	Across Bangalore
09	Public Toilets on PPP– also existing O&M and upgrade	600 Locations across Bangalore
10	Bus Shelters on PPP basis – also existing O&M	550 Locations across Bangalore
11	Cold storage facilities & Market Re-development on PPP	K R Market
12	Sky Walks	121 locations across the city

SELECTION CRITERIA

User Charges

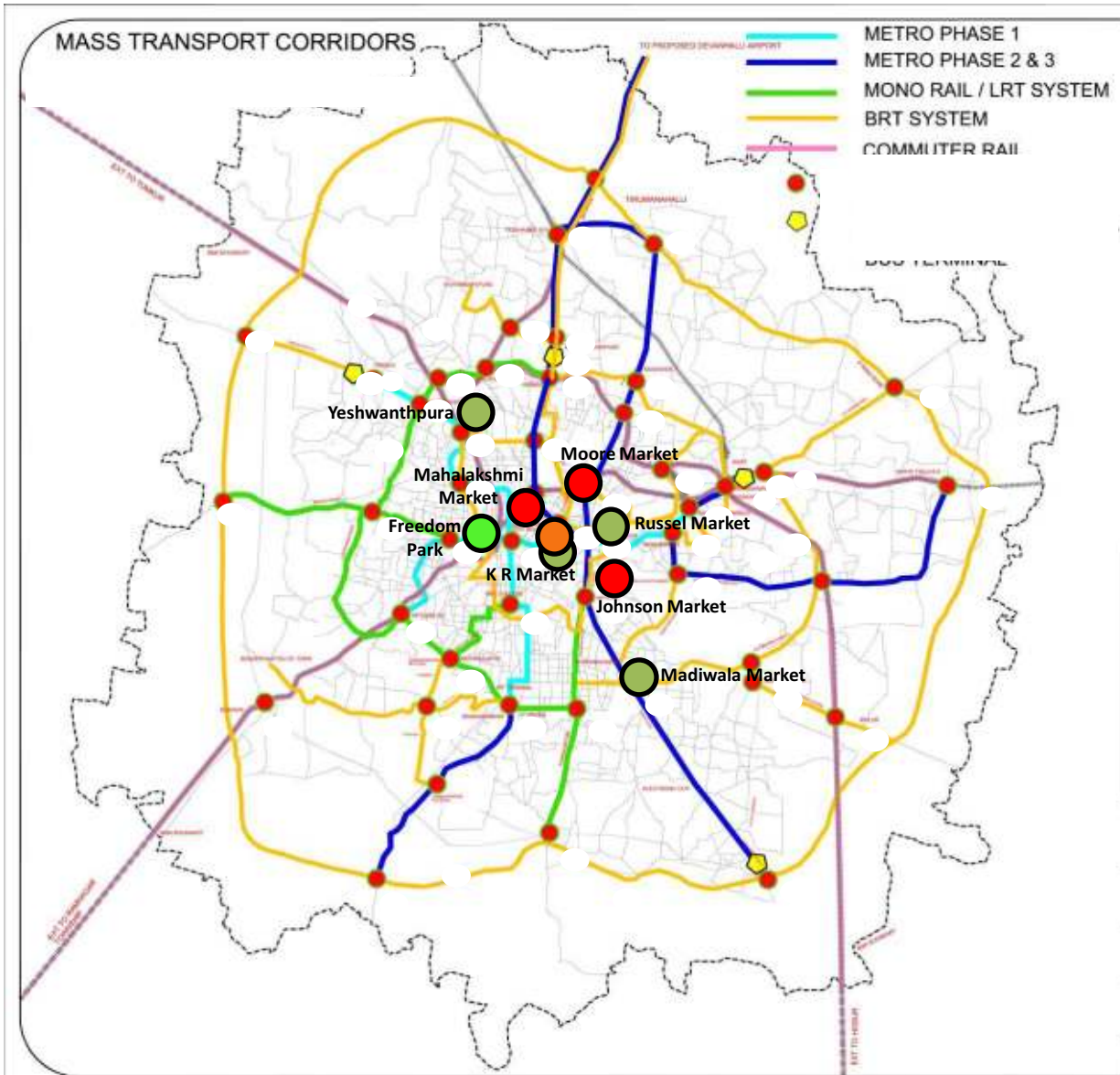
Performance linked Annuity	Revenue Model	Cost of project (Rs. Cr.)required		Project Scale	
Other sources		Level of Got funding required			
Option for private party to manage risk & return	PPP Structuring	Technical Expertise	Need for private sector	Need assessment	
Possibility of Projections and Estimates		Customer orientation		Site/Land availability	
Expected Public Benefits		O&M		Reliable cost / demand estimates	
				Level of preparedness for Pre-feasibility	

Investment Potential Projects

To improve "Civic Amenities" that includes parks, lakes, markets and streetlight in the city, BBMP has identified 12 projects to implement on a PPP format . 5 projects amongst these have been identified for preparing the pre-feasibility.

PRE FEASIBILITY STUDY

The project locations (except skywalks) are situated in and around CBD (Central Business District) or within comparable distance from the CBD. Thus, these locations have high real estate values apart from good connectivity which are two vital factors for investment. The skywalks are proposed across the city where pedestrian safety is a prime concern to improve pedestrian mobility.



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- Green Waste Management
- Freedom Park
- K R Market Re-development
- Market Development/ Re-development

Eastern & Central Bangalore : 58 No
 South Bangalore: 38 No.
 North & West Bangalore: 25 No.

Skywalks

Procurement Plan

Generally, the stages in the procurement process would include:

- Expressions of interest (EOI)/ Request for Qualifications (RFQ)
- Request for Proposals (RFP) : Technical and financial proposals
- Signing of Agreements

Procurement Plan for all the 5 projects is under progress.

PPP POTENTIAL PROJECT- 1

NAME OF THE PROJECT	SKY-WALKS
Subsector	Transport Infrastructure
Justification (Public Need)	Over the last few years there has been a major rise in the number of pedestrians killed in road accidents .It is recorded that on an average, one death occurs per day due to accidents, with pedestrians figuring in 38% of the road accident deaths in Bangalore. Pedestrians constitute nearly 45% in the total fatal category and 36% in the total injured category. The high pedestrian fatality rates emphasizes on the poor pedestrian facilities existing in Bangalore. Thus pedestrian safety has become a matter of grave concern. With this vision to improve pedestrian infrastructure, the project has been envisaged.
Project/ Study Locations	121 locations are identified to be provided with Sky Walks.



PROJECT DESCRIPTION & COMPONENTS

The proposed plan is to construct a total number of 121 skywalks across the city to improve pedestrian mobility and ensure safety. The key components of the sky walk would be walk-through bridge and Steps/Escalator/Lift depending upon the requirement and feasibility for the specific location.

The private party will be involved to construct, operate and maintain the sky walks in lieu of Advertisement rights (depending upon the feasibility) inside and out-side the structure as per the norms of BBMP.

PROJECT STATUS

Pre-feasibility Report complete & submitted to IDD.Procurement Plan under progress.

Way forward & Key Milestones

Milestones	Timeline
Identification of Project	Feb-2012
Pre-feasibility	May-2012
Appointment of transaction advisor -RFP for transaction advisor -Bid Process -Selection of Transaction advisor	Jun-2012
Bid Process for the project	Aug-2012
Selection of Private Player/developer	Nov- 2012
Allotment of Project / Concession Agreement	Dec- 2012
Implementation & Monitoring	

CONTACT DETAILS

Dept & Agency Name	BBMP : Road related Infrastructure Dept.
Project Website address	www.bbmp.gov.in

Developed by Deloitte Touche Tohmatsu India Private Ltd based on information received from Infrastructure Development Department (IDD), Government of Karnataka and respective Agency. The information provided herein is indicative, subject to changes in future and is not to be used for making any investment decisions.

PPP POTENTIAL PROJECT- 2

PROJECT NAME	GREEN WASTE MANAGEMENT
Subsector	Solid Waste Management
Justification (Public Need)	Bangalore city with a population of 8.4 million generates an estimated Municipal solid waste of 4800 MTPD. The green waste generation from four main markets and over 10000 hotel and commercial establishments in the city is around 700 MTPD. This waste if optimally unlisted has a huge potential of generating electricity and compost through bio-gas processing. To treat this green waste in a sustainable way this the project has been developed.
developed. Project/ Study Locations	K R Market Russel Market Yeshwanthpura Market Madiwala Market
Project Structure:	Build Own Operate and Transfer' (BOOT)



Madiwala Market



K R Market



Russel Market

PROJECT DESCRIPTION & COMPONENTS

The project proposes to set up a 100 MT/d bioreactor system for green waste collected exclusively from the four markets and hotels. Bio Processing of waste will generate energy, RDF, compost and minimize burden on landfill site and pollution and health hazards.

It is proposed to set up four phases of bioreactor of 5 years duration each . At the end of every five year the landfill site will be filled and capped. LFG (Land fill Gas) will commence towards the end of the first year and can be utilised thereon. Waste can be reclaimed tentatively after 10th year of each phase.

Key Revenue Streams for PPP

- Tipping fees/Revenue sharing with BBMP
- Sale of waste products from processing plant

PROJECT STATUS

Pre-feasibility Report complete & submitted to IDD.Procurement Plan under progress.

Way forward & Key Milestones

Milestones	Timeline
Identification of Project	Feb-2012
Pre-feasibility	May-2012
Appointment of transaction advisor -RFP for transaction advisor -Bid Process -Selection of Transaction advisor	Jun-2012
Bid Process for the project	Aug-2012
Selection of Private Player/developer	Nov- 2012
Allotment of Project / Concession Agreement	Dec- 2012
Implementation & Monitoring	

CONTACT DETAILS

Dept & Agency Name	BBMP: Solid Waste Management Dept.
Project Website address	www.bbmp.gov.in

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PPP POTENTIAL PROJECT- 3

Project Name	RE-DEVELOPMENT OF K R MARKET
Subsector	Commercial development with common-user facilities
Justification (Public Need)	K R Market locally also known as City Market is Bengaluru's oldest and busiest market place. Apart from shops, street vendors and restaurants, BBMP has a three storey building in the premises. In spite of adequate space to accommodate the vendors sitting outside, the building remains under-utilised with the top floor still lying vacant. The market area itself is highly congested and mobility extremely difficult. Hence, the proposal to re-develop the market area has been envisaged.
developed. Project/ Study Locations	K R market Top Floor – Cold Storage Development Market premises & other Floors- Re-development
Project Structure:	Build Own Operate and Transfer' (BOOT)



K R Market

PROJECT DESCRIPTION & COMPONENTS

The proposed plan talks about

- Developing third floor of the building into a cold storage.
- Re-arranging commercial establishments in other floors to improve access and the character of market.

Approximately 50,000 sq. ft. area on the second floor will be converted into a cold storage facility to store perishable food products (meats, fruits, vegetables etc.) of the market vendors. The cold storage will be divided into 4 sections for a particular category of food products rent out to cold storage companies for revenue generation. Other components of the facility will be

freight lifts to upload and download containers and a booking counter.

To enhance mobility and encourage buyers to upper floors, escalators/travelators are proposed.

Parking facilities and landscaping within the premises to improve urban character will also be developed.

Key Revenue Streams for PPP

User charges/lease rental from cold storage facilities

- Parking fees
- Revenue from advertising
- Lease rental from other commercial space

PROJECT STATUS

Pre-feasibility Report complete & submitted to IDD. Procurement Plan under progress.

Way forward & Key Milestones

Milestones	Timeline
Identification of Project	Feb-2012
Pre-feasibility	May-2012
Appointment of transaction advisor -RFP for transaction advisor -Bid Process -Selection of Transaction advisor	Jun-2012
Bid Process for the project	Aug-2012
Selection of Private Player/developer	Nov- 2012
Allotment of Project / Concession Agreement	Dec- 2012
Implementation & Monitoring	

CONTACT DETAILS

Dept & Agency Name	BBMP : Horticulture & Environment Management Dept.
Project Website address	www.bbmp.gov.in

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PPP POTENTIAL PROJECT- 4

PROJECT NAME	FREEDOM PARK
Subsector	Parks & Recreation
Justification (Public Need)	Freedom Park located in the Central Business District of the city was opened to the public in November 2008. The newly renovated park is attracting 500-1000 footfall on weekends and more on the event days at amphitheater. With participation of private parties and introduction of unique iconic component the park has a potential to turn into a must visit destination for tourists and local population. Hence with this vision the project has been develop.
developed. Project/ Study Locations	Freedom Park
Project Structure:	Build Own Operate and Transfer' (BOOT)



PROJECT DESCRIPTION & COMPONENTS

The 20 acre Park has following components:

- Theater: 60 capacity
- Amphitheater: 250 capacity
- Concert place: 5000 capacity
- Sculpture garden
- Multimedia Gallery
- Cafeteria

There is also space available for development of new components such as musical fountain, children's play

area etc. The existing components and new components will be developed on PPP basis where private partner will bring in technical and operational efficiency and build, operate, run and maintain each component for a specific time period.

Key Revenue Streams

- User charges
- Rental of entertainment and recreational space
- Parking fees
- Revenue from advertising

PROJECT STATUS

Pre-feasibility Report complete & submitted to IDD. Procurement Plan under progress.

Way forward & Key Milestones

Milestones	Timeline
Identification of Project	Feb-2012
Pre-feasibility	May-2012
Appointment of transaction advisor -RFP for transaction advisor -Bid Process -Selection of Transaction advisor	Jun-2012
Bid Process for the project	Aug-2012
Selection of Private Player/developer	Nov- 2012
Allotment of Project / Concession Agreement	Dec- 2012

CONTACT DETAILS

Dept & Agency Name	BBMP : Road related Infrastructure Dept.
Project Website address	www.bbmp.gov.in

PPP POTENTIAL PROJECT- 5A

Project Name	RE-DEVELOPMENT OF K R MARKET
Subsector	Commercial development with common-user facilities
Justification (Public Need)	<p>Johnson Market: The century old market once known for its meat shops lies in a dilapidated state now. Poor maintenance, dearth of basic facilities, absence of power supply, one-way roads and lack of parking has resulted in downward spiral of the popular market . Hence to revive the age old market the re-development scheme has been proposed.</p> <p>Moore Market: Another old market in Cox town, Bangalore, the market is in ramshackle Due to poor infrastructure and maintenance. Hence , with a vision to bring back life into the market and make it a thriving neighbourhood shopping area , the proposal has been conceived.</p>
Project/ Study Locations	Redevelopment of Johnson & Moore Market
Project Structure:	Build Own Operate and Transfer' (BOOT)



Johnson Market



Moore Market

PROJECT DESCRIPTION & COMPONENTS

Johnson Market:

The proposed market will be divided into 2 sections:

- Front Part facing the main road :
 - ⇒ 2/3 storey building with commercial establishments
 - ⇒ Ground . Flr : Supermarket,
 - ⇒ Second & Third Floor: Units like photocopying shops, beauty salons, stationers, tailors, offices of tours & travels, dental clinics etc.
- Back Side : Basement + Ground Floor structure to accommodate existing vegetable and meat shops.
- Parking for 2- Wheelers

Moore Market

- The plan proposes to develop a three storey commercial establishment.
- Ground floor : 'Vendor's zone 'that can be rent out to the neighbouring vegetable /fruit sellers on daily basis.
- Second & Third Floor: Units like dental clinics, stationers, photocopiers, tailors, office of tour and travels agencies, beauty clinics etc
- **Key Revenue Streams for PPP**
 - ⇒ User charges/lease rental from commercial spaces
 - ⇒ Parking fees
 - ⇒ Revenue from advertising
 - ⇒ Revenue from vending zone

PROJECT STATUS

Pre-feasibility Report for both the re-development projects complete & submitted to IDD. Procurement Plan under progress.

Milestone	Timeline
Identification of Project	Feb-2012
Pre-feasibility	May-2012
Appointment of transaction advisor -RFP for transaction advisor -Bid Process -Selection of Transaction advisor	Jun-2012
Bid Process for the project	Aug-2012
Selection of Private Player/developer	Nov- 2012
Allotment of Project / Concession Agreement	Dec- 2012
Implementation & Monitoring	

CONTACT DETAILS

Dept & Agency Name	BBMP : Road related Infrastructure Dept.
Project Website address	www.bbmp.gov.in

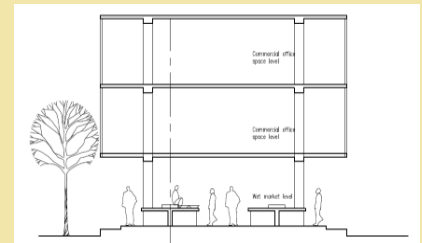
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PPP POTENTIAL PROJECT- 5B

Project Name	RE-DEVELOPMENT OF K R MARKET
Sub Sector	Commercial development with common-user facilities
Justification (Public Need)	The site earmarked for market area has been lying vacant for years. The land is being encroached upon by vendors or nearby residents who use the stretch as a parking space for their vehicles. The land if developed into a commercial establishment will not only act as a neighbourhood shopping area for the residences around but can also change the urban character of the place. With this vision the project has been envisaged.
developed. Project/ Study Locations	Mahalakshmi Market
Project Structure:	Build Own Operate and Transfer' (BOOT)



Mahalakshmi Market



PROJECT DESCRIPTION & COMPONENTS

- The plan proposes to develop a three storey commercial establishment in the layout.
- Ground floor : 'Vendor's zone 'that can be rent out to the neighbouring vegetable /fruit sellers on daily basis.
- Second & Third Floor: Units like dental clinics, stationers, photocopiers, tailors, office of tour and travels agencies, beauty clinics etc.
- Two wheeler Parking

Key Revenue Streams for PPP

- User charges/lease rental from commercial spaces
- Parking fees
- Revenue from advertising
- Daily revenue generation from vending zones in Mahalakshmi & Moore Market

PROJECT STATUS

Pre-feasibility Report complete & submitted to IDD. Procurement Plan under progress.

Milestones	Timeline
Identification of Project	Feb-2012
Pre-feasibility	May-2012
Appointment of transaction advisor -RFP for transaction advisor -Bid Process -Selection of Transaction advisor	Jun-2012
Bid Process for the project	Aug-2012
Selection of Private Player/developer	Nov- 2012
Allotment of Project / Concession Agreement	Dec- 2012
Implementation & Monitoring	

CONTACT DETAILS

Dept & Agency Name	BBMP: Markets Dept.
Project Website address	www.bbmp.gov.in

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- Commissioner: 080-22221286, 22237455
- Special Commissioner (Projects) - Nodal officer PPP Cell : 080 - 22975551, 22124357
- Chief Engineer - Road Infrastructure - Member PPP Cell : 09480683173
- Chief Engineer - Solid Waste Management - Member PPP Cell : 09480683065
- Technical Adviser to Commissioner - Member PPP Cell : 09480683336
- Executive Engineer (Traffic Engg Cell) - Coordinator PPP Cell : 09480683040

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