



**Islamic Republic of Afghanistan
Independent Board of Kabul New City
Dehsabz - Barikab City Development
Authority**



Development of Northern Industrial Park, Phase 1 of Kabul New City

Call for Expression of Interest

Reference Number

A F G /K B L /K N C /D /P H 1/P G 7/E01/01

ICB Number

D C D A /M S /2013/1671

July 2013

1. Background

In 2006, the Independent Board for Kabul New City Development was established under a decree issued by the President of Afghanistan. The Board was assigned to plan and build a new city in Dehsabz area of Kabul. Later on, Barikab area was added to the new city site. Subsequently, Dehsabz-Barikab City Development Authority (DCDA) was born as an executive agency of the Board.

The Master Plan for Kabul New City encompasses 740 km² with 340 km² developable area. The Master Plan was endorsed by the Afghan Cabinet on March 23rd 2009. The implementation of the Master Plan will take place in the next 15 years and in three phases. The Phase One implementation of the KNC Master Plan includes the following 7 programs:

1. Development of 80,000 housing units in Dehsabz South,
2. Development of 33 km² agricultural economic zone in Barikab,
3. Development of main infrastructure and public facilities for Phase one,
4. Preservation of existing villages within the New City Master plan, and
5. Preparations for the Phase II and Phase III implementation.
6. Development of Parcels on Government land
7. Development of Industrial Zones

The Kabul New City will be built in Dehsabz and Barikab areas towards the north of existing Kabul city between Kabul international Airport and Bagram Airbase. The vision for the new city, with a capacity to ultimately house three million people, is now designed for 1.5 inhabitants, is to utilize modern urban planning techniques and environmentally sound practices not previously taken into consideration by a developing nation, and so optimize both efficiency and sustainability. Once it is developed, up and running by the year 2025, Dehsabz can serve as a modern and green city next to old Kabul's urban center, reflecting a sustainable metropolitan city with urban and industrial innovations while generating greater economic opportunities and prosperity for the local population. Barikab will be developed as an agriculture economic zone to serve the Kabul population and to promote the local agriculture products using modern agro-technologies.

2. Introduction to KNC Industrial Zones:

The Industrial Zones located in Kabul New City are:

- Dehsabz First Industrial Park: Located next to the 26 Dalwa project.
- **Dehsabz Second Industrial Park: This Park is divided into two separate zones, one is located in the southern part of Phase One Area and the second is located at the north - east part of Phase One area.**
- Dehsabz Third Industrial Park: Located at the south-west part of Paymonar
- Barikab Industrial Park

3. Location of KNC Industrial Zones:

The following maps showing the location of the Industrial Parks within Kabul New City:

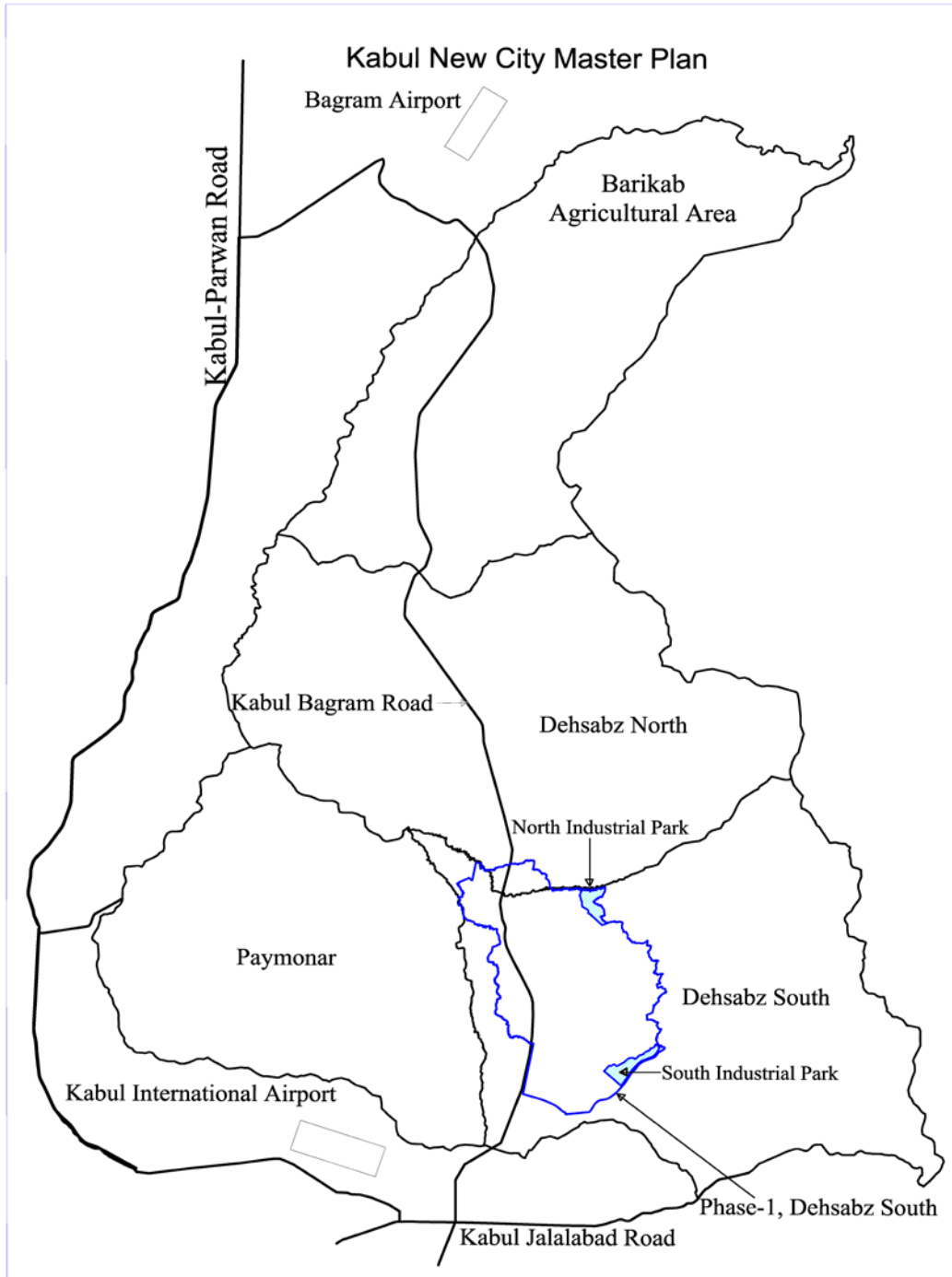


Figure 1: Kabul New City Master Plan

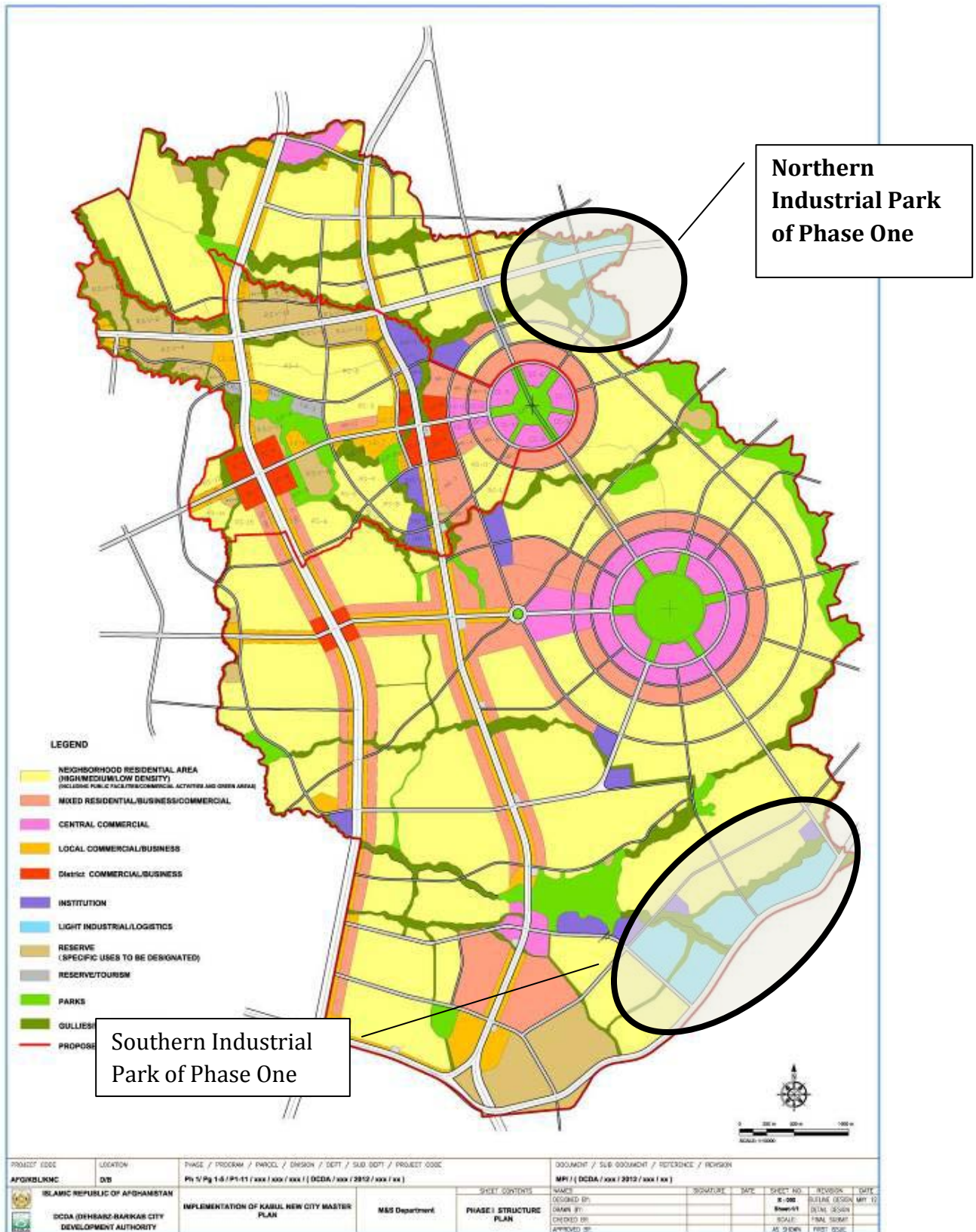


Figure 2: Structure Plan of Phase One

4. Project Development Features:

The Dehsabz Barikab City Development Authority seeks Expression of Interest from all national and international developers and investors to develop the Northern Industrial Park, Phase One through a favorable Public – Private Partnership agreement. The Northern Industrial Park, Phase one of KNC shall be developed over 84.5ha Area. The area includes development of 121 Housing Units over 7.62ha area. The Northern Industrial Park has got the below specifications and Land use calculations:

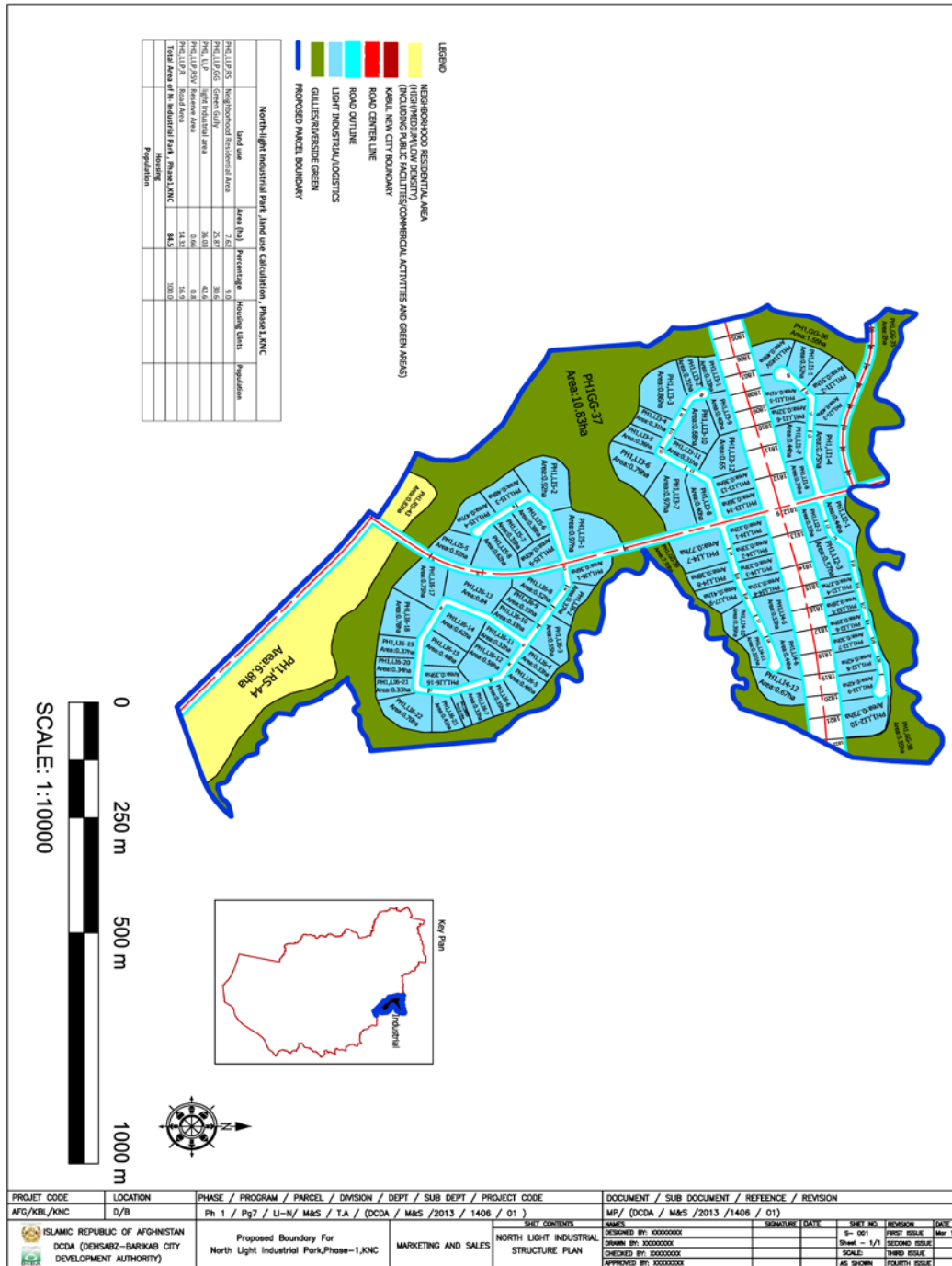


Figure 3: Structure Plan for Northern Industrial Park

5. Factory Lot Sizes in Northern Industrial Park, Phase One of KNC

Sub parcel	land use	Area (ha)
PH,1RS-43	Neighborhood Residential Area	0.82
PH1,RS-44	Neighborhood Residential Area	6.8
PH1RS	Total Neighborhood Residential Area	7.62
PH1,GG-35	Green Gully	2.0
PH1,GG-36	Green Gully	1.55
PH1,GG-37	Green Gully	10.83
PH1,GG-38	Green Gully	3.55
PH1,GG-39	Green Gully	7.93
PH1,G.G	Total Green Gully Area	25.86
PH1,LI1-1	Industrial Area	0.52
PH1,LI1-2	Industrial Area	0.51
PH1,LI1-3	Industrial Area	0.4
PH1,LI1-4	Industrial Area	0.75
PH1,LI1-5	Industrial Area	0.4
PH1,LI1-6	Industrial Area	0.32
PH1,LI1-7	Industrial Area	0.44
PH1,LI1-8	Industrial Area	0.34
PH1,LI2-1	Industrial Area	0.44
PH1,LI2-2	Industrial Area	0.33
PH1,LI2-3	Industrial Area	0.57
PH1,LI2-4	Industrial Area	0.27

PH1,LI2-5	Industrial Area	0.28
PH1,LI2-6	Industrial Area	0.29
PH1,LI2-7	Industrial Area	0.30
PH1,LI2-8	Industrial Area	0.42
PH1,LI2-9	Industrial Area	0.42
PH1,LI2-10	Industrial Area	0.73
PH1,LI3-1	Industrial Area	0.33
PH1,LI3-2	Industrial Area	0.31
PH1,LI3-3	Industrial Area	0.86
PH1,LI3-4	Industrial Area	0.31
PH1,LI3-5	Industrial Area	0.36
PH1,LI3-6	Industrial Area	0.79
PH1,LI3-7	Industrial Area	0.97
PH1,LI3-8	Industrial Area	0.40
PH1,LI3-9	Industrial Area	0.40
PH1,LI3-10	Industrial Area	0.68
PH1,LI3-11	Industrial Area	0.31
PH1,LI3-12	Industrial Area	0.65
PH1,LI3-13	Industrial Area	0.36
PH1,LI3-14	Industrial Area	0.36
PH1,LI4-1	Industrial Area	0.32
PH1,LI4-2	Industrial Area	0.33
PH1,LI4-3	Industrial Area	0.33

PH1,LI4-4	Industrial Area	0.30
PH1,LI4-5	Industrial Area	0.53
PH1,LI4-6	Industrial Area	0.44
PH1,LI4-7	Industrial Area	0.77
PH1,LI4-8	Industrial Area	0.38
PH1,LI4-9	Industrial Area	0.41
PH1,LI4-10	Industrial Area	0.39
PH1,LI4-11	Industrial Area	0.32
PH1,LI4-12	Industrial Area	0.76
PH1,LI5-1	Industrial Area	0.97
PH1,LI5-2	Industrial Area	0.92
PH1,LI5-3	Industrial Area	0.48
PH1,LI5-4	Industrial Area	0.47
PH1,LI5-5	Industrial Area	0.52
PH1,LI5-6	Industrial Area	0.38
PH1,LI5-7	Industrial Area	0.33
PH1,LI5-8	Industrial Area	0.52
PH1,LI5-9	Industrial Area	0.40
PH1,LI6-1	Industrial Area	0.36
PH1,LI6-2	Industrial Area	0.37
PH1,LI6-3	Industrial Area	0.55
PH1,LI6-4	Industrial Area	0.33
PH1,LI6-5	Industrial Area	0.46

PH1,LI6-6	Industrial Area	0.35
PH1,LI6-7	Industrial Area	0.33
PH1,LI6-8	Industrial Area	0.52
PH1,LI6-9	Industrial Area	0.33
PH1,LI6-10	Industrial Area	0.33
PH1,LI6-11	Industrial Area	0.32
PH1,LI6-12	Industrial Area	0.58
PH1,LI6-13	Industrial Area	0.84
PH1,LI6-14	Industrial Area	0.62
PH1,LI6-15	Industrial Area	0.48
PH1,LI6-16	Industrial Area	0.39
PH1,LI6-17	Industrial Area	0.75
PH1,LI6-18	Industrial Area	0.78
PH1,LI6-19	Industrial Area	0.37
PH1,L6-20	Industrial Area	0.34
PH1,LI6-21	Industrial Area	0.33
PH1,LI6-22	Industrial Area	0.70
PH1,LI6-23	Industrial Area	0.41
PH1,LI(1,2,3,4+5,6,)	Total Industrial Area	35.90
PH1,LI1-RSV	Reserve Area	0.5
PH1,LI6-RSV	Reserve Area	0.1
PH1,LI-RSV	Total Reserve Area	0.7
PH1R	Road	14.37
	Total Area of LI	84.5

6. Scope of work

The DCDA is seeking expression of interest from all interested Master Developers/Investors to develop the Northern Industrial Park, Phase One of KNC through a favorable Holding Lease Arrangement. For the purpose, the land will be leased to interested Developers/Investors for a specific period of time. The Developer shall develop the Factory Plots and Infrastructure within the plots based on an agreed implementation schedule between the DCDA & the Developer and make payments for the Holding Lease. Upon completion of individual factory plots, the Developer shall sub-lease the plots to individual Industrialists/entrepreneurs for establishing factories and conducts the operation and maintenance of the plots. Throughout the development process the Title of the land remains with DCDA. The DCDA shall transfer the title of the Factory Plots to Individual industrialists based on specified Criteria. Individual industrialists are not entitled to sub-lease the Factory plots to any third party. *(Detailed mechanism for the Holding Lease Arrangement will be part of the RFP and Contract Documents for development of the Northern Industrial Park, Phase One of KNC).*

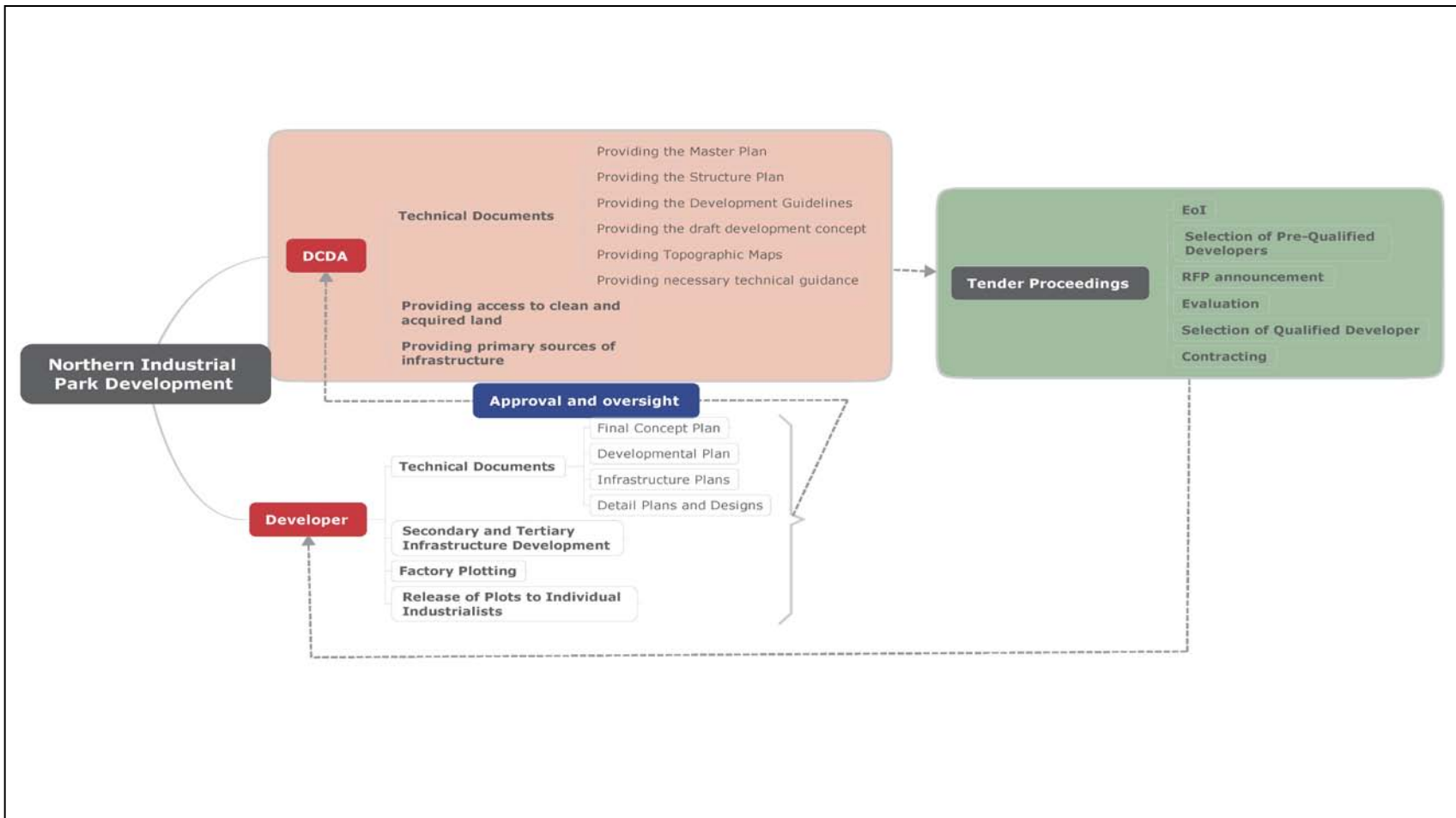


Figure 4 Northern Industrial Park Development Process

7. Scope Split

The DCDA on behalf of the Government of Afghanistan shall:

- a) Develop the Main Infrastructure
- b) Provide Technical documents including the Master Plan of KNC, Structure Plan of Phase One, Topographic Maps, Development Guidelines and other technical documents;
- c) Provide access to clean and cleared land to Developer;
- d) Oversight and monitor the process of sub-leasing from developers to individual industrialists.

In the mean time the Master Developers/Investors shall:

- a) Develop the individual Factory Plots and the planned Residential Area in the Parcel;
- b) Develop the Infrastructure within the Industrial Park;
- c) Sub-lease the industry plots to individual industrialists;
- d) Conduct Operation and Maintenance of individual Factory Plots after development.

8. EOI Applications

The DCDA accepts Expression of Interests (EOI) from all interested and qualified Master Developers/Investors at the moment. The EOI Application shall include:

- a) A Letter of Interest from the Company
- b) A Draft Technical and Financial Concept for Development of the Northern Industrial Park, Phase One of KNC
- c) Filled and signed EOI Application Form
- d) Company's Profile and Business License

9. EOI Evaluation

The DCDA evaluates the received EOIs based on the Authority's existing evaluation criteria. The Criteria include an evaluation of the proposed draft technical and financial concept for development of the Industrial Park by the company, evaluation of the Technical and Financial capability of the company and any previous experience in the relevant field.

10. Submission of Expression of Interest (EOI):

Interested developers/investors are requested to submit their interest before **Tuesday 22nd October , 2013** together with the above mentioned documents to the below address. Interested firms have options to send the required documents in Hard or in Soft Copies. Hard Copies of the Documents can be sent to the following address:

Marketing and Sales Division
Dehsabz-Barikab City Development Authority (DCDA)
House No. 4, Street No. 6,
District No. 10, Qala-e-Fatehullah Khan,
Kabul, Afghanistan

Or e-mail the soft copies of the documents to ms@dcda.gov.af

11. Information Session prior to submission of Expression of Interest

Upon the request from majority of the interested developers/investors, DCDA shall organize an Information session prior to submission of Expression of Interest for development of the industrial park. Where DCDA shall disseminate information, provide details to interested Developers and answer to the queries raised by the Developers/investors.

12. Further Inquiries:

For further inquiries please send an email to ms@dcda.gov.af or call the Marketing and Sales Division at 0093700203004 or 0093752035153