



**City and Industrial Corporation of Maharashtra Limited (CIDCO)**

Expression of Interest (EOI)

for

**Mixed-use Development in  
Palghar New Town**

**CA No: 01 / CIDCO / SP(Palghar)/ 2021-22**

**20<sup>th</sup> May 2021**

**Senior Planner (Palghar)**

**4th Floor,**

**Raigad Bhavan,**

**CBD Belapur,**

**Navi Mumbai – 400614**

**[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in)**

## DISCLAIMER

1. The information contained in this Expression of Interest document ("EOI") or subsequently provided to interested parties, whether verbally or in documentary or any other form by or on behalf of CIDCO or any of its employees or advisers, is provided to interested parties on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.
2. This EOI is not an agreement and is neither an offer nor invitation by CIDCO to the interested parties or any other person. The purpose of this EOI is to provide interested parties with background information on the project and identify interested parties willing to participate in the development of the project. This EOI includes statements, which reflect various assumptions and assessments arrived at by CIDCO in relation to the project. Such assumptions, assessments and statements do not purport to contain all the information that each interested party may require. This EOI may not be appropriate for all persons, and it is not possible for CIDCO, its employees or advisers to consider the objectives, technical expertise and needs of each party who reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI, may not be complete, accurate, adequate or correct. Each interested party should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI and obtain independent advice from appropriate sources.
3. Information provided in this EOI to interested parties is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. CIDCO accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
4. CIDCO, its employees and advisers make no representation or warranty and shall have no liability to any person including any interested party under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EOI and any assessment assumption, statement or information contained therein or deemed to form part of this EOI.
5. CIDCO also accepts no liability of any nature whether resulting from negligence or otherwise, however caused arising from reliance by and interested party upon the statements contained in this EOI.
6. CIDCO may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assess mentor assumption contained in this EOI.
7. The issue of this EOI does not imply that CIDCO is bound to shortlist any interested party and CIDCO reserves the right to reject all or any of the submissions without assigning any reasons whatsoever.

8. Interested parties shall bear all its costs associated with or relating to the preparation and submission of its EOI application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by CIDCO or any other costs incurred in connection with or relating to its submission. All such costs and expenses will remain with the interested party and CIDCO shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an interested party in preparation or submission of the application, regardless of the outcome of the EOI process
9. CIDCO reserves the right not to proceed with the project or to change the process or procedure to be applied for identification of interested parties. It also reserves the right to decline to discuss the project further with any party expressing interest.

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## Notice inviting Expression of Interest (EOI)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA  
LIMITED

(GOVERNMENT OF MAHARASHTRA UNDERTAKING)

### Notice inviting Expression of Interest (EOI) FOR Mixed-use Development in Palghar New Town

CIDCO, City and Industrial Development Corporation of Maharashtra Limited (**“Authority”**) was constituted as the New Town Development Authority of Navi Mumbai under the Maharashtra Regional and Town Planning Act, 1966 and is engaged in the development of infrastructure across Navi Mumbai. The purpose of CIDCO at the time of its creation was to develop Navi Mumbai as a satellite town for Mumbai in Maharashtra. CIDCO is now functioning as New Town Development Authority (NTDA) and Special Planning Authority (SPA) for development of New Towns by planning and developing entire urban infrastructure, providing municipal services, and executing large scale infrastructure projects including Navi Mumbai International Airport, Navi Mumbai Metro, International Corporate Park etc. Details of the Projects are available on the official website of the Authority at [www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in).

Government of Maharashtra declared Palghar as 36th district of Maharashtra state by bifurcating Thane district, with the District head quarter situated at Palghar. GoM, vide its G.R. dated 29.06.2016 accorded approval for development of Palghar District Headquarters and development of land admeasuring 440-57.90 ha through CIDCO. As per the G.R., CIDCO will prepare Development plan for Palghar New Town for 440-57.90 Ha land area and develop Palghar District Headquarters on 103.57ha land area which includes construction of Collector Office Building, District Superintendent of Police Office Building, Zilla Parishad Office Building, District & Session Court Building, New Administration Buildings, Auditorium, Govt. Guest House, Residential Quarters at least for 10% staff/officer of District headquarters, all relevant infrastructure works, etc. This work is nearing completion

CIDCO now proposes to develop Palghar New Towns on balance 337.0 ha land area. In order to create awareness about this Project amongst the prospective investors and buyers and seek inputs from them this EOI document is being released. The document expects to provide interested parties with the relevant information regarding the Project and to invite feedback from interested private sector applicants. The Applicants are advised to study this EOI document carefully before submitting their feedback & suggestions in response to the EOI Notice. The feedback & suggestions received as part of the response from the industry participants to this EOI Document may or may not be used towards formalizing the RFP for the Project which is proposed to be released in the near future. No pre-qualification of Applicants is proposed to be done as part of this EOI. The right to accept/reject any or all the responses received is reserved with Authority without assigning any reason thereof.

The website to download the EOI document is [www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in). Applications should be sent to the Senior Planner (Palghar), 4th Floor, Raigad Bhavan, CBD Belapur, Navi Mumbai – 400614 or before 17:00 hours on 21.06.2021.

**Senior Planner (Palghar)**

## Abbreviations

ACI	: Available Capital Investment
AIF	: Alternate Investment Fund
CIDCO	: City and Industrial Development Corporation of Maharashtra Limited
EOI	: Expression of Interest
FY	: Financial Year
GoI	: Government of India
GoM	: Government of Maharashtra
INR	: Indian Rupees
JNPT	: Jawaharlal Nehru Port Trust
NAINA	: Navi Mumbai Airport Influence Notified Area
NMMC	: Navi Mumbai Municipal Corporation
NTDA	: New Town Development Authority
MMR	: Mumbai Metropolitan Region
MTHL	: Mumbai Trans-Harbour Link
PPP	: Public Private Partnership
RFP	: Request for Proposal
SH	: State Highway
SPA	: Special Planning Authority
SPV	: Special Purpose Vehicle
ToR	: Terms of Reference
ULB	: Urban Local Body

## Introduction

### 1.1 About CIDCO

CIDCO, City and Industrial Development Corporation of Maharashtra Limited ('Authority') was constituted as the New Town Development Authority of Navi Mumbai under the Maharashtra Regional and Town Planning Act, 1966 and is engaged in the development of infrastructure across Navi Mumbai. The purpose of CIDCO at the time of its creation was to develop Navi Mumbai as a satellite town for Mumbai in Maharashtra. CIDCO is now functioning as New Town Development Authority (NTDA) and Special Planning Authority (SPA) for development of New Towns by planning and developing entire urban infrastructure, providing municipal services, and executing large scale infrastructure projects including Navi Mumbai International Airport, Navi Mumbai Metro, and International Corporate Park etc. Details of the Projects are available on the official website of the Authority at [www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in).

CIDCO, during the last few decades have developed Navi Mumbai having a total area of 344-sq. km. spread over the parts of Thane and Raigad districts of Maharashtra which forms a part of Northern Konkan Region. The area comprised of 95 villages of Thane and Raigad Districts. CIDCO developed 14 nodes (i.e. townships) of the city which are divided in North and South parts. The 7 nodes in the North part are Airoli, Kopar Khairane, Ghansoli, Vashi, Sanpada, Nerul and CBD Belapur; on the Southern part, Kharghar, Kamothe, Kalamboli, Pushpak, Panvel, Ulwe and Dronagiri are the 7 nodes. Since Navi Mumbai falls within two districts, two municipal bodies have been established, namely the Navi Mumbai Municipal Corporation in the North (Thane Dist) and the Panvel Municipal Corporation in the South (Raigad Dist). Having developed all the Northern nodes, CIDCO has handed over the land to the NMMC. A similar process has already started in the Southern part and will be completed in phased manner.

Navi Mumbai, a city with 1.5 million+ population, has transformed rapidly over the past two decades and has emerged as a major hotspot in the Mumbai Metropolitan Region (MMR). Rapid urbanization planned developments and changing lifestyle requirements have led to a rise in preference of Mumbai residents to reside in Navi Mumbai which offers an excellent mix of work and life. Developed as a satellite township of Mumbai, Navi Mumbai has emerged as a favourable destination in recent times, which is attracting huge investments and is set to create its presence felt on the Indian map.

High focus on the quality of living and availability of developable land has favoured Navi Mumbai's rapid development. Further, planned mega infrastructure upgrades such as the new international airport (NMIA), Mumbai Trans Harbour Link (MTHL), its transformation into a Smart City and many more will lead the next level of growth of this city and the inflow of investments are likely to rise exponentially in the future. At present, Navi Mumbai is poised to witness explosive growth with investments of more than US\$ 8 billion slated in and around the city.

### 1.2 CIDCO and its achievements

City and Industrial Development Corporation of Maharashtra Limited (CIDCO), a fully owned subsidiary of Government of Maharashtra, was incorporated as a company on 17<sup>th</sup> March 1970. CIDCO was established to develop Navi Mumbai and ease the pressure of Mumbai. Today, Navi Mumbai is considered as one of the largest planned cities in India and one of the largest cities in Mumbai Metropolitan Region (MMR) that is developed by CIDCO. This has led to CIDCO earning a reputation as the premier town planning and development agency in the country.



CIDCO's unmatched infrastructure development works have enabled Navi Mumbai to establish itself as a premier city in India. Since inception, CIDCO has built more than 1,40,000 houses in Navi Mumbai which is about 54% of the total housing stock of Navi Mumbai. It has also developed commercial office buildings mainly in Belapur to cater to the growing businesses and has been a driving force in the economic development of Navi Mumbai.

CIDCO is now undertaking the development of Navi Mumbai Metro (Line 1), and the line will soon be operational. It is also the nodal agency for development of the largest Greenfield International Airport at Navi Mumbai. Along with these pioneer projects in the transportation sector, CIDCO is also undertaking various large scale development projects such as International Corporate Park in Kharghar, Logistics Hub, Navi Mumbai Airport Influence Notified Area (NAINA), Passenger Water Transport Terminal, Marina Waterfront and Navi Mumbai Aerocity that will transform Navi Mumbai's landscape in the future periods.

In addition to the large infrastructure projects, CIDCO has been mindful of creating an ecological balance while developing Navi Mumbai. There are multiple green belts, parks and water surfaces that play a significant role in maintaining a balanced landscape in the city. Nearly 45% of the land has been allocated by CIDCO as a green zone which is set to uplift the city on the map of India.

Further, CIDCO has remained focused to develop social/soft infrastructure to support the rising population and increasing demands of the residents. CIDCO has been instrumental in developing social facilities for the community such as the Exhibition Centre in Vashi, Central Park in Kharghar, Urban Haat in Belapur, and Kharghar Valley Golf Course with an aim to make Navi Mumbai a preferred destination for the future.

With its proven track record, the GoM has assigned CIDCO to develop several New Towns such as New Aurangabad, New Nashik, Chikaldara etc in addition to Palghar New Town. Government of Maharashtra declared Palghar as 36th district of Maharashtra state by bifurcating Thane district, with the District head quarter situated at Palghar. GoM, vide its G.R. dated 29.06.2016 accorded approval for development of Palghar District Headquarters and development of land admeasuring 440-57.90 ha through CIDCO. As per the G.R., CIDCO will prepare Development plan for Palghar New Town for 440-57.90 Ha land area and develop Palghar District Headquarters on 103.57ha land area which includes construction of Collector Office Building, District Superintendent of Police Office Building, Zilha Parishad Office Building, District & Session Court Building, New Administration Buildings, Auditorium, Govt. Guest House, Residential Quarters at least for 10% staff/officer of District headquarters, all relevant infrastructure works, etc. This work is nearing completion. CIDCO has been allotted additional land of 101-11 Ha at Kelve Road, in proximity of Palghar New Town.

### **1.3 Purpose of inviting EOI**

The Government of Maharashtra has entrusted the task of developing the District Headquarters at Palghar & the New Town collectively spread over an area of 440-57.90 ha. The said project is located at about 110 Km north of Mumbai and lies between Palghar and Boisar towns.

The National Highway No. 48 (Old NH 8) is approximately 25 km away from Palghar Municipal Limit and is connected with Palghar-Manor-Wada link Road. Situated on the Western Railway network Palghar railway station is about 2 km. from the project site.

Palghar New Town is about 105km from Chatrapati Shivaji International/ Domestic Airport by road. The existing Railway line with MEMU services between Dahanu Road, Palghar and Panvel can be explored further to enhance the connectivity between Palghar and Navi Mumbai.

The Wadhavan Port project coming up in Dahanu, just an hour from the Project site, is expected to bring in massive economic activity to the region. The Wadhavan port, which will be India's 13th major port, has been planned by the JNPT as an 'All Weather, All Cargo' satellite port to enhance capabilities in handling deep draft ships and larger vessels. Development of Wadhavan port will enable berthing of container vessels of 16,000-25,000 TEUs capacity, giving advantages of economies of scale & reducing logistics cost.

Given the proximity of Palghar New Town project site to the Wadhavan Port, the proposed Virar Alibag Multi Modal Corridor, in addition to the Western railway and National highway corridors, the project has a very high potential for social and commercial development and can become a very strategic destination for prospective investors. The District Headquarters at Palghar are nearing completion and CIDCO is now planning to commence development of Palghar New Towns on balance 337 ha.

However, before embarking on this task of development, CIDCO considers it prudent to gain a deeper understanding on the prevailing market sentiments, investor confidence and domains of their interest, aspirations of potential buyers and any other idea for making this proposed new town a successful development model. It is expected that all the potential stakeholders who respond to this EOI would be able to provide their valuable inputs to help CIDCO in formulating its development strategy and way forward to create a financially viable, economically sustainable and an attractive and eco-friendly development for the future.

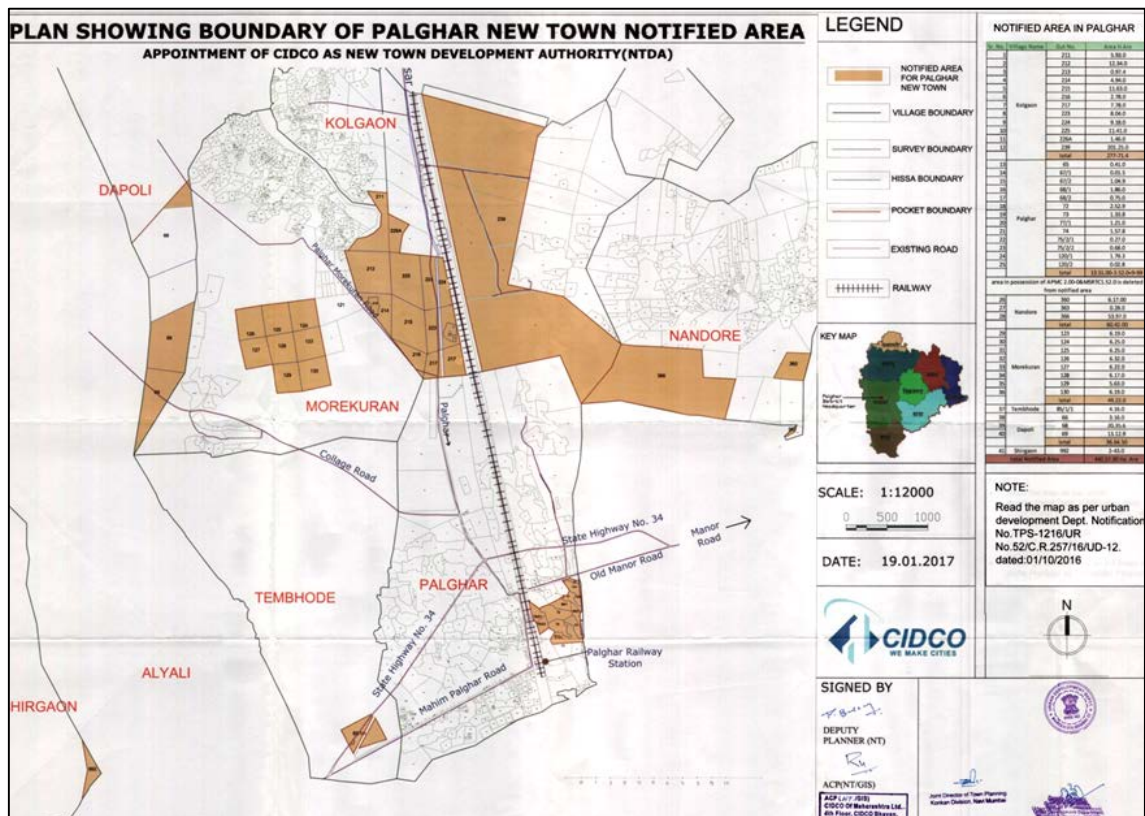
This EOI is meant for the collective 337 ha of proposed new town area of Palghar and 101 ha. of lands at Kelve Road for ideas from Stakeholders/ Developers/ Investors and Partners in Development who are interested in joint venture developments with CIDCO, to undertake mixed-use development in this land parcel. The basic purpose of this EOI is to create awareness among the industry players about the proposed Project and to undertake an industry consultation to gauge their inputs on the key parameters such as preference of land uses, area requirement, development model, lease terms, to name a few and also fresh ideas in terms of development and marketability. The outcome of the EOI process may assist CIDCO in determining the terms and conditions of the next stages such as Master Plan layouts, Request for Proposals (RFP) etc. **This EOI stage does not shortlist or pre-qualify any Applicants.**

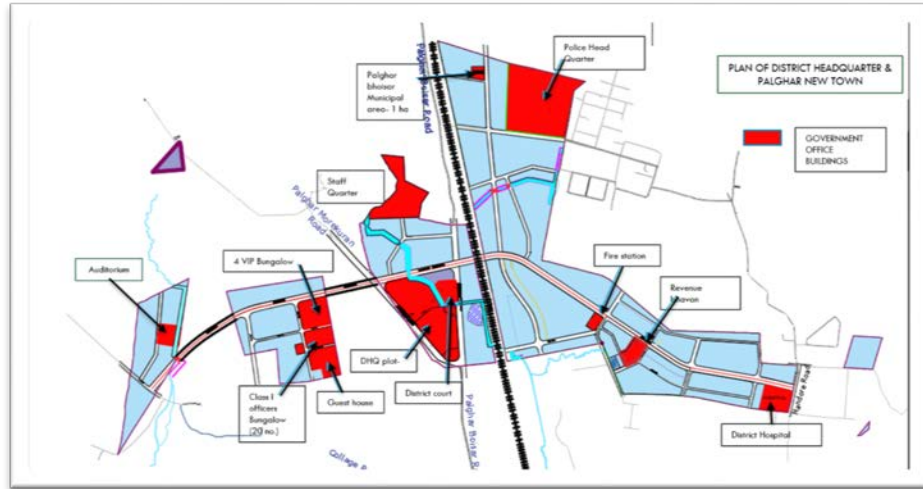
CIDCO does not, in any manner whatsoever, warrant or represent that it will subsequently proceed to release the RFP and/or initiate the RFP Stage of the Bidding Process. Accordingly, the information regarding the RFP made in this EOI are indicative in nature and purely informative, and non-binding.

## 2 Project details

### 2.1 Project background

The Government of Maharashtra (GoM), Revenue and Forest Department had declared CIDCO Ltd. as 'Palghar New Town Development Authority' u/s 113(3-A) of MR & TP Act, 1966 for the Development of Palghar New Town and District Headquarters for 440-57.90 Ha of Govt. land. This project is spread across 7 villages Viz. Kolgaon, Palghar, Nandore, Morekuran, Tembhode, Dapoli and Shirgaon. On 1st October, 2016, the Urban Development Dept., GoM appointed CIDCO as New Town Development Authority (NTDA) for Palghar New Town u/s 113(113-A) of MR & TP Act, 1966 for 440-57.90 Ha of land. Out of this 103-57.90 ha is to be utilized for development of District Headquarters (DHQ) and remaining 337 Ha of land is to be used by CIDCO for development and disposal of plots to recover cost of infrastructure and development of DHQ. The entire land area of 440-57.90 is in possession of CIDCO.





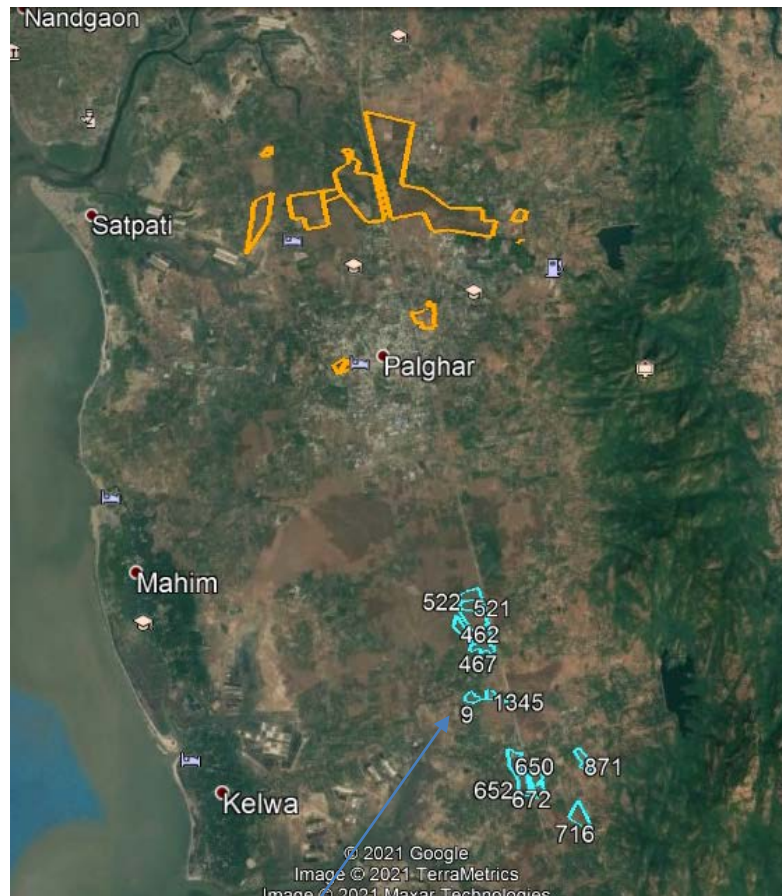
Plan showing location of various components of District HQ

## 2.2 Additional lands assigned to CIDCO

The construction work of DHQ began in early 2018. Subsequently, CIDCO was also allotted additional land of 101-11 Ha at Kelve Road Village, Tal. Palghar vide G.R. dtd 11.9.2019. Thus, the project area for purpose of this EOI also includes following survey numbers as per details given below:

Sr. No.	Survey no.	Area as per GR
1	9	03-80-00
2	462	05-94-00
3	466	07-99-00
4	467	06-66-00
5	520	13-98-00
6	521	08-85-00
7	522	07-82-00
8	650	08-50-00
9	652/A	07-13-00
10	672	8-01-00
11	716	12-71-00
12	871	7-16-00
13	1339	0-32-0
14	1345	3-45-0

The location of these survey numbers are shown below:



Plan showing location of various survey nos. at Kelve Road

### 2.3 Strategic Location of Palghar

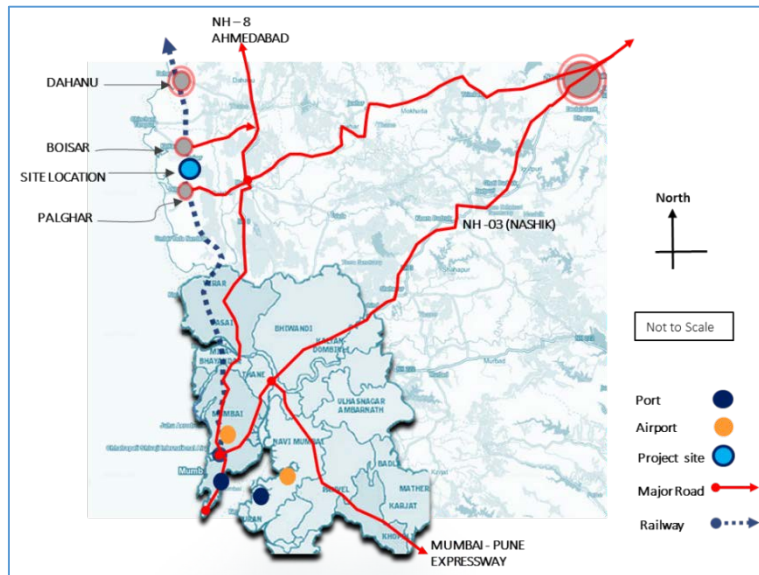
Palghar District is geographically located on the north of Mumbai & Thane Districts and Palghar city is well connected by Rail and Road. Palghar New Town & District Headquarters is located at about 110 Km north of Mumbai. National Highway No. 48, (Old NH 8) runs approximately 25 km away from Palghar Municipal Limit connected with Palghar-Manor-Wada link Road. The Project Area falls between Palghar and Boisar towns.

The Western Railway network passes through Vasai, Palghar and Dahanu Tehsil of the District by providing enhanced connectivity to Ahmadabad, Mumbai and to Delhi in the North. Western suburban (Local) train services are available up to Dahanu. Palghar railway station is about 2 KM from the project site, which shall be connected through feeder systems. The existing Railway line with infrequent MEMU services between Dahanu Road, Palghar and Panvel can be explored further to enhance connectivity between Palghar and Navi Mumbai.

Palghar Town is also connected to Chatrapati Shivaji International/ Domestic Airport by road, situated at a distance of about 105Km.

Palghar town is situated at about 144 Km from Jawaharlal Nehru Port Trust (JNPT PORT) which is the largest modern Container Port in India.

Palghar New Town local and regional connectivity is shown in the Figure below



The Wadhavan Port project coming up in Dahanu, just an hour from the Project site, is expected to bring in massive economic activity to the region. The Port, with an estimated cost of Rs.65,545 crores, is part of the Centre’s Sagarmala initiative that aims to make Indian ports major contributors to the country’s GDP. The JNPT and the Maharashtra Maritime Board are development partners for the project. An investment of Rs 16,140 crore is expected by a JNPT-led Special Purpose Vehicle (SPV) in constructing basic infrastructure like breakwaters, rail line/yard and road connectivity, power and water lines, internal roads and common amenities.

The Wadhavan port, which will be India’s 13th major port, has been planned by the JNPT as an ‘All Weather, All Cargo’ satellite port to enhance capabilities in handling deep draft ships and larger vessels. With an increase in container shipping, the port, which will be close to the JNPT in Uran, Navi Mumbai, is also expected to handle the spill over in container vessel traffic at the Jawaharlal Nehru Port, which is India’s top container port. JNPT is planning a dedicated road and rail service for the Port so as not to interfere with the local traffic, thereby avoiding any clutter within the local transportation. The Port has a natural draft of about 20 meters close to the shore, making it possible for it to handle bigger vessels at the port. Development of adhavan port will enable berthing of container vessels of 16,000-25,000 TEUs capacity, giving advantages of economies of scale & reducing logistics cost.

**Given the proximity of Palghar New Town project site to key transport corridors, development of district headquarters, proximity to Tarapur Industrial Area, Boisar MIDC, the project has a very high potential for social and commercial development and can become a very strategic destination for prospective investors.**

## **2.4 Site visit**

The applicants are advised to visit the site and inspect the status of the said land parcels and its surroundings before the Pre-Application Conference and/or before the submission of EOI at their own cost. In case, any assistance is required in this regard, the applicant may contact the following official during office hours:

**Senior Planner (Palghar)**  
4<sup>th</sup> Floor, Raigad Bhavan,  
CBD Belapur,  
Navi Mumbai – 400614  
Contact no. - 9082481967

### 3 Schedule of EOI submission

Activity	Scheduled date
Issue of EOI document	20 <sup>th</sup> May 2021  To be downloaded from the website: <a href="http://www.cidco.maharashtra.gov.in">www.cidco.maharashtra.gov.in</a> Available from 20 <sup>th</sup> May 2021 to 20 <sup>th</sup> June 2021
Pre-application Conference	11:30 hrs on 4 <sup>th</sup> June 2021  <b>Venue</b> – Conference hall, 2 <sup>nd</sup> Floor, CIDCO Bhavan, CBD-Belapur, Navi Mumbai-400 614
Due date for submission of EOI	On or before 17:00 hrs, 21 <sup>st</sup> June 2021
Place of submission	Office of: <b>Senior Planner (Palghar)</b> 4 <sup>th</sup> Floor, Raigad Bhavan, CBD Belapur, Navi Mumbai – 400614 <a href="http://www.cidco.maharashtra.gov.in">www.cidco.maharashtra.gov.in</a> Contact no. - 9082481967



## **4 Preparation and submission of EOI**

### **4.1 General**

The Applicant may be a single entity or a group of entities, expressing interest for the Project. The Applicants eligible for participating in the EOI process shall be any of the following categories:

The Applicant shall be legally competent to enter into agreement as per prevailing Indian law and must be either: (i) a company incorporated under the Companies act 1956 (as amended or re-enacted and restated including the Companies act 2013 as notified from time to time), (Copy of certificate of incorporation, Memorandum and Article of the Association of the Applicant should be submitted) or (ii) Limited liability partnership duly incorporated under the Limited Liability Partnership Act, 2008 (copy of registered partnership deed should be submitted) (iii) Partnership firm registered the Indian Partnership Act (copy of registered partnership deed should be submitted) or a (iv) registered proprietary firm (Copy of GST registration, EPF registration, shop registration certificate, as may be applicable, should be submitted).

Foreign firms constituted under applicable law of any other country are also permitted to participate in submission (Copy of Certificate of Incorporation, Memorandum and Article of the association or constituting legal documents of the Applicant should be submitted). In case of foreign Company, incorporation documents other than English language should be accompanied by a notarized translation to English language only.

CIDCO is expecting response from Developers, Financial Institutions, Service Providers including Hotel Operators, Commercial Office / Retail Operators and any other private parties involved in real estate property business.

The term applicant used in the EOI document would therefore apply to the above-mentioned categories. Any entity, which has earlier been barred by CIDCO from participating in its projects, would not be eligible to submit an EOI individually, if such bar would subsist as on the last date of submission of EOI.

### **4.2 EOI preparation cost**

The Applicant is responsible for all costs incurred in connection with participation in this process, including, but not limited to, costs incurred in conduct of informative and other diligence activities, participation in meetings/ discussions/ presentations, preparation of its Application, in providing any additional information required by CIDCO to facilitate the Application process. CIDCO will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process. All materials submitted by the Applicant shall become the property of CIDCO and may be returned at its sole discretion. No Applicant shall submit more than one EOI.

### **4.3 Amendment**

The Authority may modify the EOI by issuing an addendum / corrigendum before last date of submission of the Application. Any addendum / corrigendum issued shall be part of EOI and shall be posted on CIDCO's website.

To give Applicants reasonable time in which to take addendum / corrigendum into account in preparing their applications, CIDCO may at its sole discretion, extend the last date of submission of application.

#### 4.4 Language

The EOI application prepared by the Applicant and all correspondence and documents related to the EOI, and exchange by the Applicant and CIDCO shall be written in English. Any printed literature furnished by the Applicant may be written in another language as long as such literature is accompanied by a translation of its pertinent passages in English, in which case, for purpose of interpretation of the EOI, the English translation shall govern.

#### 4.5 Documents to be submitted

The Application shall include the following requisite documents and necessary supporting documents as specified in Forms No. 1 to 7:

- (i) Form 1: Covering Letter
- (ii) Form 2: Details of the Applicant
- (iii) Form 3: Net worth / ACI of the Applicant
- (iv) Form 4: List of similar projects undertaken
- (v) Form 5: Details of similar projects undertaken
- (vi) Form 6: Suggestions/feedback on Project details
- (vii) Form 7: Concept Note

#### 4.6 Submission of application

- The duly filled application forms along with required/ supporting documents as per the EOI document, signed and stamped by the Authorized Signatory shall constitute the Application. The Application must be supported with documentary evidence wherever necessary.
- The Application shall be of A4 size and must be submitted in hard copy as a spiralled/ hard bound document on or before the prescribed date and time for the submission of EOI in this document. Along with a hard copy, a soft copy in PDF format shall also be submitted through a USB flash drive.
- The Application shall be submitted in a sealed envelope indicating the name, address and contact phone number of the Applicant.
- The sealed envelope shall clearly bear the following identification:

**'Expression of Interest for Mixed-use Development in Palghar New Town'**

**Notice no:** CA No: 01 / CIDCO / SP (Palghar)/ 2021-22

**Due date of EOI submission:** on or before 17:00 hours on 21.6.2021

- The envelope shall be addressed to:

**Senior Planner (Palghar)**  
4<sup>th</sup> Floor, Raigad Bhavan,  
CBD Belapur,  
Navi Mumbai – 400614

#### **4.7 Right to accept / reject any EOIs**

- The Authority reserves right to reject any or all EOI applications without assigning any reason and the same shall be at the entire discretion of the Authority. The Authority's decision in this respect shall be final and binding.
- The Authority reserves the right to change/modify any or all of the provisions of this EOI.
- The Authority may cancel the EOI at any stage without assigning any reasons whatsoever and will not be liable to compensate any participant on any grounds whatsoever. The participant shall not be entitled to refund of cost of documents or other costs in case the EOI is cancelled for whatsoever reason or without assigning any reason, at any stage.

#### **4.8 Communication**

All official communication including submission of Application should be addressed to:

**Senior Planner (Palghar)**  
4<sup>th</sup> Floor, Raigad Bhavan,  
CBD Belapur,  
Navi Mumbai – 400614  
Email id – aaannn.6@gmail.com

#### **4.9 Conflict of interest**

Any Applicant who presents a potential conflict of interest in the project will not be considered for participation.

#### **4.10 Evaluation**

All the information provided will be considered for the purpose of review of capability and suggestions of interested Applicants. CIDCO may seek verbal / written clarifications from interested Applicants to clarify ambiguities and uncertainties arising out of the information submitted. CIDCO may optionally invite Applicants to make a presentation as part of the evaluation process. The feedback received may be considered for designing the actual RFP.

#### **4.11 No obligation to shortlist or issue an RFP**

CIDCO shall be under no obligation to shortlist any interested party as part of this EOI process or to issue a Request for Proposal (RFP) for the Project.

#### **4.12 Right to cancel the EOI process**

CIDCO may cancel this EOI process at any stage without assigning any reasons whatsoever and will not be liable to compensate any Applicant on any grounds whatsoever. The Applicants shall not be entitled to refund of cost of documents or other costs in case the EOI is cancelled for whatsoever reason or without assigning any reason.

## 5 Application Forms

### Form 1: Covering Letter

(The covering letter is to be submitted by 'Applicant' on the Applicant's letterhead)

Date:

To:

**Senior Planner (Palghar)**  
4<sup>th</sup> Floor, Raigad Bhavan,  
CBD Belapur,  
Navi Mumbai – 400614

**Sub: Submission of Expression of Interest (EOI) for Mixed-use Development in Palghar New Town**

Dear Sir,

Having examined the information provided in the EOI Notice and Project details within the EOI document, I/We hereby submit our EOI for the Project and the relevant information.

1. I/We agree and understand that this EOI is non-binding and non-committal. Further, I/we confirm that neither CIDCO nor any of its directors, employees, associates, affiliates or its agents shall not be liable to me/us for any liability arising directly or indirectly from our participation in the EOI Process.
2. I/We further agree, understand and fully comprehend that CIDCO may in its absolute and exclusive discretion at any time change, alter, replace, remove and/or cancel any or all part of the EOI Document or the Project. CIDCO may also abandon, call-off, alter, replace, revise the Project. Furthermore, CIDCO is under no obligation or compulsion in any manner whatsoever to release or publish the RFP, it may also change or replace or cancel any or all part of the bidding process.
3. I/We submit hereto my/our EOI as per the requirements and details specified in the EOI Document. I/We confirm that the information contained in these submissions or any part thereof, including the appendices, and other documents and instruments delivered or to be delivered to CIDCO, are true, accurate, verifiable and complete. These submissions include all information necessary to ensure that the statements therein do not in whole or in part mislead CIDCO in its EOI Process
4. I/We fully understand and agree to comply that on verification, if any of the information provided here is found to be misleading during the EOI Process, I/we are liable to be disqualified from the EOI Process.
5. I/We also authorize CIDCO or their authorized representatives to approach individuals, employers and firms to verify our competence and general reputation.

6. I/We agree that CIDCO is not bound to accept any EOI that CIDCO may receive. I/We also agree that CIDCO reserves the right in absolute sense to reject all or any of the EOI received as per the EOI Document and Advertisement.
7. It is hereby confirmed that I/We am/are entitled to act on behalf of my/our firm and empowered to submit this document as well as such other documents, which may be required in this connection.
8. I/We understand that CIDCO is under no obligation to shortlist any entity as part of this EOI process.

**For and on behalf of:**

Signature(s) and seal of Applicant(s): Authorized Signatory

Name of the Authorized Signatory:

Designation of the Authorized Signatory:

Address of the Applicant:

Telephone & Fax of the Applicant:

Date:

## Form 2: Details of the Applicant

Sr.no.	Particulars	Details
1.	Name of the Applicant	
2.	Type of Firm (Private Limited/ Public Limited company/ LLP/ Partnership/ HUF/ Foreign Incorporated Entity)	
3.	Country of registered office of the Applicant	
4.	Address of registered office of the Applicant	
5.	Address of corporate headquarters	
6.	Date of Incorporation of the Applicant	
7.	PAN Number (Mandatory for Indian Applicant)	
8.	GST Registration Number (Mandatory for Indian Applicant)	
9.	No. of years of operations in India (mandatory for Indian Applicant)	
10.	Associate firms, if applicable	
11.	Authorized signatory name	
12.	Authorized signatory designation	
13.	Authorized signatory contact details (email and phone number)	
14.	Has the Applicant been blacklisted by any government agencies in the last five years from the date of EOI submission (Yes / No)	

**Form 3: Net worth / ACI of the Applicant (s)**

Sr.no.	Financial Year	Net Worth (as per last audited financial statements)	ACI*, if applicable
1.	2019 – 2020		
2.	2018 – 2019		
3.	2017 – 2018		

**Supporting Documents:** Latest Audited Financial Statements/Annual Report. In case audited financial statements of the last financial year is not made available by the Applicant, then the Applicant has to submit provisional financial statement for the last financial year.

\*In case of an Alternative Investment Fund (AIF) or Foreign Investment Fund using ACI, ACI would be considered as per the certificate issued by statutory auditor (or such other certificate as filed with the regulator in the relevant jurisdiction) not older than 3 (three) months prior to the Application Due Date.



### Form 4: List of similar projects undertaken

#### Developers

Sr.no.	Sector*	Project Name	Location	Land area (ha)	Built-up-area (mn.sq.ft.)	Client name**
1						
2						
3						
4						
5						

\*\* Mention client's name in case the developer is not the landowner and has executed the project for a private entity or a government entity on PPP/leasehold basis

#### Operators

Sr.no.	Sector*	Project Name	Location	Land area (ha)	Built-up-area (mn.sq.ft.)	Name of Developer
1						
2						
3						
4						
5						

#### Financial Institutions

Sr.no.	Sector*	Project Name	Location	Name of Developer	Built-up-area (mn.sq.ft.)	Investment size (INR in Crore)
1						
2						
3						
4						
5						

\*Applicant shall list down experience of similar projects which have been either completed or under-implementation in the last 10 years in India and/or globally within the following categories:

- Multi-storey and multi-tower residential development;
- Mixed-use development;
- Business parks / Commercial office development;
- Hospitality development;

- Commercial retail development;
- Integrated township projects; and
- Any other project of similar nature.

The Applicant shall submit details of at-least 5 projects that best exhibits their relevant experience.

### Form 5: Details of similar projects undertaken

1.	<b>Project Name</b>	
2.	<b>Client Name, if applicable</b>	
3.	<b>Location</b>	
4.	<b>Sector of development*</b>	
5.	<b>Type of development</b> (eg: Self-development, JV, JD, PPP, Management contract, Buy-out, etc.)	
6.	<b>Role in the development</b> (Owner / Developer / Contractor / Operator)	
7.	<b>Any firms associated with the development (yes/no)</b>	
8.	<b>If yes to (7), list the firms and their roles in the project development</b>	
9.	<b>Land area (ha)</b>	
10.	<b>Built-up-area, specify each asset class-wise (mn.sq.ft.)</b> Eg: residential, commercial, hospitality, etc.	
11.	<b>Project cost excluding land cost</b> (INR crore)	
12.	<b>Year of completion</b> (applicable for Developers / Contractors)	
13.	<b>Duration of operation (mention start and end date)</b> (applicable for Operators)	
14.	<b>Any other relevant information, if applicable</b>	

#### Signature(s) of Applicant(s)

\*Applicant shall list down experience of similar projects which have been either completed or under-implementation in the last 10 years in India and/or Globally within the following categories:

- Multi-storey and multi-tower residential development;

- Mixed-use development;
- Business parks / Commercial office development;
- Hospitality development;
- Commercial retail development;
- Integrated township projects; and
- Any other project of similar nature.

**Only those projects which are exhibited in Form 4 shall be detailed out under Form 5.**

Note: Please use separate sheet for each project

### Form 6: Suggestions / Feedback on Project Details

The Applicant is required to share detailed feedback/suggestions on the following aspects with regards to Palghar New Town development.

Project – related suggestions / feedback		
1.	Indicate applicant’s preference of land if any, with reference to the location plans given in 2.1 and 2.2	
2.	Indicative requirement of extent or quantum of land (in acres) desired by the Applicant within the preferred land parcel. Applicant may express the requirement in form of a range.	
3.	Considering the status of the land parcels at the moment, Applicant to express their willingness to takeover land parcels on ‘As is where is’ basis. If yes, specify the preferred land parcel.	
4.	Type of development envisaged by the Applicant on the portion (whole or part) of preferred land parcel	
5.	Indicative minimum built-up-area requirement (million square feet). Applicant may express the requirement in form of a range.	
6.	Indicative minimum height requirement. Applicant may express the requirement in form of a range.	
7.	Applicant to express their views on the preferred development model: <ul style="list-style-type: none"> <li>1. CIDCO as a Master Developer<sup>1</sup></li> <li>or</li> <li>2. Applicant as a Master Developer</li> </ul>	
6.	Applicant may express in case they have an immediate requirement/demand for a land parcel(s) to be leased out to them, its extent of area and for what purpose.	
7	Any other key suggestions / feedback that Applicant requires CIDCO’s intervention (such as approvals, land	

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<sup>1</sup> Master Developer is an entity who develops the entire land parcel by providing basic infrastructure such as internal roads, water supply and sewerage network, powers, street lighting, landscaping, etc. and offers developed plots on long term lease basis.

	disposal, change in development control regulations, etc.)	
<b>Suggestions / feedback on terms and conditions for allotment of land on lease basis</b>		
1.	Applicant to express preferred or minimum lease tenure to undertake development	
2.	Applicant to express preferred project structure (Joint Venture/ Joint Development/ Revenue share/ Lease premium)	
3.	Preferred payment terms (upfront premium/ deferred premium/annuity/combo)	
4.	Any views on the minimum construction timeline to be provided by CIDCO post signing of the agreement to lease	
5.	Any views on Exit clause that CIDCO should consider	
6.	Any views on provisions which needs to be part of the lease agreement to ensure that the project is bankable	
7.	Any other key suggestions / feedback on specific terms and conditions that CIDCO should examine and consider.	

## **Form 7: Concept note**

The Applicant is also required to submit a Concept Note regarding their understanding, vision and capabilities in undertaking development with regards to the Palghar New Town project. The Applicant may cover the following aspects in the Concept Note:

1. Understanding on the proposed new town area of Palghar
2. Palghar New Town– what it requires to become a successful venture?
3. Vision for Palghar New Town
4. Capability & experience in alignment of the indicated vision
5. Brochures/materials which showcases their capability & experience till date.

The concept note is to be prepared in good faith, post understanding the EOI document and requirements of CIDCO. The Applicant shall ensure that all requirements mentioned above with respect to the Concept Note are to be fully covered.



**City and Industrial Development Corporation of Maharashtra Ltd.**

**Senior Planner (Palghar),**

**4<sup>th</sup> Floor, Raigad Bhavan, CBD Belapur, Navi Mumbai – 400614**

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