



Notice inviting Expression of Interest (EOI) FOR Development of Nhava Island - Navi Mumbai

CIDCO, City and Industrial Development Corporation of Maharashtra Limited ("Authority") is appointed the New Town Development Authority (NTDA) of Navi Mumbai under the Maharashtra Regional and Town Planning Act, 1966 and is engaged in the development Navi Mumbai. The purpose of CIDCO at the time of its creation was to develop Navi Mumbai as a counter magnet town for Mumbai in Maharashtra. CIDCO is now functioning as New Town Development Authority (NTDA) and Special Planning Authority (SPA) for development of several New Towns across Maharashtra 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.

CIDCO developed 14 nodes of Navi Mumbai which are divided in North and South parts. The 7 nodes fall in the North part Airoli, Kopar Khairane, Vashi, Sanpada, Nerul and CBD Belapur; on the Southern part Kharghar, Kamothe, Kalamboli, Pushpak, Panvel, Ulwe and Dronagiri are the other 7 nodes. Nhava Island is located approx. 5 km from Ulwe Node towards the creek side.

CIDCO is in possession of approx. 60 Ha. of land pocket at Nhava. This is a peninsular area with Karanjade and Thane Creeks spanning on three sides facing the historic Elephanta Island. This location is situated very closer to the Mumbai Transharbors Link (MTHL) connecting Sewri and Nhava and is well connected to Ulwe Node/township. Being the land parcel situated along the coastal stretch, the Coastal Zone Regulation (CRZ) permission are applicable. As per the Coastal Zone Management Plan (CZMP) applicable to this area about 30 Ha. falls in CRZ-II. As per the Navi Mumbai Development Plan, this area falls in Regional Park Zone (RPZ). CIDCO is of view that this entire land parcel can be used for tourism development or is an excellent for cultural and social activities like Picnic Spot.

In order to create interest 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. Any person/firm interest to develop, may submit the EOI as per formats given the EOI documents, in a sealed envelope Applications should be sent to the following address on or before 17:00 hours on 29.07.2021.

Associate Planner (GIS)

CIDCO Ltd

CIDCO/PR/125/2021-22



Notice inviting Expression of Interest (EOI) FOR Development of Nhava Island - Navi Mumbai

CIDCO, City and Industrial Development Corporation of Maharashtra Limited ("Authority") is appointed the New Town Development Authority (NTDA) of Navi Mumbai under the Maharashtra Regional and Town Planning Act, 1966 and is engaged in the development Navi Mumbai. The purpose of CIDCO at the time of its creation was to develop Navi Mumbai as a counter magnet town for Mumbai in Maharashtra. CIDCO is now functioning as New Town Development Authority (NTDA) and Special Planning Authority (SPA) for development of several New Towns across Maharashtra 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.

CIDCO developed 14 nodes of Navi Mumbai which are divided in North and South parts. The 7 nodes fall in the North part Airoli, Kopar Khairane, Vashi, Sanpada, Nerul and CBD Belapur; on the Southern part Kharghar, Kamothe, Kalamboli, Pushpak, Panvel, Ulwe and Dronagiri are the other 7 nodes. Nhava Island is located approx. 5 km from Ulwe Node towards the creek side.

CIDCO is in possession of approx. 60 Ha. of land pocket at Nhava. This is a peninsular area with Karanjade and Thane Creeks spanning on three sides facing the historic Elephanta island. This location is situated very closer to the Mumbai Transharbors Link (MTHL) connecting Sewri and Nhava and is well connected to Ulwe Node/township. Being the land parcel situated along the coastal stretch, the Coastal Zone Regulation (CRZ) permission are applicable. As per the Coastal Zone Management Plan (CZMP) applicable to this area about 30 Ha. falls in CRZ-II. As per the Navi Mumbai Development Plan, this area falls in Regional Park Zone (RPZ). CIDCO is of view that this entire land parcel can be used for tourism development or is an excellent for cultural and social activities like Picnic Spot.

In order to create interest 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. Any person/firm interest to develop, may submit the EOI as per formats given the EOI documents, in a sealed envelope Applications should be sent to the following address on or before 17:00 hours on 29.07.2021.

Associate Planner (GIS)

CIDCO Ltd

CIDCO/PR/125/2021-22