

**Expression of Interest (Eoi) for Selection of Master
Developer for Development, Operation and
Maintenance of
PM MITRA (Pradhan Mantri Mega Integrated Textile
Region and Apparel) Park
on Design, Build, Finance, Operate and Transfer
(DBFOT) basis
in Vansi, Navsari, Gujarat**

06 September 2023



Gujarat Industrial Development Corporation (GIDC)

Block 3,4,5, Udyog Bhavan, Sector-11, Gandhinagar 382 011, Gujarat, India.

Contents

1. Background.....	5
1.1 Objective of Eol	5
1.2 Timelines.....	5
2. Details of the project.....	6
2.1 About Gujarat Industrial Development Corporation (GIDC)	6
2.2 About PM MITRA Scheme	6
2.3 Gujarat PM MITRA Park	7
2.4 Salient features and envisaged infrastructure.....	7
2.5 Prospective Industries	8
2.6 Project Highlights.....	9
2.7 Gujarat’s Textile Prowess	12
3. Role of applicant (Master Developer).....	13
4. Role of GIDC.....	13
5. Eol Submission guidelines	14
5.1 Format and signing of EOI Application.....	14
5.2 Submission of EOI Application.....	14
6. Annexures	15
6.1 Letter of Application.....	15
6.2 Form-A: Details of the Applicant.....	16
6.3 Form-B: Details of Experience of Setting up of Industrial Park / Area / SEZ.....	18
6.4 Form-C: Details of Other Industrial Infrastructure Projects other than those mentioned in Form B):	19
6.5 Form- D: Brief narrative about the implementation of Proposed Project / Investment, if selected.....	20
6.6 Letter of Acceptance (In case of a Consortium).....	21
6.7 Detailed guidelines for PM MITRA Scheme issued by Government of India	23
6.8 Format for submitting queries to Eol.....	33

“Eoi NOTICE”



PM Mitra Park Gujarat Ltd.

Block 3,4,5, Udhog Bhavan, Sector-11, Gandhinagar 382011, Gujarat, India.

EXPRESSION OF INTEREST (Eoi)

FOR

Selection of Master Developer for Development, Operation and Maintenance of PM MITRA (Pradhan Mantri Mega Integrated Textile Region and Apparel) Park on Design, Build, Finance, Operate and Transfer (DBFOT) basis in Vansi, Navsari, Gujarat

GIDC intends to develop a greenfield Mega Textile and Apparel Park spanning 1142 acres in the Vansi, Navsari city, under the PM MITRA Scheme of the Ministry of Textiles, Government of India. This ambitious project seeks private sector collaboration, offering a range of incentives/grant to potential Master Developers. Interested parties are invited to submit their Expression of Interest (Eoi) in accordance with the guidelines outlined in the Eoi document.

The Eoi document can be accessed and downloaded from the GIDC website www.gidc.gov.in from 06-09-2023 up to 17:00 Hours of 22-09-2023. For inquiries and clarifications related to this Eoi, please reach out to: Chief Engineer on email id ce@gidcgujarat.org. GIDC looks forward to partnering with enthusiastic and visionary entities in this remarkable journey towards successful Design, Build, Finance, operate, and Transfer (DBFOT) basis of PM MITRA Park.

Date: 6 September 2023
Place: Gandhinagar, Gujarat

Sd/
Vice Chairman and Managing Director
GIDC, Gandhinagar

Disclaimer

All information provided to potential interested parties by GIDC shall be subject to the terms and conditions set forth in this Expression of Interest (Eol) and any addition to it (as and when issued in writing).

This Eol document is not an agreement and is neither an offer nor invitation by the GIDC to the interested parties or any other person. The purpose of this document is to provide interested parties with information that may be useful to them in the formulation of their Expression of Interests pursuant to this Eol.

This Eol might not be suited for everyone, each reader's objectives, level of technical expertise, and individual needs may not be included in it. This Eol document does not guarantee that it has all the details that each interested party could need. The correctness, dependability, and completeness of the information in this Eol document should be verified by each interested party, and it is urged that they seek independent guidance from relevant sources as needed. Regarding the accuracy, dependability, or comprehensiveness of this Eol document, GIDC makes no representations or warranties and shall have no liability under any laws, statutes, rules, or regulations.

If any interested party relies on the claims made in this Eol document, GIDC disclaims any liability of any kind, whether due to negligence or another cause. GIDC may at their absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this Eol document. The publication of this Eol document does not obligate GIDC to select a bidder in the future or to hire any other organization, as the case may be. GIDC retains the right to reject all or any of the proposals or to halt the selection process without providing any explanation at all.

1. Background

1.1 Objective of EoI

GIDC intends to select a Master Developer for the PM MITRA Mega Textile and Apparel Park at Navsari, Gujarat on PPP basis, in close proximity to the thriving textile clusters of Surat (45 km) and Navsari. The objective of this EoI is to understand the interest and expectations of the interested business entities in the proposed project to develop in PPP basis.

National and International Companies, who are having experience of developing Single or Multi Product Industrial Areas/ SEZ and / or are interested in setting up such facilities may apply for this EoI.

The EoI shall also encourage large national and international textile manufacturing companies to apply for the same in consortia with their subsidiaries (if any) engaged in industrial infrastructure business and/or other industrial infrastructure developers. The applicants may jointly bid with an “Anchor Tenant”.

1.2 Timelines

SN	Milestone	Date
1.	Issuance of EOI Document	06/09/ 2023
2.	Last date for receiving queries/clarifications. Applicants who are interested to participate in Pre-EOI Meeting should confirm the same by sending an email latest by 15:00 hours	12/09/2023
3.	Pre-EOI Meeting with prospective Applicants through Video Conference	13/09/2023
4.	Publication of Authority’s responses on queries on the website	15/09/2023
5.	Last date for submission of EOI Application	22/09/2023

Note: Interested parties are requested to keep on checking GIDC website (<https://gidc.gujarat.gov.in/>) for receiving updates.

2. Details of the project

2.1 About Gujarat Industrial Development Corporation (GIDC)

GIDC was established by the Government of Gujarat under the GIDC Act 1962 as a Statutory Board with the purpose of accelerating the industrial development in Gujarat. Since its establishment GIDC has been securing and assisting in the rapid and orderly establishment, organization of industries in industrial areas / estates in Gujarat. GIDC functions in conjunction with other government departments / agencies and is the authority and interface for all the industrial activities in Gujarat.

Currently, GIDC has inventory of 239 estates (spread across more than 40,000 ha of land) comprising of more than 70,000 units

2.2 About PM MITRA Scheme

Government of India notified the PM MITRA Scheme on 20 October 2021 and the scheme is envisaged to help India in achieving the United Nations Sustainable Development Goal 9 (*“Build resilient infrastructure, promote sustainable industrialization and foster innovation”*). The scheme is to develop integrated large scale and modern industrial infrastructure facility for entire value-chain of the textile industry. It will reduce logistics costs and improve competitiveness of Indian Textiles. The scheme will help India in attracting investments, boosting employment generation and position itself strongly in the global textile market. These parks are envisaged to be located at sites which have inherent strength for Textile Industry to flourish and have necessary linkages to succeed.

For development of Greenfield PM MITRA and Brownfield PM Park, there is a provision of Development Capital Support (DCS) @30% of the project cost with a maximum support of INR 500 Cr and INR 200 Crore per park for Greenfield and Brownfield PM MITRA respectively from the Government of India. This support is for creation of Core Infrastructure e.g. Developed Factory Sites, Plug & Play facility, Incubation Centre, Roads, Power, Water and Waste water system and Support infrastructure e.g. Common Processing House & CETP, Workers' Hostels & Housing, Logistics Park, Warehousing, Medical Facilities, Training & Skill Development facilities. There is a provision to use 10% of the park's area for Commercial Development e.g. Shops & Offices, Shopping Malls, Hotels & Convention Centers.

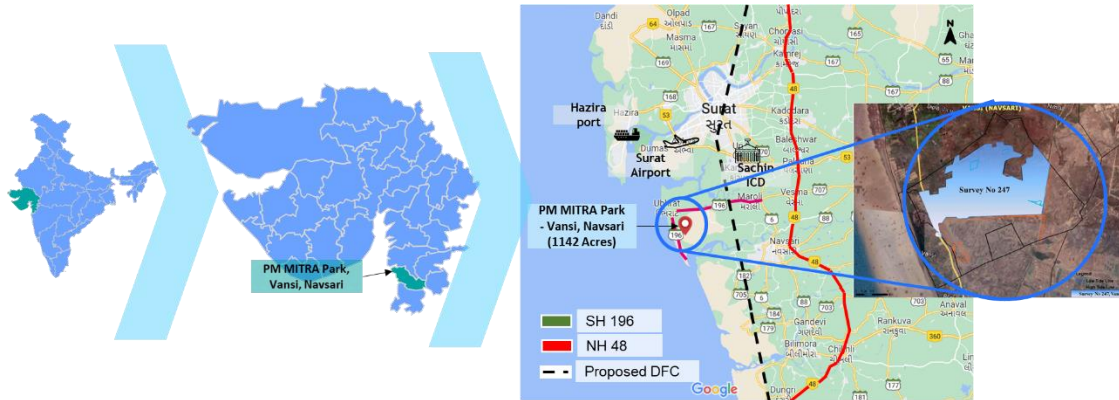
For incentivizing manufacturing units to get setup early in PM MITRA, there is a provision of ₹300 Cr per park, wherein the incentive can be provided to manufacturing units up to 3% of the total sales turnover on first come first serve basis. This is only available to those manufacturing companies who are not availing Textile PLI scheme benefits and will be available till the funds provided are not exhausted for the PM MITRA Park.

2.3 Gujarat PM MITRA Park

PM MITRA Park for Gujarat has been approved for setting up the same in Vansi village, Jalalpore Taluka in Navsari District. The area of identified site is approximately 465 Ha. The Park is located in close vicinity to the thriving textile clusters of Surat (45 km) and Navsari.

In this project, the State Government will transfer land to the Special Purpose Vehicle (SPV) at token rate and Ministry of Textiles, Government of India shall provide Development Capital Support (DCS) of INR 500 Cr. As per the norms laid out in guidelines of the PM MITRA Scheme (annexed).

Below image shows location context of Gujarat's PM MITRA Park.



Following table shows key connectivity details from site of PM MITRA Park at Vansi, Navsari, Gujarat:

Parameter	Name	Distance
State Highway	SH196	300 m
National Highway	NH48 (Vesma) (via Maroli)	30 km
Major City	Surat	45 km
Air cargo/ Airport	Surat Airport	55.7 km
Sea port	Hazira	66.2 km
Western DFC	Sachin	36.4 km
Inland Container Depot (ICD)	ICD Sachin	39.1 km
Container Freight Station (CFS)	CFS Hazira	71.7 km
Container Terminal	CONCOR - CCT, Ankleshwar	110 km

2.4 Salient features and envisaged infrastructure

The PM MITRA Park at Vansi, Navsari in Gujarat will assist in strengthening the Indian textile industry by way of enabling scale of operations, reduce logistics cost by housing entire value chain at one location, attract investments, generate employment, and augment State's and Nation's export potential.

The PM MITRA Park will also incorporate ready to move, ready to start (through plug and play) facilities, with common industrial infrastructure and facilities, allowing integration of supply and value chains in a contiguous area. It will also be equipped with world-class facilities for both industrial units and workers working and staying in and around the Park.

The indicative **Core & Enabling Infrastructure** for the Park include:

- Land Development
- Boundary Wall
- Gate House and Security Gates
- Roads and Parking
- Storm Water Drainage System
- Water Supply System
- Sewage Collection and Treatment Systems
- Power Infrastructure
- Signage and Landscaping
- Plot Development
- Factory Sheds / Plug and Play Infrastructure
- Common Effluent Treatment Plant (CETP)
- Raw Material / Finished Goods Warehouses
- Training & Skill Development centers
- Admin Complex

And the indicative **Specialized Infrastructure** for the Park include:

- Centre of Excellence for Textiles Designers, Apparel Manufacturers, Accessories Manufacturers
- Common Processing Facility
- Material Handling Facilities
- Workers' Hostel & Housing, (Specially for women Worker), Health Facility and creche
- Amenities and Transportation Facilities
- Steam Generation Plant
- Power Distribution

Note: The above list of infrastructure is indicative in nature and final components / infrastructure of Park will be jointly finalized / approved by Master Developer and the SPV.

2.5 Prospective Industries

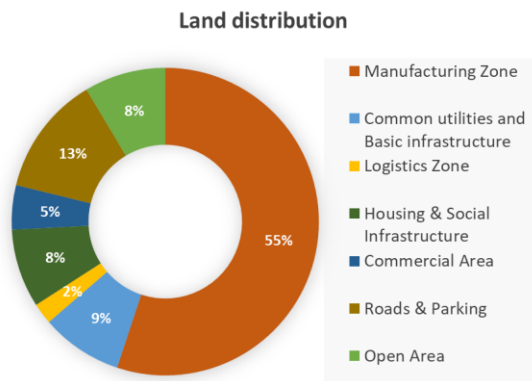
The park is envisaged to cater entire value-chain of the textile industry for example, spinning, weaving, processing, garmenting, textile manufacturing, technical textiles, processing & printing machinery industry, etc.

2.6 Project Highlights

Draft Master Plan



Tentative Land resource Plan



Note: The above shown Master Plan and Land Resource Plan is indicative in nature and final components / infrastructure of Park and its layout will be jointly finalized / approved by Master Developer and the SPV.

Indicative Infrastructure Facilities - Tentative Quantities and Units

SN	Infrastructure	Quantity & Unit
1	Site Development	
1.1	Site Clearance	1142 acres
1.2	Entrance & Exit Gate House	3
2	Roads & Parking	143.93 acres
3	Storm Water Drainage System	
3.1	Storm Water Drains	57620 m
3.2	Culverts	1500 m
4	Water Supply System	
4.1	Head Works	1 LS
4.2	Water Supply from External Source	60,000 m
4.3	Reservoir	200 ML
4.4	Water Treatment Plant	65 MLD
4.5	GLSR & ELSR	1 LS
4.6	Internal Water Distribution Network	30 km
4.7	Pumping Machinery including Power Supply, Pump House, Rising Main and Compound Wall	1 LS
5	Power Infrastructure	Demand of 223 MW
5.1	Street Lighting	1200 poles
6	Social Infrastructure	
6.1	Residential Buildings	36 acres
6.2	Workers Hostel	2000 bed
6.3	Primary Health Centre	2.56 acre
6.4	School	24.41 acre
6.5	Community Hall	12.56 acres
6.6	Shopping Complex	2.5
7	Logistics Infrastructure	
7.1	Common Warehouse	8.52 acres
7.2	Commercial & Smart Parking	17 acres
8	Steam Generation Facility	4 – 60 TPH Boilers
9	Common Facilities	
9.1	Office Complex	34,104 sq.mt
9.2	Commercial Complex	10,000 sq.mt

SN	Infrastructure	Quantity & Unit
9.3	ITI and Skill Development Centre	18,750 sq.mt
9.4	Exhibition / Convention Centre	15,000 sq.mt
9.5	R&D, Testing and Research Lab	15,893 sq.mt
9.6	Hotel Complex	7,000 sq.mt
9.7	Common Facilities	38,924 sq.mt
9.8	Fire Fighting System	3,723 sq.mt
10	CETP	
10.1	Effluent Drainage Network	30 km
10.2	Rising Main from Pumping Station to CETP	10 km
10.3	Pumping Machinery Including Power Supply	1 LS
10.4	Compound wall	1500 R mt
10.5	CETP Plant	60 MLD
10.6	Guard Pond with pumping station	120 -
10.7	Deep Sea Disposal Facility - Onshore	6 km
10.8	Deep Sea disposal facility - Offshore	8 km

Note: The above shown Infrastructure components / facilities and their capacities are indicative in nature and final components / facilities of Park will be jointly finalized / approved by Master Developer and the SPV. Additionally, Same can be done in a phased manner based on actual demand.

2.7 Gujarat's Textile Prowess

Textiles contributed about ~18% (INR 98,665 Cr) of total textiles output of India. Gujarat produces 37% of India's total cotton and commands 35% share in India's cotton export. Gujarat is the top cotton producing state and produced about 91.83 lakh bales of cotton produced in year 2022-23-P (Highest in India). Major cotton producing districts are Surendranagar, Jamnagar, Rajkot, Bhavnagar and Amreli

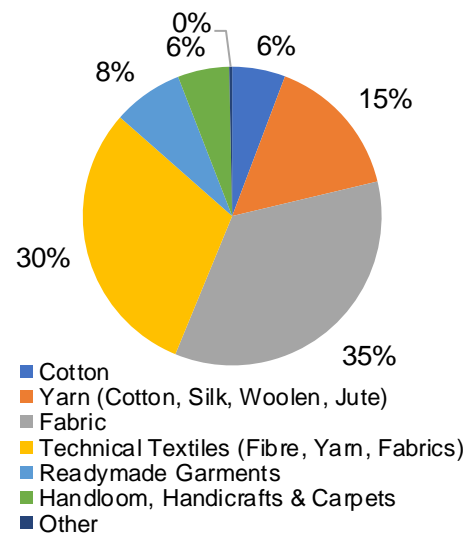
The state produces ~ 50% of India's total manmade fiber production. Currently, there are more than 75 operational units of MMF in Gujarat having output of INR 20,642.61 Cr. Major units of MMF are located in Hazira, Bharuch and Vapi which are in close vicinity to the proposed PM MITRA Park. World's largest Carbon Fiber Plant is coming up in Hazira.

Gujarat is the largest producer of synthetic fabric in India and commands 30% share in India's woven fabric production. Gujarat is also the largest producer of denim and contributes 65% - 70% to India's total production.

Gujarat is the largest exporter of textiles and textile related products in national exports, accounting for export value of about USD 5.03 bn. in FY 22-23.

USA, Germany, Bangladesh, Mexico and Malaysia are top export destinations for Gujarat, accounting about 60% of total textile exports from the State . However, it can be analyzed that garments comprise only 8% of the total textile export and most of the total export basket is for cotton, yarn and fabric. The raw material is exported from Gujarat to other countries for value addition

Segment wise exports in Textile sector



3. Role of applicant (Master Developer)

- 1 The Master developer shall revise the draft master plan and infrastructure components in consultation with SPV, if required.
- 2 The master developer is expected to design, finance, implement, operate and maintain the facility/ infrastructure.
- 3 The Master developer shall work towards attracting investments into the park
- 4 All activities carried out by the Master developer shall be in adherence to the PM MITRA scheme guidelines and instructions provided by SPV.

4. Role of GIDC

- 1 GIDC will assist Master Developer in getting required government approvals and permissions to fast-track the process of Park development.
- 2 GIDC will assist Master Developer in carrying out various marketing activities including developing promotional material, brochures, organizing roadshows, etc.
- 3 GIDC will assist Master Developer in getting incentives – Development Capital Support (DCS) from MoT as per planned phasing structure of scheme.

5. EoI Submission guidelines

5.1 Format and signing of EOI Application

The Applicant shall provide all the information sought under this EOI. The Authority will evaluate only those EOI Applications that are received in the required formats and complete in all respects. Incomplete and /or conditional EOI Applications shall be liable to rejection.

5.2 Submission of EOI Application

- The Applicant shall submit the EOI Application in the format specified at 6.1 to 6.6 of Annexures, and submit the same through email on vcmd@gidcgujarat.org, ce@gidcgujarat.org and seph@gidcgujarat.org.
- Interested parties are encouraged to send their queries to the above specified communication address by e-mail.
- For inquiries and clarifications related to this EoI, please reach out to Chief Engineer – +91- 9879110092 and Superintending Engineer (Public Health) +91 – 8866696966.
- GIDC reserves the right to publish amendments or reject this EoI at any point of time.

6. Annexures

6.1 Letter of Application

(On Letterhead)

Dated: dd/ mm/ yyyy

To,
Vice Chairman & Managing Director,
Gujarat Industrial Development Corporation (GIDC)
2nd Floor, Block 3,4,5, Udhog Bhavan, Sector-11,
Gandhinagar 382 011, Gujarat, India.

Sub: Expression of Interest (Eoi) Application for Selection of Master Developer for Development, Operation and Maintenance of PM MITRA (Pradhan Mantri Mega Integrated Textile Region and Apparel) Park on Design, Build, Finance, Operate and Transfer (DBFOT) basis in Vansi, Navsari, Gujarat

Dear Sir,

In response to your invitation for Expression of Interest for the captioned subject matter, we submit our Eoi in the prescribed format.

- 1 I / We hereby attest that all the claims stated in the enclosed form's information and the supporting statements are accurate and true.
- 2 I / We have provided all relevant data and information required for the EOI
- 3 I / We also provide GIDC or its authorized agency permission to speak with potential clients, employers, and business partners to assess our professionalism and overall standing
- 4 I / We submit the following certificates to demonstrate our qualifications, technical expertise, and capacity for having successfully produced or constructed projects in accordance with the required format
- 5 I / We understand that GIDC will be at liberty to finalize project parameters and issue global RFP/RFQ for the project.
- 6 I / We understand that this Eoi document is not an agreement and is neither an offer nor invitation by the GIDC, and participating in this Eoi does not guarantee award of work to us.

Accordingly, we have submitted the details enclosed to this letter.

Thanking you,

Yours sincerely,

(Name, Signature) Address of Communication

6.2 Form-A: Details of the Applicant

Form-A: Details of the Applicant

1 General Details																									
A	Name																								
B	Country of incorporation:																								
C	Address of the corporate headquarters and its branch office(s), if any, in India:																								
D	Date of incorporation and/or commencement of business:																								
E	Financials of the firm (Please attach the copies of the Audited Annual Financial Statements of the Applicant for last three years) <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="6">Amount in INR Crores</th> </tr> <tr> <th>Financial Year</th> <th>2022-23</th> <th>2021-22</th> <th>2020-21</th> <th>2019-20</th> <th>2018-19</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Net worth</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Amount in INR Crores						Financial Year	2022-23	2021-22	2020-21	2019-20	2018-19	Turnover						Net worth					
Amount in INR Crores																									
Financial Year	2022-23	2021-22	2020-21	2019-20	2018-19																				
Turnover																									
Net worth																									
2	Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Project:																								
3	Details of individual(s) who will serve as the point of contact / communication for the Authority																								
	Name																								
	Designation																								
	Company																								
	Address																								
	Telephone Number																								
	Email																								
	Fax																								
4	Particulars of the Authorized Signatory of the Applicant																								
	Name																								
	Designation																								
	Company																								
	Address																								
	Telephone Number																								
	Email																								
	Fax																								

1. In case of a Consortium:

- The information above (1-4) should be provided for all the Members of the Consortium.
- Information regarding the role of each Member should be provided as per table below:

S N	Name of Member	Role	Proposed percentage of equity in the Consortium
1			
2			
3			

- The following information shall also be provided for each Member of the Consortium:

Name of Applicant/ member of Consortium:

S N	Criteria	Yes	No
1	Has the Applicant/ constituent of the Consortium been barred by the Central/ State Government, or any entity controlled by it, from participating in any project.		
2	If the answer to 1 is yes, does the bar subsist as on the date of EOI Application Due Date.		
3	Has the Applicant/ constituent of the Consortium paid liquidated damages of more than 5% of the contract value in a contract due to delay or has been penalized due to any other reason in relation to execution of a contract, in the last three years?		

2. A statement by the Applicant and each of the Members of its Consortium (where applicable) disclosing material non performance or contractual non-compliance in past projects, contractual disputes and litigation/ arbitration in the recent past is given below: (Attach extra sheets, if necessary)

6.3 Form-B: Details of Experience of Setting up of Industrial Park / Area / SEZ

S N	Name of the project, and its details (including but not limited location, size, investment, employment generation etc.)	Means of Finance (Own fund / loan / govt. funding / venture capital fund /other)	Name of Applicant entity executing this project	Details and Contact person of Client	Value of the Project	Period of Execution and date of completion	Present Status of the Project
1							
2							
3							
4							

Note: Provide Exhaustive details of the project

6.4 Form-C: Details of Other Industrial Infrastructure Projects other than those mentioned in Form B):

(Other Industrial Projects includes Park components like Water Supply (Reservoir, WTP, ESRs, Water Distribution Network etc), CETP & Drainage (Effluent Network, CETP Plant, TSDF etc), Power (Sub-stations, HT Distribution Network, Streetlighting, CCTV), Commercial Infrastructure (Offices, Hotels, Convention Center, Commercial Complex), Housing & Social Infra (Residential buildings, Workers Hostel, Hospitals, School), Logistics Infrastructure (Parking / Smart Parking, Warehouse etc)

SN	Name of the project and its details (including but not limited to size, investment, employment generation etc.)	Means of Finance (Own fund / loan / govt. funding / venture capital fund /other)	Name of Applicant entity executing this project	Location of the project	Value of the completed project	Period of Execution and date of completion	Present Status of the Project
1							
2							
3							
4							

Note: Provide Exhaustive details of the project

6.5 Form- D: Brief narrative about the implementation of Proposed Project / Investment, if selected

SN	Description	Master response Developer's response
1	<p>Detailed Strategy for development of Park</p> <p>(Considering 2 years period for construction and development)</p> <p>(You are requested to attach a brief / suggestion on the activities and development that you would like to undertake capturing the salient features, envisaged investment, assessment regarding technical and financial feasibility of the project, employment generation potential and likely detailed financial model)</p>	
2	<ul style="list-style-type: none"> • Means of Financing? • What is your investment threshold size? • Proposed mode of mobilizing investment? • Fund mobilizing timeline? • International Applicant please indicate in US\$ and National applicant in INR 	
3	<p>Considering the extent of area and the available resources, how much time it would take for you to develop the entire area?</p>	
4	<p>Any other suggestion / views</p>	
5	<p>Proposed Recovery Mechanism/Model and Revenue Sharing Mechanism/Model with SPV</p>	

6.6 Letter of Acceptance (In case of a Consortium)

Dated: dd/ mm/ yyyy

To,
Vice Chairman & Managing Director,
Gujarat Industrial Development Corporation (GIDC)
2nd Floor, Block 3,4,5, Udhyog Bhavan, Sector-11,
Gandhinagar 382 011, Gujarat, India.

Sub: Expression of Interest (EoI) Application for Selection of Master Developer for Development, Operation and Maintenance of PM MITRA (Pradhan Mantri Mega Integrated Textile Region and Apparel) Park on Design, Build, Finance, Operate and Transfer (DBFOT) basis in Vansi, Navsari, Gujarat

Dear Sir,

This has reference to the EOI Application being submitted by.....
(mention the name of the Lead Member of the Bidding Consortium), as Lead Member of the Bidding Consortium comprising (mention name of the Consortium Members) for Selection of Master Developer for Development, Operation and Maintenance of PM MITRA (Pradhan Mantri Mega Integrated Textile Region and Apparel) Park on Design, Build, Finance, Operate and Transfer (DBFOT) basis in Vansi, Navsari, Gujarat, in response to the EOI Document dated 06/09/2023

We hereby confirm the following:

1. We (name of the Consortium Member furnishing the Letter of Acceptance), have examined in detail and have understood and satisfied ourselves regarding the contents including in respect of the following:
 - The EOI issued by the Authority;
 - All subsequent communications between the Authority and the Applicant, represented by (Mention name of the Lead Member).
 - The EOI Application being submitted by
(name of the Lead Member)
2. We have satisfied ourselves regarding our role (as specified in the EOI Document) in the Project. If the Consortium is awarded the Project, we shall perform our role as outlined in the EOI to the best of our abilities. We have examined the EOI in detail and the commitments made in the same. We agree and undertake to abide by our EOI Application, and the commitments made therein.

3. We authorize (name of the Lead Member), as the Lead Member and authorize the same to perform all tasks including, but not limited to providing information, responding to enquiries, entering into contractual commitments etc. on behalf of the consortium in respect of this Project.

For and on behalf of _____ :

Signature _____ :

(Authorized Signatory of respective Consortium Member) Name of the Person :

Designation:

Company Seal _____ :

- In jurisdictions that do not have statutory auditors, the firm of auditors which audits the annual accounts of the Applicant may provide the certificates required under this EOI.
- All blank spaces shall be suitably filled up by the Applicant to reflect the particulars relating to such Applicant
- Omit if the Applicant is not a Consortium
- The role of each Member, as may be determined by the Applicant.

6.7 Detailed guidelines for PM MITRA Scheme issued by Government of India

MINISTRY OF TEXTILES
GOVERNMENT OF INDIA

Dated 15th January, 2022

Operational Guidelines for PM MEGA INTEGRATED TEXTILE REGION AND APPAREL (PM MITRA) PARKS SCHEME, in terms of para 9 of the Scheme Notification dated 20.10.2021.

1. Introduction

- 1.1. Ministry of Textiles (MoT) has launched **PM Mega Integrated Textile Regions and Apparel Parks (MITRAs) Scheme** to strengthen the Indian textile industry by way of enabling scale of operations, reduce logistics cost by housing entire value chain at one location, attract investment, generate employment and augment export potential.
- 1.2. The scheme will develop integrated large scale and modern industrial infrastructure facility for total value-chain of the textile industry for example, spinning, weaving, processing, garmenting, textile manufacturing, processing & printing machinery industry.
- 1.3. These parks are envisaged to be located at sites which have inherent strengths for textile industry to flourish and have necessary linkages to succeed.
- 1.4. The scheme envisages to leverage Public Private Partnership model for fast paced implementation in a time-bound manner.

2. Eligibility& Modalities:

- 2.1 PM MITRA Parks will be set up on the basis of proposals received from State Governments having **ready availability of contiguous and encumbrance-free land parcel of minimum 1000 acres**. The State Government will transfer land to the Special Purpose Vehicle (SPV) at notional price. The land asset will be used to leverage/attract investment in the PM MITRA parks for development and maintenance of the parks with high standard specifications.
- 2.2 SPV will be a legal entity (with 51% equity shareholding of State Government and 49% of Central Government) set up by the State Government for the purpose of implementing the PM MITRA Park Project.
- 2.3 The specific modalities for use of the land will be defined in transaction documents namely Request for Qualification (RFQ), Request for Proposal (RFP), Concession

Agreement etc., which will be formulated in consultation with the State Government, Department of Economic Affairs, Ministry of Finance, Department for Promotion of Industry and Internal Trade (DPIIT) and NITI Aayog.

- 2.4 The selection of PM MITRA Park sites will be done in a two stage selection process on **Challenge Method**.

Stage 1: Selection of Sites offered by State Governments through Challenge

Route: At this stage, expenditure on Constitution of SPV, Planning of PM MITRA parks, Selection of PMA, Development of Model RFQ/RFP & Concession Agreement and Selection of Master Developer will be permitted. The Master Developer (MD) is to be selected by a transparent process and should have adequate capacity and experience. The Master Developer should prepare the detailed project report/Master Plan of the PM MITRA Park including the core Infrastructure: roads, drainage, sewage, solid waste management, treatment plants etc. to be developed. This Master Plan should be approved by the SPV.

Stage 2 : Development of the Park: Selected Sites will be released Grants in Aid from MoT for infrastructure development/ construction of PM MITRA parks based on the approved DPR/Master Plan. This will ensure immediate commencement of work at the PM MITRA sites after release of first instalment of Grant.

3. **Funding & Release of Grant under PM MITRA Park Scheme by GOI:**

- A. The Scheme has a budget outlay of Rs. 4445 Crore including administrative expenses of Rs 30 crore over 7-year period up to 2027-28.
- B. **Development Capital Support (DCS):** The Central Government will provide DCS in the form of Grant in Aid (Capital) to the Park SPV. DCS is a support for creation of Core Infrastructure e.g. Internal Road; Power Distribution Infrastructure; Water and Waste Water treatment and other facilities; Development of Plug & Play Infrastructure for Textiles Designers, Apparel Manufacturers, Accessories Manufacturers; Factory Sites; Incubation Centre etc. DCS can also be used for creating Support Infrastructure e.g. Common Processing Facility, Common Effluent Treatment Plant (CETP), Workers' Hostel & Housing, (Specially for women Worker), Health Facility, Training & Skill Development, Warehousing, Logistics etc..

The DCS will be provided in two Phases:

Phase I – ₹ 300 Cr for Greenfield Park and ₹100 Cr for Brownfield Park, as per phasing of construction. Concession period will be 25 years till completion of Phase 1

Phase II – ₹ 200 Cr for Greenfield Park and ₹100 Cr for Brownfield Park.

Phase II will be triggered only upon meeting pre-defined Performance Linked Parameters. In case of achievement of required benchmark for triggering Phase II, the concession period will increase by additional 25 years to 50 years.

C. **Competitive Incentive Support (CIS):**

For incentivizing manufacturing units to get established early in PM MITRA Park, there is a provision of ₹ 300 Cr per park. Incentive will be provided to manufacturing units up to 3% of the total sales turnover to the unit established in the PM MITRA Park to reduce its cost and offset its disadvantages to a certain extent.

- i. The CIS will be Fund Limited and it will be available on a first come first serve basis.
- ii. The incentives will only be available to those manufacturing companies who are not availing benefits of **Production Linked Incentive (PLI) for Textile Scheme**.
- iii. There will be a cap of ₹10 Crore per annum on incentive and a maximum cap of ₹30 Crore on incentive for one anchor investor company with an investment of ₹300 Crore or above in its unit in PM MITRA Park.
- iv. There will be a cap of ₹5 Crore per annum on incentive and a maximum cap of ₹15 Crore on incentive for one investor company with an investment of ₹100-300 Crore.
- v. There will be a cap of ₹1 Crore per annum on incentive and a maximum cap of ₹3 Crore on incentive for other investor companies and tenant companies, but they must have employment of 100 persons and above.

4. **Release of GoI Funds:**

- 4.1 The MoT grant will be released on the basis of progress of the project and matching contribution from Master Developer. The first tranche of ₹50 Crore will be released after mobilization of ₹50 Crore by the Master Developer and utilization of minimum ₹25 Crore for development of some part of core support infrastructure. Further release will be made after utilization of 75% of earlier mobilized resources based on report of PMA along with evidence of commensurate physical progress. Matching contribution of MD and commensurate physical progress at the site will be ensured prior to release of the next tranche.
- 4.2 Separate accounts shall be kept for the funds released by GOI and funds mobilized by the Master Developer and will be subject to audit by the Comptroller & Auditor General of India and any other agency nominated by Ministry of Textiles. Details of funds to be released for Greenfield projects is at Annexure-II.

5. Project Monitoring:

MoT will periodically monitor the progress of the projects under the Scheme. Ministry will appoint a Project Management Agency (PMA) which will act as the Technical Support arm by providing secretarial, managerial and implementation support to MoT for effective implementation of the Scheme.

6. Project Approval Committee (PAC):

The proposals under the Scheme will be approved by the Project Approval Committee. PAC shall have following composition:

Secretary Textiles – Chairman
Financial Advisor, MoT - Member
AS/JS MoT – Member Convenor
Representative of NITI Aayog - Member
Representative of DPIIT – Member

PAC will have the authority to approve the Detailed Project Report (DPR) and accordingly sanction projects; monitor the expenditure under DCS and CIS based on objective criteria. The PAC will also fine-tune the CIS policies such as linking benefits with investment and other objective parameters with the aim of the earliest operationalisation of maximum number of units in PM MITRA Parks. PAC will have the final authority in the matters arising during the operation of the scheme. PAC will be assisted by Project Management Agency.

7. Submission of Proposals and its Evaluation

The willing State Governments having unencumbered and contiguous land parcel of a minimum of 1000 acre for industrial development will submit project proposal to the Ministry of Textiles. The State Government will provide a Preliminary Project Report for development of PM MITRA Park along with a map of the site and road linkage to the Port/ National Highway/ Dedicated Freight Corridors/ Inland Container Depot/Container Freight Station/ Railway Siding etc. The Preliminary Project Report will explain the potential for industrial development for Textiles Value Chain at the site alongwith details as per selection criteria in Annexure I. The State Government will confirm the permission for industrial land use and commercial land use for 10% of the area. The State will confirm support for Environment Clearance for the project.

8. Evaluation and Approval Process:

Evaluation Criteria for Preliminary Selection of Sites: The proposal will have to provide relevant information on all the criteria specified for evaluation of the proposal as in Annexure-I.

The PMA will examine the Preliminary Project Report and submit its recommendations to the Project Approval Committee for in principle approval.

9. Finalization of RFQ, RFP and Concession Agreement and selection of Master Developer

The Ministry of Textiles will develop model RFQ, RFP and Concession Agreement for selection of Master Developer in parallel with preliminary selection of sites with the assistance of PMA. After selection of sites, these model documents may have to be tweaked (if required) in consultation with State Governments, NITI Aayog and DEA, Ministry of Finance as per requirement of specific site. After finalization of this process, a MD will be selected for each PM MITRA park site by a transparent process. The work for PM MITRA Park will start as per the terms and conditions finalized in the above mentioned documents.

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New Delhi

Annexure-I

Eligibility Criteria (Qualification Criteria)			
#	Criteria	Requirement	Remarks
	Land <ul style="list-style-type: none">• Contiguous• Encumbrance Free• Location of the park site vis-à-vis Eco-Sensitive Zone• Site Layout Plan• Land Clearance (Land use)• Ease of access	1000+ Acres	State to submit an undertaking that proposed land is earmarked for setting up of MITRA park and the same is not allocated for any other purpose.

Selection Criteria

Sr. No.	Challenge Metrics	Weightage (%)
01	Connectivity to Site <ul style="list-style-type: none">• Nearest Highway from site -Kms from site.• Distance from Air cargo/Airport/Railhead – Kms from site• Distance from Sea port/Inland Waterway/Dedicated Freight Corridor.• Distance from Multi Modal Logistic Park /ICD/CFS.	25
02	Existing Ecosystem for Textiles <ul style="list-style-type: none">• Distance from existing Textile Cluster.• Availability of raw material and skilled manpower suitable for textiles industry• Availability of Skill Development Institutes/Research associations/institutes.	25
03	Availability of Utilities Services at Site <ul style="list-style-type: none">• Assurance of availability of Good Quality Power Source at the site to support the development and operation of PM MITRA park• Assurance for Power Distribution license for Master Developer for PM MITRA Park area along with permission for open access sourcing of power.	20

	<ul style="list-style-type: none"> • Dedicated Water Source and assured availability of fresh water for the PM MITRA Park. • Municipal & Solid Waste Management System in the area • Distance from Industrial waste recycling facility • Long term cost of Power and Water 	
04	<p>State Industrial /Textile Policy</p> <ul style="list-style-type: none"> • Industrial Policy/ Textile Policy for encouraging setting up of textile units • Details of Incentive available • Single Window Clearance to facilitate speedy implementation of investments/FDI- Details of single window approval mechanism proposed to be set-up for the PM MITRA park • Ease of Doing Business (EoDB) ranking of the State in last 5 years • Analysis of last 5-year investment trend in the State. • Status of adoption of new labour codes and quantum of relaxation being provided for Textile Industry in New Labour Code . 	20
05	<p>Environmental & Social Impact</p> <ul style="list-style-type: none"> • Undertaking from the State Government that the site is not impacted by any environmental sensitive area and support for expeditious Statutory Clearances 	10

Annexure-II

For Greenfields Projects PHASE-I				
S. No.	No. of Instalment	Precondition for the release	MoT Grant in Aid	Fund Mobilisation by Master Developer
			Escrow-I	Escrow-II
1	1 st	(a) Selection of Master Developer	₹ 50 Cr.	₹ 50 Cr
		(b) Start of planning and development work		
		(c) Land Clearance		
		(d) Power & Water		
		(e) Environmental Clearance		
		(f) Mobilization of ₹ 50 cr by MD		
		(g) UC of Rs. 25 Cr for CI/SI		
2	2 nd	(a) UC of 75% of total fund mobilized (i.e ₹50+ ₹50)	₹ 100 Cr.	₹ 100 Cr
		(b) Commensurate Physical Progress on site		
		(c) Establishment of Power, Water System		
		(d) Completion of 1 st Block of Plug & Play Facility		
		(e) Start of Construction for minimum 2 Textiles Manufacturing Units with ₹ 100 Crore planned investment at independent factory sites		
3	3 rd	(a) UC of 75% of ₹ 300 Cr. (GoI + SPV equity)	₹ 100 Cr.	₹ 100 Cr
		(b) 50% of commissioning of manufacturing units in plug & play facility.		
		(c) Suitable Physical milestones will be identified after approval.		
4	4 th	(a) UC of 75% of ₹500 Cr. (GoI + SPV equity)	₹ 50 cr.	₹ 50 Cr.

	(b) Completion of 2 nd Block of plug & play facility		
	(c) Starting of Construction on at least 5 independent Factory sites with investment planning of a minimum ₹ 100 Crore.		
	(c) Other Suitable Physical milestones will be identified after approval of project and Concession agreement.		
	Total	₹ 300 cr	₹ 300 cr

Phase-II development will be triggered once land occupancy by construction of minimum 60% of planned development in industry/processing area and one of following conditions are simultaneously met:

- i. Cumulative investments of ₹ 1000 Crore made at the PM MITRA Park;
- ii. Cumulative annual employment of 25000 people generated at PM MITRA Park;

Funds under Phase II will be disbursed in following way:-

For Greenfields Projects- PHASE-II				
S. No.	No. of Instal- ment	Precondition for release	MoT Grant in Aid	Fund Mobilisation by Master Developer
			Escrow-I	Escrow-II
1	1 st	(a) UC of 90% of ₹ 600 Cr. (GoI + SPV fund mobilized in Phase 1)	₹ 50 cr.	₹ 50 cr.
		(b) Commissioning and operationalization of minimum 2 blocks of plug & play by manufacturing units.		
		(c) Operationalization of minimum 10 independent manufacturing facility with minimum ₹ 100 Crore investment		
		(c) Other Suitable Physical milestones will be identified after approval.		
2	2 nd	(a) UC of 90% of ₹ 700 Cr. (GoI + SPV equity)	₹ 50 cr.	₹ 50 cr.
		(b) Other Suitable Physical milestones will be identified after approval.		
3	3 rd	a. UC of 90% of ₹ 800 Cr. (GoI + SPV equity)	₹ 50 cr.	₹ 50 cr.

		b. Other Suitable Physical milestones will be identified after approval.		
4	4 th	a. UC of 100% of ₹ 900 Cr. (GoI + SPV equity)	₹ 50 cr.	₹ 50 cr.
		b. 100% of commissioning of manufacturing units in plug & play facility.		
		TOTAL	₹ 200 cr.	₹ 200 cr.
