

Proceedings of Pre-EOI Meeting for Selection of Master Developer for PM MITRA Park with prospective Applicants through Video Conference

Place	Conference Hall, 2 nd Floor, Block 4, GIDC HO, Gandhinagar
Date & Time	13/09/2023, 12:00 PM
Agenda	Pre-EOI Meeting for Selection of Master Developer for PM MITRA Park with prospective Applicants through Video Conference
Name of work	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

Government officials (GIDC) present in the meeting:	
1	Dr. Narander Kumar Meena, IAS, Joint Managing Director (Jt.MD)
2	Shri. D N Brahmbhatt, Chief Accounts Officer (CAO)
3	Shri. R D Bhagora, Chief Engineer (CE)
4	Shri. Abhishek Landge, Superintending Engineer (PH)
5	Shri. K S Gamit, Executive Engineer (HQ)
6	Smt. Shruti Sharma, Executive Engineer (PH)
5	Smt. Riki Panchal, Deputy Executive Engineer
6	Smt. Neha Acharya, Deputy Executive Engineer
7	Smt. Manali Sheth, Deputy Executive Engineer
Members from Industry	
1	Mr. SV Goyal, Director and Business Head, Reliance - Model Economic Township
2	Mr. Kedar Jagirdar, Representative of Group of Developers from Surat
3	Mr. CV Shah, CEO, Mahalaxmi Group of Companies
4	Mr. Bhavin Prajapati, Nilkanth Infra

Meeting details: Jt.MD, GIDC gave introduction to GIDC and commenced the meeting by discussing the importance and need for setting up of PM MITRA Park in the state.

Following modification/clarification is to be considered instead of mentioned in tender documents of above work.

SN	Section Name, Section Number	Detail as per EoI	Bidder's Query	Corrigendum / Clarification
1	2 – Details of Project, 2.6 Project Highlights, Page No. 9	Draft Master Plan & Tentative Land Resource Plan	Required Autocad drawings of site along with RL or contours?	AutoCad drawings will be provided. Details of Contour survey are attached in Annexure 1.
2	2 – Details of Project, 2.6 Project Highlights, Page No. 9	Draft Master Plan & Tentative Land Resource Plan	Estimated quantity for earth filling required at site.	However, detailed site analysis including contour survey is expected to be done by Bidder for their personal evaluation.
3	2 – Details of Project, 2.6 Project Highlights, Page No. 10	Indicative Infrastructure Facilities - Tentative Quantities and Units	What legally possible sources of water? Who will bare cost of bringing water from source to park, Government of SPV?	Trunk Infrastructure for bringing water supply to PM MITRA Park site will be done by GIDC/SPV. However, the cost for the same will be recovered through revenue sharing model proposed by Master Developer.
4	2 – Details of Project, 2.6 Project Highlights, Page No. 10	Indicative Infrastructure Facilities - Tentative Quantities and Units	Will Government provide power at site? Will there be any extra cost to bring power to site?	Trunk Infrastructure for providing conventional power to PM MITRA Park site will be done by GIDC/SPV/DISCOM. However, the cost for the same will be recovered through revenue sharing model proposed by Master Developer.

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5	2 – Details of Project, 2.6 Project Highlights, Page No. 10	Indicative Infrastructure Facilities - Tentative Quantities and Units	Would SPV has rights to generate power at site?	Currently it is not considered as part of Master Plan. However, the same can be considered in accordance with proposal of Master Developer.
6	2 – Details of Project, 2.6 Project Highlights, Page No. 10	Indicative Infrastructure Facilities - Tentative Quantities and Units	Will Government permit SPV to distribute power within park?	
7	2 – Details of Project, 2.3 Gujarat PM MITRA Park Page No. 7	The State Government will transfer land to the Special Purpose Vehicle (SPV) at token rate	What is approximate token rate at Government will transfer land to SPV? What is title of land for SPV and what is title for entrepreneur? (Lease or ownership)	Govt. will transfer the land to SPV, i.e. Gujarat PM MITRA Park Ltd. At token rate of INR 1. (SPV - PM MITRA Park Gujarat Ltd. (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.) Master Developer shall have concession rights as per PM MITRA Park scheme guidelines for Development and O&M.

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				<p>Total investment by SPV / GIDC will be recovered in accordance with the approved Revenue Model proposed by Master Developer</p> <p>Land will be given on Lease or Ownership basis to the tenants and that will be decided SPV in consultation with Master Developer.</p>
8	2 – Details of Project, 2.5 Prospective Industries Page No. 8	Details of Prospective Industries	Are there any restriction regarding type of industries within park?	<p>Full value chain for Textile Manufacturing is permissible except Red category manufacturing.</p> <p><i>Synthetic fibers including rayon, tyre cord, polyester filament Yarn fall under Red Category as per CPCB 2020 revised guidelines. For further details kindly refer to PM MITRA Park scheme guidelines</i></p>
9	2 – Details of Project, 2.2 About PM MITRA Scheme Page No. 6	About PM MITRA Scheme	Are there any other benefits than PM Mitra Park scheme?	<p>Details for other schemes/benefits may be referred from PM MITRA Park scheme guidelines.</p> <p>Units coming within PM MITRA Park will also be eligible for benefits under Gujarat Industrial Policy - Aatmanirbhar Gujarat Schemes 2022 for Assistance to Industries and / or Gujarat Textile Policy</p>

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10	3 Role of applicant (Master Developer) & 4 Role of GIDC Page No. 13	Role of applicant (Master Developer) Role of GIDC	Who, Government or MD, will hold rights for allotment of land to entrepreneur? Will there be prescribed procedure for allotment?	State Government will transfer land to SPV at notional price. Necessary procedure for allotment of land shall be defined by SPV in due course of time.
11	2 – Details of Project, 2.6 Project Highlights, Page No. 10	Indicative Infrastructure Facilities - Tentative Quantities and Units	Will GPCB permit, treated effluent from ETP, discharge in ocean?	Treated effluent will be discharged to be done through Deep Sea Disposal Pipeline. ToR has already been issued by GPCB and procedure for seeking Environmental Clearance is under process.
12	6 – Annexures, 6.5 Form D, SN 5	Proposed Recovery Mechanism/Model and Revenue Sharing Mechanism/Model with SPV	What is meaning of “revenue sharing with SPV” ?	It is expected from Master Developer to propose Revenue Sharing model in EoI and accordingly after due consideration the necessary model will be provided in final RFP to be floated in due course of time.
13	3 Role of applicant (Master Developer), Page No. 13	Role of applicant (Master Developer)	DBFOT, What is to transfer?	The Methodology DBFOT will be decided on the basis of proposals received by way of EoI from various Master Developers
14	3 Role of applicant (Master Developer), Page No. 13	Role of applicant (Master Developer)	MD role in park maintenance and operations will be terminated at some time?	Master Developer's role for O&M will be as per PM MITRA Park scheme guidelines
15	2 – Details of Project,	Draft Master Plan & Tentative Land Resource Plan	What are norms for construction about land coverage that is built up area	Norms for construction about land coverage including built up area, FSI will be as per Comprehensive General

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	2.6 Project Highlights, Page No. 9		and available construction that is FSI?	Development Control Regulations (CGDCR) (Annexure 2)
16	3 Role of applicant (Master Developer), Page No. 13	Role of applicant (Master Developer)	What is role of MD after completing development that is maintaining park?	Master Developer will continue for all related activities during concession period
17	2 – Details of Project, 2.2 About PM MITRA Scheme Page No. 6	About PM MITRA Scheme	What is DGFOT?	Design-Build-Finance-Operate-Transfer (DBFOT) is a project delivery method which involves Designing and Building the infrastructure, Operating them for a specific time period and Transferring the ownership of the project to the Government after specific time frame. The Methodology will be of DBFOT, decided on the basis of proposals received through Master Developer.
1	2 – Details of Project, 2.6 Project Highlights, Page No. 9	Draft Master Plan & Tentative Land Resource Plan	Details of Hospital, Total Land, Investment, Scheme of Governments, Facility to organiser.	Details of Proposed Housing and Social Infrastructure zone are mentioned in the Draft Master Plan in EoI, which may be further finalized by Master Developer after discussion with SPV.
2	2 – Details of Project, 2.6 Project Highlights, Page No. 9	Draft Master Plan & Tentative Land Resource Plan	Details of School, College & University Total Land, Investment, Scheme of Governments, Facility to organiser.	Any other assistance under Govt. scheme may be obtained by Master

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3	2 – Details of Project, 2.6 Project Highlights, Page No. 9	Draft Master Plan & Tentative Land Resource Plan	Details of the Housing Total Land, Investment, Scheme of Governments, Facility to organiser.	Developer as per the norms of guidelines
4	3 Role of applicant (Master Developer) & 4 Role of GIDC Page No. 13	Role of applicant (Master Developer) Role of GIDC	Rate of the land to the Foreign Investor.	Presently, no separate policy for foreign investors.
5	3 Role of applicant (Master Developer) & 4 Role of GIDC Page No. 13	Role of applicant (Master Developer) Role of GIDC	Policy of the Mortgage with financial institutes for local & foreign investors including land.	Land Allotment Policy along with mortgage facility (if required) will be finalized by SPV. The ownership of land will remain with SPV.
6	3 Role of applicant (Master Developer) & 4 Role of GIDC Page No. 13	Role of applicant (Master Developer) Role of GIDC	Maximum investment of Master Developer .	The detailed infrastructure expenditure for development of park is to be estimated by prospective bidder.
7	3 Role of applicant (Master Developer) & 4 Role of GIDC Page No. 13	Role of applicant (Master Developer) Role of GIDC	Please clear your policy guideline whether the same developer can participate in or EOI as a Master Developer in another park PM Mitra Park Gujarat Ltd.	Currently, only 1 PM MITRA Park is approved for development in Gujarat at Vansi, Navsari. Further guidelines for development of additional parks may be decided by Ministry of Textile or SPV of the respective park

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1	2 – Details of Project, 2.5 Prospective Industries Page No. 8	Details of Prospective Industries	Full Value Chain for Manufacturing should be allowed starting from Polyester making.	Full value chain for Textile Manufacturing is permissible except Red category manufacturing <i>Synthetic fibers including rayon, tyre cord, polyester filament Yarn</i> fall under Red Category as per CPCB 2020 revised guidelines. For further details kindly refer to PM MITRA Park scheme guidelines
2	2 – Details of Project, 2.6 Project Highlights, Page No. 10	Indicative Infrastructure Facilities - Tentative Quantities and Units	Deemed Distribution License to master developer may be allowed to purchase and distribute power in the park.	Master Developer can propose development model while submitting EoI. The same may be considered by the SPV at the time of preparation of RFP.
3			External Development: All external development facilities should be provided by the state government, which includes:	
3.1	2 – Details of Project, 2.6 Project Highlights, Page No. 10	Indicative Infrastructure Facilities - Tentative Quantities and Units	a. Water – upto the battery limit of the park	Trunk Infrastructure for bringing water supply to PM MITRA Park site will be done by GIDC/SPV. However, the cost for the same will be recovered through revenue sharing model proposed by Master Developer.
3.2	2 – Details of Project, 2.6 Project Highlights,	Indicative Infrastructure Facilities - Tentative	b. Power – upto the battery limit of the park	Trunk Infrastructure for providing conventional power to PM MITRA Park site will be done by GIDC/SPV/DISCOM. However, the

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	Page No. 10	Quantities and Units		cost for the same will be recovered through revenue sharing model proposed by Master Developer.
3.3	2 – Details of Project, 2.6 Project Highlights, Page No. 10	Indicative Infrastructure Facilities - Tentative Quantities and Units	c. Storm Water – from battery limit of the park to its final location	Details of Proposed Storm Water Drainage System are mentioned in the Draft Master Plan, which may be further finalized by Master Developer after discussion with SPV.
3.4	2 – Details of Project, 2.6 Project Highlights, Page No. 10	Indicative Infrastructure Facilities - Tentative Quantities and Units	d. Road Connectivity – minimum 4 lane median divided road upto the park	There is an existing State Highway at distance of 300 m from proposed PM MITRA Park
4	2 – Details of Project, 2.6 Project Highlights, Page No. 9	Draft Master Plan & Tentative Land Resource Plan	For the success of an integrated park, providing housing in the park is a must. Minimum 15% area for housing and mixed use development should be part of the project to make it viable, apart from just providing worker housing?	Details of Proposed Housing and Social Infrastructure zone are mentioned in the Draft Master Plan in EoI, which may be further finalized by Master Developer after discussion with SPV
5	2 – Details of Project, 2.6 Project Highlights, Page No. 9	Draft Master Plan & Tentative Land Resource Plan	Master Developer must be given 'Special Planning Authority' status to allow for change in zonings, approval of building plans etc.	Statutory Powers cannot be transferred.

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6	3 Role of applicant (Master Developer) & 4 Role of GIDC Page No. 13	Role of applicant (Master Developer) Role of GIDC	Environment Clearance for the project must be under the scope of the state government and SPV should not be made liable for the same.	Application for Environmental Clearance has already been initiated by GIDC.
7	2 – Details of Project, 2.2 About PM MITRA Scheme Page No. 6	About PM MITRA Scheme	CAG Audit where private park developers are developing and running the same is not acceptable. We suggest a joint audit from BIG 4 or any other credible audit agency must be made the norm.	As per PM MITRA Park scheme guidelines, (4.2)
8	3 Role of applicant (Master Developer) & 4 Role of GIDC Page No. 13	Role of applicant (Master Developer) Role of GIDC	Eligibility for Master-Developer: Eligibility criterion for master developer should be clearly designed in such a manner that only serious, credible and capable players come for the project.	Details of eligibility criteria will be provided in detailed RFP after due consultation with SPV.
<p>Note: 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.</p>				

Change in Schedule of EoI is as follows:

SN	Milestone	Timeline mentioned in EoI	Updated Timeline
1	Last date for submission of EOI Application	22/09/2023	30 / 09 / 2023

The other details, terms & conditions in above EoI remains unchanged.

Sd/-
Chief Engineer,
GIDC, Surat

Annexure 1:

Contour Drawings

<https://drive.google.com/drive/folders/12-8bCdAJ14CAsg0oZ-thASbvWcFQH3-w?usp=sharing>

Annexure 2:

CGDCR

https://drive.google.com/drive/folders/1LI0usjaD8xVltN7VWimzicZKoT_gUZmn?usp=sharing