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ISPS CODE Compliant

**MORMUGAO PORT TRUST
ENGINEERING (CIVIL) DEPARTMENT
CE/ESTATE/EOI/2/2016**

INVITATION FOR EXPRESSION OF INTEREST

FOR

**LEASING OF PLOT, ADMEASURING APPROXIMATELY 8026 SQ.M FOR
REDEVELOPMENT OF AN OLD HOSPITAL PREMISES AND SURROUNDING AREA AT
BAINA , VASCO- DA – GAMA FOR SETTING UP A HOTEL AND TOURISM RELATED
ACTIVITIES FOR A PERIOD OF 30 YEARS.**

**LAST DATE & TIME OF SUBMISSION OF PROPOSAL
23 .05. 2016 (UPTO 15.00 HRS)**

**PRE – SUBMISSION MEETING ON 12.05.2016 AT 15.30 HRS AT BOARD
ROOM , CHAIRMAN’S OFFICE.**

**CIVIL ENGINEERING DEPARTMENT
ADMISTRATIVE OFFICE BUILDING,
SECOND FLOOR, HEADLAND SADA, VASCO, GOA -403804
TEL.NO. 0832- 2594607
FAX NO.
WEBSITE:- www.mptgoa.com**



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ADMEASURING APPROXIMATELY 8026 SQ.M FOR REDEVELOPMENT OF AN OLD
HOSPITAL PREMISES AND SURROUNDING AREA AT BAINA , VASCO- DA – GAMA
FOR SETTING UP A HOTEL AND TOURISM RELATED ACTIVITIES FOR A PERIOD OF
30 YEARS.**

The notice for inviting Expression of interest is issued only to elicit an Expression of Interest from Parties interested in the Project and does not constitute any binding commitment from Mormugao Port Trust to proceed with the project or invite any or all the Parties in the subsequent binding process

BACKGROUND :

Mormugao Port Trust is situated on the west coast of India. The Port is located at Mormugao , Vasco Goa. It is a beautiful natural Harbor and is more than 130 years old. The Port is operating under Ministry of Shipping, Government of India .

The Mormugao Port Trust has shifted its hospital to the new location at Headland, Sada, hence the old premises admeasuring 8026 sq.m along with the structure is available for development. The Port Trust intends to develop this land for the benefit of Port community, State of Goa and general public. As the old Hospital is facing the beautiful Baina beach stretch it can be developed into Hotels cum Restaurant.

The location plan showing the area admeasuring 8026 sq.m is enclosed with this document.

ELIGIBLE PARTIES:

The parties shall have experience in running businesses like reputed Hotels, Restaurants and other tourism related activities with minimum annual average turnover of Rs. 5.00 crore and shall be involved in tourism related activities.

PROPOSAL :

- 1.0 The area approximately 8026 sq.m including an old hospital premises is facing the Baina Beach and close to the proposed elevated four lane road connecting NH17B to Port. The area will be leased out to the eligible party as is where is basis for period of 30 years to be utilized for the construction of hotels , restaurants and any other legally permitted activities to boost tourism in and around Vasco City and also the state of Goa as a whole. This will also benefit the Port user's and persons related to Port activities. The area will be allotted by inviting tenders from parties having experience by following tender cum auction process.

2.0 The proposal shall include the following in general :

- (i) A Brief Outline of the company profile which shall cover financial status and experience particulars.
- (ii) The companies' view of the development opportunities.
- (iii) The possible options for implementation, if any alternative proposal can be made based on the past success in similar type venture.
- (iv) Most appropriate model to be structured based on similar ventures elsewhere.
- (v) Time required for developing the facility.
- (vi) Capital expected to be incurred for developing the facility, recurring expenditure and source of funding for the recurring expenditure.
- (vii) Management model of the facilities created.
- (viii) Suggestion on the proposed period of lease of 30 years.

The proposed shall comply to provision of following regulations

1. Land Policy Guidelines 2014 of Ministry of Shipping , Government of India.
2. Prevailing Building Byelaws.
3. Goa Tourism Act
4. Environment Act.
5. CRZ Regulations
6. Any other applicable laws / regulations in force

Pre Submission Meeting:

The interested parties / agencies or their Authorised Representative are advised to attend a Pre- Submission meeting which will be convened at Conference Hall in the Board Room in Chairman's Office , 3rd Floor, Administrative office Building , Mormugao Port Trust, Headland Sada, Vasco, Goa, on date and time indicated on the cover page of the document.

The Purpose of the meeting will be to clarify the issues on the Proposal.

SUBMISSION OF EOI :

Interested Parties are requested to send their “ INVITATION FOR EXPRESSION OF INTEREST FOR LEASING OF PLOT ADMEASURING APPROXIMATELY 8026 SQ.M FOR REDEVELOPMENT OF AN OLD HOSPITAL PREMISES AND SURROUNDING AREA AT BAINA , VASCO- DA – GAMA FOR SETTING UP A HOTEL AND TOURISM RELATED ACTIVITIES FOR A PERIOD OF 30 YEARS..” to the Chief Engineer, Engineering (Civil) Department, Mormugao Port Trust , 2nd floor, Administrative Office Building , Headland Sada , Vasco Goa, so as to reach the office on or before 23.05.2016 upto 15.00 hrs.

The sealed cover containing the Expression of Interest shall be marked (i) “ INVITATION FOR EXPRESSION OF INTEREST FOR LEASING OF PLOT ADMEASURING APPROXIMATELY 8026 SQ.M FOR REDEVELOPMENT OF AN OLD HOSPITAL PREMISES AND SURROUNDING AREA AT BAINA , VASCO- DA – GAMA FOR SETTING UP A HOTEL AND TOURISM RELATED ACTIVITIES FOR A PERIOD OF 30 YEARS.”

(ii) Name and address of the Party submitting the proposal.

For further details you may contact The Chief Engineer, Engineering (Civil) Department, Mormugao Port Trust, Vasco, Goa. or Fax : 0832 -2521165 or Email: mptce@gmail.com.

(Mrs. L. A. Mathew)
CHIEF ENGINEER