

No.: DICDL/DSIR/ABCD/EOI/HOSPITAL/01

Expression of Interest (EoI)

for

Construction and Operation of Hospital in Activation Area of Dholera Special Investment Region (DSIR)

Dholera Industrial City Development Limited (DICDL)
6th Floor, Block No. 1 and 2, Udhog Bhavan,
Sector-11, 'GH-4' Circle, Gandhinagar – 382017
Gujarat, India

Dec 2019

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CONSTRUCTION AND OPERATION OF HOSPITAL IN ACTIVATION AREA OF
DHOLERA SPECIAL INVESTMENT REGION (DSIR)

Disclaimer

This Notice inviting Expression of Interest (Eoi) is intended to provide interested parties (“Applicants”) with information on selection for Construction and Operation of hospitals in Activation Area of Dholera Special Investment Region (DSIR).

The information contained in this EOI or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of DICDL or any of its employees or advisors, is provided to Applicants(s) on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

This EOI is not an agreement and is neither an offer nor invitation by DICDL to the prospective Applicants or any other persons. The purpose of this EOI is to provide Applicants with information that may be useful to them in the formulation of their responses pursuant to this EOI (“Response”). This EOI includes statements, which reflect various information, assumptions and assessments arrived at by DICDL in relation to the Social infrastructure development. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This EOI may not be appropriate for all persons, and it is not possible for DICDL, its employees or advisors to consider the investment objectives, financial situation and particular needs of each Applicant 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 Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this EOI and obtain independent advice from appropriate sources.

Information provided in this EOI to Applicants is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. DICDL or its employees or advisors accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

DICDL, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant, 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, completeness or reliability of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in any way with assessment of Applicants for participation in the EOI process.

DICDL also accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused arising from reliance of any Applicant upon the statements contained in this EOI.

DICDL may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this EOI. The issue of this EOI does not imply that DICDL is bound to select any agencies for the Project and DICDL reserves the right to reject all or any of the applications without assigning any reasons whatsoever.

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The Applicants shall bear all its costs associated with or relating to the preparation and submission of its application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by DICDL or any other costs incurred in connection with or relating to its application. All such costs and expenses will remain with the Applicants and DICDL shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by the Applicants in preparation or submission of the application, regardless of the conduct or outcome of the Selection Process.

1. INTRODUCTION

1.1 Background

- 1.1.1 Government of India has envisaged the development of Delhi Mumbai Industrial Corridor (DMIC) along the alignment of proposed Multi-modal High Axle Load Dedicated Freight Corridor between Delhi and Mumbai, covering an overall length of 1483 km.

For development of Dholera, A Special Purpose Vehicle is created as a joint venture company by the Government of India [through National Industrial Corridor Development and Implementation Trust (NICDIT) (erstwhile DMIC Project Implementation Trust Fund)] and the Government of Gujarat [through Dholera Special Investment Regional Development Authority (DSIRDA)] on 28th January, 2016, under Companies Act, 2013 and rules made thereunder in the name of 'Dholera Industrial City Development Ltd' (DICDL). The Company comprises of 51% shareholding of Government of Gujarat through DSIRDA and 49% stake of Government of India through NICDIT (erstwhile DMIC Trust). Dholera is the first city in India where all underground utilities like Gas, ICT, Power, Portable water, recycled water, sewer pipes and storm water are pre-planned for complete development with the capacity of handling the growing demands of the city.

Under the overall Implementation and Phasing Plan, the Activation area is identified for early start-up of development. The Activation Area is spread over approximately 2254 ha. The area can be accessed by the existing SH6 via the Coastal Road in north as can be seen in the DSIR plan.

It has on offer a location & infrastructure that will ensure establishment of efficient & profitable businesses. DICDL has initiated development of a fully master planned, smart industrial city on an initial area of 5600 acres & is gearing up for operationalising India's largest Greenfield development within the Dholera Special Investment Region. Dholera, located just about 100 KMS South West of Ahmedabad, Gujarat's largest city, is an ideal location for large scale manufacturing with big, flat parcels of land, clear land titles & accompanied by best-in-class infrastructure. An efficient transportation system, an access controlled expressway corridor including a Metro rail, will bring Dholera in close proximity of Ahmedabad; also making it into a developed location.

It is well suited for industries that require and value, plug & play infrastructure; industries that require an eco-system like Defense, Auto companies that require vendor parks, or capital goods that require efficient external infrastructure to move their cargo. It is all getting ready for you at Dholera. Plug & Play infrastructure, that is, infrastructure at your door step is being implemented by renowned private engineering companies. It includes a well-planned, complete utility infrastructure system for Power at various levels including solar & wind; Water Management includes pure water, recycling of waste water & its distribution; PNG; solid waste collection & disposal systems; 2 to 6 lane Roads with walk- ways for pedestrians, street lighting & furniture; Smart-ICT network & so on.

It is well connected to Airports, Sea Ports & Rail terminal for excellent man & material movement. All Government of Gujarat incentive schemes are

applicable & businesses at Dholera will benefit from these. Dholera will ensure availability of skills for businesses with efficient transportation reducing travel time with Ahmedabad. Skilling centers & institutes for higher education within Dholera will also make skilled manpower available.

Social infrastructure will fulfil the living, learning, recreational & healthcare requirements of its residents and will still provide speedy & efficient movement of people between Dholera & Ahmedabad which has a population of 7 million people. Dholera with its well-planned social infrastructure will provide a higher quality of life for its residents, including development of neighboring & community amenities like Green Spaces, Play grounds, shopping, a walk to work culture, aesthetics including a large water body, etc. permitting its residents to enjoy a good work life balance.

As part of this endeavour, the Dholera Industrial City Development Limited (DICDL) in the capacity of DICDL has decided to invite 'Expression of Interest' (EOI) from interested applicants, meeting the minimum eligibility criteria as given under, to undertake the Construction And Operation Of hospitals In Activation Area Of Dholera Special Investment Region (DSIR) of desired quality (as defined in 2.1.2) with own investment in Dholera SIR (DSIR).

1.2 Schedule of Bidding Process

DICDL shall endeavor to adhere to the following schedule:

Date of issue of EOI: 16/12/2019

Pre-Proposal Meeting	30/12/2019, 12:00 noon 6th Floor, Block No. 1 and 2, Udyog Bhavan, Sector-11, 'GH-4' Circle, Gandhinagar – 382017 Gujarat, India
Response to queries by DICDL	03/01/2020
Proposal Due Date	10/01/2020 , 03:00 pm

2. INSTRUCTIONS TO APPLICANTS

A. GENERAL

2.1 Scope of Work

- 2.1.1 DICDL wishes to receive Proposals for Selection of experienced and capable Operators for construction and operation of social infrastructure viz Hospital in Activation Area at Dholera Special Investment region (DSIR).
- 2.1.2 DICDL will provide the required land to the developer under the land allotment policy of DICDL. Developers have to construct the building/s and their surrounding area and operate them for the specific purpose only.
- 2.1.3 Various categories of social infrastructures are as below (details of area are available in annexure III):
- (a) **Healthcare**
- Hospital (100 to 200) beds

2.2 Eligibility of Applicants

- 2.2.1 For determining the eligibility of Applicants for their qualification hereunder, the following shall apply:
- (a) An Applicant shall be a trust registered under Societies Registration Act, 1860 or a trust registered under Public Trust Act, 1950 or a company incorporated under the Indian Companies Act 1956/2013 or a partnership firm registered under Limited Liabilities Partnership Act, 2008.
- (b) An Applicant shall be liable for disqualification if any legal, financial or technical adviser of DICDL in relation to the Project is engaged by the Applicant, or any of its Members, as the case may be, in any manner for matters related to or incidental to the Project. For the avoidance of doubt, this disqualification shall not apply where such adviser was engaged by the Applicant, its Member in the past but its assignment expired or was terminated 6 (six) months prior to the date of issue of this EOI.

2.3 Site visit and verification of information

Applicants are encouraged to submit their respective Proposals after visiting the Project site and ascertaining for themselves the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

2.4 Acknowledgement by Applicant

- 2.4.1 It shall be deemed that by submitting the Proposal, the Applicant has:
- (a) made a complete and careful examination of the EOI document;

- (b) received all relevant information requested from DICDL;

2.5 Right to accept or reject any or all Proposals

- 2.5.1 Notwithstanding anything contained in this EOI, DICDL reserves the right to accept or reject any Proposal and to annul the Process and reject all Proposals, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons therefor.
- 2.5.2 DICDL reserves the right to reject any Proposal:
 - (a) at any time, a material misrepresentation is made or uncovered, or
 - (b) the Applicant does not provide, within the time specified by DICDL, the supplemental information sought by DICDL for evaluation of the Proposal.
 - (c) take any such measure as may be deemed fit in the sole discretion of DICDL, including annulment of the Bidding Processes.
- 2.5.3 DICDL reserves the right to verify all statements, information and documents submitted by the Applicant in response to the EOI. Any such verification or lack of such verification by DICDL shall not relieve the Applicant of its obligations or liabilities hereunder nor will it affect any rights of DICDL thereunder.

2.6 Clarifications

- 2.6.1 Pre-PROPOSAL conference of the Applicants shall be convened at the designated date, time and place. A maximum of two representatives of prospective Applicants shall be allowed to participate on production of authority letter from the Applicant. During the course of Pre- Proposal conference, the Applicants will be free to seek clarifications and make suggestions for consideration of DICDL.
- 2.6.2 Applicants requiring any clarification on the EOI may notify DICDL in writing or/and e- mail. They should send in their queries before the date specified in the schedule of Proposal Process. DICDL shall endeavor to respond to the queries within the period specified therein, to all Applicants of the EOI without identifying the source of queries.
- 2.6.3 DICDL may also on its own motion, if deemed necessary, issue interpretations and clarifications to all Applicants. All clarifications and interpretations issued by DICDL shall be deemed to be part of the EOI. Verbal clarifications and information given by DICDL or its employees or representatives shall not in any way or manner be binding on DICDL.

2.7 Amendment of EOI

- 2.7.1 At any time prior to the deadline for submission of Proposal, DICDL may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify the EOI by the issuance of Addenda.
- 2.7.2 Any Addendum thus issued will be available on DICDLs website.

PREPARATION AND SUBMISSION OF PROPOSAL

2.8 Language

The Proposal and all related correspondence and documents in relation to the Bidding Process shall be in English language. Supporting documents and printed literature furnished by the Applicant with the Proposal may be in any other language provided that they are accompanied by translations of all the pertinent passages in the English language, duly authenticated and certified by the Applicant. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Proposal, the English language translation shall prevail.

2.9 Format and signing of Proposal

- 2.9.1 The Applicant shall provide all the information sought under this EOI. DICDL will evaluate only those Proposals that are received in the required formats and complete in all respects. Incomplete and /or conditional Proposals shall be liable to rejection.
- 2.9.2 The Proposal shall be typed and signed in indelible blue ink by the authorized signatory of the Applicant. All the alterations, omissions, additions or any other amendments made to the Proposal shall be initialed by the person(s) signing the Proposal

2.10 Sealing and Marking of Proposals

- 2.10.1 The Applicant shall submit the following documents physically:
- (a) Original Power of Attorney for signing the PROPOSAL as per format at Appendix-II;
 - (b) Processing fee of Rs 1,000/- in the form of Original Demand Draft in favor of **“Dholera Industrial City Development Limited (DICDL), Gandhinagar”** payable at Gandhinagar.
 - (c) Appendix-I (Letter comprising the Proposal) and supporting certificates / documents
 - (d) The envelopes shall clearly bear the following identification:

Application for “Expression of Interest for CONSTRUCTION AND
OPERATION OF HOSPITALS IN ACTIVATION AREA OF DHOLERA SPECIAL
INVESTMENT REGION (DSIR)”

and shall clearly indicate the name and address of the Applicant. In
addition, the Proposal Due Date should be indicated on the right hand
corner of each of the envelopes.

2.10.2 Each of the envelopes shall

be addressed to:

DESIGNATION:

Managing Director

ADDRESS: **Dholera Industrial City Development Limited,
6th Floor, Block No. 1 and 2,
Udyog Bhavan, Sector-11, ‘GH-4’
Circle, Gandhinagar – 382017
Gujarat, India**

Phone: +91-079-29750500

E-MAIL ADDRESS: dbrahmbhatt@dicdl.in

2.10.3 If the envelopes are not sealed and marked as instructed above, DICDL assumes
no responsibility for the misplacement or premature opening of the contents of
the Proposal and consequent losses, if any, suffered by the Applicant.

2.10.4 Proposals submitted by fax, telex, telegram or e-mail shall not be entertained
and shall be rejected.

2.11 Proposal Due Date

2.11.1 Proposal comprising of the document listed in the EOI shall be submitted on or
before 1500 hours IST on the Proposal Due Date. Documents listed in EOI shall
be physically submitted on or before 1500 hours IST on the Proposal Due Date,
at the provided address.

2.11.2 DICDL may, in its sole discretion, extend the Proposal Due Date by issuing an
Addendum uniformly for all Applicants.

2.12 Late Proposals

Proposals received by DICDL after the specified time on the Proposal Due
Date shall not be eligible for consideration and shall be summarily
rejected.

2.13 Opening and Evaluation of Proposals

- 2.13.1 DICDL shall open the Proposals as mentioned in EoI, at the place specified in EOI and in the presence of the Applicants who choose to attend.
- 2.13.2 DICDL will subsequently examine and evaluate Proposal in accordance with the provisions set out in EOI. Preference shall be given to those parties whose plan and vision matches with the overall plan and vision of Dholera.
- 2.13.3 Applicants are advised that qualification process of Applicants will be entirely at the discretion of DICDL. Applicants will be deemed to have understood and agreed that no explanation or justification on any aspect of the Bidding Process or selection will be given.
- 2.13.4 To facilitate evaluation of PROPOSAL, DICDL may, at its sole discretion, seek clarifications in writing from any Applicant regarding its PROPOSAL. Such clarification(s) shall be provided within the time specified by DICDL for this purpose. Any request for clarification(s) and all clarification(s) in response thereto shall be in writing.
- 2.13.5 If an Applicant does not provide clarifications sought in this EOI within the prescribed time, its Proposal may be liable to be rejected. In case the Proposal is not rejected, DICDL may proceed to evaluate the Proposal by construing the particulars requiring clarification to the best of its understanding.
- 2.13.6 DICDL reserves the right to reject any PROPOSAL which is non-responsive as per EOI, and no request for alteration, modification, substitution or withdrawal shall be entertained by DICDL in respect of such PROPOSAL.
- 2.13.7 Any information contained in the Proposal shall not in any way be construed as binding on DICDL, its agents, successors or assigns, but shall be binding against the Applicant if the Project is subsequently awarded to it on the basis of such information.
- 2.13.8 DICDL reserves the right not to proceed with the Process at any time without notice or liability and to reject any or all Proposal(s) without assigning any reasons.
- 2.13.9 If any information furnished by the Applicant is found to be incomplete, or contained in formats other than those specified herein, DICDL may, in its sole discretion, exclude the relevant project.
- 2.13.10 In the event that an Applicant claims credit for an Eligible Project, and such claim is determined by DICDL as incorrect or erroneous, DICDL shall reject such claim. Where any information is found to be patently false or amounting to a material misrepresentation, DICDL reserves the right to reject the Proposal.

2.14 Tests of responsiveness

- 2.14.1 Prior to evaluation of Proposals, DICDL shall determine whether each Proposal is responsive to the requirements of the EOI. A Proposal shall be considered responsive only if:
- (a) it is received as per format at Appendix-I .
 - (b) it is received by the Proposal Due Date including any extension thereof;
 - (c) it is signed, sealed, bound together in hard cover, and marked as stipulated in EOI;
 - (d) it is accompanied by the Power of Attorney;
 - (e) it contains all the information and documents (complete in all respects) as requested in this EOI;
 - (f) it contains information in formats same as those specified in this EOI;
 - (g) it contains certificates from its statutory auditors in the formats specified at Appendix-I;
 - (h) it contains Demand Draft of INR. 1,000 for processing fee
 - (i) it does not contain any condition or qualification; and
 - (j) it is not non-responsive in terms hereof.
- 2.14.2 DICDL reserves the right to reject any Proposal which is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by the DICDL in respect of such Proposal.

2.15 Clarifications

- 2.15.1 To facilitate evaluation of Proposals, DICDL may, at its sole discretion, seek clarifications from any Applicant regarding its Proposal. Such clarification(s) shall be provided within the time specified by DICDL for this purpose. Any request for clarification(s) and all clarification(s) in response thereto shall be in writing.
- 2.15.2 If an Applicant does not provide clarifications sought within the prescribed time, its Proposal shall be liable to be rejected. In case the Proposal is not rejected, DICDL may proceed to evaluate the Proposal by construing the particulars requiring clarification to the best of its understanding.

2.16 Selection of Applicant

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- 2.16.1 Subject to the provisions of EOI the Applicant whose PROPOSAL is adjudged as responsive in terms of EOI shall be declared as the responsive Applicant.
- 2.16.2 After evaluation of Proposals, DICDL will publish a list of responsive Applicants who can apply for purchase of land for construction of hospital in Activation area of DSIR.

2.17 Proprietary data

All documents and other information submitted by an Applicant to the DICDL shall remain or become the property of the DICDL. Applicants are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Proposal. DICDL will not return any Proposal or any information provided along therewith.

2.18 Correspondence with the Applicant

Save and except as provided in this EOI, the DICDL shall not entertain any correspondence with any Applicant in relation to the acceptance or rejection of any Proposal.

2.19 Contacts during Proposal Evaluation

Proposals shall be deemed to be under consideration immediately after they are opened and until such time DICDL makes official intimation to the Applicants. While the Proposals are under consideration, Applicants and/ or their representatives or other interested parties are advised to refrain, save and except as required under the Bidding Documents, from contacting by any means, DICDL and/ or their employees/representatives on matters related to the Proposals under consideration.

Appendix -I:
Proposal Letter
<< On the Service Provider Letter Head>>

To
General Manager
Dholera Industrial City Development Limited (DICDL)
Block no. 1, 6th Floor,
Udhyog Bhavan,
Sector – 11
Gandhinagar

Sub: Application for Proposal for

Dear Sir,

1. With reference to your EOI document dated....., we, having examined the EOI document and understood its contents, hereby submit our Proposal for the aforesaid project. The Proposal is unconditional and unqualified.
2. We acknowledge that DICDL will be relying on the information provided in the Proposal and the documents accompanying such Proposal for selection of the Applicants for the aforesaid project, and we certify that all information provided in the Proposal is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying such Proposal are true copies of their respective originals.
3. This statement is made for the express purpose of qualifying as an Applicant
4. We shall make available to DICDL any additional information it may find necessary or require to supplement or authenticate the Qualification statement.
5. We acknowledge the right of DICDL to reject our Proposal without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.
6. We declare that:
 - (a) We have examined and have no reservations to the EOI document, including any Addendum issued by DICDL.
 - (b) We do not have any conflict of interest in accordance with EOI; and
 - (c) We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in respect of any tender or request for proposal issued by or any agreement entered into with DICDL or any other public sector enterprise or any government, Central or State; and

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- (d) We hereby certify that we have taken steps to ensure that in conformity with the provisions of EOI, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
7. We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Proposal that you may receive nor to invite the Applicants to Proposal for the Project, without incurring any liability to the Applicants.
 8. We believe that we have the Net Worth criteria and meet(s) all the requirements as specified in EOI and are qualified to submit a Proposal.
 9. We undertake that in case due to any change in facts or circumstances during the Bidding Process, we are attracted by the provisions of disqualification in terms of the provisions of this EOI, we shall intimate DICDL of the same immediately.
 10. We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by DICDL in connection with the selection of Applicants, selection of the Applicant, or in connection with the selection/ Bidding Process itself, in respect of the above mentioned Project and the terms and implementation thereof.
 11. The documents accompanying the PROPOSAL, as specified in EOI have been submitted.
 12. We agree and undertake to abide by all the terms and conditions of the EOI document.
 13. We hereby submit our PROPOSAL in accordance with the EOI.
 14. We shall keep this Proposal valid for 120 (one hundred and Twenty) days from the Proposal Due Date as per EOI.

In witness thereof, we submit this Proposal under and in accordance with the terms of the EOI document.

Yours faithfully,

Date: (Signature, name and designation of the Authorised Signatory)
Place: Name and seal of the Applicant

ANNEX - I

Details of Applicant

1) Organization Name :	
2) List of Directors/Promoters :	
3) Key Contact person :	
4) Type of Organization : Public Limited Co / Private Limited Co / Joint Venture/Partnership Firm / Government Institution / Government Venture / Others / Individual	
5) Registration No. (Submit copy)	
6) PAN No. (Submit copy)	
7) GST Registration No. (Submit copy)	
8) Contact Details : - Name - Address - Mobile No - Landline - e-Mail	
9) Yearly Turnover of last 3 financial years (Rs. in Cr.) (Please submit audited Balance Sheet or Chartered Accountant certificate)	
10) Services to be provided	

APPENDIX II

Illustrative Map of DSIR

Amenities in Activation Area

- Hospital (100 to 200 beds) +
Nursing and Paramedic Institute
= **1.20 ha**

