



**No.MMTC/CO/Projects/Headland Sada Goa/2016-17/8619/III Dated: 05<sup>th</sup> June 2017**

### **NOTICE INVITING EXPRESSION OF INTEREST**

MMTC Limited, A Government of India Enterprise functioning under the aegis of Ministry of Commerce, is one of the largest trading companies of India. MMTC hereby invites "Expression of Interest" (EOI) for developing land admeasuring approximately 3.5 acres at Headland Sada, Mormugao, Goa from the National / International parties individuals/ firms/ companies/ trusts/ societies, who may be keen in developing the land so that MMTC as the land owner derives commercial value from the land.

Detailed Notice Inviting "EOI" may be seen on MMTC web site [www.mmtclimited.com](http://www.mmtclimited.com) interested parties may submit their "EOI" (one original and one copy) in writing by 17:00 hrs of 04.07.2017, by super scribing on the cover with "Expression of Interest" (EOI) for developing land admeasuring approximately 3.5 acres of land at Headland Sada Mormugao" addressed to General Manager (Projects), Core -1, "SCOPE COMPLEX", 7 Institutional Area, Lodhi Road, New Delhi - 110003 INDIA e-mail-[mmtc@mmtclimited.com](mailto:mmtc@mmtclimited.com) EPABX - +91-11-24362200.

## **Disclaimer:**

*The information contained in this Expression of interest ("EOI") document or subsequently provided to the Bidder, whether orally or in documentary form by or on behalf of the MMTC, is provided to the Bidder on the terms and conditions set out in this EOI or any other agreement made or to be made between Bidder and the MMTC.*

*This EOI is not an agreement and is not an offer or invitation by the MMTC to any other party. The purpose of this EOI is to provide the Bidders with information to assist the formulation of their proposals ("Proposal(s)"). This EOI does not purport to contain all the information each Bidder may require. This EOI may not be appropriate for all persons, and it is not possible for the MMTC, their employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EOI. Certain Bidder may have a better knowledge of the Project than others. Each Bidder should conduct his own investigations and analysis and should check the accuracy, reliability and completeness of the information in this EOI and obtain independent advice from appropriate sources. The MMTC, their employees and advisors make no representation or warranty as to the accuracy, reliability or completeness of the information or this EOI.*

*The MMTC may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement the Information and this EOI*

## **1 INTRODUCTION**

### **1.1 Background**

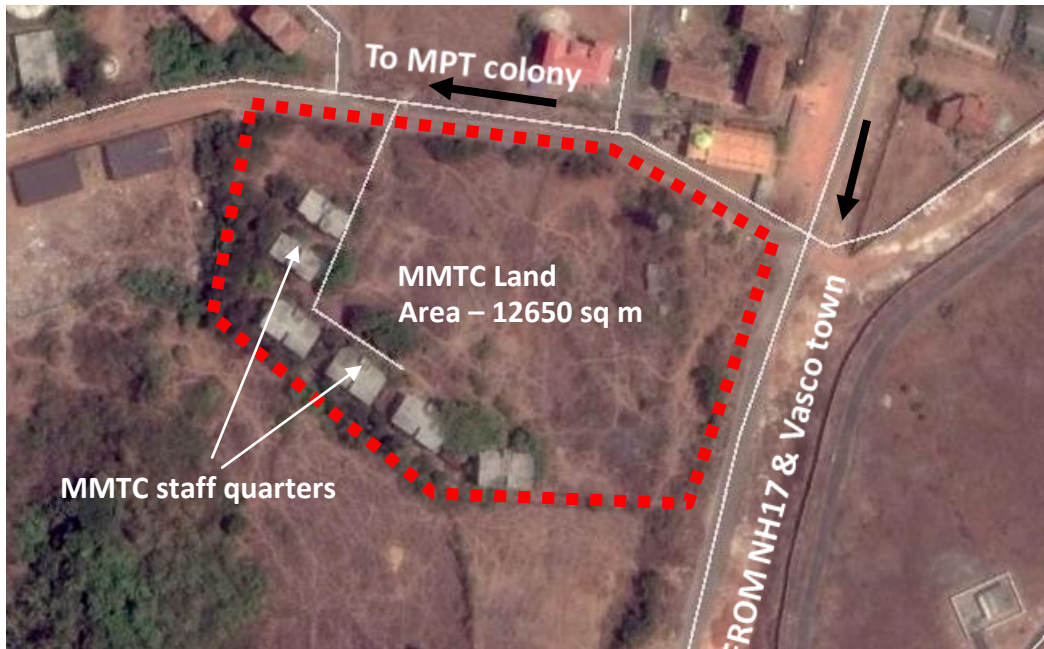
MMTC has a Sub-Regional office located at Colaco Building, Vasco da Gama, Goa - 403802. By virtue of a lease deed for 99 years, executed between MMTC Limited and Govt. of Goa, MMTC is in possession of land admeasuring approx. 3.5 acres of land at Headland Sada Mormugao, Goa from 16.07.1980. As per the terms of the lease, the land can be used for residential and commercial purposes. On part of the land around 1989, 36 flats were erected for the residential use of MMTC employees those flats are now unoccupied and in dilapidated condition.

MMTC conceived this EOI with an objective to utilize the land to derive commercial value for the property. MMTC shall recover the rent from the commercial use of the above mentioned land at Goa.

## 2. LAND: AREA AND TOPOGRAPHICAL DETAILS

### 2.1 Land Details

The total area of MMTC land is 3.5 acres out of which 2.5 acres of land is vacant. At present there are 36 number of flats in 6 buildings which were constructed in 1989 and used for residential purpose by MMTC staff. The actual land area in possession of MMTC is 12650 Sq M. The land is adjacent to road from NH17 and road adjoining the northern boundary of the land connects the land to Mormugao Port Trust (MPT) colony.



**Sada, Vasco Da Gama**

**Figure 1.1 : MMTC Land at Head Land**



## Figure 1.2 : Access road to site

### ▪ Land ownership

The said land located at Headland Sada in the city of Vasco Da Gama was provisionally handed over to MMTC as per the lease agreement between Govt of Goa and MMTC dated 16<sup>th</sup> July 1980.

The following are the major provisions in the lease deed.

- Land was provisionally handed over to Lessee (M.M.T.C. Ltd.) for temporary occupation dated 16th July 1980.
- Lease agreement since executed for a period of 99 years commencing from 16th July 1980.

## 2.2 Location and connectivity

The MMTC land is located in Headland Sada region in the western region of the city of Vasco Da Gama in the state of Goa. The Vasco city is located on the West Coast with one of the major ports of India namely Mormugao Port. The map at figure 1.3 shows the location of MMTC land with respect to State of Goa and Vasco city.

The MMTC site at Headland Sada is located on the outskirts of Vasco da Gama and is connected by road through the National Highway 17, by rail through the Vasco Da Gama railway station, by the sea through the Mormugao Harbour and by air through Dabolim Airport.

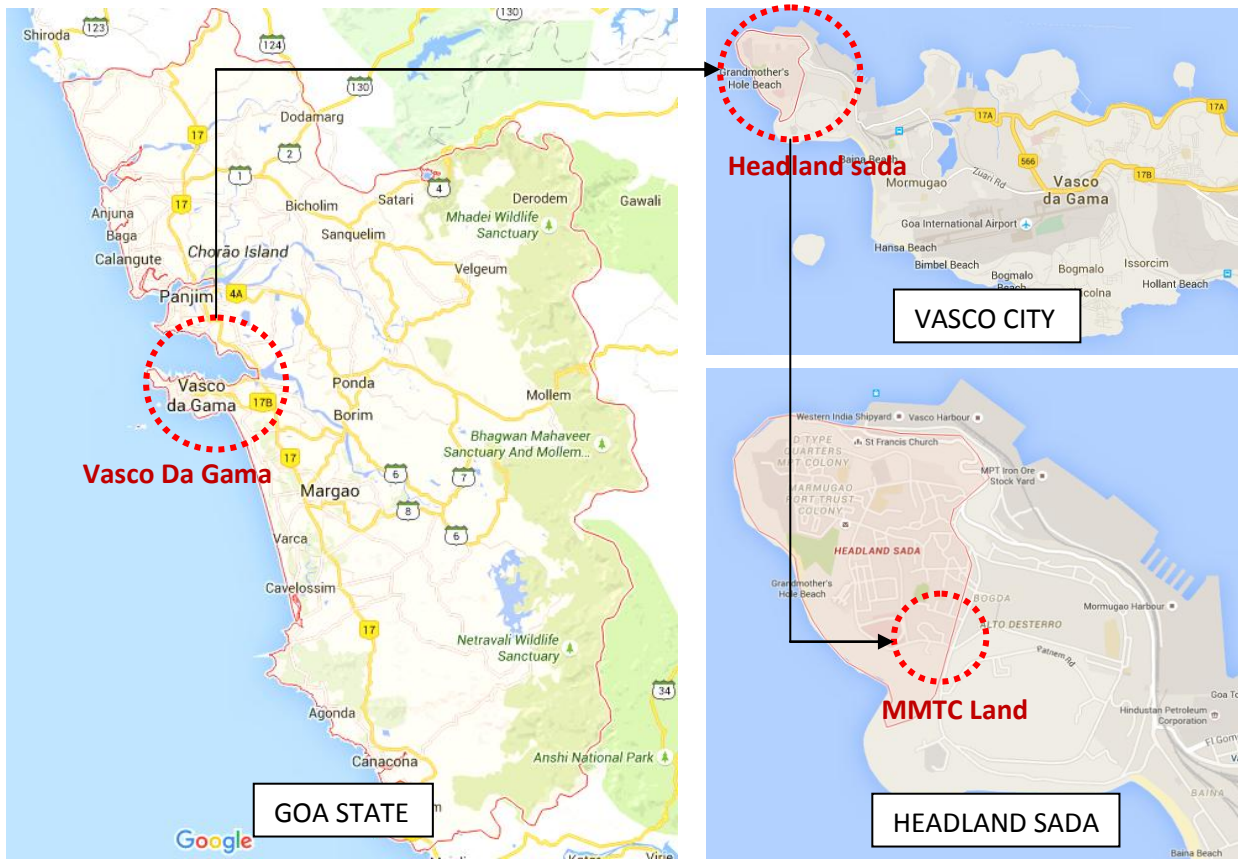


Figure 1.3 : Location of MMTC land with respect to Goa and Vasco city

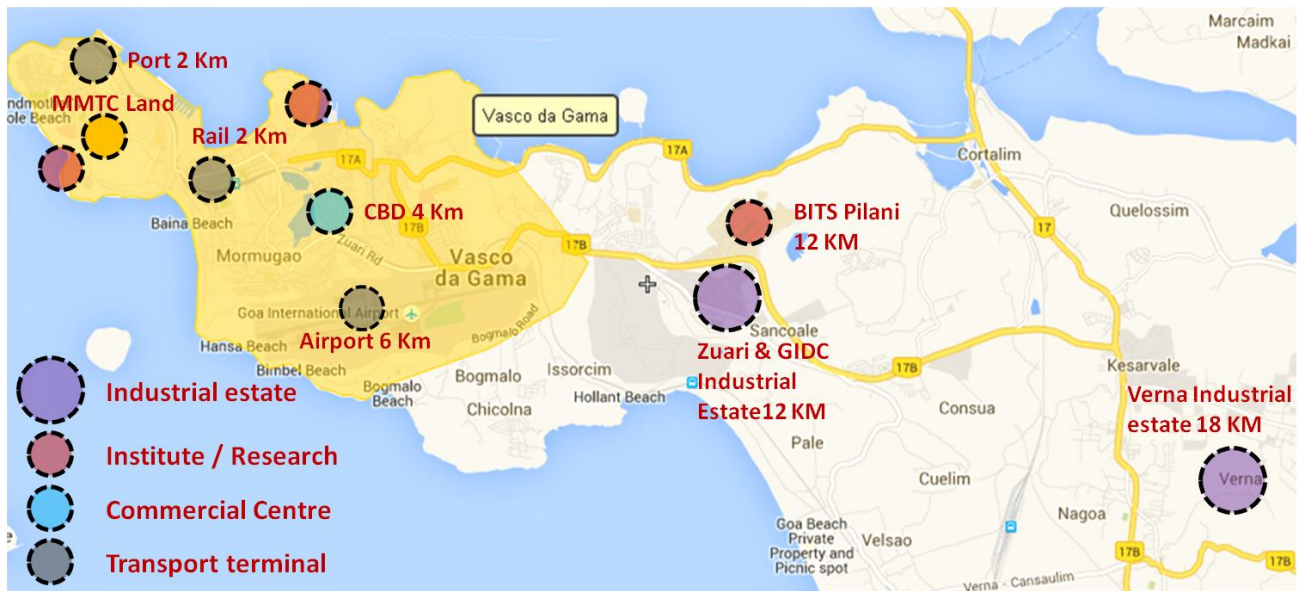


Figure 1.4 : Site Connectivity to major nodes

**Table 1-1 : Site Connectivity by different modes**

Road Connectivity	NH 17 A & NH 17 B
Rail Connectivity	Vasco Railway Stn 2 Km
Air Connectivity	5 Km from Dabolim Airport
Port Connectivity	Mormugao port 2 Km

The site has an advantage of being in vicinity of some of the major industrial estates in Goa like Verna Industrial estate located just 18 Km from the site. Along with industrial areas, renowned educational institute of BITS Pilani and some other research centres like Antarctic Ocean Research Centre are located at distance of 12 Km and 1 Km respectively.

**Table 1-2 : Site Connectivity to major nodes**

<b>Region</b>	<b>Distance from MPMC land</b>
<b>Urban centres</b>	
Panaji	30 Km
Mumbai	600 Km
<b>Industrial estates</b>	
Verna industrial estate	18 Km
Zuari Industrial estate	12 Km
GIDC industrial Estate	12 Km
<b>Commercial centres</b>	
CBD Vasco	2 Km
<b>Educational and research institutes</b>	
BITS Pilani	12 Km
Antarctic Ocean Research Centre	1 Km
Institute of ship building technology	1 Km

## 2.3 Site context

The MMTC land at Headland Sada belongs to the area which is mainly dominated by commercial, industrial and naval allied activities due to vicinity to the major port of



Mormugao. The major portion of the Headland Sada is covered under Mormugao Port Trust area located on the northern side of the MMTC land. The Mormugao Port Trust township includes schools, residential complexes and amenities for employees of the Port. There are couple of research Institutes located in the vicinity of the land namely Antarctic Ocean Research Centre and Institute of Shipbuilding Technology. The following figure shows major land uses in the context of MMTC land.

**Figure 1.5 : Site Context**

- |   |                       |    |                                      |
|---|-----------------------|----|--------------------------------------|
| 1 | MPT quarters          | 6  | FCI Godown                           |
| 2 | MPT Hospital          | 7  | Naval Area                           |
| 3 | Goa Dumping ground    | 8  | Institute of Shipbuilding Technology |
| 4 | Ocean Research Centre | 9  | Mormugao Port Area                   |
| 5 | Sub Jail              | 10 | HPCL Area                            |



**Figure 1.6 : Mormugao Port**



**Figure 1.7 : Antarctic Ocean Research Centre**

## **2.4 Topographic survey of site**

Site topographic survey was carried out to study all exiting features of site.  
Observation during topographic survey:



1. Site has undulating terrain and gradually sloping towards south-west direction.
2. Site area under MMTC possession admeasures around 3.5acres i.e. 12650 sq.m. as per land record; out of which 2.5 acres of land is vacant at present.
3. There are six building does exist on site which were constructed in 1989 and used for residential purpose by MMTC staff. But presently these structures are in dilapidated condition and hence, vacant. One security cabin exists on site near the entrance gate.
4. One overhead water tank does exist on site at north-east corner of plot.



**Figure 1.8 : Site photos**



Existing security cabin near entrance



Existing dilapidated structure of MMTC staff quarters



Entrance gate to site



Overhead water reservoir exists on site

**Figure 1.9 : Existing features on site**

### 3 ZONING PROVISIONS

#### 3.1 Land use zone as per Regional Plan

Presently the MMTC land belongs to Settlement Zone in which residential and commercial activity is permitted. This Zone can be changed as per project requirement. FSI Permissible for Transportation zone is 1.

#### 3.2 Statutory and regulatory approvals:

The site for the proposed project falls within the limits of Mormugao Planning and Development Authority (MPDA) and is under the jurisdiction of South Goa Collector. For development of project following statutory/regulatory approvals will be required that are summarised below authority wise:

**1. Consent from Collector South Goa :** The land is leased to MMTC by Government of Goa for 99 years and as per Clause no 3 and 4 of Lease Deed dated 28<sup>th</sup> July 2005, MMTC cannot sub lease or transfer or change the use without prior permission of Lessor i.e. Collector South Goa. Hence consent from Collector would be needed for sub leasing the structure and change in use other than residential and commercial. An application along with MMTC proposal details will have to be submitted for the consent.

**2. Change of Zone from Town and planning Board, Govt. of Goa :** Presently the site falls in S1 zone (Settlement Zone) in which only residential and commercial activity is permitted. The proposed warehousing activity is not permitted under S1 Zone as per Clause 6A.2.1 of THE GOA LAND DEVELOPMENT AND BUILDING CONSTRUCTION REGULATIONS, 2010. However, for warehousing use the zone may have to be changed as per clause 6A.1 Table VII wherein warehousing is permissible in 'T' Zone Transportation Zone. Hence change in zone permission will be required from Town and Planning Board, Govt. of Goa.

**3. Clearance from Coastal Zone Management Authority (CZMA):** The land is situated within 500 m from High Tide Line (HTL) and is in Coastal Regulated Zone II (CRZ) as per published coastal zone management plan for Goa. Prior permission from Goa CZMA for any development on the site under consideration will be required.

**4. Development permission:** After consent from Collector South Goa for proposed development, change of Zone from S-1 to T Zone and clearance from Goa CZMA development permission as per GOA LAND DEVELOPMENT AND BUILDING CONSTRUCTION REGULATIONS, 2010 will have to be taken from MPDA as per Regulation no 3.1 .

**5. Food and Drug Administration of India (FDA) approvals:**

As a prerequisite condition by Pharma Company, the approval from FDA would have to be obtained for pharma warehousing activities considering the vicinity of municipal dumping ground.

**6.** The above is not an exhaustive list and based on proposed commercial activity clearances / permissions from other statutory authorities like Health, Municipal Authorities, etc. may be needed.

## 4 INFRASTRUCTURE AVAILABILITY.

### 4.1 Infrastructure availability at Project Site

Physical infrastructure components such as Water supply, Electricity supply are already developed on site due to the existence of MMTC staff quarter's buildings on site. Also, the neighbourhood development of the site shows already developed physical infrastructure in terms of water supply, electricity, sewerage system etc. There are two Elevated Service Reservoirs (ESR) in the vicinity of site which supplies the water to neighbourhood MPT township. Existing compound wall on site is not in good condition and broken at few places which would need to be reconstructed.

The Vasco city municipal dumping ground is located just abutting the site which is the nearest dumping ground which would be perhaps used to dump the waste generated within the site.

### 4.2 Site potentials

#### • Strategic location

Vicinity to major transport terminals like Airport, port, Railway put the MMTC land at strategic location and make favourable conditions for the development of commercial and logistic activities. Mormugao Port and Dabolim Airport are located at a distance of 2 km and 6 Km from the MMTC land respectively. These transport terminals are easily accessible from the MMTC land.



**Figure 4.1 : Mormugao port**



**Figure 4.2 :**

**Dabolim Airport**

**• Good connectivity and accessibility**

Site is very well connected to major transport terminals like Mormugao Port ( 2 Km ), Vasco Railway station ( 2 Km ) and Dabolim Airport ( 6 Km ) which is an added advantage for commercial, light industrial and logistic development.

**• Availability of physical and social infrastructure**

The neighbourhood development of the site shows already developed physical infrastructure in terms of water supply, electricity etc.

In case of social infrastructure site has many renowned schools, colleges, hospitals in proximity. This also includes the schools and hospitals developed by MPT.

## 5. PROHIBITED USES

Following uses will be prohibited in the land allotted:

1. Casino and gambling house.
2. Slaughterhouse.
3. Storage area for hazardous goods.
4. Mining
5. Hazardous chemical industry including tannery

## 6. Terms and Conditions

1. 'MMTC', hereby invites "Expression of Interest" (EOI) for developing land admeasuring approximately 3.5 acres of land at Headland Sada, Mormugao from the National / International parties individuals/ firms/ companies/ trusts/ societies, who are keen in developing the project. MMTC shall recover the rent from the commercial use of the above mentioned land at Goa.
2. Zoning Provisions: The present zoning as per planning authority have been detailed. Further the requisite approvals for conversion of leased land and its utility shall be obtained by the prospective bidder on behalf of MMTC. MMTC will issue the no objection wherever required for this purpose.
3. Water and Electricity: MMTC will issue necessary documentation for procuring these utilities from the authorities. It is however, lessee's responsibility, to make arrangements as per his / her needs.
4. Access: Existing Access can be used.
5. FSI restrictions remain as per town planning norms.
6. This is an expression of interest. MMTC will scrutinize the expressions of interests received and may formulate the 'Tender Notice' for final allotment of the land.
7. **Only those who will submit expression of interest shall be permitted to bid for the 'Tender Notice' at a later stage.**
8. MMTC reserves rights to accept or reject any of the expressions without assigning any reason therefore.
9. Processing fee: Demand Draft favoring 'MMTC Limited' for Rs.5,000/-, payable at New Delhi, drawn on any scheduled bank, should be enclosed along with the expression of interest. This is not refundable.
10. No explicit or implicit preference is indicated for the purpose of utilization of land. Hence bidders may submit their open ended plans for use of land.
11. Based on Expressions of interest received, MMTC, may prioritise usage of land for specific purposes.
12. Bidders are at liberty to change the purpose of usage of land in tender submission at a later stage. This means use proposed in expression of interest may be changed at tender stage.



13. Pre-bid meeting: In case queries are received from the prospective bidders, a pre-bid meeting shall be conducted around 19.06.2017 at the sub-regional office of MMTC at Vasco-da-Gama, Goa. Queries should be e-mailed latest by 14.06.2017.
14. Visit to site: Bidders may visit the site at their own cost. It may be possible to conduct a site visit along with MMTC officials and see the land.
15. Period of development will be 2 years max. from date of handing over of site.
16. Milestones for development
  - Planning/design.
  - Financial closure.
  - Commissioning of operations.

## 7. Guidelines for Bidders

1. Submission of the Expression of Interest : Interested parties may download “EOI” from MMTC web site [www.mmtclimited.com](http://www.mmtclimited.com) or eprocure.gov.in. Interested parties may submit their “EOI” (one original and one copy) in writing by 17:00 hrs of 04.07.2017, by super scribing on the cover with **“Expression of Interest” (EOI) for developing out land admeasuring approximately 3.5 acres of land at Headland Sada Mormugao**” by indicating the following:

- i) The interested party should submit copies of their KYC documents like Pan Card, Bank account details, audited accounts (if available) for last 3 years.
- ii) Preferred model / arrangement for operating the contract with MMTC.
- iii) Back ground details of the Party including the annual turnover, activities, field of similar type of experience.
- iv) Name and address of firm along with Contact persons (s) and contact details.
- v) Legal Documents ascertaining legal status for the bidders:
  - a. Individuals: (No document required)
  - b. Partnership firms: partnership deed.
  - c. Company: Memorandum and Articles of Association.
  - d. Trust / Society: Memorandum and Articles of Association.
- vi) Copies of income tax returns for last 3 years along with annual reports of party
- vii) Proposed time frame for carrying out the assignment from date of signing of agreement with the MMTC
- viii) Phasing, if any, proposed.
- ix) Estimated capital costs
- x) Anticipated operations & maintenance costs

- xi) Proposed role of the party in the project
- xii) Proposed mode of project financing
- xiii) Performa expression of interest as per Form A.
- xiv) Demand draft towards processing fee of Rs.5,000/-.
- xv) Photocopy of this document, signed and stamped on each page.
- xvi) Form B.

2. After assessing the response from the parties, a detailed tender (invitation process) will be formulated and issued to shortlisted parties responding to this expression of interest.

3. Expression of Interest must be submitted in a sealed envelope at specified place time and date as notified.

*To General Manager  
Core -1, "SCOPE COMPLEX"  
7 Institutional Area, Lodhi Road,  
New Delhi - 110003 INDIA  
e-mail- vpmehta@mmtclimited.com  
Tel. - +91-11-24365793*

### 8. Forms for Expression of Interest:

(To be printed on the letterhead of the bidder)

#### Form A:

Name of the Bidder: .....

Status: Individual / Proprietary concern / Partnership firm/ Company/ Trust/  
Society/ Others (Specify)

Ordinary Business of the Bidder: .....

Year of Formation / Incorporation (Date of Birth for Individuals).....

Financial Indicators for Last Three years (Audited):

	2013-14	2014-15	2015-16
Gross Sales			

Net Profit			
------------	--	--	--

Note: Individuals may fill up Gross Income as sales and Tax Paid as profit.

Purpose for which land is likely to be utilized:

Warehousing / Housing / Commercial / Industrial

Description of the purpose:

### Form B

Specific Support requirements from MMTC Indicative), if any.

(Note: Bidders are suggested to be realistic while indicating these requirements. MMTC will try to fulfill whatever is within the ambit of MMTC and its own constraints)

---



---



---



---



---