“OPPORTUNITY FOR INVESTMENT AS STRATEGIC INVESTOR FOR DEVELOPMENT OF INTERNATIONAL STANDARD ZOO, SAFARIS & RESCUE CENTRE AT GOREWADA, NAGPUR, MAHARASHTRA (INDIA) ON PPP MODEL”
THE PROJECT
The Gorewada Zoo & Rescue Centre is envisaged as the World’s largest integrated Zoological park and multiple entertainment facility capable of bringing Nagpur on the global tourist map. It will house a Bio-park, Indian & African Safaris, Bird Park, India’s first Night safari, a natural Wildlife Reserve and a number of interesting trails on 1914 ha forest land. It will also have a Rescue Centre and Veterinary Hospital the infrastructure of which is being created by GOM. Tourist attractions, such as - Starred Hotels, Eco-resorts, Club house, Theme Parks, Amusement Parks, Shopping Mall(s), Food-court, Convention Center and others have been planned on the adjoining 25.57 ha non-forest Government land.

The Project proponent is the Forest Development Corporation of Maharashtra Limited - a wholly owned company of the Government of Maharashtra, incorporated under the Companies Act, 1956.

The Master Plan for long term development of the ‘Zoo & Rescue Centre’ has been approved by the Central Zoo Authority of India.

The Honorable Supreme Court of India has accorded approval for setting up the ‘Zoo & Rescue Centre’ at Gorewada, Nagpur.

The project site is located just 7 km away from ‘Zero Mile’ (center of India & Nagpur city) on Nagpur-Katol State Highway.

FDCM is looking for Strategic Partner to implement the project in PPP mode

ABOUT NAGPUR
- Winter Capital of Maharashtra
- Located at the Geographical centre of India
- Fastest growing tier-II city in Maharashtra after Mumbai & Pune
- ‘TIGER CAPITAL OF INDIA’ due to its proximity to tiger bearing areas like Tadoba, Pench, Nagzira-Navegaon, Bor, Kanha-kisli and Satpuda, etc.

- Has footprint through industries like IT, manufacturing, agro-processing etc.
- Multimodal International Cargo Hub & Airport at Nagpur (MIHAN) – a huge SEZ project abutting Nagpur International Airport, is coming up in a big way.

PROFILE OF THE CITY
- Nagpur City has a population of approximately 24 Lakhs with a dynamic demographic profile and high literacy rate.

- Boasts of presence of big companies like BOEING, TCS, INFOSYS, PERSISTENT, Hub of POWER sector & CEMENT industries, MAHINDRA SATYAM etc.
- Presence of hospitality majors like RADISSON BLU, SUN-N-SAND, FARIYAS, TULI, PRIDE and CENTER POINT.
- Well developed core infrastructure with good connectivity by Air; Roads, National & International Highways& Busiest Railway Junction.
GOREWADA ZOO PROJECT: COMPONENTS

- Entrance Plaza (21.7 Ha)
- Bio-park (30 Ha)
- Bird Park (7 Ha) With 2 Ha Walk-in-aviary (Biggest In India)
- Indian Safari (145 Ha)
- African Safari (90 Ha)
- Night Safari (65 Ha) – First In India
- Walking Trails (22.5 Ha) – 3 Nos.
- Water Body (21 Ha)
- Wildlife Reserve (1000 Ha)
- Ancillary Tourist Facilities
  On 25.57 Ha Non-forest Land
- Estimated Cost – Rs. 451.35 Cr.
- Project Completion In – 4 Years
ENTRANCE PLAZA
It would have various facilities of International standard, such as – Pick Up & Drop Points, Parking Areas, Entrance Plaza, Security Posts, Ticketing Counters, Cloak Room, Information Centre, Administrative Office, Baby Care Centre, Souvenir Shops, First Aid Room, Rest Rooms / Wash Rooms, Interpretation Centre / Interactive Graphics, Cafeteria / Tea Coffee Kiosks, Education Centre / Seminar Hall, Museum, Amphitheatre, Children’s Play Area / Adventure Park And Landscaped Areas.
BIO-PARK (30 HA)

The Bio-Park / Zoological Park will be spread over an area of 30 Ha having sufficient area in the surroundings for future expansion. Wild animals will be showcased in their naturalistic environment in their habitats and have barrier free vision. Geographic location will be the thread linking the display of species with various zones such as Central Indian Zone, North India, South India, African Zone, etc.
BIRD-PARK (7 HA)
The Bird-Park will be spread over an area of 7 Ha displaying various Indian & Exotic Species. It will be in the form of aviaries and a walk-in-aviary. Design components such as pathways, skywalks, water bridges, etc. would make the journey more interesting for the visitors. The display of species in walk-in aviary would be as per their ideal habitats.
INDIAN SAFARI (145 HA)
In the Indian Safari, animals of Indian origin will be housed in naturalistic spacious environs giving an experience of wilderness and will be explored by specially designed vehicles.

Sub sections of Indian Safari shall be
TIGER SAFARI (25 Ha);
LEOPARD SAFARI (25 Ha);
BEAR SAFARI (25 Ha); and, HERBIVORE COMPOSITE SAFARI (40 Ha) (Sambhar, Cheetal, Nilgai, Blackbuck, etc).

AFRICAN SAFARI (90 HA)
Animals of African origin will be displayed in their naturalistic environment & will be explored through specially designed vehicles in this section.

Sub-sections of African Safari will be –
AFRICAN LION SAFARI (25 Ha); and,
HERBIVORE COMPOSITE SAFARI (40 Ha) (Giraffe, Zebra, White Rhino, Ostrich, Impala, Barbary sheep, etc.)
NIGHT SAFARI (65 HA)

The Night Safari will be spread over an area of 65 Ha out of which 45 Ha will be developed initially and the rest will be reserved for future expansion. It would be the first of its kind of night spotting activities in India, thus attracting more tourists. The visitors will have rewarding experience to see the animals in dark. Animals of African continent, American continent, Asian continent and Indian sub continent classified as Asian & Exotic species will be displayed in their naturalistic habitat in taxonomical form under simulated moonlight conditions. Visitors will have unique experience of both vehicular safari ride and walking trails. A few machaans will be located at intervals to give an aerial view of the beautiful scenic environment.
GOREWADA WILDLIFE RESERVE (1000 HA)

Local wildlife can be seen in their natural habitat in this reserve for an experience akin to a visit to the natural wildlife rich forest areas of Vidarbha.

WALKING TRAILS

DEEP TIME TRAIL (5 ha)

This interpretive walking timeline trail will showcase the evolution of life on earth with the help of architectural interventions and sensory experiences.

TRIBAL VILLAGE TRAIL (7.5 ha)

A typical village will be developed to showcase the life of local Gond and Madia tribes in region through vernacular architecture of their houses and shelters, display of a few live activities such as their traditional dancing and music, arts, crafts, weapons, tools, clothing and musical instruments etc.

TRAIL OF SENSES (10 ha)

Nature should be smelled, heard, touched, tasted & seen. The Trail of senses will be a park where there will be explanatory signs explaining these five senses. It will stimulate one’s sensory responses to the environment and giving general information about the healing herbs and local wildlife.

ACTIVITIES ON 25.57 HA NON-FOREST LAND

The suggested activities on non-forest land are - Budget hotel; Eco-resort; Five star hotel; Club house; Theme / Amusement park; Shopping mall; Food Court; Children park & Chowpatty and Convention center.

Strategic SPV partner will develop this land at his own cost on BOT basis. The selection of strategic partner shall be done through tenders (criterion will be highest bidder) with the first right of refusal reserved for the PPP partner in ‘Zoo & Rescue Centre’ project, and, the Revenue received from the non-forest land shall be utilized as an upfront contribution for the ‘Zoo & Rescue Centre’ Project.
**KEY FEATURES OF PROPOSED SPV STRUCTURE**

- FDCM will enter into a Joint Venture agreement with the Joint Venture Partner for a concession period of 50 years including 4 years construction period for development and operation of Gorewada Zoo & Rescue Centre Project.

- Non-forest land will be used for tourism related commercial activities like hotels, Eco-resort, Club-House, Food Court, etc.

- FDCM will form the SPV with Joint Venture Partner with 51% share of FDCM and 49% share of the Joint Venture Partner under the Company Act 2013
  
  - The investment of FDCM will be in the form of project land + VGF from Government of Maharashtra + Rescue Centre constructed at FDCM cost + Peripheral Compound Wall to 1914 Ha Forest land constructed at FDCM cost + Indian Safari, Water Reservoir and ancillary activities as pre project activities of the project.
  
  - The investment of the Joint Venture Partner will be in the form of the entire remaining capital required for implementation of the Gorewada Zoo & Rescue Centre project.
  
  - Mortgage of Forest Land shall not be allowed for raising loan, if any, by SPV.
  
  - The Joint Venture partner will have the right for developing and operating the non-forest land.

- The SPV Company will construct the project in 4 years and carry out the project activities in accordance with the CZA approved Master Plan and Project Report.

- In order to facilitate early completion of the project, FDCM proposes to develop Water Reservoir, Indian Safari & some essential facilities during the pre-project period at SPV cost.

- On completion of the concession period, the project, all on-site facilities, infrastructure, all equipment erected or installed as a part of the project, as well as, the land comprising the project site shall stand transferred to FDCM.

- For subsequent operations of the Project, the Joint Venture Partner will get the first right of refusal.
### COST OF PROJECT (in Lacs)

<table>
<thead>
<tr>
<th>CAPITAL ESTIMATION</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>TOTAL</th>
<th>TOTAL (In US Million Dollars)</th>
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<tbody>
<tr>
<td>Block estimates</td>
<td>7255</td>
<td>11540</td>
<td>7746</td>
<td>3620</td>
<td>30161</td>
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<td>Animals 5% of capital cost</td>
<td>363</td>
<td>577</td>
<td>387</td>
<td>181</td>
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<tr>
<td>Pre-op cost – 2% of capital cost</td>
<td>154</td>
<td>240</td>
<td>155</td>
<td>64</td>
<td>612.10</td>
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<tr>
<td>PMC cost – 6% of capital cost</td>
<td>435</td>
<td>692</td>
<td>465</td>
<td>217</td>
<td>1809.65</td>
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<td>Contingency – 3% of capital cost</td>
<td>218</td>
<td>346</td>
<td>232</td>
<td>109</td>
<td>904.83</td>
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<tr>
<td>Project Cost (A)</td>
<td>8424</td>
<td>13396</td>
<td>8985</td>
<td>4191</td>
<td>34995</td>
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<td>Inflation @ 4% P.A. (B)</td>
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<td>536</td>
<td>733</td>
<td>523</td>
<td>1792</td>
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<td>Project Cost after inflation (C)</td>
<td>8424</td>
<td>13932</td>
<td>9718</td>
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<td>Interest during construction (IDC)</td>
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<td>689</td>
<td>1478</td>
<td>0</td>
<td>2479</td>
<td>3.92</td>
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<tr>
<td>Grand Total</td>
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<td>14621</td>
<td>11196</td>
<td>4714</td>
<td>39266</td>
<td>62.06</td>
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### MEANS OF FINANCE

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<tr>
<th>SOURCES OF FINANCE</th>
<th>PERCENTAGE OF TOTAL CAPITAL</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>TOTAL</th>
<th>TOTAL (In US Million Dollars)</th>
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<tr>
<td>Debt</td>
<td>42%</td>
<td>3690</td>
<td>6176</td>
<td>4729</td>
<td>1991</td>
<td>16586</td>
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<td>Equity</td>
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<td>4117</td>
<td>3153</td>
<td>1327</td>
<td>11057</td>
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<tr>
<td>Viability gap funding (VGF)</td>
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<td>3314</td>
<td>1395</td>
<td>11623</td>
<td>18.37</td>
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<tr>
<td>TOTAL</td>
<td>100%</td>
<td>8735</td>
<td>14621</td>
<td>11196</td>
<td>4714</td>
<td>39266</td>
<td>62.06</td>
</tr>
</tbody>
</table>

@ 1 USD = 63.27 INR

### KEY RESULTS

- **Total Estimated Project Cost**: Rs. 392.66 crore
- **Estimated VGF**: Rs. 122.71 crore
- **Project IRR**: 16.89 %
- **Equity IRR**: 25.10 %
KEY REQUIREMENTS FOR JV PARTNER

**Technical Capability**

- the Bidder shall, over the past 5 financial years preceding the Application Due Date, have: (Description: Starting from: 2010-11, 2011-12, 2012-13, 2013-14, 2014-2015): Paid for, development of Eligible Project(s); and/or
  - the Bidder shall have collected and appropriated revenues from Eligible Project(s); and/or
  - the Bidder shall have Paid for or received payment for, construction of eligible project(s) in any of the last five financial years preceding the Application Due Date Such that sum total of the above Eligible Project is more than INR 392.00Crores (63.00 million ~US$) (the "Threshold Technical Capacity").

(In case of a Consortium, the technical member shall mean the Member claiming relevant technical experience for meeting the Technical Capacity ("Technical Member"))

**Net Worth Requirement**

- The Bidder shall have a minimum Net Worth (the "Financial Capacity") of INR 100 Crores (~US$ 15.83 million) at the close of the preceding financial year.

**Commercial Bidding Parameter**

- Bidder offering lowest Viability Gap Funding (VGF).
Forest Development Corporation of Maharashtra Ltd, Nagpur
‘Rawel Plaza’, Plot no. 12, Kadbi Square, Kamptee Road, Nagpur – 440004
Ph. 0712 – 2532509, 2533442, 2526563 Fax: 0712- 2551686
E-mail: md@fdcm.nic.in , mdfdemltd@gmail.com

Ref. No.: GM/WFP/GOREWADA/45/ 20 8
Nagpur , Dated:09/11/2015

NOTICE INVITING E-TENDER FOR

SELECTION OF JOINT VENTURE PARTNER

FOR

ESTABLISHING INTERNATIONAL STANDARD ZOO AND RESCUE CENTRE AT GOREWADA, NAGPUR, MAHARASHTRA ON PUBLIC PRIVATE PARTNERSHIP (PPP) MODE

Government of Maharashtra through its wholly owned company, Forest Development Corporation of Maharashtra Limited, Nagpur (the “Authority”), intends to form a Joint Venture Company for establishing the proposed “Gorewada Zoo & Rescue Centre” on 1914 Ha Forest Land located 7 km away from Zero Mile Stone (Center of India & Nagpur city) on Nagpur-Katol State Highway No. 248 at Village Gorewada, District Nagpur.

To implement the ‘Zoo & Rescue Centre project’ on Design, Build, Finance, Operate and Transfer ("DBFOT") basis in Public Private Partnership (“PPP”), the Authority invites E-Tender in Single stage Two Envelope Request for Qualification-cum-Proposal for selection of Joint Venture Partner from the interested developers/ concessionaires for concession period of 50 years including the construction period of 4 years.

The Bidding Documents will be available online on the FDCM Ltd website at www.fdcm.nic.in,
www.mahatenders.gov.in

Date & Time of Submission of RFQ-cum-Proposal
23/12/2015 upto17:00 hrs on www.mahatenders.gov.in
At FDCM, 12, Rawel Plaza, Kadbi Sq., Kamptee, Road, Nagpur-440004.

Sd/-
Managing Director