



EXPRESSION OF INTEREST (EOI)

FOR DEVELOPMENT OF BIOTECHNOLOGY PARK

ON PUBLIC PRIVATE PARTNERSHIP MODEL

(At - ADUWAL-Nalagarh, Distt. – Solan, Himachal Pradesh)

Project Concept and Brief:

The Department of Environment, Science & Technology (DEST), Govt. of Himachal Pradesh (GOHP) proposes to develop a **Biotechnology Park (BTP) spread over an area of about 35 acres at Village- Aduwal** (Mauza-Aduwal, near Nalagarh, on Nalagarh-Swarghat Highway, on National Highway, 21-A) in Distt.-Solan, under **Public Private Partnership Mode in the State**. The proposed *Biotechnology Park* would be located near *Baddi-Barotiwala-Nalagarh (BBNDA)*, one of the flagship industrial areas of Northern India.

The Biotechnology Park-Himachal Pradesh will include the following components:

- Biotechnology Incubation Centre (BTIC)** to be housed on about 1.07 acre of the total BTP area, with the financial assistance of Rs. 9.00 crores from DBT-Govt. of India (for equipments) and State Govt. (for other required infrastructure), and
- Biotechnology Industrial Cluster**, to be developed by Private Promoter/Developer on an area of about 31.93 acres in BTP along-with supporting facilities.

- The BTIC would facilitate the start-up and small sized companies to establish themselves and help in their R&D requirements.
- The State Government will provide land on lease besides meeting some requirements pertaining to core infrastructure.

The Govt. of Himachal (GOHP) invites Expression of Interest (EOI) from developers/firms/consortiums with adequate experience in infrastructure development and sound technical and financial background to design, engineer, finance, construct, develop, operate, maintain, manage, market etc. the Biotechnology Industrial Cluster in the Biotechnology Park(BTP), under public private partnership framework.

- A two stage selection process will be adopted, viz. RFQ and RFP. Further details can be downloaded from the Website <http://himachal.gov.in/environment>.

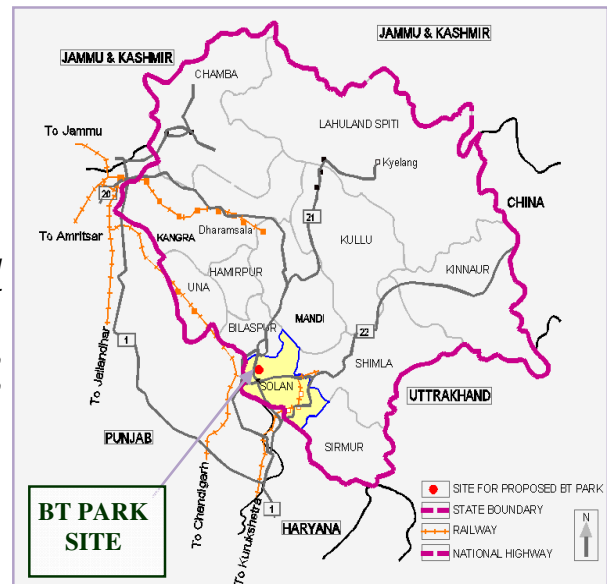
Deadline for submission:

The response to this EOI shall be received, **not later than 15th February, 2010 up to 5:00 PM under sealed covers** clearly subscribing "EOI for Biotechnology Park – Himachal Pradesh in Aduwal" along with a non-refundable processing fee of Rs. 5,000.00 (Rupees Five Thousand only) in the shape of Demand Draft, in favour of Director-cum-Member Secretary (SPBB), payable at SHIMLA (HP).

The Competent Authority reserves the right to change the project scope, evaluate, award and terminate the process at any given time without being liable to anyone.

For further enquiry/clarification please contact:

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Shimla-171002, Himachal Pradesh (India)
Tel/Fax: +91-177-2620559, 2622292, 2625851
Email: biotechparkhp@yahoo.com



Airport:

- Chandigarh – 45 kms,
- Shimla – 110 kms

Railhead:

- Kalka - 35 kms
- Chandigarh – 45 kms

Road:

- NH-21A

Industrial Estate

- Baddi (BBNDA)

DIRECTOR
-cum-Member Secretary (SPBB)
Department of Env., Science & Technology
Himachal Pradesh



DEPARTMENT OF ENVIRONMENT, SCIENCE & TECHNOLOGY
GOVERNMENT OF HIMACHAL PRADESH

EXPRESSION OF INTEREST
FOR DEVELOPMENT OF
BIOTECHNOLOGY PARK-HIMACHAL PRADESH
UNDER PPP MODE (At-ADUWAL-Nalagarh, Distt. – Solan, HP)

1. Preface

An advertisement inviting Expression of Interest has been published in the following newspapers on 17th/18th January, 2010.

1. *The Economic Times* (all Editions)
2. *The Hindustan Times* (Delhi /Chd. Editions)
3. *The Financial Express* (all Editions)
4. *The Tribune* (All Editions)
5. *Dainik Bhaskar* (Delhi/Chd./HP Editions)
6. *DNA (Daily New Analysis –Mumbai Edition)*

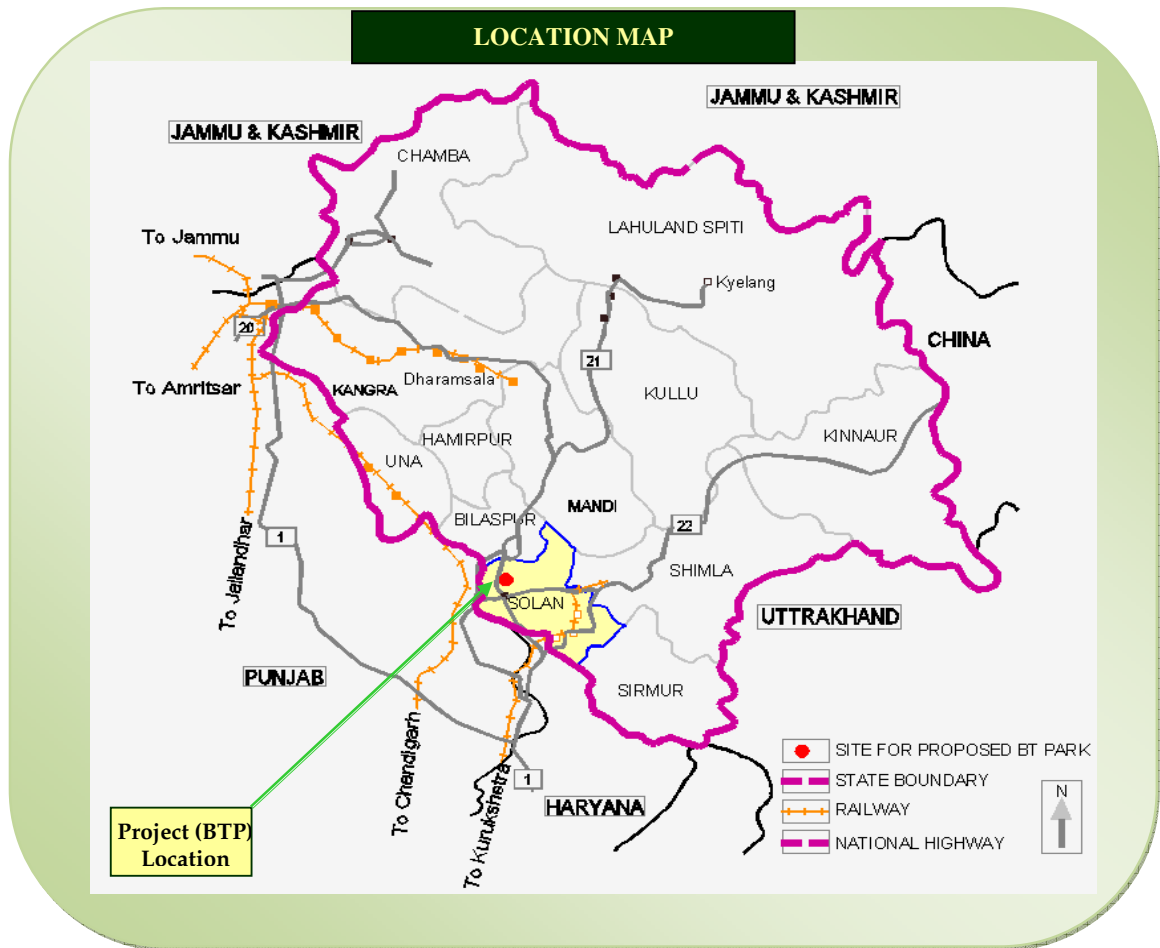
In case of any discrepancy between the Press Advertisement and detailed provisions of this document, the later will prevail.

2. Project Concept and Brief

The Government of Himachal Pradesh recognizing the benefits and potential of Biotechnology (BT) has embarked on an ambitious but achievable plan for the promotion of this knowledge driven technology in the State through Department of Environment, Science & Technology (DEST). As part of its BT promotion initiatives, the DEST intends to develop BT Industrial Infrastructure throughout the State.

State Government has formulated the Biotechnology Policy for Himachal Pradesh with an intention to generate skilled human resource in biotechnology, strengthening biotech infrastructure throughout the State and commercially exploit the rich bio-resource wealth of the State for promoting entrepreneurship in biotechnology based industries, leading to economic development of the state.

The DEST intends to setup a Biotechnology Park (BTP) on an area of around 35 acres at Aduwal, near Nalagarh, on Nalagarh-Swarghat Highway (NH-21A) in District Solan, Himachal Pradesh on Public Private Partnership (PPP) basis. The proposed Biotechnology Park would be located near Baddi-Barotiwal-Nalagarh (BBNDA), one of the flagship industrial areas of Northern India. It is proposed that the Biotechnology Park (BTP) would focus on Agricultural-Biotechnology, Food-Biotechnology, Medical/Healthcare Biotechnology, Industrial-Biotechnology etc.



3. Biotechnology Park-HP (BTP) will include:

- i) A *Biotechnology Incubation Centre (BTIC)*, to be housed on about 1.07 acre of the total BTP area (4,350 sqm), with the financial assistance of Rs. 9.00 crores from DBT-Govt. of India (for equipments) and State Govt. (for other required infrastructure), and
- ii) *Biotechnology Industrial Cluster* to be developed by the Private Partner on 31.93 acres of BTP area, along with the other supporting facilities.

The BTIC would facilitate start-up and small size companies to establish themselves and help in their R&D requirements.

The GoHP has decided to undertake the development of the Biotechnology Industrial cluster on an area of 31.93 acres in the BTP with private sector participation in PPP mode.

The GOHP invites Expression of Interest (EOI) from competent Developer/ Consortium, to design, engineer, finance, construct, develop, operate, maintain, manage and market the Biotechnology Industrial Cluster in the BTP, under public private partnership framework.

The State Government will provide land on lease, besides meeting some requirements pertaining to the core infrastructure. The total cost of development of the Biotechnology Industrial Cluster by the Private Partner is likely to be Rs. 40 Crores. The estimated cost of the BTIC as approved by DBT-Govt. of India is Rs. 38.66 Crores.

The Department of Environment, Science and Technology, Government of Himachal Pradesh intends to develop the BT Park (BTP) on *Build-Own-Operate-Transfer (BOOT) basis through 25 years lease* to a private sector entity. The Government of Himachal Pradesh through Department of Environment, Science and Technology (DEST) will execute a lease agreement with the selected private entity.

The selected Private Partner, would be given preference to develop and operationalise the BTIC, supported by DBT, Govt. of India and Govt. of Himachal Pradesh.

4. Contents and EOI Evaluation Benchmark

The developer can be a single entity/ a consortium of entities. Following information/ documents are required from entities to fulfil the pre-qualification criteria.

i) Details of the Entity/Consortium

- a) Company profile giving details of company's background, details of promoters and existing organisation structure.

In case of a Consortium:

1. Members of the Consortium shall nominate one member as the lead member (the "Lead Member"), who shall have an equity share holding of at least 51% during the construction period and 26% throughout the concession period.
2. The Lead Member will be responsible for meeting all contractual requirements related to this project to the GOHP
3. Number of members in the consortium should not be more than three.
4. Consent letter/s of the all consortium partner/s in support of the lead member should be submitted at this stage.
5. The details as in point (a) above of all the consortium partners should be enclosed at this stage.

ii) Financial Capability

For the purpose of Qualification, the Bidders are required to demonstrate their financial capability* for **both criteria** as set out below:

- Net worth of at least **Rs. 20 Crores** (Rs. Twenty Crores only) in the last completed financial year 2008-09 (31.03.2009) (The certificate from Statutory Auditor certifying net worth is required).
- Aggregate Net Cash Accruals of at least **Rs. 10 Crores** (Rupees Ten Crores only) in the last completed financial year (i.e. 2008-2009).

*Note:

1. *Details to be provided as specified in Appendix A. In case of Consortium/ Joint Venture, the Net worth of Lead Member should be not less than Rs 12 Crores and Net Cash Accruals not less than Rs 6 Crores.*
2. *Audited Financial Statements for the last three years i.e. for 2006-2007, 2007-2008 & 2008-2009 to be submitted to demonstrate the Financial Strength/ Credentials.*

iii) Deadline for submission of Expression of Interest

The non-refundable processing fee of **Rs. 5,000** (Rs. five thousand only), in favour of Director-cum-Member Secretary (SPBB), Department of Environment, Science and Technology, Government of Himachal Pradesh in the form of a demand draft drawn on any nationalised bank at Shimla, must be submitted along with the submission.

The response to this EOI shall be received, not later than **15th February, 2010** upto **5:00 PM** in sealed covers clearly subscribing **“EOI for Biotechnology Park-Himachal Pradesh in Aduwal”** at the office of Director-cum-Member Secretary (SPBB), Department of Environment, Science and Technology, GOHP, Narayan Villa, Near Woodville Palace Hotel, Shimla-171 002. The GOHP may, at its discretion, extend the deadline for submission of this response to the EOI by issuing an addendum in this respect.

EOI submitted after the deadline (*i.e. 15th February, 2010 upto 5:00 PM*) will not be received and if inadvertently received, will not be opened and shall be returned unopened to the applicant agency/agencies.

iv) EOI Evaluation

The EOI documents will be opened at 3:00 pm on 18th February, 2010 or on the extended date whichever is applicable, in presence of the authorised representatives of the applicant agencies who may choose to remain present at the office of Director-cum-Member Secretary (SPBB), Department of Environment, Science and Technology, GOHP, Narayan Villa, Near Woodville Palace Hotel, Shimla-171002.

v) Selection Process

The process of selection of the Developer would be in two stages: i.e. RFQ and RFP

- a. **Invitation to developers/firms/ consortiums for submission of Request for Qualification (RFQ):** An empowered committee will verify the credentials of the Bidders for the following minimum qualifying criteria: (Refer Appendix A for format of financial capability of the applicant)

Financial Capability of Applicant

S. No.	Criteria	Minimum Qualification
1	Net Worth	Rs 20 Crores
2	Aggregate Net Cash Accruals	Rs 10 Crores
<p><i>Note: In case of consortium/ joint venture, the Net worth of Lead Member should be not less than Rs 12 Crores and Aggregate Net Cash Accruals not less than Rs 6 Crores.</i></p>		

- b. Selected developers/ firms/ consortiums shall be short listed for the next stage of bidding wherein a detailed Request for Proposal (RFP) document will be issued.

The Competent Authority reserves the right to change the project scope, evaluate, award and terminate the process at any given time without being liable to anyone.

vi) Disclaimer

The Director-cum-Member Secretary (SPBB), Department of Environment, Science and Technology, GOHP, reserves the right to accept or reject at any stage any or all the applications/ proposals so submitted without assigning any reason thereof.

The Director-cum-Member Secretary (SPBB), Department of Environment, Science and Technology, GOHP, at any stage, takes no responsibility for delay, loss or non-receipt of bid documents or any letter sent by the post either way.



For further queries/clarifications, please contact:



GOVT. OF HIMACHAL PRADESH

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* *The Project Consultants to HP Govt. for Biotechnology Park*

APPENDIX – “A”**FINANCIAL CAPABILITY OF BIDDER****Bidder**

Bidder	Net Cash Accruals (Rs. in Crores)				Net Worth (Rs. in Crores)
	Year 1	Year 2	Year 3	Aggregate	As on 31.03.2009
Name of the Bidder <i>(All members, in case of Consortium)</i>					

Instructions:

- The financial year would be the same as the one normally followed by the Bidder for its Annual Report. Year 1 shall be the last completed financial year for which audited financial statements are available. Year 2 shall be the financial year previous to Year 1. Year 3 shall be the financial year to the previous year 2. (*Year 1 -2008.09, Year 2-2007-08, Year 3-2006-07*)
- The Bidder shall provide the audited annual financial statements for last three completed financial year (*Financial Year 2006-07, 2007-08 and 2008-09*). Failure to do so may result in the Bid being considered as non-responsive.
- A certificate from the Statutory Auditor should be provided as supporting document certifying the Financial Capability submitted by the Bidder
- Net Worth and Net Cash Accruals shall be calculated as follows:
 - Net Worth = (Subscribed and Paid-up Equity + Reserves) – (Revaluation reserves + Miscellaneous expenditure not written off)
 - Net Cash Accrual = (Profit after Tax + Depreciation + Non cash Expenses)
- The Bidder should clearly indicate the calculations and references for arriving at the above numbers in an attached worksheet.
