



सर्वेषां विकासाय

**Request for Expression of Interest (REOI) for
Setting-up & operations of Service Sector Industries as Hotels, Resorts, Wellness
Centre, Yoga Centre, Amusement Park, Adventure Park, Water Park in
Uttarakhand(SIIDCUL)**

EoI Reference No.:

Date:

State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd (SIIDCUL) invites expression of interest from reputed entities of national and international repute who have experience in development and operation of such facilities for setting-up and operations of Service Sector Industries such as Hotels, Resorts, Wellness Centre, Yoga Centre, Amusement Park, Adventure Park, Water Park etc. at Madan Negi (District TehriGarhwal), Marchula (District Almora) and Hempur village (Nepa Land) (District Nainital) in Uttarakhand

The details about these sites can be downloaded from the website <https://www.siidcul.com>.

The last date of online submission of EoI with brief proposal is 30th Oct.2018. The REOI is being issued only to assess the interest and specific requirement of potential investors in particular sector so that RFQ and RFP can be prepared accordingly. Details would be provided in the RFQ & RFP documents at a later stage. No shortlisting shall be done on the basis of this REOI and all who have responded to this REOI and others also shall be eligible to bid at RFQ stage.

For further details please visit our website www.siidcul.com.

Issuer

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1 Background

1.1 About SIIDCUL

- 1.2 State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd (SIIDCUL) is the State Government Enterprise and Nodal agency for Industrial Development in the State. SIIDCUL was incorporated as a Limited Company in the year 2002 and has so far developed 7 Integrated Industrial Estates.
- 1.3 Government of Uttarakhand has embarked on a holistic 'Make in Uttarakhand' program to strengthen manufacturing base, to generate employment and increase share of value addition in the State. Similarly State Government is focussing on development of service sector industries primarily in tourism, wellness and hospitality sectors keeping in mind the great potential of the State in these areas. The new Industrial policy aims to provide a comprehensive framework to enable a facilitating, investor friendly environment for ensuring rapid and sustainable industrial development in Uttarakhand and through this, to generate additional employment opportunities and to bring about a significant increase in the State Domestic Product and eventual widening of the resource base of the State.

2 PURPOSE OF EXPRESSION OF INTEREST

Hotels, Resorts, Wellness Centre, Yoga Centre, Amusement Park, Adventure Park & Water Park etc. has been notified as Service Sector Industry by Govt. of Uttarakhand. The sector will get advantage of MSME, Mega Industrial & Investment Policy & Uttarakhand Ayush Policy-2018 of the State. It is to be noted that since the land would be allotted on lease basis on the basis of bids submitted, no rebate in land price/premium shall be available under the above policies.

In line with the Government's objective to develop potential tourism destinations, Hotels, Resorts, Wellness Centre, Yoga Centre, Amusement Park, Adventure Park & Water Park will act as a catalyst and a tourist attraction given the rich natural assets of the State.

While Wellnesses, Adventure, Yoga etc. have started in the State at various locations, there is a need to expand these activities to other locations with more interesting ambiance on a larger scale.

3 Scope of Work:

Expression of interest is invited from prospective investors to Design, Build, Operate & Transfer (DBOT) the facility. The Proposed site shall be offered on **35 years lease period**.

The prospective selected bidder shall Design, Build, Operate the Hotels, Resorts, Wellness Centre, Yoga Centre, Amusement Park, Adventure Park & Water Park at the proposed Site.

The detailed scope and project duration would be defined at the RFP & RFQ stage.

4 LOCATIONS AND BASIC MINIMUM INFRASTRUCTURE

SIIDCUL has identified the sites at the following locations in the State:

S. No. Name of the place District

- 1- **Madan Negi, District TehriGarhwal**-12.35 Acres & 8.61 Acres (Two sites)

The co-ordinates/ link of the Proposed Site are:

<https://www.google.com/maps/@30.3971946,78.4915719,805m/data=!3m1!1e3>

<https://www.youtube.com/watch?v=jvH5PfcOyiw&feature=youtu.be>

<https://www.siidcul.com/industrial-estate/iie-madan-negi>

- 2- **Marchula, District Almora** -21.64 Acres & 14.23 Acres (Two sites)

<https://www.google.com/maps/@29.6270279,79.1072036,400m/data=!3m1!1e3>

https://www.youtube.com/watch?v=ip_jD9RXeOM&feature=youtu.be

<https://www.siidcul.com/industrial-estate/marachula>

- 3- **Hempur (Nepa Land), District Nainital** -50 Acres

<https://www.google.com/maps/@29.3135344,79.0143752,3252m/data=!3m1!1e3>

<https://www.siidcul.com/industrial-estate/nepa-hampur-kumaon>

SIIDCUL will provide the external infrastructure like approach road, access to electricity and use of available water resources to the proposed sites/ locations.

The lease period of all the proposed locations shall be 35 years + 3yearsconstruction period

Brief Description of Properties:

- 1- **Madan Negi**– The proposed site is located in New Tehri. Very close to Rishikesh, which is known as “Yoga Capital of the World”, also attracts pilgrims across the country. The site overlooks one of the largest lakes i.e. Tehri Lake with a stretch of 45 Kms. Tehri Lake provides water sports such as water skiing, Kayaking, House boats etc. The site is in the close proximity to the one of the Asia’s largest earthen Dam i.e. Tehri Dam, which itself attracts tourists across the globe. The site is accessible by three modes of transport, i.e. Road, Boat & Ropeway. The ropeway connecting one bank to the other of Tehri Lake. In the vicinity there is an adventure sports academy offering various courses. One of the Asia's largest and highest dams, Tehri Dam offers a sight that is both astounding and magnificent. Tehri Dam also fulfils the purpose of being a great tourist destination in Garhwal. People flung to the place to witness the scenic beauty of the hilly area alongside which they get to indulge themselves into activities like jet skiing, water zorbing, and rafting.

Available Infrastructure: The proposed site is well connected by Road. The electric power & water is available at site.

Connectivity:

Distance from New Delhi: 361.17 kms.

Nearest Domestic Airport: Jolly Grant Airport, Dehradun (situated at an approx. distance of 140kms.)

Nearest Railway Station: Rishikesh

Nearest Bus Station: Tehri Bus Stand

- 2- **Marchula** –Marchula, Uttarakhand- a place of beautiful landscapes. The proposed site is located in Kumaun Region near Ramnagar, Distt. Almora. The tourist from worldwide visits Jim Corbett National Park, The proposed site is about 25 Kms from Jim Corbett national Park, attracting about 5 Lacs tourists across the world annually. The site is surrounded by pristine hills & dense vegetation, which overlooks the fresh water river on one side. Most suited for Wellness Resort, Water sports and Adventure Sports.

Available Infrastructure: The proposed site is well connected by Road. The electric power & water is available at site.

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Connectivity:

Distance from New Delhi: 292.6 kms.

Nearest Domestic Airport:Pantnagar Airport situated at an approx. distance of 116 kms.)

Nearest Railway Station:Ramnagar Junction

Nearest Bus Station: Ramnagar

- 3- **Hempur, District Nainital**– The proposed site is located in close proximity to Jim Corbett Park, Ramnagar, Kumaun Region which attracts tourists worldwide. The availability of ground water is in abundance. Most suited for Hotels, Resorts, Wellness Centre, Yoga Centre, Amusement Park, Adventure Park, Water Park.

Connectivity:

Distance from New Delhi: 232 kms.

Nearest Domestic Airport:Pantnagar Airport situated at an approx. distance of 59kms.)

Nearest Railway Station:Kashipur Junction

Nearest Bus Station: Kashipur

Available Infrastructure: The proposed site is connected by Road. The electric power & water is available at site in abundance.

The Bids for the above sites shall be invited by end of November 2018.