

Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)



॥ उद्यमात् सकल समृद्धिः ॥

MIDC

**Request for Expression of Interest for Lease of plots in Mango,
Cashew and Food Park, Nivendi, Dist. Ratnagiri, Maharashtra**

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NOTICE

Inviting Expression of Interest for lease of plots for setting up food processing units at Mango, Cashew and Food Park, Nivendi, Dist. Ratnagiri, Maharashtra on 95 years of registered lease deed

Name of Project: Integrated Mango, Cashew and Food Park, Nivendi, Dist. Ratnagiri, Maharashtra

Location: Nivendi Village, Taluk – Nivendi, Dist. Ratnagiri

Area: 106 Hectares (Status - Planned)

Last date of receipt of EOI:

MIDC - Integrated Mango, Cashew and Food Park, located in Nivendi, Ratnagiri District, Maharashtra, is inviting expressions of interest for leasing plots to establish Mango, Cashew and Food Park processing units within the park. The lease period offered is 95 years, documented through a registered lease deed. Interested parties can submit their proposals to Circle and Division under Chief Engineer- Mumbai Zone Superintendent Engineer, Konkan Circle, Panvel, Plot No. 57, Sector-17, Khanda Colony, New Panvel (W), 410206.

For further inquiries, please contact at Office of Executive Engineer, MIDC, Ratnagiri, Phone No.: 02352 228630

or via email at eeratnagiri@midcindia.org.

Application is available on website: www.midcindia.org

Applicants need to pay the EOI document Fee of Rs.10000 by Demand Draft in favour Executive Engineer, MIDC, Ratnagiri and payable at Ratnagiri from any of the scheduled nationalized / commercial bank.

1. Abbreviation

Applicants	Private Ltd. Firm or Public Ltd. Firm
MIDC	Maharashtra Industrial Development Corporation
EOI	Expression of Interest
R&D	Research and Development
REOI	Request for Expression of Interest
SHG	Self Help Group
FPO/C	Farmer Producer Organization/ Company
NGO	Non-Governmental Organization
PSU	Public Sector Undertakings
CPC	Core Processing Centre
PPC	Primary Processing Centre
DPR	Detailed Project Report
IQF	Individually Quick Frozen
MSME	Micro, Small and Medium Enterprises

2. Expression of Interest

2.1 Introduction of the Project

The food processing industry provides a vital linkage between industry and agriculture and is of enormous significance for India's development. With this moving from a positive scarcity to surplus in food production, the prospects for increasing processing levels are enormous. India currently processes less than 10% of its agricultural output. With high production levels and low current processing rates, the sector has huge opportunities. India market size for food is expected to reach USD 544 billion by 2020-21 whereas the food industry output is expected to reach US \$ 535 billion by 2025-26. Indian food processing industry has grown rapidly with an average annual growth rate of 8.3% in the past five years.

India is a major producer of food in the world, with a large and growing market. The food and grocery retail market, valued at US\$ 11.3 trillion in 2021, is also among the largest in the global economy. The food processing industry has emerged as an important segment of the Indian economy in terms of its contribution to GDP, employment, and investment. India is a major exporter of Mango Pulp in the world and has exported 98,369.74 MT of mango pulp to the world with a market value of USD 92.10 million during the year 2020-21. Similarly, when it comes to Cashew farming, India covers 0.7 million hectares of land for the same and generates more than 0.8 million tonnes of the fruit annually. India's cashew nut production increased from 0.70 million tonnes to 0.77 million tonnes during 2019-20 and 2021-22. In India, cashew cultivation expanded along the peninsula's coasts.

Maharashtra is the leading fresh mangoes exporting state from India. It accounts for 91.21% of the total mango pulp quantity exported from India and 88.79% of the total mango pulp value export. It is followed by Kerala and Gujarat where Gujarat accounts for 2.60% of the mango pulp export value while Kerala counts for 2.72% of the total mango pulp export quantity. However, when it comes to cashew cultivation in the region of Maharashtra. The total production of cashew in the state is 285.15 MT in an area of 202.56 Ha. The major cashew regions in Maharashtra include Sindhudurg, Raigad, Ratnagiri and Kolhapur. The production in catchment area accounts for 99.33 percent of total cashew produced in the state. The highest producing district amongst these is Ratnagiri

with an annual production of 189.084 MT.

The Maharashtra Industrial Development Corporation (MIDC) has been appointed as the nodal Investment Promotion agency for this initiative. MIDC provides world-class industrial infrastructure and formulating policies for Maharashtra's balanced economic development. With over 200 acres of land available in different coastal locations, MIDC aims to promote sustainable industrial growth while preserving natural resources and ecosystem conservation.

The proposed Mango, Cashew and Food Park, located in Nivendi village, Taluka Nivendi, approximately 48 kilometres away from sub-district headquarter Ratnagiri, will contribute to reducing wastage, extending the shelf life of processed mango and cashew products, adding value to the produce, diversifying and commercializing mango and cashew production, generating employment, increasing farmer's income, and facilitating the export of horticulture produce and its processed products. It envisions active participation from private, public, and co-operative sectors to harness the benefits of economic liberalization.

The site's strategic location near Nivendi town with the allocated land area of 100 Hectare makes it an ideal location for the proposed Mango, Cashew and Food Park. This initiative holds an immense potential for the development of a robust food processing hub in Maharashtra, benefiting the economy, livelihoods, and the environment.

The establishment of Mango, Cashew and Food Park aims to boost the economy of horticultural farmers in the catchment area by ensuring value addition to the produce, diversification & commercialization of Horticulture, generation of employment etc. The park will provide state-of-the-art infrastructure for mango, cashew and food processing, foster collaboration amongst farmers, aggregators, processors, and retailers, and build a robust supply chain.

2.2 Objectives of the Project:

- Providing a mechanism to link agricultural production to the market by bringing together farmers, processors, and retailers.
- To ensure maximizing value addition & minimizing wastage.
- Increasing farmers income and creating employment opportunities particularly in rural sector.
- Creation of state of art support infrastructure in a well-defined Agri/horticultural zone for setting up of modern food processing units in the industrial plots provided in the park with well- established supply chain.

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2.3 Purpose of REOI:

MIDC is offering plots on a 95-year lease for the establishment of mango, cashew and other agricultural crop's value addition processing units in Mango, Cashew Food Park at Nivendi, Ratnagiri.

2.4 Interested Parties

MIDC invites Expression of Interest from various types ***of business entities, including Individuals, Proprietorship Firms, Partnership Firms, Private Limited Companies, Public Limited Companies, Corporations, Cooperatives, Self Help Groups (SHGs), Farmer Producer Organizations (FPOs), NGOs, Central/State PSUs, and other business concerns, for the establishment of processing units in the fields of mango, cashew and other agricultural commodities. etc.*** Interested parties should submit their EOI in the prescribed format provided in Annexure-I of this Request for Expression of Interest (REOI). The EOI should be sent to the Office of Circle and Division under Chief Engineer - Mumbai Zone Superintending Engineer, Konkan Circle, Panvel, Plot No. 57, Sector-17, Khanda Colony, New Panvel (W), 410206, before the specified deadline mentioned in section 3.7 of the REOI. Please note that MIDC reserves the right to accept or reject any EOI at any stage without providing any reasons.

3. Guidelines for EOI

3.1 Introduction to EOI:

MIDC invites proposal from reputed organizations or start-ups in agriculture and horticulture, etc. in fruit value chain, as Individual Applicant or as a Consortium, to lease out plots in Mango, Cashew and Food Park at Ratnagiri on long term lease basis. MIDC will provide Core Processing Centre (CPC) along with basic enabling infrastructure and required utility services to an Agency or leased out plots on a rental basis. Proposed facilities are being developed, to function as common processing facilities to the processing Units in Mango, Cashew and Food Park

3.2 Enquiries and Clarifications

Enquiries of the applicants, if any, shall be addressed to:

Circle and Division under Chief Engineer- Mumbai Zone
Superintending Engineer,
Konkan Circle, Panvel, Plot No. 57, Sector-17, Khanda Colony,
New Panvel (W), 410206
Phone No.: 02352 228630
Email: eeratnagiri@midcindia.org
Website: www.midcindia.org

3.3 How to Submit EOI

EOI shall be enclosed in a sealed envelope and shall be marked as “Expression of Interest for Lease of Plots at Mango, Cashew and Food Park at Nivendi, Dist. Ratnagiri, Maharashtra.

- (a) EOI is to be filled and submitted as per the format given in Annexure-I.
- (b) The EOI should be accompanied with a statement of relevant financial information provided in the form of Audited Annual Financial Statements of the respondent for last three years, i.e., FY2021-22, FY2020-21 and FY2019-20.
- (c) Certificate of incorporation/ registration of the applicant firm, Memorandum and Articles of Association in case of Company/ Bye laws of the Society, Co-operative, Self Help Group/ Registered partnership deed, etc.
- (d) Detailed Project Report (DPR)
 - Introduction
 - Promoter’s Profile
 - Constitution of the Company/ Firm: Proprietary, Partnership Firm,

Pvt. / Public Ltd. Co., Society etc.

- Registration details – Registration of Company, Partnership firm, Society, Charitable Trust etc.
- Existing Business of the Promoters & the details thereof
- Details of the products with capacities per day in Nos. /Metric tons/ Meters
- Details of raw materials with required quantity
- Project cost details with expenditure on land, land development, building, plant and machinery, electrification, technical know-how, utilities, other fixed assets, preliminary & pre-operations, contingencies etc.
- Implementation Schedule with time chart
- Financial Analysis – Cash flow, fund flow, profitability, breakeven & Ratio analysis, debt servicing etc.
- Details about proposed technology
- Pollution control measures
- Environment Management Plan

3.4 Fees

The applicants are required to submit Demand Draft ₹10,000 (Rupees Ten Thousand only) as non-refundable cost of EOI document in favour of “Circle and Division under Chief Engineer- Mumbai Zone Superintending Engineer, Konkan Circle, Panvel, Plot No. 57, Sector-17, Khanda Colony, New Panvel (W), 410206.”

3.5 Allotment Price

The final Allotment Price will be arrived at by addition of Land cost, Infrastructure development cost and Administration/financing costs with frontage charges and other adjustments.

MIDC reserves the right to use information received in the EOIs for further development of the project. Mere act of submitting an EOI, however, shall not confer any right on the parties to preferential treatment at the subsequent selection stage.

3.6 Amendments

At any time prior to the deadline for submission of EOI, MIDC may, for any reason, whether at its own initiative or in response to clarifications requested by any Interested Party, modify the REOI document by the issuance of addendum/

corrigendum. Any addendum / corrigendum thus issued shall be part of the REOI and shall be posted on the “tenders” section of MIDC website: www.midcindia.org.

Participants desirous of getting notified of such corrigendum/ addendum through email may send a request through email to eeratnagiri@midcindia.org.

3.7 Important Timelines

S. No.	Milestones	Envisaged Schedule
1	Start date for downloading the REOI	
2	Pre- EOI Meeting	
3	Last date for receiving Queries/clarifications	
4	MIDC responses on queries	
5	Last Date for submission of EOI	

To enable MIDC meet the target dates, Interested Parties are requested to respond expeditiously to clarifications, if any, requested during the process. MIDC will adhere to the above schedule to the extent possible. MIDC, however, reserves the right to modify the same. Intimation to this effect will be posted on the Official Website: www.midcindia.org

3.8 Site Visit and Survey

Interested Parties may prior to submitting their EOI, visit at Mango, Cashew and Food Park at Nivendi, Dist. Ratnagiri and its surroundings at their own expense and obtain and ascertain for themselves, at their own responsibility, all technical data, market data and any other information necessary for preparing their EOIs, inter alia, the actual nature and conditions at the site, availability of materials, stores, labour, probable sites for labour camps, etc., after taking into account the local conditions, traffic restrictions, obstructions in work, if any, etc.

4. Project Information

4.1 Project location and Area details

The site under consideration is at Nivendi village located in Ratnagiri Tehsil, District Ratnagiri, Maharashtra State. Nivendi village comes under Ratnagiri assembly constituency & Ratnagiri - Sindhudurg parliamentary constituency. Ratnagiri is the nearest town to Nivendi for all major economic activities. A total of 500 Acres of land has been marked in the village for the envisioned park and 250 Acre shall be allotted for the implementation of the project. National highway, port & railway station are available within a 40 Km radius of the site. Two airports are also available at about 300Km from the site. The site area allocated for the proposed Mango, Cashew and Food Park is **105 Hectare**.

Table 1: Connectivity to Site

S. No.	Of the nearest location	Details	Distance from the site
1.	State Highway	SH 106	700 M
2.	National Highway	NH 204 & NH166	38 km.
3.	Railway Station	Ukashi Railway Station, Ukashi	22 km
4.	Port, Inland Container Depo	Angre Port, Jaygad, Ratnagiri District	23 km 42 km
5.	Airport	Sindhudurg Airport, Near Parule Village, Chipi, Sindhudurg District	194 km
6.	International Airport	Chhatrapati Shivaji Maharaj, International Airport	343 Km
7.	Water Bodies	Ganesh wadi Dam Sitap wadi Micro Dam (Somtirtha Waterfall) Jaygad-Bav River flowing towards Jaygad	4 KM 1 KM 5 KM

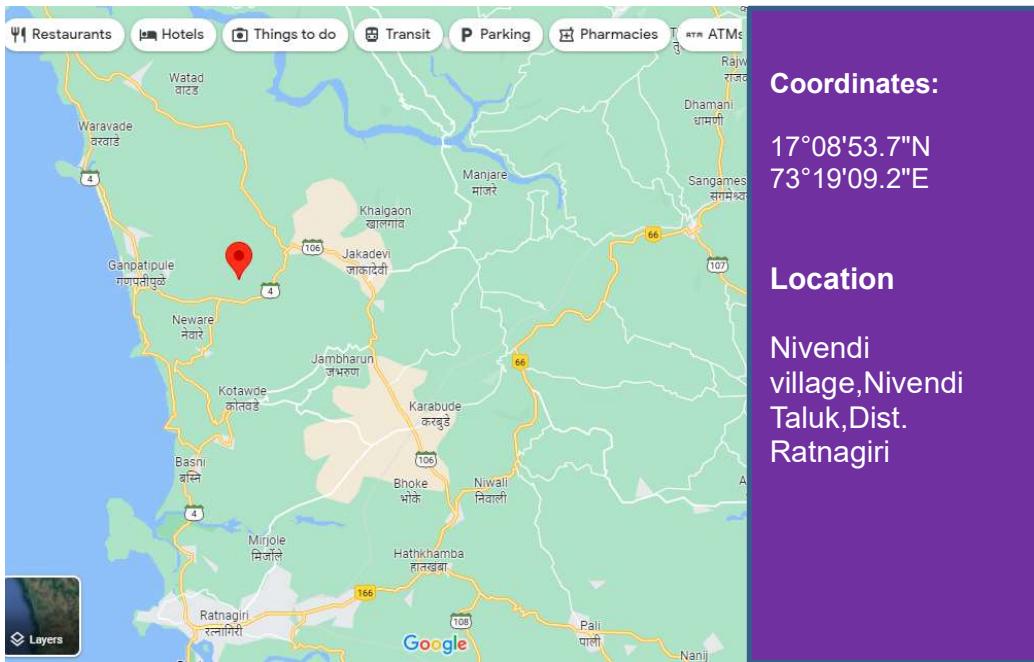


Fig. 1: Satellite image of site

4.1 Master Plan Layout along with Area Statement enclosed as Annex-II

4.2 Food Park Features:

Holistically planned ecosystem: To facilitate seamless integration between commercial and social elements of industrial clusters, complimentary with large open and green areas.

Enhanced competitiveness: Developed plots with quality infrastructure and access to common facilities, reducing the cost of operations, thereby enhancing competitiveness.

Exclusive Common Facility Centre: Common cold storage, Common Processing centre (CPC), block ice factory, Dormitory for working staff, administrative building, annex Building, Skill development and training centre, convenient store, Polythene unit, Research & Development centre.

Quality infrastructure: Water supply at doorstep, Telecom & IT (Information Technology) infrastructure, wide access roads for seamless movement inside the park, with quality environmental infrastructure (solid waste and effluent treatment facilities) meeting the statutory norms.

Research & Development and Skill Development centre: A research & development centre along with skill development and training centre to provide continuous and timely inputs for enhancing efficiency and ensuring continuous skill availability respectively.

4.3 Park Infrastructure:

S. No	Infrastructure	Facilities/ utilities
1.	Core Processing Infrastructure – Common Facilities	<ul style="list-style-type: none"> • Pre-Processing facility • Processing facility • Freezing facility (Block and IQF) • Ripening Chamber • Cold Storage facility • Boiler • Pulp processing units • Refrigerated Vehicles • Testing Lab
2.	Enabling Infrastructure	<ul style="list-style-type: none"> • Water Reservoir • Intake Water Treatment System

		<p>(WTP).</p> <ul style="list-style-type: none"> • Central Effluent Treatment Plant (ETP). • Power distribution system. • Diesel Generator Sets for power backup. • Weighbridge. • Parking Area.
3.	Non-core infrastructure	<ul style="list-style-type: none"> • Admin Block, • Training Centres, • Security Block, • Central Canteen, • Bank, • Health Centre, • Park Sales Office, • Parking Sheds, • Toilet Blocks, • Fire Station, • Staff Quarters,
4.	MSME-Factory Buildings	MSME Sheds are to be constructed in the CPC as Plug and Play Infrastructure.



6. Annexure-I: Application for Submission of EOI

Name of the Firm (s)	
Address for Communication	
Contact Person (s)	
Email id	
EMD Details	
Company Registration Number (CIN) & Date of Registration	
Business Details (Please attach a write-up on core operation of your business along with information on production capacity, storage capacity, capacity utilization, as applicable)	
Financials of the Firm (Please attach the copies of the Audited Annual Financial Statements of the applicant for last three years)	
Land Required (Sq. meter)	
Electricity Required (KW)	
Water Required (KLPD)	
Utilization of Core Processing infrastructure (CPC) and Utilities on rental basis <ul style="list-style-type: none">• Warehouse• Cold Storage• Sorting Grading Line• <u>IQF</u>• Ripening Chamber• Testing Lab• Boiler• Refrigerated Truck• Other	

7. Annex- II: Master Plan Layout along with Area Statement enclosed.

