



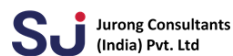
PIMPRI CHINCHWAD SMART CITY LIMITED

Project Information Memorandum

For

Polyclinic project, Pimple Gurav, Pimpri Chinchwad

MARCH 2019

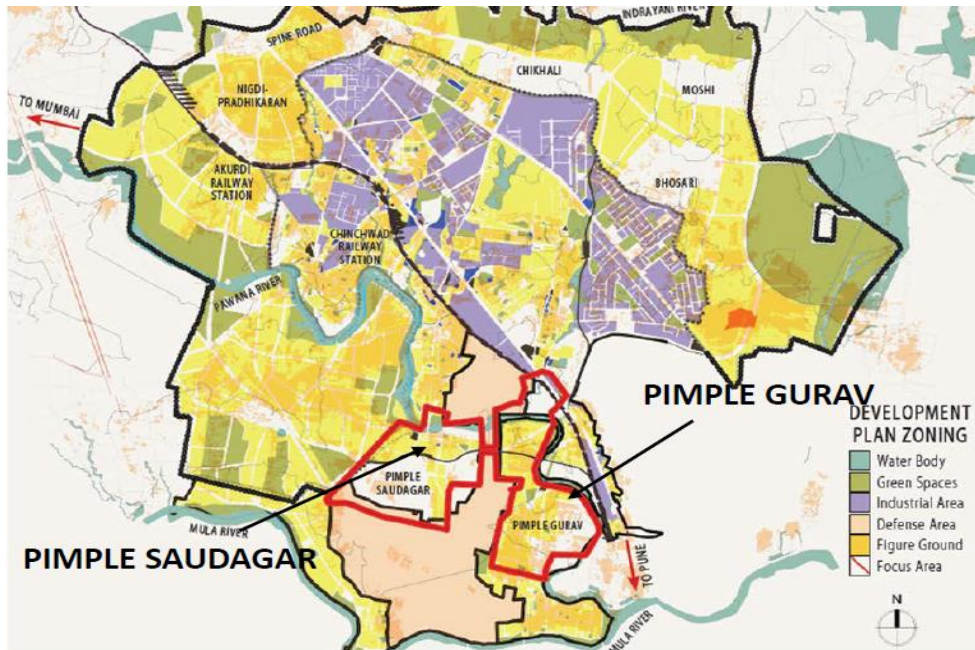


Sl. no:	Project details	Description
1.	Name of the Project	Poly Clinic at Pimple Gurav, Pimpri Chinchwad, Maharashtra through Public Private Partnership
2.	Total project area	0.49 acres
3.	Location	Project is located at Katepuram Chowk along Shirode road in the Pimple Saudagar neighborhood.
4.	Vision of the project	The project is envisaged as a facility which will address all the functions performed by a primary health care centre as per IPHS Indian public healthcare standards and also create a business case for a Polyclinic typology that gives equal weightage to AYUSH and Holistic healing and wellness practices (Refer Annexure 3)
5.	Project components	<ol style="list-style-type: none"> 1. Polyclinic 2. Holistic medicine unit 3. Healthcare mall and retail units 4. Public plaza for community interface 5. Ample parking facility by means of an Multilevel car parking
6.	Project implementation model	Design, Procure, Install, Implement and provide Operations & Maintenance services for a Polyclinic Facility at Pimple Saudagar, Pimpri Chinchwad for a concession period of 30 years
5.	Permissible FSI	1.0
6.	Consortium	Allowed. However, the consortium should comprise of no more than 2 entities i.e., Lead Bidder with one consortium partners. In case of selection the consortium shall incorporate an SPV with the lead partner having at least 51% stake in the SPV.
7.	Registration	The Bidder(s) (Sole Bidder or a consortium) shall be incorporated entities under the Companies Act 1956 / 2013 or /LLP registered under LLP Act 2008 and subsequent amendments thereto. The company should have been in operational existence for last ten years.
8.	Financial Criteria	<ol style="list-style-type: none"> a. Combined average Annual turnover of the bidder (sole bidder or consortium) the last 3 financial years (FY 15-16; FY 16-17, FY 17-18) should be at least INR 200 Cr. of which at least Rs.10 Cr should be from facility management services and 100 Cr from construction of Commercial Real Estate.

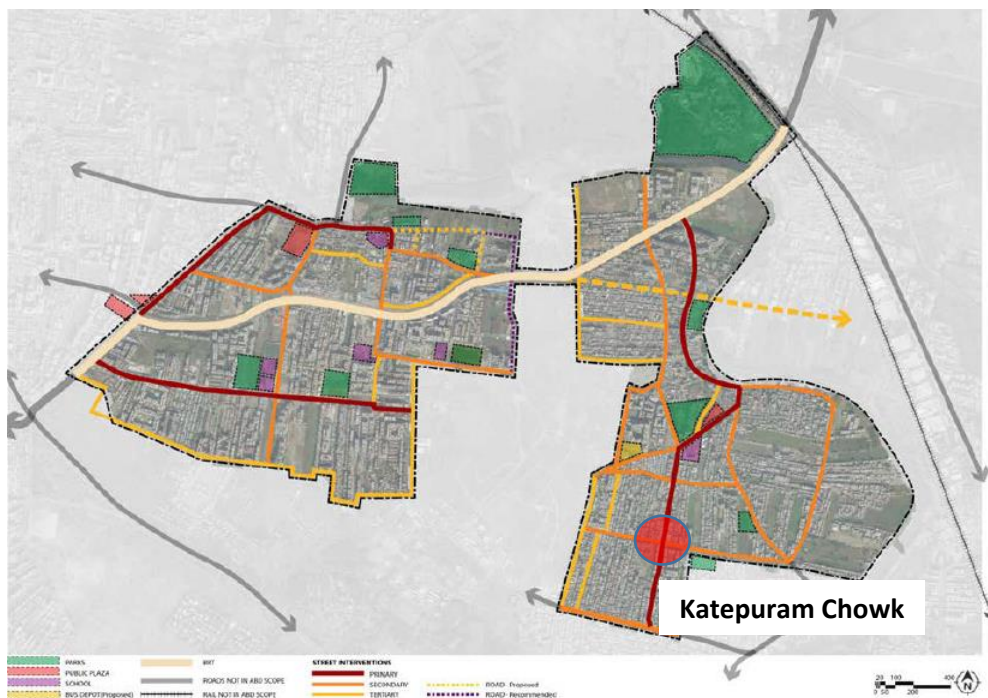
		b. The bidder should have positive net worth as per the audited consolidated financial statements in each of the last 3 financial years (FY 15-16; FY 16-17, FY 17-18)
9.	Tax registration	<p>The bidder (Both lead bidder and consortium member, in case of consortium) should have a registered number for</p> <p>i. GST</p> <p>ii. Income Tax / Pan number.</p> <p>iii. The bidder should have cleared his Tax dues to the Government.</p>
10.	Experience	<p>The bidder (sole bidder or consortium) should have relevant experience related to</p> <p>a) Construction of at least one 2000 sq.m of built up area comprising of Health facilities including polyclinics and hospitals with a total project value of at least INR 10 Cr. In the last five years, i.e. from 31st March 2014 till date.</p> <p>b) O&M of a Poly Clinic as detailed in (a) above for at least 3 years in the last 5 years i.e., for at least 3 years from 9th March 2014 till date.</p>
11.	Blacklisting	The bidder should not have been blacklisted by any Govt. department or any PSU in India as on the date of bid submission
12.	Project specification(tentative)	
	a. Total Built Up Area –	25,000 sq.ft
	b. Allopathic clinics –	19,000 sq.ft
	c. AYUSH Clinics and associated services	6000 sq.ft
	d. Parking	20,000 sqft (stilt level) taking care of site and surrounding area
	e.	Landscaping for the entire site
	f. Estimated Capital Cost:	14 cr
	g. Estimated Users:	50,000 p.a
13.	Location map	Annexure -1
14.	Illustrative Design Proposal	Annexure -2
15.	Tentative date of pre bid meeting	10 th April 2019.

Annexure -1

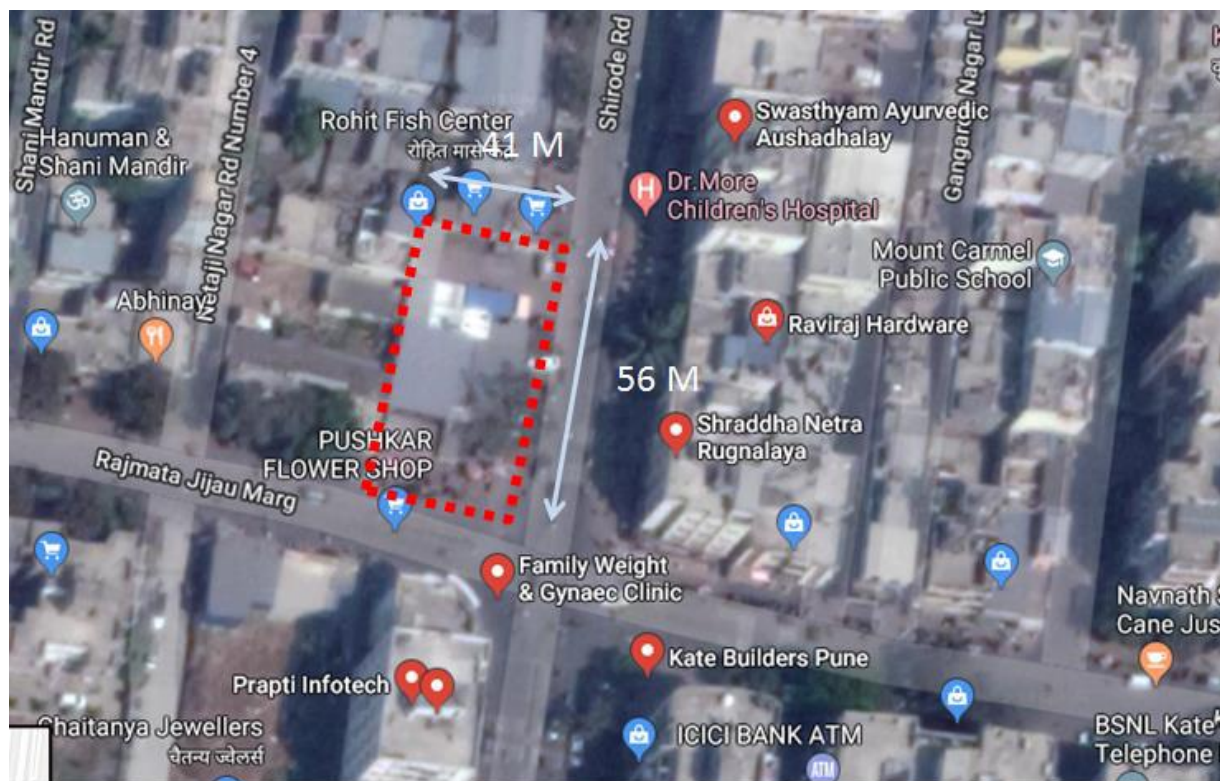
Location of the ABD area within Pimpri Chinchwad



Location of Area Based Development area

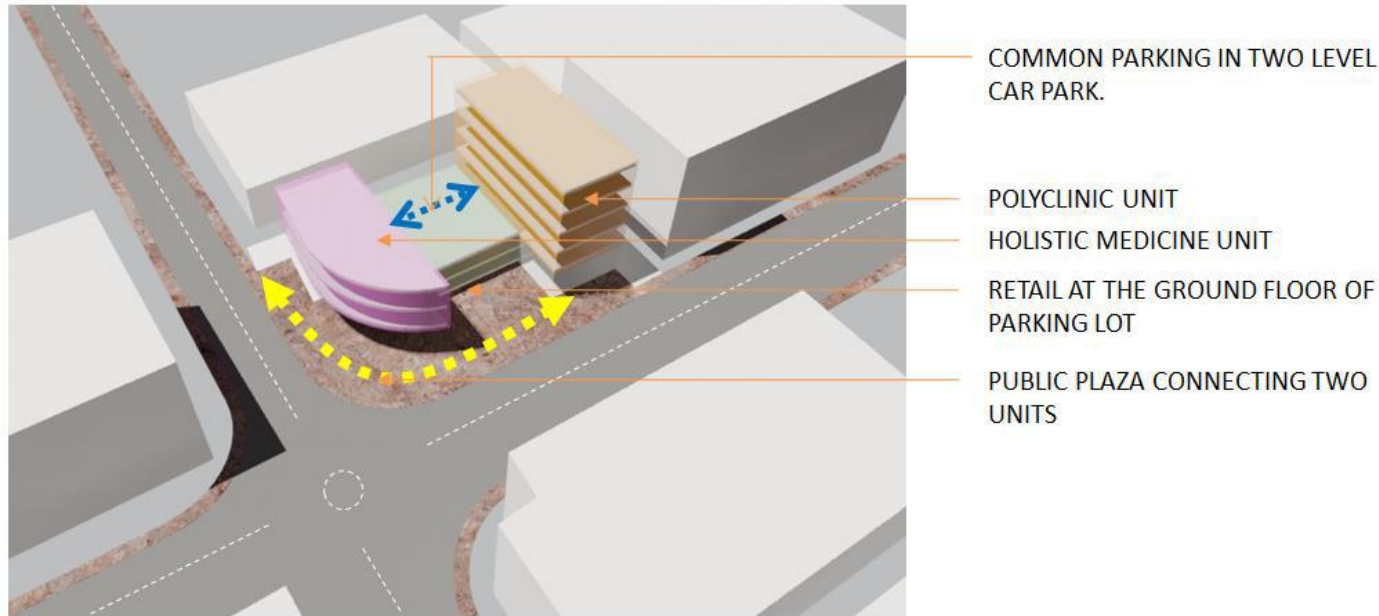


Satellite image of Site



Annexure -2

Proposed design (Illustrative)



The number of floors shall be as per the local building byelaws and fire norms. All spaces shall be designed as per the guidelines set by the National building code and the Indian public healthcare standards and in consultation with the health care department of PCMC. The bidder is expected to propose specifications as per market standards for retail and healthcare buildings and connected outdoor spaces

Annexure -3

Vision of the project

PRIMARY HEALTH CENTRES



PCMC DISPENSARY

Covers a population of 20,000 to 30,000
Plinth area approximately 375 to 450 sqm

Standards (IPHS) for PHCs:

1. To provide comprehensive primary health care to the community through the Primary Health Centres.
2. To achieve and maintain an acceptable standard of quality of care
3. To make the services more responsive and sensitive to the needs of the community

Facilities:

1. Medical care for outpatient and inpatient (6 beds)
2. Maternal and Child Health Care Including Family Planning
3. Nutrition and Services and Prevention and control of locally endemic diseases
4. National health care programmes
5. Training
6. Basic Laboratory and Diagnostic Services
7. Functional Linkages with Sub-Centres
8. Selected Surgical Procedures

Covers a population of 50,000 to 75,000
Gross development area of 2000 sqm

Standards of IPHS, AYUSH, NUHM & IPHM:

1. To provide comprehensive primary health care coupled with alternative medical Care to address lifestyle disorders in urban areas.
2. To Create a high quality healthcare facility.
3. To make the services more responsive and sensitive to the needs of the community and Create a wellness destination.

Facilities:

1. All the PHC functions.
2. AYUSH cell providing consultancy and therapy.
3. IPHM centre providing consultancy and therapy.
4. Healthcare mall showcasing wide range of products.
5. Fitness centre.
6. Communal spaces and meeting areas.
7. Adequate social amenities including multi-storey parking facility.
8. Wellness themed public plaza.