

	 महाराष्ट्र शासन GRANT GOVT. MEDICAL COLLEGE & SIR J.J. GROUP OF HOSPITALS, MUMBAI ग्रॅन्ट शासकीय वैद्यकीय महाविद्यालय व सर ज.जी.समुह रुग्णालये,मुंबई Tel.No.373 55 55, e-mail – deangmcjjh@gmail.com	
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No.GGMC&JJH/GGMC Gymkhana/EOI/ /2025 Date - .11.2025

Expression of Interest (EOI)

For Development, Operation, and Maintenance of Grant Government Medical College Gymkhana through Public-Private Partnership (PPP) mode

1) Background

Grant Government Medical College (GGMC), Mumbai, established in 1845, is among the oldest and most prestigious medical institutions in India, providing education, training, and healthcare services of national and international repute. The GGMC Gymkhana, first established in 1940, has historically served as a hub for student and faculty recreation.

In line with the Government of Maharashtra's vision to promote holistic development of students, resident doctors, faculty, senior government officials and alumni, it is proposed to redevelop and modernize the Gymkhana facility through a public-Private partnership (PPP)model.

The upgraded facility shall serve as a centre for sports, fitness, wellness, cultural, and community activities, while ensuring accessibility, affordability and sustainability.

2) Objective of the EOI

The objective of this EOI is to invite responses from reputed private entities/consortia with proven expertise in sports infrastructure, recreation management, hospitality or allied sectors for the development, operation and maintenance of the Grant Government Medical College Gymkhana under PPP mode.

The EOI seeks to gauge market interest, assess capability and obtain preliminary concepts, which will form the basis for issuance of a detailed request for Proposal (RFP).

3) Scope of Work

The selected private partner will be responsible for the following

A. Infrastructure Development

- Design, finance, construct/upgrade, operate and maintain the Gymkhana facilities at GGMC campus C.T.S. No.472, Bhuleshwar, Mumbai (Land parcel Measuring approx., 10,091.49 sqm.)
- Provide facilities including but not limited to
 - a) Sports infrastructure: Indoor/outdoor courts (Badminton, tennis), Cricket nets, football ground, swimming pool, gymnasium.
 - b) Fitness & wellness Yoga, meditation, Physiotherapy, wellness centre.
 - c) Hospitality & Community: Cafeteria, cultural auditorium, community halls.
 - d) Accommodation: Dormitory/guesthouse facilities

B. Operations & Management.

- Ensure subsidized access for GGMC students, facility, staff and alumni as determined by GGMC Gymkhana Committee.
- Offer membership to external users at rates determined by the GGMC Gymkhana Committee.
- Maintain safety, hygiene, sustainability and environmental compliance.
- Implement modern IT-enabled systems for membership, billing, and facility management.

4) Public-Private Partnership Model

- Mode: Design-Build-Finance-Operate-Maintain (DBFOM)
- Concession Period: Indicatively 20-30 years (final period to be determined by GGMC Gymkhana Committee).
- Revenue Model:
 - a) As per Legal MOU
 - b) Subsidized access for GGMC community
 - c) Membership for external users as decided by the GGMC Gymkhana Committee.
 - d) Revenue-sharing payable to GRANT MEDICAL COLLEGE GYMKHANA A/C.
- Ownership: Land and core infrastructure shall remain the property of the Dean, Grant Government Medical College, Mumbai.
- Dispute Resolution: As per the Arbitration and Conciliation Act, 1996 (As amended).

5) Eligibility Criteria

- Legal Status: Registered Company, Partnership Firm, Society, Trust or consortium
- Experience: Minimum 5 years of proven experience in managing Sports/recreation/hospitality/healthcare infrastructure.
- Financial Capacity:
 - a) Average annual turnover of at least Rs. 60 Crore during the last 3 financial years.
 - b) Positive net worth as of the last 3 audited financial years.
- The applicant (and consortium members) must not be blacklisted or involved in ongoing litigation with any Government entity.
- Consortium Rules: Lead member to hold at least 51% share holding.
- Power of attorney authorizing consortium representation must be submitted.

6) Submission Requirements

- Covering letter expressing interest
- Organizational Profile with legal status and registration documents.
- Details of relevant Projects executed in the past 10 years
- Financial Credentials: CA-certified financial statements for the last 3 financial years
- Concept Note/Preliminary Proposal including:
 - a) Proposed facilities and services
 - b) Broad financial model (CAPEX, OPEX, user fee)
 - c) Suggested concession period & revenue-sharing model
 - d) Sustainability and green initiatives
- Declarations:
 - a) No-blacklisting affidavit
 - b) Litigation disclosure (If any)
 - c) Power of Attorney (In case of consortium)
- Both hard and soft copy submissions of all above mentioned documents are permitted.

7) Selection process

- Stage 1 EOI Shortlisting: Based on eligibility, credentials, and concept note.
- Stage 2 - RFP Process: Shortlisted applicants will be invited to submit detailed technical and financial proposal through competitive bidding. Final selection will be based on evaluation criteria specified in the RFP (indicatively, technical: 70%, financial: 30%).

8) Important dates

- Date of Issue of EOI -
- Pre-Bid Meeting -
- Last date for submission -
- Tentative Date of RFP Release: ---

Submission address:

Office of the Dean,

Grant Government Medical College &

Sir J.J. Group of Hospitals compound, Byculla, Mumbai – 400008

9) Contact Information

The Dean

Grant Government Medical College &

Sir J.J. Group of Hospitals compound, Byculla, Mumbai - 400008

Email:

Phone: 022-23735555

10) Disclaimer

This expression of Interest (EOI) is issued solely for information and planning purposes. It does not constitute an offer or commitment on the part of the Government of Maharashtra or Grant Government Medical College,

The GMC Gymkhana Committee reserves the right to amend, modify, cancel or annul the process at any stage without assigning any reason or incurring any liability. Submission of an EOI does not confer any right to the applicant for further participation.

Dean
Dr. Ajay Bhandarwar
Grant Govt. Medical College &
Sir J.J. Group of Hospitals,
Mumbai