



MALABAR CANCER CENTRE
(POST GRADUATE INSTITUTE OF ONCOLOGY SCIENCES & RESEARCH)

(An autonomous institution under Government of Kerala)



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**NOTICE INVITING EXPRESSION OF INTEREST (EOI)
FOR SELECTION OF PRIVATE PARTNER UNDER PUBLIC
PRIVATE PARTNERSHIP (PPP) –
BOT MODEL
DEVELOPMENT OF MULTI-FUNCTIONAL PLAYGROUND
INCLUDING FOOTBALL TURF
AT MALABAR CANCER CENTRE (PGIOSR),
THALASSERY**

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EOI Ref No: MCC/384/2024-SUP-CL

EOI PUBLISHING DATE:	19-02-2026, 3.00 PM.
LAST DATE AND TIME OF RECEIPT OF EOI:	12/03/2026, 3.00 PM.
DATE AND TIME OF OPENING OF TECHNICAL BID:	12/03/2026, 3.30 PM.
PLACE OF SUBMISSION OF BID & ADDRESS FOR COMMUNICATION	<p>Malabar Cancer Centre (Post Graduate Institute of Oncology Science and Research), Thalassery [MCC (PGIOSR)] (An Autonomous Institution under Govt. of Kerala) Moozhikkara (P.O), Thalassery, Kannur District, Kerala, India-670103. Phone: 0490 2399244 / 257 / 205 Website: www.mcc.kerala.gov.in</p>
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INVITATION TO EXPRESSION OF INTEREST (EOI)

Malabar Cancer Centre (PGIOSR), an autonomous institution under Government of Kerala, invites Expression of Interest (EOI) under **Two Bid System (Technical & Financial)** from experienced and eligible firms / agencies / sports infrastructure developers for selection of a **Private Partner** to implement the project:

“Development of Multi-Functional Playground within the MCC (PGIOSR) campus including Football Turf through PPP on Build-Operate-Transfer (BOT) basis.”

This EOI is issued in compliance with:

- G.O.(Ms) No.105/2025/H&FWD dated 03-04-2025
- Reference Guide for PPP Project Appraisal, Ministry of Finance, Government of India

Technical Bid:

The Technical Bid shall contain all documents as specified in the EOI document, including complete details establishing the eligibility, experience, and competency of the tenderer. The EOI Form shall be duly filled in and signed with seal on all pages by the authorized signatory, except the Financial Bid Form.

Financial Bid:

The Financial Bid shall be submitted strictly in the prescribed Financial Bid Form provided in this document. Submission in any other format will be treated as non-responsive. The Financial Bid shall be duly filled in and signed. Only the Financial Bids of those firms found technically qualified upon detailed scrutiny and evaluation by the Technical Committee/Tender Inviting Authority shall be opened.

The Technical Bid and Financial Bid should be submitted in separate sealed covers.

BACKGROUND

Malabar Cancer Centre (PGIOSR) is an autonomous institution under the Department of Health & Family Welfare, Government of Kerala, established in 2001 under the Societies Registration Act. It is a tertiary cancer care and postgraduate teaching institute with a bed strength of 354, serving over 1.5 crore population from Northern Kerala and neighboring states.

As per University norms, approved sports and playground facilities are mandatory for the continuation of UG and PG courses. As a not-for-profit Government institution, 90–97% of patients are treated free of cost or at subsidized rates, ensuring that no patient is denied treatment due to financial constraints.

MCC (PGIOSR) proposes to develop a university-compliant, community-oriented playground facility under the PPP model, without financial burden to the institution, with the objectives to:

- Fulfill mandatory university requirements
- Provide sports and recreational facilities for students and staff
- Offer recreational space for bystanders and the local community
- Promote wellness and physical fitness

1. PROJECT LOCATION & LAND TERMS

- **Land Extent:** Approx.25cents
- **Location:** About 500 meters from main campus
- **Ownership:** Land remains the absolute property of MCC (PGIOSR)
- Land will be provided on **License Basis**, free of cost for the concession period.
- No lease rental shall be payable.
- No transfer, sub-lease, mortgage, assignment or encumbrance shall be permitted.
- No ownership rights shall accrue to the Private Partner.

2. PROJECT SCOPE (DFBOM MODEL)

2.1 The selected Private Partner shall **Design, Finance, Build, Operate and Maintain** the following:

- Synthetic Football Turf
- Volleyball Court
- Walking / Recreation Area
- Toilets & Changing Rooms (Male & Female)
- Drainage System
- Lighting System (preferably solar-integrated)
- Fencing and Landscaping
- Spectator Seating (Minimum 100 persons capacity)

2.2.1 Develop only the approved sports infrastructure

2.2.2 No additional commercial structures shall be permitted without written approval of MCC (PGIOSR)

2.2.3 Revenue-generating components must be directly related to sports/recreation

2.2.4 The scope of work shall limited to development and operation of the approved sports infrastructure. Any deviation or addition shall require prior written approval from MCC (PGIOSR)

2.2.5 No permanent commercial construction shall be permitted without prior written approval of MCC (PGIOSR).

3. SUSTAINABILITY REQUIREMENTS

- Use of eco-friendly materials
- Water conservation measures
- Renewable energy components wherever feasible

4. OPERATIONAL RESPONSIBILITIES

- Full Operation & Maintenance during concession period
- Safety certification and compliance
- Hygiene and upkeep
- Compliance with University norms

5. SEATING ARRANGEMENT:

- Provision of spectator seating with minimum capacity of 100–150 persons shall form part of the mandatory scope
- Type: permanent gallery / modular seating
- Covered or open

6. ESTIMATED COST: Estimated project cost is indicative and may vary based on design and specifications. The bidder shall independently assess and propose investment required for compliant development.

7. PPP STRUCTURE

ITEM	DETAILS
Model	PPP – BOT (DFBOM)
Concession Period	15 Years (extendable by mutual consent)
Investment	Fully by Private Partner
Design Approval	Within 2 Months
Construction Completion	Within 12 Months
Ownership After Term	Transfer to MCC (PGIOSR) at no cost

8. TIMELINE

ACTIVITY	TIMELINE
Agreement Signing	Day 0
Design Approval	Within 2 Months
Construction Completion	Within 12 Months
Operational Start	After completion

9. DELAY CONDITIONS

- **Delay attributable to MCC (PGIOSR):** In case of delay in Design Approval attributable to MCC (PGIOSR), the timeline shall be correspondingly extended.
- **In case of delay in construction attributable to the Private Partner beyond 12 months,** liquidated damages may be imposed at 0.5% of project cost per month of delay, subject to maximum 10%.
- Force Majeure provisions shall apply.

10. REVENUE MODEL & FINANCIAL BID

10.1 Permitted Revenue Sources

- User Fees
- Coaching Programs
- Events
- Sponsorships
- Advertisements (with MCC (PGIOSR) approval)

10.2 Financial Bid Requirements

- The Financial Bid shall mandatorily include:
- Total Capital Investment Proposed break up
- Detailed 10-Year Financial Model
- Year-wise Revenue Projections
- O&M Cost Projections
- Internal Rate of Return (IRR) estimation and Payback Period
- Revenue Sharing Formula

Financial Bid without detailed revenue projection and financial model shall be treated as non-responsive.

10.3 Financial Quote

Bidder shall quote:

1. **Revenue Share (%) on Gross Annual Revenue (excluding GST) payable to MCC (PGIOSR).**
2. **Evaluation shall be based on: Highest Revenue Share Percentage offered to MCC (PGIOSR).**
3. Financial bids without detailed financial projections shall be treated as non-responsive.

11. USER POLICY

1. Tariff/User Charges require prior approval of MCC (PGIOSR).
2. Free/concessional access shall be provided to MCC (PGIOSR) students and staff.
3. Hospital functioning shall not be disturbed at any stage.

12. PERFORMANCE SECURITY

The selected bidder shall furnish:

- Performance Bank Guarantee equivalent to 5% of Project Cost
- Valid until completion of construction

13. INSURANCE

The Private Partner shall obtain:

- Asset Insurance
- Third Party Liability Insurance
- Public Liability Insurance

14. OWNERSHIP & HANDOVER

Upon expiry or termination of concession:

- Entire facility shall be handed over to MCC (PGIOSR)
- In good working condition
- Free from encumbrances
- Without financial liability to MCC (PGIOSR)

Joint inspection shall be conducted 3 months prior to expiry. All defects, if any, shall be rectified before transfer.

15. ELIGIBILITY CRITERIA

The bidder shall:

- Have experience in development of sports infrastructure / playground / turf / recreational infrastructure
- Have completed at least one similar project in last 5 years
- Submit proof of experience, work orders and completion certificates
- Demonstrate financial capacity
- Submit concept revenue model plan and O&M model

16. ROLES & RESPONSIBILITIES

16.1 MCC (PGIOSR)

- Provide land on license basis
- Facilitate statutory clearances (where applicable)
- Monitor compliance and performance

16.2 Private Partner

- Design, finance, construct, operate and maintain
- Obtain statutory approvals
- Ensure safety, accessibility, hygiene and compliance

- Complete construction within stipulated time

17. KEY DELIVERABLES

- Fully functional playground meeting university standards
- Safety certified infrastructure
- Annual maintenance plan
- Periodic performance reports

18. MONITORING & EVALUATION

- Periodic inspection by MCC (PGIOSR)
- Annual performance evaluation
- Compliance with operational and safety standards

19. MODE OF SUBMISSION – TWO BID SYSTEM

Bids shall be submitted in two separate sealed covers:

A. Technical Bid

- Firm Profile
- Registration & GST Documents
- Experience Certificates
- Concept Layout Plan
- Execution & Maintenance Plan
- Financial Capacity Proof

B. Financial Bid

- Total Investment
- Revenue Share Percentage
- Detailed Financial Model

Envelope Superscription:

“EOI for PPP – Development of Playground at MCC (PGIOSR)”

20. SELECTION PROCESS

1. Technical evaluation based on eligibility and concept.
2. Financial bids of technically qualified bidders only shall be opened.
3. Selection based on highest revenue share and overall viability.
4. MCC (PGIOSR) reserves the right to accept or reject any bid without assigning reason.

21. DISPUTE RESOLUTION

- Mutual discussion
- Arbitration under Arbitration & Conciliation Act
- Jurisdiction: Courts at Thalassery, Kerala

22. GENERAL CONDITIONS

- Land remains property of MCC (PGIOSR).
- All statutory approvals are responsibility of the Private Partner.
- Site inspection permitted with prior approval.
- Government of Kerala rules shall apply.

23. TERMINATION CLAUSE

MCC (PGIOSR) may terminate concession in case of:

- Persistent non-performance
- Safety violations
- Insolvency
- Unauthorized commercial use
- Breach of agreement terms

DISCLAIMER

MCC (PGIOSR) reserves the right to modify, amend or cancel this EOI at any stage without assigning any reason.

DIRECTOR

Malabar Cancer Centre (PGIOSR)
Thalassery – 670103