

**KONKAN IRRIGATION DEVELOPMENT CORPORATION, ( KIDC ) THANE  
( GOVERNMENT OF MAHARASHTRA UNDERTAKING )**

**Notice for “Expression of Interest” of Development of Garden/Tourism Centre  
at Tilari Main Dam, Tal-Dodamarg, Dist-Sindhudurg on BOT Basis.**

The Govt. of Maharashtra has approved the irrigation projects private participation policy vide Govt.No. BOT/702/(425/2002)MP-1 Dt. 15.07.2003 to complete irrigation projects through private sector participation on “Built Operate & Transfer” (BOT) basis.

Government of Maharashtra invites Expression of Interest from eligible Garden/Tourism Centres Project Developers for Development of Garden, Tourism Centre at D/s side of Tilari Main Earthen Dam Tal-Dodamarg, Dist-Sindhudurg.

The work of development of garden of Tilari Main Dam in 1.20 Ha. is completed. The work of Development of Garden/Tourism Centre in approx. 35.72 Ha Government land is to be carried out on BOT. Documents containing brief note, present status, balance cost of work etc. will be available with Executive Engineer, Tilari Head Works Division No.I, Konalkatta, Tal-Dodamarg, Dist-Sindhudurg from **15/03/2012 to 09/04/2012** at the cost on Rs.3000/-

Name of work	:-	Development of Garden/Tourism Centre at Tilari Irrigation Project.
Type of work	:-	Development of Govt. land in attractive garden area as, tourism centre with its ancillary works such as roads, electrification water fountain, restaurant facilities, toilets and recreational amenities.
Salient Features	:-	<ol style="list-style-type: none"><li>1. Garden site situated near downstream of earthen dam at konalkatta, tal- Dodamarg , District – Sindhudurg</li><li>2. It is on the way of Panaji – Dodamarg - Tilarinagar- Belgaum/Kolhapur.</li><li>3. It is only 50 Kms. away from Panaji (Goa)</li><li>4. Approx. Area 35.72 ha .is available for development of tourism centre in natural atmosphere</li></ol>
Current status	:-	Open land, no work has been carried out so far.

The interested applicants/Developers may submit their offers to complete the work of this tourism development project with their own techno-economic and financial assessment of the project. Interested applicants must provide information indicating how they are qualified for the work. Bid package under BOT will be formulated after analyzing this data. Interested Developers may apply alongwith earnest money of Rs. 1, 00,000/- in the form of Demand Draft to be drawn in favour of Executive Engineer, Tilari Head Works Division No.I, Konalkatta, Tal-Dodamarg, Dist-Sindhudurg payable at Sawantwadi. The company profile and financial details with previous experience of such type of work must be submitted. The documents shall be submitted on the address given below.

There will be a meeting of Interested Developers at Chief Engineer, (Konkan Irrigation) Water Resources Department, 4<sup>th</sup> Floor HongKong Bank Building. Hutatma Chouk, Fort, Mumbai Tel - (022) 22674442, 22672282. to discuss various issues and to finalise the strategy. The date of the meeting will be communicated separately to those who apply for expression of interest.

Address	:	Executive Engineer, Tilari Head Works, Division No.I, Konalkatta, Tal-Dodamarg, Dist-Sindhudurg.
Telephone	:	Tel : 02363/253042, Fax : 02362/253042
E-mail	:	eethwd1@gmail.com

**KONKAN IRRIGATION DEVELOPMENT CORPORATION, ( KIDC ) THANE**

**( GOVERNMENT OF MAHARASHTRA UNDERTAKING )**

**INVITATION FOR EXPRESSION OF INTEREST ( E.O.I. )**

**For Selection of Developers / Consortium**

**For Development of Garden & Tourism Centre at D/s side of Tilari Main Earthen dam, Tal-Dodamarg, Dist-Sindhudurg.**

- 1.0 **The Opportunity** : The Government of Maharashtra has approved privatization policy for the Irrigation Projects vide G.R. No. BOT/302(425/2002)/MP-1, dated 15.07.2003 to take up development of Projects in Maharashtra through Private Sector Participation on Built and Operate and transfer (BOT) basis

Konkan Irrigation Development Corporation (KIDC), Thane desires to complete the scheme development of Garden and Tourism Center at Down Stream side of Tilari Main Earthen Dam, Tal : Dodamarg, Dist. Sindhudurg. It has ample scope for tourism as it is situated at Central place from three states, viz, Maharashtra, Karnataka & Goa. It is long time demand from various representatives of peoples to develop Tilari Irrigation Project from Tourism point of view. KIDC, Thane desires to initiate the work of this tourism project through Private Sector participation on B.O.T Basis. The project comprises of Development of Garden, Providing recreational facilities, construction work of Internal roads, Restaurant Building, Security Cabins, Compound wall, Toilets, electrification, water fountain & other miscellaneous works required for the same.

- 2.0 **Expression of Interest** :- Expression of Interest (E.O.I.) is invited from interested Consortium/Developers who have to submit their offers to Develop Garden & Tourism Center after due approvals from Authorities and complete the Project work with their own techno economic financial cash flow analysis. The investment made by the prospective Consortium/Developers is supposed to be recovered by means of levying of charges for recreational facilities to Tourists as per prevailing rates approved by Government of Maharashtra (GOM).

The Consortium/Developers shall have to take necessary approval/vetting to proposal plan design & drawings from, The Director, Parks & Garden, Mumbai.

The Consortium/Developers shall have to pay for the water royalty charges to Government as per prevailing rates and has to pay the equity as rest for any Government land that will be used for the project in perpetual. The Consortium/Developers has to Build,operate and transfer the tourism project in perpetual and any maintainance, taxes, charges as per law will be borne by

them. Also arrangement for necessary power and its charges is to be made by themselves. Finally the project shall be hand over to WRD of GoM after the designated lease period.

3.0 **Project** : Sindhudurg District has announced as “Tourism District” by Govt. of Maharashtra. Tilari Interstate Irrigation Project is situated 55 Kms from Sawantwadi & 70 Kms from Belgaum ( Karnataka ) International famous Tourist place Goa is 50 Km away from Tilari Project. The shortest route from both states to Goa is by Tilari Project. Tourists from both Maharashtra & Karnataka has adopting this shortest route for Goa. Therefore day by day there is considerable growth of tourism at Tilari Project.

4.0 **Proposed site & Work** : This project under consideration is comprises of Development of Garden & Tourism Centre by developing garden, construction internal roads, electrification in garden water fountain & water sports inreservior canteen facilities, security cabine, Toilet blocks at D/s of Tilari main Earthen Dam and subsequently other recreational facilities from Tourism point of view. There is a about 35.72 Ha. acquired Government land is available at various locations i.e. pickup weir, saddle dams & Down stream of Main Earthen Dam and there is ample water in reservoir for water sports. With the help of these resources well established Tourism Center can be developed. The approximate cost of project in about Rs.18.01 crores.

Necessary investigation and explorations of various means to execute the project is to be done by the Consortium/Developers prejudice at his own cost. The entire work is to be completed by Consortium/Developers in Five years.

5.0 **Applicant** : The applicant may be as single entity or a multiple entity by forming consortium to implement the project. Consortium, as a whole, must have necessary expertise and financial capability to execute large scale tourism project of magnitude of the project under consideration. The members of the Consortium shall be jointly and severally responsible for all matters related with the proposal. the requirements are as under

6.0 **Requirements** : 1) The applicant must have proven experience of developing projects of similar type of works and similar magnitude. 2) The applicant shall have track record of Profitability 3) The applicant should fulfil the following minimum requirements based on last three years audited accounts

a) Net-worth Rs. 7.00 Crores. (approx. ) b) Average Annual Turnover shall be Rs. 5.00 Crores, for the last 3 years

The applicant Consortium / Developer company shall furnish all the documentary evidence in support of their technical and financial capability, including equity. In case of Consortium, all members should furnish the required information in support of their technical and financial capability, including equity.

- 7.0 **Procedure for submission of EOI** : The interested applicant may submit their detailed EOI, along with documents confirming compliance of technical and financial requirements and equity and submit the same by **13.04.2012** at the address indicated below. In case, the interested parties are not able to formally finalize the consortium, they may also submit their EOI, alongwith details of proposed consortium partners.

**Address :**

The Executive Engineer.  
Tilari Head Works Division No.I, Konalkatta  
Tal-Dodamarg, Dist-Sindhudurg  
E-mail : [eethwd1@yahoo.co.in](mailto:eethwd1@yahoo.co.in)  
Tel & Fax : 02363/253042

**OR**

Superintending Engineer.  
Kokan Irrigation Circle Kuwarbay,  
Ratnagiri  
E-mail : [sekic1@rediffmail.com](mailto:sekic1@rediffmail.com)  
Tel : 02352 - 228406 / 7  
Fax : 02352 - 229568

8.0 **Time schedule**

- |                                    |             |                   |
|------------------------------------|-------------|-------------------|
| 1) Visit to project site           | <b>Upto</b> | <b>28.03.2012</b> |
| 2) Developer consortium conference | <b>ON</b>   | <b>30.03.2012</b> |
| 3) Date of submission of EOI       | <b>ON</b>   | <b>13.04.2012</b> |

## सर्वसाधारण टिप्पणी

**कामाचे नांव :- तिलारी आंतरराज्य पाटबंधारे प्रकल्प, ता.दोडामार्ग**

मुख्य धरणाचे अधोबाजूस संपादित जमीनीमध्ये उद्यान विकसीत करणे

सिंधुदुर्ग जिल्हा " पर्यटन जिल्हा " म्हणून महाराष्ट्र शासनाकडून घोषित करण्यांत आलेला आहे. " तिलारी आंतरराज्य पाटबंधारे प्रकल्प " हा सावंतवाडी पासून ५५ कि.मी. आणि आंतरराष्ट्रीय पसंतीचे पर्यटन स्थळ गोवा (मुख्य ठिकाण पणजी) पासून ५० कि.मी. अंतरावर आहे. सद्यःस्थितीत भारतीय जीवनशैली पर्यटनाचे महत्व वाढत चाललेले आहे. तिलारी धरण हे पणजी कोल्हापूर व पणजी बेळगांव या राज्य महामार्गावर आहे. महाराष्ट्रातील कोल्हापूर व कर्नाटकातील बेळगाव या दोन्ही महत्वाच्या व ऐतिहासिक शहरांपासून पणजीचे अंतर तिलारी (रामघाट) या मार्गे सर्वात जवळचे आहे. म्हणून गोव्याला जाणारे दोन्ही राज्यातील पर्यटक या मार्गाचा अवलंब करीत आहेत. सध्या रामघाट येथे कोकण व घाटमाथा जोडण्यासाठीच्या घाट रस्त्याचे काम सार्वजनिक बांधकाम विभागामार्फत अंतिम टप्प्यात आहे. त्यातच सध्या गोव्यामध्ये देश विदेशातील पर्यटकांची गर्दी वाढत असून, सध्या तेथील हौशी पर्यटक एकांतवास व नैसर्गिकरित्या सुंदर व जैव वैविध्यरित्या समृद्ध अशा स्थळांच्या शोधात शेजारील सिंधुदुर्ग जिल्हयाकडे वळत आहेत.

सध्या तिलारी प्रकल्प पूर्णत्वाच्या टप्प्यावर असल्याने दिवसेंदिवस पर्यटकांची वाढती गर्दी प्रकल्पस्थळी होत आहे. तिलारी जलाशय व परिसर निसर्गसृष्टीने अतिशय समृद्ध असा आहे. जलाशयाच्या आसपास डोंगररांगा व हिरवीगार वनश्री असल्याने वातावरण अतिशय सुंदर व निसर्गरम्य असे आहे.

तिलारी मुख्य मातीचे धरणाचे काम पूर्ण झालेले असून त्याची लांबी १०३५ मी. आहे. व उंची ७२ मी. आहे. संपादित केलेल्या क्षेत्रापेकी अंदाजे ३५.७२ हेक्टर क्षेत्र धरणाच्या परिसरामध्ये सध्या उपलब्ध आहे. या क्षेत्रामध्ये पर्यटकांच्या वाढत्या प्रतिसादामुळे या जमिनीमध्ये पर्यटनस्थळ विकसीत करण्याचे नियोजित आहे.

तरी सदर धरणाचा विस्तीर्ण जलाशय व अवतीभोवतीचा नैसर्गिक वनसंपत्तीचा सुयोग्य वापरासाठी धरणाखालील संपादित क्षेत्रात समाजातील सर्व स्तरातील आणि सर्व वयोगटातील व्यक्तींसाठी सर्व सोयीनीयुक्त उद्यान विकसीत केल्यास येणा-या पर्यटकामुळे होणारे आर्थिक उलाढालीने तिलारी खो-यातील जनतेच्या वैयक्तिक व सामाजिक जीवनशैलीचा गुणवत्ता व आर्थिक स्तर वाढण्यांस मदत होणार आहे.

तसेच धरणामुळे उर्ध्व बाजूस विस्तीर्ण जलाशय व १२ महिने मुबलक पाणी यामुळे अस्तित्वातील वनसंपत्ती व वन्यप्राण्यांमध्ये वृद्धी होत आहे. तसेच धरण व कालव्यामुळे लाभक्षेत्रामध्ये भूगर्भ जलपातळीत वाढ होत असून उपलब्ध मुबलक जल, विशिष्ट अशी जमीन आणि हवामानाचा उपयोग करून येथे वेगवेगळ्या प्रकाराच्या फलोद्यान, नगदी वनझाडांची शेती व्यवसाय व प्रक्रिया उद्योग जोमाने सुरु आहे याचा उपयोग कृषी पर्यटनाच्या दृष्टीने होणार आहे.

वरील गोष्टींचा यथायोग्य लाभ जागतिक, देशी व स्थानिक पर्यटकांना मिळण्यासाठी अधोबाजूस खालील सुविधा करणे गरजेचे आहे.

मुख्य धरणाचे अधोबाजूस आणि उन्नैयी बंधारा, खळग्यातील धरण परिसरामध्ये संपादित जमीनीमध्ये उद्यान विकसीत करण्यासाठी खालील बाबी प्राधान्याने करणे आवश्यक आहे.

- १) बागबगीचा तयार करणे.
- २) बागेमध्ये खेळणी बसविणे.
- ३) अंतर्गत रस्ते तयार करणे.
- ४) पर्यटन स्थळाभोवती (उद्यानाभोवती) संरक्षक भित्त बांधणे.
- ५) उपहारगृह (इमारतीचे ) बांधकाम करणे.
- ६) चौकीदार निवासस्थान इमारतीचे बांधकाम करणे.
- ७) स्वच्छतागृह इमारत बांधकाम करणे.
- ८) विद्युतीकरण करणे
- ९) पाण्याची कारंजे करणे तसेच वॉटर स्पोटस्साठी सुविधा करणे.

उपरोक्त सर्व बाबींनी युक्त असा सदर क्षेत्राचा पर्यटनाच्या दृष्टीने विकास केल्यास शासनाच्या अतिदुर्गम नैसर्गिक व संपन्न अशा या भागातील जागेचा सुयोग्य वापर होवून शासनाला महसूलाच्या स्वरूपात आर्थिक परतावा मिळण्याची शक्यता आहे. तसेच पर्यटनामुळे या पंचक्रोशीतील आर्थिक घडामोडीत वाढ होवून, या भागाचा सर्वांगीण विकास होणार आहे.

