



EXPRESSION OF INTEREST (EoI)

“Development Textile Museum on a plot bearing C.S No.831 of Mazgaon Division admeasuring 44,000 sqmt at India United Mill No. 2 & 3 Kalachowky, Byculla(E) and its operation & maintenance for 20 yrs”

1. INTRODUCTION

To exhibit the rich history of Textile Industry of Mumbai and rich Textile and Handicraft Heritage of India, BMC intends to develop textile museum at C.S.No.831, 'E' Ward, Mazgaon. The expression of interest has been called to get the proposals as a part of C.S.R. activity or any other form of private investment of minimum 80 - 100 crores and a capacity to maintain and operate for minimum 20 years. This land parcel of 44,000 sq.mtr. is allowed to be developed for permissible activities as mentioned in Government Notification No. TPB-4312/789/CR-27/2013/UD-11. The applicant should be preferably a Public Company /Charitable Trust or Society, willing to invest minimum 80-100 crore rupees as capital investment with an undertaking of operational maintenance at its own costs for a period not less than 20 years.

Any net revenue generated from this project should be used for maintaining, operating and upgrading the same facility. The applicant must have a track record of contribution into museum and heritage conservation, minimum two project of such nature is required to be completed and operational anywhere in India in last 5 years. The land and structure for this project will be given 'as and where' basis. The heritage structures on this land are required to be protected as per the rules.

BMC will support and facilitate necessary clearance required for the successful implementation of the project.

2. SCOPE OF WORK

The scope of work includes, but is not limited to:

A) Already developed Textile Museum (Phase-I) approx. 7,000 sqmt including pond:

- Operation & Maintenance of the premises including Civil, M&E, HVAC, Fire fighting landscaping, pond water quality & level maintenance including housekeeping, security etc.
- Leasing of 5 nos of Multi-purpose kiosks developed for food stalls & Textile Museum related merchandise.
- Installation, Operation & Maintenance for Ticketing system including crowd management
- Installation & Maintenance of the Signage & Murals
- Managing the Multimedia musical fountain light & sound show installed at the pond inside the Phase-I premises for public display through the fountain agency responsible for its operation & maintenance for 3 yrs & subsequent years.

- Collection of ticket by online or physical means.
- Development of Parking facility its management & charges collection

B) Textile Museum (Phase-II) approx.37,000 sqmt:

- Restoration of the listed Heritage Structure inside the mill premises as per the MHCC NOC without majorly altering the existing character which Heritage & Natural character of the buildings i.e the existing present internal & exterior finish shall be kept as it is along with maintaining the trees grown on the walls.
- Development of Museum inside the restored Mill structures displaying exhibits on rich history of Textile Industry of Mumbai & rich Textile & Handicraft Heritage of India
- Developing & leasing if required like shops, cafeteria, restaurant etc. & various other ancillary activities as permitted by Government Notification No.TPB-4312/789/CR-27/2013/UD-11.
- Development of Hard & Soft landscaping
- Providing all relevant services like Strom water, Sewerage disposal/ treatment as per norms, Solid waste management, water supply, HVAC, M&E, Fire fighting etc.
- Initiative from perspective of energy & water conservation like the solar, rain water harvesting.
- Operation & Maintenance of the premises including Civil, M&E, HVAC, Fire, landscaping, including housekeeping, security etc.
- Installation, Operation & Maintenance for Ticketing system including crowd management integrated with Phase-I project
- Installation & Maintenance of the Signage & Murals
- Collection of ticket by online or physical means.
- Development of Parking facility, its management & charges collection

The duration of the project is 20 years (excluding development phase) extendable for the period on mutually agreed terms. BMC has already undertaken master planning for Phase-II, Structural audit of the Heritage Structures, tender document, BOQ for Phase-II through its Heritage consultant, hence applicants are advised to take into consideration already undertaken work and build upon it rather than re-inventing wheel & preferable engage the existing on boarded agencies like the structural consultants so that the experience of working on the project with the recent vision of the BMC is put to better use. This will also be a cost & time saving for the applicants.

3. ELIGIBILITY CRITERIA

To be eligible for consideration, the Applicants must meet the following criteria:

- **Technical Capacity:**
The Applicant must have successfully completed two similar project of similar nature within the last 5 years. The project should involve
 - museum and heritage conservation
 - Operation& Maintenance
- **Financial Capacity:**
 - The Applicant must demonstrate a minimum Capital Expenditure (CapEx) capability of ₹ 80-100 crores.

- The Applicant must demonstrate a minimum Operational Expenditure (OpEx) expenditure capability of ₹ 8-10 crore per year

- **Competence:**

The Applicant must have a team with the required technical skills, experience, and capacity to have successfully completed development of Heritage Conservation, Architectural planning, services including MEP, HVAC etc, Curation, Museology, Historical research, IT infrastructure, Security, Housekeeping, Landscape, Project Management, Operation & Maintenance. *The Applicant shall preferably engage the existing on boarded consultant/agencies by the BMC, whose work experience for the specific site can be of use for undertaking the development activities.*

4. SUBMISSION REQUIREMENTS

Interested parties should submit the following documents as part of their EoI:

- 4A. Details of Museum & Heritage projects completed in the last 5 years (project descriptions, cost, timeliness, and outcome with respect to completion and maintenance years).
- 4B. Applicant's profile, including key personnel and relevant experience.
- 4C. Proof of financial capacity to meet the required CapEx and OpEx criteria.
- 4D. Any additional information that demonstrates the Applicant's ability to meet the project requirements.

5. SHORT-LISTING CRITERIA

As per Submission Requirements above	Weightage
For 4A	50%
For 4B	20%
For 4C	20%
For 4D	10%

Note: Applicants must meet the minimum weightage requirement of 80% to be considered for shortlisting.

6. DEADLINE FOR SUBMISSION

The EOI must be submitted in a sealed cover/envelope at the following address on any working day before 15:30 hrs by 28th July 2025

Address:

Office of Executive Engineer (Headquarters)
Ground Floor, Municipal Head office,
Brihanmumbai Municipal Corporation
Mahapalika Marg, Fort, Mumbai – 400 001

Late submissions will not be considered.

7. CONTACT INFORMATION

For further inquiries or clarifications regarding the EoI, please contact:

Shri Sanjay Adhav
E.E.(H.Q.)
9820085076

8. DISCLAIMER

BMC or any of its designates reserves the right to cancel this request for Eol at any stage, and/or invite afresh with or without amendments, without liability or any obligation for such request for Eol and without assigning any reason(s). Information provided at this stage is indicative and BMC reserves the right to amend/add further details in the Eol.

**Sd/-
Chief Engineer (BM)**