

**EXPRESSION OF INTEREST**

**Sub: Commercial Proposals are invited for Development, Operation, Management & Maintenance of warehousing facilities at CWC's Land at Thanjavur, Trichy, Mannargudi, Chrompet, Udumalpet and Royapuram.**

Central Warehousing Corporation (CWC) is a Govt. of India Undertaking and a Corporation established under the Warehousing Corporation Act'1962. CWC is a well known Warehousing Agency in India providing warehousing and logistic support services to diverse group of users of such services. CWC has been operating Agri-warehouses, Customs Bonded Warehouses, Container Freight Station (CFS), Inland Container Depots (ICD), Integrated Check Post (ICP), Rail Terminals/across the country.

CWC invites Expression of Interest (EoI) from the interested and financially sound parties who intend to Develop, Operate, Maintain and undertake Management of warehousing facility such as Built-to-Suit(BTS), Built-Operate-Transfer (BOT), Build-Own-Operate-Transfer (BOOT), Design-Build-Finance-Operate (DBFO) and Build-Own-Operate (BOO) for usage like agri-warehousing and allied activities (cold-chains/storage, processing, grading, packaging and other value addition activities), Container Freight Station, Logistics, Data Warehousing, FMCG, e-commerce hub, open stock yard for steel/iron/automobile and other allied activities under the commercial arrangement in accordance with frame-work of Customs Act and Warehousing Corporation Act.

CWC's objective is to select entity/ies, which has the organizational capability to successfully develop, finance, equip market, operate, maintain and independently manage the existing facility partly or fully, and to successfully invest in developing the desired warehousing/supply chain infrastructure. Further, develop, design, engineer, finance, procure, construct, operate, maintain and independently manage facilities at the newly created or modified facilities as the case may be and also offers the most attractive commercial terms to CWC. CWC shall enter into Strategic Alliance Management and Operations Agreement with the successful Bidder who will be called as SAMO. CWC will facilitate for required statutory approvals for construction and operation of facility to be built by SAMO.

The details of the location are given hereunder.

<b>Name of Location</b>	<b>Location Address</b>	<b>Co-Ordinates</b>	<b>Area available</b>	<b>Other Details</b>
CWC, Chrompet	Central Warehouse, Chromepet Post, Chromepet, Chennai - 600 064	12.938075, 80.137992	Covered Space 5.49 Lakh ft <sup>2</sup> (Ready to use covered space) Open Space - 0.25 lakh ft <sup>2</sup> .	CWC, Chromepet is ideal for e-commerce, FMCG, Pharma companies, 3PL/4PL Logistics Service Providers as the facility is situated in the most developing part of Chennai city which is one of the largest hub for the supply chain industry. With the ever-growing concepts of JIT delivery, guaranteed delivery the need for warehousing space in densely populated area is need of the hour. Further the facility is in proximity to airport which is ideal for consolidators operating in air-cargo segment as a value addition both for general and bonded cargo as 20000 ft <sup>2</sup> covered space is notified for public bonded warehouse.

CWC, Mannargudi	Pamani, Mannargudi - 614 014	10.688633, 79.448633	Covered Space – 3.38 Lakh ft <sup>2</sup> (Ready to use in covered space) Open Space – 11.82 Lakh ft <sup>2</sup> .	Best suitable for agri-warehousing and associated processing/value addition industries in food segment, since the warehouse/land is in delta region of TN. Farmers in these parts cultivate paddy as their primary crop and pulses such as black-gram and green-gram as secondary crop. They also cultivate seasonal vegetables and fruits. The warehousing demand will increase due to the expected growth in cultivation in Cauvery Delta as Protected Special Agricultural Zone (PSAZ) would increase the capacity of procurement in farming season. The warehouse is located close to the newly commissioned railway good-shed (< 3 Kms). Considering the agricultural potential, even for fertilizer companies it is best suited to maintain buffer stock through rake movement to cater to the local need.
CWC, Thanjavur	1 Vallam Road, Thanjavur - 613 007	10.761694, 79.121861	Covered Space – 4.69 Lakh ft <sup>2</sup> (Ready to use in covered space) Open Space – 8.85 Lakh ft <sup>2</sup>	Best suitable for agri-warehousing and associated processing/value addition industries in food segment, since the warehouse/land is in delta region of TN. Farmers in these parts cultivate rice as their primary crop and pulses such as black-gram and green-gram as secondary crop. They also cultivate seasonal vegetables and fruits. The warehousing demand will increase due to the expected growth in cultivation in Cauvery Delta as Protected Special Agricultural Zone (PSAZ) would increase the capacity of procurement in farming season. The warehouse is located close to the railway good-shed (< 5 Kms). Considering the city and ample open space available, the open space can be used as establishing stock yard for steel/iron/ vehicle.
CWC, Trichy	K.K. Nagar, Tiruchirappalli - 620 021	10.762146, 78.690374	Covered Space – 5.98 Lakh ft <sup>2</sup> (Ready to use in covered space) Open Space – 13.45 Lakh ft <sup>2</sup>	Best suitable for agri-warehousing and associated processing/value addition industries in food segment, since the warehouse/land is in delta region of TN. Farmers in these parts cultivate rice as their primary crop and pulses such as black-gram and green-gram as secondary crop. They also cultivate seasonal vegetables and fruits. The warehousing demand will increase due to the expected growth in cultivation in Cauvery Delta as Protected Special Agricultural Zone (PSAZ)

				would increase the capacity of procurement in farming season. The warehouse is located close to the railway good-shed (< 5 Kms). Considering the city and ample open space available, the open space can be used as establishing stock yard for steel/iron/ vehicle.
CWC, Royapuram	131, Shaik Maistry Street, Royapuram, Chennai – 600 013.	13.117053, 80.294043	Covered Space – 38670 ft <sup>2</sup> (Ready to use covered space)	CW, Royapuram is ideal for e-commerce, FMCG, 3PL/4PL Logistics Service Providers as the facility is situated in the most developing part of Chennai city which is one of the largest hub for the supply chain industry. With the ever-growing concepts of JIT delivery, guaranteed delivery the need for warehousing space in densely populated area is need of the hour. Further the facility is in proximity to Chennai port which is ideal for consolidators operating in sea-cargo segment. The facility can best cater to the demand of North Chennai which is one of the most densely populated areas with large base of consumer.
CWC, Udumalpet	Tiruppur Road, Earipalayam, Udumalpet.642 126	10.600316, 77.250069	Covered Space – 30000 ft <sup>2</sup> (Ready to use covered space) Open Space - 3.19 Lakh ft <sup>2</sup>	Udumalpet is flourished mostly with agricultural commodities like copra, cotton, maize, ground nut, pulses etc. procured by agro-processing industries. Udumalpet is situated near Tiruppur and Coimbatore, packed with Textile & other Industries.

The offers received from bidders/ interested parties (end users, service providers, 3PL/4PL etc) will be examined and analyzed on the basis of their proposals and its feasibility with CWC. Interested parties are advised to visit the site before submitting their proposal, in person or by sending their representative to inspect the premises, available infrastructure and acquaint themselves with local issues, labour practices & working environment.

Interested parties are advised to send their proposal “Expression of Interest” as per following proforma along with necessary documents:

1. Name of the Bidder with address & contact No.:
2. Brief details about their existing business:
3. Name of the facility they want to Use or create additional or convert existing facilities into following:
  - a) Temperature Controlled Warehouse
  - b) Cold Storage
  - c) General Warehouse
  - d) CFS
  - e) Bonded warehouse
  - f) Multistory warehouse
  - g) Open stock yard
  - h) Any other facility not mentioned above

4. Area required in m<sup>2</sup> /ft<sup>2</sup> for their development according to business plan.
5. The interested parties may also mention whether they intend to work on arrangement at the open land at Thanjavur, Trichy, Mannargudi on revenue sharing basis or fixed lump-sum fee basis.
6. They may specifically mention the expenditure which they are willing to borne over and above revenue sharing basis.
7. Revenue sharing model with specific details including escalation per year in the share or fixed fee to be paid to CWC.
8. Any other revenue sharing model which will take care of development, operations and maintenance of existing facilities and who will offer most beneficial commercial terms to CWC.
9. Period of agreement.
10. Copy of PAN Card.
11. Copy of GST Registration
12. Organization Details: In case the bidder is a Proprietorship Firm/in case of the bidder is a Partnership Firm/in case of a Company (Private or Public).
13. Copy of audited Balance Sheet and Statement of Profit and Loss for preceding three Financial Years. In case, there is no statutory obligation to get the accounts audited, certificate of practicing Chartered Accountant be uploaded.
14. Present assignments, experience in the field of logistics etc.
15. They can send proposal for one land/location or all of the locations mentioned above.
16. Other relevant details, if any.

CWC reserve its right to reject all the bids/proposals without giving any reason thereof. The proposals completed in all respect should reach this office on or before **1500 Hrs. on 30.11.2020**. The proposals shall be submitted in a sealed cover addressed to the Regional Manager, Central Warehousing Corporation, Regional Office, Chennai. The envelope containing the proposal shall be duly sealed & super-scribed "EOI FOR CWC FACILITIES". The proposal can also be sent through email.

The proposals received shall be scrutinized and the final outcome, if any shall be intimated to the concerned at their notified address/e-mail. The proposals received after the last date will not be entertained.

**FOR FURTHER DETAILS, CONTACT:**

- 1. Smt Priya Jacob, AGM (Business), 98846 28181, priya.jacob@cewacor.nic.in.**
- 2. Shri V. Nirmal, SAM (Business), 97905 57087, nirmal.v@cewacor.nic.in.**

**REGIONAL MANAGER**