

# Redevelopment of IHM Institute, Hostel facility along with a Premier Hotel in Dadar (West), Mumbai

**Minutes of Pre-Application Conference held on  
07.05.2025 at 11:00 AM at IHM Mumbai**



**Minutes of the Pre-Application Conference for the Redevelopment of IHM  
Institute, Hostel Facility along with a Premier Training Hotel at Dadar,  
Mumbai**

A pre-application conference, as per the clause 7 of EOI document was held on 07.05.2025 at 11:00 AM at IHM, Dadar (West) Mumbai, to provide clarifications on the issue, if there were any. The list of participants is attached in the **Annexure I**. Clarifications to the queries raised during the meeting are provided hereunder.

During the meeting it was realized that a clarity was required regarding the intent of EOI. The IHM would like to reiterate that the purpose of inviting EOI is to assess the interest among prospective parties for undertaking the proposed project and to understand their broad proposals / expectations / requirements etc. (please refer 1.3 of the EOI document). Please also refer 8.1 of the same document which states that “the invitation of EOI is not intended for pre-qualification of bidders. IHM will call for proposals for qualification / bids separately at subsequent stage. The interested parties may be engaged by IHM for consultation purposes).

Following are the responses to the queries raised by the participants and received on emails:

Sl. No	Queries	Response
1	Please provide the AutoCAD drawing of the site with accurate dimensions. As per our understanding, the site area is 3.6 acres, as stated in Clause 2.4 of the EOI. (However, there is conflict in area mention on page 3 Clause 1 vs Page 4 clause 2.4).	The drawings can be provided once the project is put on bidding
2	The EOI mentions that an FSI of 5 is available for the site. Could you please confirm and share the basis or documentation for the same? is there any cost required to be paid to authority for this FSI?	As per DCPR 2034, clause 33(2). No payment for FSI to IHM Mumbai. However FSI premium is payable to regulatory authority i.e. BMC/MCGM.
3	As per clause 4.3 the portion of building handed to IHM should be developed on Design, Built, Finance, Operated and Transfer (DBFOT) basis. We will request that post-handover the IHM portion of the building should be maintained by IHM and not the developer.	Suggestion is noted
4	We propose a concession term of 60 years, given that a hotel is a capital-intensive development and is subject to market cycles. A 30-year concession, inclusive of the construction period, would not be viable.	Suggestion is noted

5	Will hotel have to compulsory allow access to all students for training purposes (refer clause 4.3)? Who will bear cost of such training? Is there any proposed training schedule?	The proposed hotel is a training hotel and the training to the students is part of curriculum as it generally happens in all the institute
6	What is the current land use classification? Is a hotel, as a commercial activity, permissible under this land use?	Current land use classification is Education & Institution. Training hotel is permissible under this land use.
7	Will there be any restrictions on the hotel in terms of selling or renting rooms to third parties?	As of now there is no such plan but once the project is on board we can look into this aspects as well
8	Can developer/operator brand the hotel with their brand / logo etc.	There would be co-branding
9	Kindly share the detailed area statement requirements of the educational institute that developer shall have to build? Who will do the interiors of the IHM building (i.e. academic block, training centre, residential quarters, hostel)	Please find attached herewith the complete area statement as <b>Annexure II</b> . Please note that while routine interior finishing is included, the detailed interior layout will be developed based on the specific requirements of the final plan.
10	Will mortgaging of the land be permitted for the purpose of raising project finance?	As of now there is no such plan. Escrow of revenue and substitution is being thought. This EOI exercise is suggestion taking exercise, you may suggest your views while submitting your EOI document
11	Please clarify the current ownership/title status of the land. Is the educational institution legally authorized to undertake the current EOI process?	Ownership belongs to IHM Mumbai on perpetuity leasehold
12	Is the free FSI 5. If not, hope the balance FSI beyond free FSI up to 5 shall be purchased and made available by the Institute.	As per the latest Government Regulations (GR), an FSI of 5 is permissible for educational buildings with a maximum height of 45 meters. The associated premium is 10% of the prevailing Ready Reckoner (RR) rates for the locality. Institutional buildings can achieve a height of up to 120 meters, subject to a premium of 30% of the prevailing RR rates.
13	Considering 5 FSI for 3.5 acre of land, the permissible BUA is approx. 71,000 sqm. As per clause 4.1 of EOI, minimum area of 50,000 sqm needs to be utilized for essential facilities (i.e Academic block and Accommodation block) which means the net area available for the star Hotel is only approx.20,000 sqm i.e only about 28% of the total buildable area. However as per clause 4.1 of	Please find attached herewith the complete area statement as <b>Annexure II</b> . This statement is "as of now" basis.

	EOI, the area available for Hotel construction would be approx. 40,000 sqm. Request to please clarify.	
14	Request to please provide estimated area for the academic block, accommodation block and the Hotel block separately to understand the extent of Hotel construction possible (no. of keys, facilities, etc.) and the total investment required. This is extremely critical for providing project details in the EOI as per the requirement of EOI. Also request the Institute to provide specifications (including inspirational renderings, designs, drawings, if any) for the essential facilities. Hope bidders responsibility in construction of academic and accommodation block is only to the extent of construction of the building and the necessary furnishing etc. shall be done by the Institute itself.	Please refer response against query no. 13.
15	Would request the Institute to confirm the maximum permissible height as per AAI, ground coverage, setback requirements, and other applicable requirements as part of the tender.	Maximum permissible height as per AAI is 120 meter, ground coverage 60% of the total plot area, setback as per DCPR 2034.
16	Please confirm that the subject site does not attract any provisions or restrictions under CRZ (Coastal Regulation Zone) regulations.	CRZ NOC need to be obtained.
17	Request the Institute to confirm the land area as 3.5 acres (point 1 of pg-3 of EOI) or 3.6 acres (mentioned in clause 2.4 of EOI) Please provide the plot layout map and the contour/survey map to be able to understand the construction possible for providing project details in the EOI as per the requirement of EOI.	It is 3.64 acres as per DP remark.
18	Request the Institute to please provide contact details and time for carrying out the site visit before submission of EOI	Site visit may be conducted by contacting the contact details provided in the EOI document
19	Request the Institute to relook in to the requirement of EOI to provide any project development related details viz. no. of keys, investment etc. at this stage in the absence of adequate information and clarity, and the limited time provided for submission of EOI.	There are some details available in the EOI document. At this stage the intent is to collect feedback from the potential players and based on that detailed project report will be prepared. This exercise is not for eligibility or qualification as was explained in the meeting

20	The period of 30 years for construction and management of the Hotel is too short to enable the bidder to recoup its investment. Request the institute to keep it to at least 60 years excluding construction period with auto renewal for further 30 years on same terms and conditions.	Suggestion is noted
21	Request the Institute to please advise whether the land held by it, is freehold or leasehold?	On perpetuity leasehold.
22	Request the Institute to specify the scope of maintenance work to be carried out by the bidder for the Institute's essential facilities and the maintenance period of the Essential Facilities	it's a matter of detailing while full scale financial feasibility is prepared. However, you may provide your suggestions in your EOI submission.
23	Request the Institute to please confirm the manner in which the rights and interest in the essential facilities be transferred to it post construction while retaining the rights for the Hotel block by the bidder. Hope the applicable GST and stamp duty, etc. upon transfer of the rights to the Institute shall be borne by the Institute	The cost, if applicable, of any component will be the part of total project cost. Handing over process will be clearly defined in the Tender Document when released
24	Request the Institute to confirm whether it shall facilitate the seeking of necessary approvals from different agencies for the accommodation block, academic block and the Hotel block as applicable respectively.	IHM will facilitate wherever required. The details of all the approvals will be provided in the tender documents
25	Request the Institute to please provide detailed terms and conditions for the proposed redevelopment to have better clarity on the roles, responsibilities and obligations of both the parties during construction, maintenance and operation period. Also, request to please share the draft lease agreement.	As of now since this is just an EOI exercise, the suggestions are being invited from the potential developers. However, a brief about the intended structure is provided in the EOI document
26	Please clarify the following:	
	1. How will the common areas incl. entry and exit, driveways, amenities, parking be allocated between essential facilities and hotel.	Their will be separate entry and exit for training hotel and academic. Detailed will be discussed at the final designing stage.
	2. Whether developer can create separate MEP, other Infrastructure fittings (like electrical, plumbing, water connection, STP, Diesel Generators, Chiller, fire-fighting equip., elevators etc.) for the essential facilities and hotel respectively?	Yes
	3. Who would be responsible for the maintenance of the common area and how the cost be shared?	We seek suggestions in the EOI submissions. The project is intended to be bidded out on the max premium payment to the IHM and while preparing the benchmark number, this

		issue will be kept in mind and benchmark premium will be decided accordingly.
27	Please clarify the expected specifications for facilities to be handed over to IHM, including whether civil shell delivery is sufficient or fully furnished and equipped premises are required.	There would be some furnishing, however the specific details will be provided in the detailed tender document later
28	Kindly confirm whether the developer is expected to create a dedicated maintenance corpus for the IHM-dedicated facilities post-handover, and if so, under what norms?	Please refer the response above at 26.3
29	In view of capital intensity, we respectfully request IHM and the Ministry to consider a 60- to 75-year license period, or a 30+30-year renewal model, subject to GOI approval under the Institute's Memorandum of Association.	Suggestion is noted
30	We understand that ground coverage norms applicable to the redevelopment site will be governed by the provisions of the Mumbai Development Control and Promotion Regulations (DCPR 2034) and corresponding BMC approvals. Please confirm that IHM has no additional internal restrictions on built-up distribution. Additionally, has IHM made any prior submissions under DCPR (or earlier regulations) that provide precedent or guidance on permissible ground coverage? If so, we request this information be shared with bidders.	Yes, it is covered as per DCPR 2034 and corresponding BMC/MCGM approvals. There is no internal restrictions on built-up distribution and no prior submissions under DCPR.
31	We note that IIT Bombay has audited the feasibility for G+17 and G+19. Kindly confirm if higher vertical development may be considered subject to structural clearances and local DCPR zoning provisions.	We can go for higher vertical development as per AAI approval and DCPR 2034 norms. Soil testing report is enclosed as <b>Annexure III</b> .
32	Please confirm that the monetisation component may be developed in a physically segregated block with independent ingress/egress, without integration with IHM operations.	Yes
33	Please confirm that IHM shall extend necessary support, including issuance of land/title NOCs and co-signing statutory approvals where land ownership declarations are mandatory.	Yes

34	Request IHM to designate a nodal officer from its side to act as Single Point of Contact during the development phase to coordinate reviews, approvals and interactions.	The Principal's office may be approached whenever needed
35	We understand that the lease/license agreement will be executed by IHM Mumbai Society through its Board/Principal, with necessary Ministry approvals. Kindly confirm.	Yes
36	Hotel Infrastructure: Is the development of a 5-star hotel permitted within the scope of this project or only 4-star is allowed?	Yes
37	Experience Requirement: Is prior experience in providing on-the-job training a mandatory condition for eligibility?	As explained in the meeting, there is not any specialized training required
38	PPP Tenure Flexibility: Can the tenure under the PPP model be extended? If so, what is the maximum permissible extension period?	Please refer the response above for a similar query
39	Tender Timeline: When is the formal tender document expected to be finalized and released?	4-6 months
40	Project Management Consultant (PMC): Will a PMC be appointed for this project?	Once the formal tender is awarded, Independent Engineer would be appointed
41	Relocation During Construction: Will existing students be relocated during the construction phase, or is the construction expected to be phased around ongoing operations?	IHM thinks to do a phased construction however is open for suggestions
42	Clause 4.2 - Competent Authority Approval: Kindly elaborate on the requirement to "receive approval from the competent authority" - specifically, which approvals are referred to and from which authority.	Competent Authority meaning depends upon the subject eg. Plan approval – BMC/MCGM, anything related to agreement - IHM, CRZ, AAI, environment etc.