

Department of Health and Family Welfare
Government of West Bengal
Swasthya Bhavan, GN-29, Sector-V, Salt Lake
Kolkata 700091

Memo: HFW-14015(15)/4/2022-SPSRC SEC-Dept. of H&FW/PPP/1655

Date:04/04/2022

EXPRESSION OF INTEREST (EOI)

for establishment of Private Medical College in West Bengal based on National Medical Commission guidelines by allowing Government Hospitals of 300 beds or more to give support for initial period of 5 years and extendable up to 33 years in the lieu of user charges for Academic Year 2023-24

EOI Issuing Authority:

Secretary, PPP

Department of Health and Family Welfare, Government of West Bengal

Tel: 033-23333142/033-23333609

Email: spsrcwb2019@gmail.com and spsrc.tapp@gmail.com

1. Introduction

It is felt that there is a need to increase the number of seats in MBBS by establishing new colleges both in Government as well as private sector. At present, there are 4000 MBBS intake capacity of seats per year in 26 medical colleges in the West Bengal and 6 new Medical Colleges are under construction which will add into the intake capacity.

The Government of West Bengal has introduced universal health coverage under programme of Swasthya Sathi for every family in the State. This would, therefore, require additional medical support in form of doctors and medical facility which may be filled up by incorporating private parties by setting up of Medical Colleges.

Government of West Bengal has been receiving requests from project proponents for setting up Medical Colleges for which they have lands/properties/buildings (completed or under-construction), but don't have appropriate hospital i.e., 300 bedded hospital running for two years or more to which they may show themselves to be attached to till they develop their

owned teaching hospital in owned land as per NMC guidelines. The project proponents are requesting Government of West Bengal to spare some of its facilities on basis of a MoU for a period not exceeding 33 yrs, for enabling them to apply to the National Medical Commission simultaneously they shall be developing their own separate medical college.

With this objective, Government of West Bengal, (the “**Authority**”), invites EOI from eligible Project Proponents for establishment of Private Medical College in West Bengal based on National Medical Commission guidelines on the basis of EOI by allowing Government Hospitals of 300 beds or more and not attached with any functioning or proposed Medical College on temporary basis.

2. EOI Schedule

| # | Particulars | Date & Time |
|---|--|--|
| 1 | Publishing EOI online | 05/04/2022 |
| 2 | Last date of submission of queries | 12/04/2022 till 5.00 PM |
| 3 | Pre-proposal meeting | 19/04/2022 at 1.00 PM at Swasthya Bhawan |
| 4 | Uploading pre-bid response, corrigendum, if any | 22/04/2022 |
| 5 | Downloading of EOI and submission of application | 23/04/2022 from 10.00 AM |
| 6 | Online EOI submission closing date and time | 14/05/2022 till 5 PM |
| 7 | EOI Opening | 17/05/2022 |

3. Notice inviting Expression of Interest (EOI)

- 3.1 Government of West Bengal has decided allowing interested private parties (the “**Project Proponent**”) who have ready infrastructure for starting of Medical Colleges session for academic Year 2023-24 and land on its own name for development of teaching hospital as per the NMC guidelines at the time of application, to utilize Government hospitals at District level and sub divisional level having 300 or more beds for initial period of 5 years extendable up to 33 years on the basis of user charges to be borne by the selected Project Proponent. The project proponent shall need to establish its own teaching hospitals within 5 years of signing of MoU.
- 3.2 The Authority reserves the right to modify, cancel, suspend, or terminate any aspect of the EOI process at any time, for any reason, without giving prior notice and the Authority (including their officers, employees, consultants) shall not be bound by this EOI.
- 3.3 Based on the applications received, the Authority may seek additional clarifications/information from the applicants.

4. Enabling Provisions

- 4.1 As per NMC guidelines, it is desirable that the Medical College and teaching hospital should be in a unitary campus. However, there are provisions that the hospital and the Medical College can be housed in more than one plot of land. The distance between each one of these plots should be less than 10 kms or less than of 30 minutes travelling time whichever is lesser.
- 4.2 Establishment of Medical College Regulation 1999 provides provision in Clause 2 (5) for utilization of minimum 300 bedded Government hospitals for setting up of Private Medical College transferred through a MoU.

5. Terms of Reference

- 5.1 EOIs may be submitted by interested Project Proponents as a single entity or a group of entities (Consortium). In case of Consortium, the Lead Member shall have to mandatorily comply with the experience of running affiliated teaching institutions/medical college & hospital/private hospitals/nursing homes/ teaching institute/nursing colleges/paramedical colleges in last 5 (five) years and must produce valid affiliation certificate. In case of Consortium, the members cannot be part of any other applying Consortium. The project proponent can be a registered legal entity such as Limited Company/Private Limited Company/Limited Liability Partnership firm/ Charitable Trust/Society/Trust registered under appropriate statutory authority of Government of West Bengal/Government of India.
- 5.2 The government hospital at District level and sub divisional level hospital with 300 (three hundred) beds and above may be allowed for initial period of 5 (five) years extendable up to 33 (thirty three) years.
- 5.3 The Project Proponent should have land on its own name for development of teaching hospital as per the NMC guidelines at the time of application.
- 5.4 The Project Proponent shall deposit an online EMD of INR 25,00,000 (Rupees Twenty Five Lakh only) at the time of submission of its application as per as per guidelines issued by Finance Department G.O. No 3975 F (Y) dated 28th July 2016 ([http://www.wbfin.gov.in/writereaddata/3975-F\(Y\).pdf](http://www.wbfin.gov.in/writereaddata/3975-F(Y).pdf)).
- 5.5 The user charges payable by the project proponent for using the government hospital on temporary basis shall be **INR 15,000 per bed per month for corporation area, INR 12,000 per bed per month for municipality are and INR 10,000 per bed per month for other areas (the “User Charges”)**.. The User Charges shall be fixed for first 3 (three) years from the commencement of the Academic Year 2023-24. The User Charges shall be fixed on the basis of actual number of beds of the government hospital utilized for teaching purpose as per the NMC requirements and the same may be levied from the actual date of commencement of academic session as notify by NMC. If more beds are required in future, the user charges shall be proportionately calculated.

An illustration:

- a. *The total number of beds required initially- 300*
- b. *Rate of the User Charges for 1st three years – INR 15,000 per bed per month*
- c. *Total amount of the User Charges in a particular Year $c = a * b * 12$ -INR 54,000,000*

d. *In case requirement of beds increased to 350 in 2nd year, then the total user charges shall be INR 63,000,000 (350*12*15,000) for 2nd year*

5.6 The User Charges shall be increased in every 3 (three) years as multiples of 2, 3, 4 and so on. This rate of user charges shall be payable by the Project Proponent for Academic Year 2023-24. It shall be payable in advance annually from the actual date of commencement of academic session as per NMC guidelines.

An illustration

a. *If the User Charges for 1st three years – INR 10,000 per bed per month*

b. *4th (fourth) year onwards the User Charges (b= a*2) -INR 30,000 (Indian Rupees Thirty Thousand only) per bed per month*

c. *7th (seventh) year onwards the User Charges (c=a*2) INR 45,000 (Indian Rupees Forty Five Thousand only) per bed per month and so on.*

5.7 Private Medical College so approved shall have state quota seats of 50% (fifty per cent) of the total intake capacity as per current NMC guidelines. The proportion of seats shall be modified from time to time as per NMC guidelines. Fees of these medical colleges shall be fixed as by the Permanent Fees Fixation Committee as per the NMC guidelines.

5.8 EOI shall be evaluated by the experts in Health and Family Welfare Department. All the short-listed EOI shall be put up to the Committee of Secretaries for final approval.

5.9 The Project Proponents should have minimum technical and financial criteria as mentioned below:

a. The Project Proponent should have ready infrastructure for starting of Medical College session for Academic Year 2023-24 and land for development of teaching hospital as per the NMC guidelines at the time of application.

b. The Project Proponent should have experience in operating, maintaining, and managing medical college & hospital/private hospitals/nursing homes/ teaching institute/nursing colleges/paramedical colleges in last 5 (five) years and must produce valid affiliation certificate.

c. The Project Proponent should have Minimum Net worth of INR 175,00,00,000 (Rupees One Hundred Seventy Five Crores) in last Financial year.

Note: In case of a Consortium the combined Net Worth of those members, who shall have an equity share of at least 26% (twenty six per cent) each in the Special Purpose Vehicle (SPV), should satisfy the above condition of eligibility.

i) At this stage no financial bid is required to be submitted.

6. EOI submission

EOI is to be submitted through the web portal (<https://www.wbtenders.gov.in>) as per the format given under annexure along with the following documents

a) Details of land availability including the copy of Record of Rights (RORs)

- b) Details of the infrastructure ready for starting a Medical College as per NMC guidelines along with all applicable permits.
- c) Details of the hospitals proposed to be developed by the private party within time frame along as per NMC guidelines along with all applicable permits
- d) Documents related to Net worth of the applicant (certified by Statutory Auditor),
- e) ITR for last 3 years, details of PAN registration, GST registration
- f) Audited Accounts for the last five financial years
- g) Memorandum of Association/Society/Trust registration details, Certificate of Incorporation in case of Company registered under Indian Companies Act
- h) Copy of a deed for public/religious or Charitable Trust registration under the Trust Act 1882
- i) Solvency Certificate
- j) Detailed Project Report for establishment medical college and hospital along with all the time schedule
- k) Documents related to experience of running the teaching institutions and affiliation certificates and available HR facility

7. Shortlisting/Selection of the Project Proponents

- 7.1 The evaluation committee of the DoH&FW shall download all the EOI and carry out the evaluation. The evaluation shall be done on the basis of responsiveness of the EOI submitted by the Project Proponents and technical eligibility criteria as mentioned under clause 5.9. The final selection of the Project Proponent shall be done based on site visit to be conducted by the state level expert committee. The state level expert committee shall undertake the site visit only for the shortlisted Project Proponents.
- 7.2 In case two or more Project Proponents are applying for a particular project location, then the Project Proponent shall be selected for such project location based on the following mechanism:
 - a. The Project Proponents who have ready infrastructure for medical college and land for developing teaching hospital as per NMC guidelines.
 - b. In case the Project Proponents fulfil criteria under (a) herein above, distance between the governments hospital to be tagged and medical college is less as compared to other bidder.
 - c. In case Project Proponents fulfil both the criteria under (a) and (b) herein above, the Project Proponent who has more number of experience in operating, maintaining, and managing medical college & hospital/private hospitals/nursing homes/ teaching institute/nursing colleges/paramedical colleges.

8. Agreement/MOU signing

- 8.1 After selection of Project Proponent, the State Government shall enter into an agreement/MoU for 5 (five) years extendable up to 33 (thirty three) years . The Project Proponent shall need to deposit a performance security of INR 3,00,00,000 (Rupees Three Crores only).
- 8.2 Project Proponent shall need to provide unequivocal undertaking to conduct the project as per the National Medical Commission and its rules and regulations for establishment of Medical College.
- 8.3 The selected Project Proponent shall construct, operate, and maintain all the proposed medical college, its owned teaching hospital and augment the tagged government hospitals at its own cost as per NMC guidelines, applicable laws, applicable permits, and good industry practice.
- 8.4 The MOU shall be valid for Academic session 2023-24. The MOU shall stands cancelled unequivocally in case the selected Project proponent fails to obtain Letter of Permission (LOP) from NMC for starting of student’s admission for Academic Session 2023-24.

9. Conflict of Interest

The Project proponent (or any member of Consortium) shall not have a conflict of interest that affects the selection process. Project proponent (or any member of Consortium) found to have a conflict of interest shall be disqualified.

10. Fraud and Corrupt Practices

The Project Proponent (or any member of the Consortium) and their respective officers, employees, agents, and advisors shall observe the highest standard of ethics during the selection process and during the subsistence of the services. Notwithstanding anything to the contrary contained herein, the TIA may reject an application, withdraw, or terminate the services, without being liable in any manner whatsoever to the Project Proponent, if it determines that the Project Proponent has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice, or restrictive practice in the selection process

Necessary action will be taken against the Project Proponent (or any member of the Consortium) for any corrupt practice, fraudulent practice, coercive practice, undesirable practice, or restrictive practice, under applicable laws.

11. Confidentiality

The Project Proponent (or members of the Consortium) shall treat all information provided to it or obtained otherwise in connection with this EOI as confidential and not use the same partially or totally for any purpose without the prior written approval of the Health and Family Welfare Department.

The interest Project Proponent shall submit, its **Expression of Interest on or before 14/05/2022** up to 5 PM through e-procurement portal as per the requirement of this EOI. Any changes in the EOI if any will be published on the web portal through a corrigendum.

Only online application in (<https://www.wbtenders.gov.in>) shall be accepted with proper EMD and other required documents. No other mode of application shall be accepted by the Authority. For any queries, the interested Project Proponent are requested to reach out at these e-mail id:- spsrcwb2019@gmail.com and spsrc.tapp@gmail.com

Annexure I: Format of covering letter

(To be submitted on letterhead of the applicant)

Date:

**To,
Secretary, PPP Cell
Department of Health & Family Welfare
III Floor – B- Wing,
Swasthya Bhawan GN 29,
Salt Lake, Sector V , Kolkata -700091**

Subject: EXPRESSION OF INTEREST (EOI) for establishment of Private Medical College in West Bengal based on National Medical Commission guidelines by allowing Government Hospitals of 300 beds or more to give support for initial period of 5 years and extendable up to 33 years in the lieu of user charges for Academic Year 2023-24

Dear Sir/Ma'am,

1. With reference to your EOI reference no _____..dated _____, M/s _____ hereby submit the EOI application for the subject project for tagging government hospital located at.....
2. I/We certify that all information provided in the application is true and correct.
3. I/We understand that the Authority reserves the right to follow an alternative bidding process for selection Project Proponents at its own discretion.
4. I/We acknowledge that the right of the Authority to reject our application without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.
5. I/We understand that the Authority reserves the right to modify, cancel, suspend, or terminate any aspect of the EOI process at any time, for any reason, without giving prior notice and the Authority (including their officers, employees, consultants) will not be bound by this EOI.

Yours faithfully,
(Signature, name, and designation of the Authorized signatory)

(Name and seal of the applicant)

Annexure II: Details of applicant

i. Details of the Applicant:

| | |
|---|--|
| Name of the Applicant | |
| Constitution of the applicant (e.g., public limited, private limited, proprietorship, partnership etc.) | |
| Year of Incorporation | |
| Registered Address | |
| Head Office Address | |
| Name, designation, and contact details of Authorized Signatory | Name: Designation: Mobile Number: Email Id: Address: |
| Name, designation, and contact details of point of contact of the applicant | Name: Designation: Mobile Number: Email Id: Address: |

ii. Brief description of the applicant including details of the lines of business, current activities, background of promoters and management structure etc.

(Signature, name, designation of the authorized signatory of applicant)

(Name and seal of the applicant)

Date:

Place:

Annexure III: Details of the Experience of the Project Proponents

Name of applicant:

- I. Experience of the Project Proponents: Experience in operating, maintaining, and managing medical college & hospital/private hospitals/nursing homes/ teaching institute/nursing colleges/paramedical colleges and must produce valid affiliation certificate.

| Name of the Project Proponents | Name medical college & hospital/private hospitals/nursing homes/ teaching institute/nursing colleges/paramedical colleges an | Address | Operation since | |
|--------------------------------|--|---------|-----------------|----|
| | | | From | To |
| | | | | |

- II. Details of ready infrastructure for starting of Medical College session for academic Year 2023-24 and land for development of teaching hospital as per the NMC guidelines at the time of application as per NMC guidelines

| Particulars | Total land area | Total build-up area of ready infrastructure of Medical College and proposed teaching hospital | Details of ownership of the land and building | Distance between proposed medical college and government Hospital to be tagged | Available all applicable permits for construction of ready infrastructure for starting of Medical college (Yes/No) | Submitted documents (Yes/No) |
|--|-----------------|---|---|--|--|------------------------------|
| Ready infrastructure for starting of Medical College session for academic Year 2022-23 | | | | | | |
| Availability of land for development of teaching hospital as per NMC guidelines | | | | | | |

Annexure IV: Details of Financial Capacity of the Project Proponents

(To be forwarded on the letterhead of the Statutory Auditor)

| Sl. No. | Particulars | Net Worth as on..... (in INR) |
|---------|--|----------------------------------|
| 1. | Current assets (inventory, cash & bank balances, trade receivables) | |
| 2. | Non-current assets (fixed assets, CWIP, loans & advances) | |
| 3. | Total assets (Row 1 + Row 2) | |
| 4. | Current liabilities (short term borrowings, trade payables) | |
| 5. | Non-current liabilities (provisions, tax liabilities, long term trade payables / borrowings) | |
| 6. | Total liabilities (Row 4 + Row 5) | |
| 7. | Revaluation reserves + reserves not available for distribution to equity shareholders. | |
| 8. | Net Worth (Row 3 – Row 6 – Row 7) | |

Certificate from the Statutory Auditor

This is to certify that(name of the Project Proponent) is having the net worth of RsCrores (Rupees Crores only) in last Financial Year

Signature of the Authorized Signatory:

Name of Authorized Signatory:

Designation:

Name of Entity:

Seal of the Entity

Seal of the Firm:

Annexure V: Checklist of required documents

| Sl. No. | Particulars | Submitted (yes/no) |
|---------|--|--------------------|
| | Annexure I: Covering letter | |
| | Annexure II: Details of the Project Proponent | |
| 1 | Details of land availability including the copy of Record of Rights (RORs) | |
| 2 | Details of the infrastructure ready for starting a Medical College as per NMC guidelines along with all applicable permits. | |
| 3 | Details of the hospitals proposed to be developed by the project proponent within time frame along as per NMC guidelines along with all applicable permits | |
| 4 | Documents related to Net worth of the Project Proponent (certified by Chartered Accountant or statutory Auditor) as per Annexure III | |
| 5 | ITR for last 3 years, details of PAN registration, GST registration of the Project Proponent | |
| 6 | Audited Accounts for the last three years of the Project Proponent | |
| 7 | Memorandum of Association/Society/Trust registration details, Certificate of Incorporation in case of Company registered under Indian Companies Act | |
| 8 | Copy of a deed for public/religious or Charitable Trust registration under the Trust Act 1882 | |
| 9 | Solvency Certificate | |
| 10 | Detailed Project Report for establishment medical college and hospital along with all the time schedule | |
| 11 | Documents related to experience of running the teaching institutions and affiliation certificates and available HR facility along with Annexure III | |

(Signature, name, designation of the authorized signatory of applicant)

(Name and seal of the applicant)

Date:

Place: