

# **Project Information Memorandum**

## **STUDENT INFRASTRUCTURE DEVELOPMENT IN IIM UDAIPUR CAMPUS ON PPP MODE**

**Indian Institute of Management, Udaipur**

**February 2025**

***Disclaimer:** This project memorandum is for reference purposes only and is not part of the bid documents. In case of any conflict between the PIM and Bid documents (RFP and draft Concession Agreement), the provisions in the RFP and draft Concession Agreement shall prevail.*

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## A. Introduction

Indian Institute of Management Udaipur (IIM Udaipur), a second-generation IIM, is one of the premier management institutes in India. Established in 2011, it is one of the youngest IIMs in the country and has quickly gained recognition for its innovative curriculum, world-class faculty, and state-of-the-art infrastructure. IIM Udaipur offers a range of postgraduate, doctoral, and executive education programs in management. Its flagship program is the two-year Post Graduate Program (PGP) in Management, which aims to develop future leaders equipped with the skills and knowledge to excel in the dynamic business environment. The programs offered by the college are as follows:

- Two-year MBA
- One-year MBA in Global Supply Chain Management
- One-year MBA in Digital Enterprise Management
- Executive MBA
- PhD in Management
- Post-graduate Diploma in Business Administration
- Summer Program in Management

It also has the following Centres of Excellence in its campus:

- Centre for Development Policy and Management (CDPM)
- Centre for Supply Chain Management (CSCM)
- Centre for Digital Enterprise (CDE)
- Incubation Center
- Consumer Culture Lab
- Centre for Healthcare (CFH)
- Centre for Teaching and Learning (CTL)
- JM Financial Centre for Financial Research

The campus of the IIM Udaipur is spread over 300 acres of land in Balicha, a serene suburb located on the outskirts of Udaipur city in Rajasthan. The campus is surrounded by lush greenery and offers picturesque views of the Aravalli hills. The campus is designed to provide a conducive environment for learning, innovation, and collaboration. IIM Udaipur's campus features state-of-the-art infrastructure, including modern academic buildings, well-equipped classrooms, seminar halls, auditoriums, and a well-stocked library. The institute also has cutting-edge facilities for research, entrepreneurship, and extracurricular activities.

IIM Udaipur provides on-campus housing facilities for its students. The campus has several air-conditioned hostels, each equipped with modern amenities and recreational areas. The hostel accommodation ensures convenience and a sense of community among students, fostering peer learning and collaboration beyond the classroom. The master plan for the campus has been awarded GRIHA's 5-star LD rating, which is the highest level of rating for large developments.

## B.About the project

### B.1. Project overview

The objective of the project is to develop such infrastructure which is necessary in increasing efficiency of the facilities available within campus for students, attract larger group of students such as married students and introduce new-age management programs which are necessary for the growth of professionals and organisations in the current scenario.

IIM Udaipur intends to develop infrastructure including Student accommodation facility (student hostel and married students' hostel) and an Executive hostel within its existing campus.

#### **Student Accommodation:**

- The current intake of existing hostels within IIM-U is 800, which is 100% occupied.
- IIM-U intends to increase its intake of regular MBA students by 150 in two phases i.e. 75 by 2026-27 and 75 in 2027-28.
- Currently IIM-U does not have any married accommodation for PhD students within the campus, which is a need to attract more PhD students.

#### **Executive hostel:**

- In addition to the regular MBA programmes, IIM-U also conducts executive programmes. However, currently the programmes are mostly customized and due to lack of facilities within the campus, executives are being provided hotel accommodation for residential programmes.
- Lack of facility within the campus for executive programmes limits the potential of IIM-U to conduct more residential executive programmes.

The total site area allocated to the project is 3,940 sq. m. Given below are the components of proposed infrastructure and some of their features are listed below, respectively:

#### **Students Hostels (Regular 2-year MBA):**

- The hostel shall comprise of 3 residential blocks with each block having 50 rooms and a dining block.
- Each residential block will have 50 rooms.
- The rooms shall have centralized AC with high wall unit (Sensor based).
- The student hostel shall comply with the minimum specifications and standards specified under draft Concession Agreement

#### **Married students Hostels (PhD students):**

- Total 30 dwelling units are required for married students' accommodation.
- Minimum area of each dwelling unit shall be 340 sqft. & shall have one bedroom with attached toilet, hall cum living room, kitchen and balcony.
- Each floor to have maximum 6 units and the building shall be G+5 structure only.

- Ground floor of the building shall have 2 nos. air-conditioned hangout rooms, with toilet facilities and with suitable furniture and washing and drying area.
- It shall comply with the minimum specifications & standards specified under draft concession agreement

### **Dining Hall**

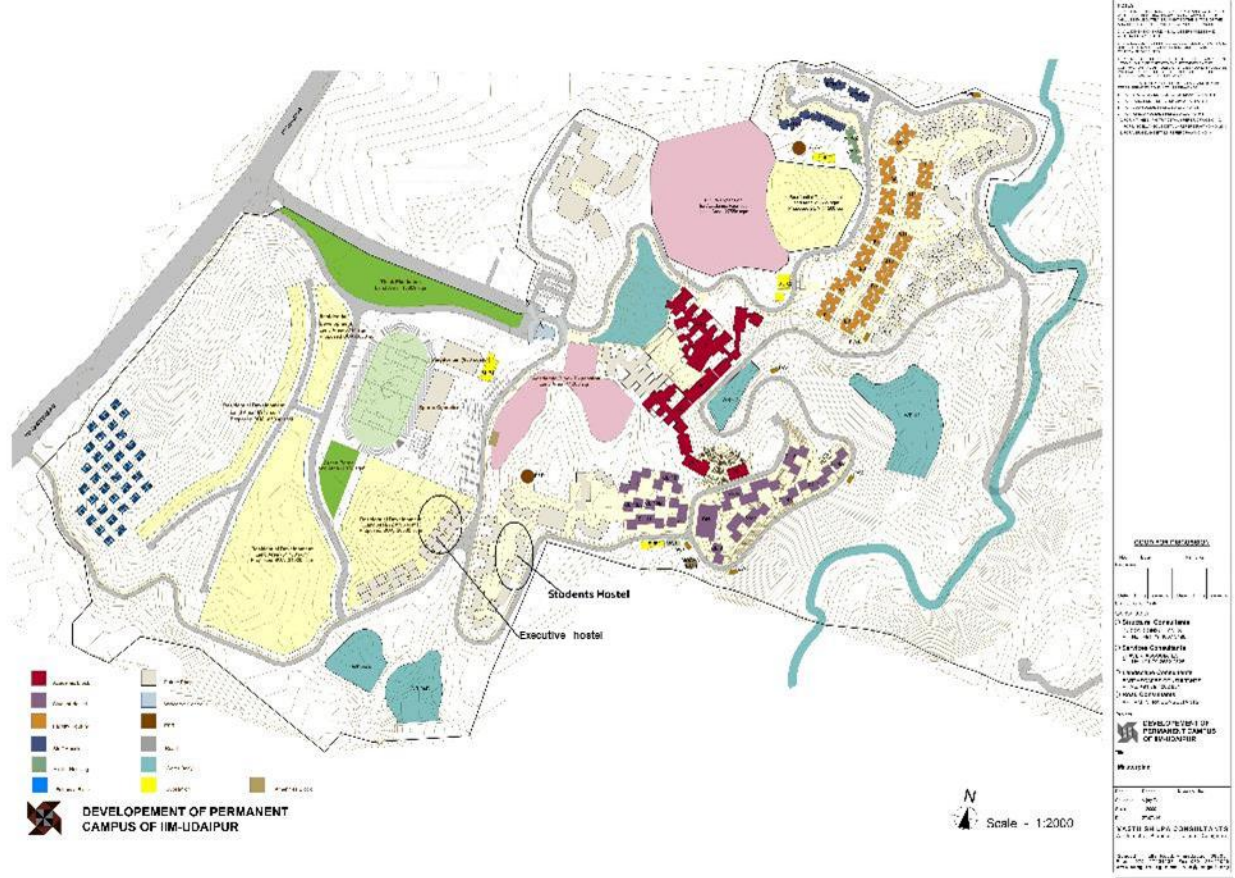
- The dining hall should be a separate block
- Dining hall to have capacity of 250 persons
- The structure of the dining hall to be designed keeping in view the future expansion
- The dining hall will have kitchen area with all the required equipment.
- The dining hall shall be well connected with the new hostels.
- It shall comply with the minimum specifications & standards specified under draft concession agreement

### **Executive hostel:**

- 100 air-conditioned executive rooms twin sharing with attached bathroom and balcony. Minimum carpet area of each room shall be approximately 250 sq. ft.
- In addition to the executive rooms, 10 air-conditioned suite rooms shall be constructed with kitchen, drawing room, hall and bedroom with king size bed. The minimum carpet area of each suite should be 450 sq. ft.
- 4 nos. classrooms (three classes- 40 seating capacity, one class- 80 seating capacity) with necessary furniture & AV equipment.
- 4 nos. breakout rooms for the classrooms with suitable furniture.
- One conference room with 25 seating capacity.
- 3 nos. studios, each with necessary AV equipment.
- One executive dining hall with 30 seating capacity.
- One common dining hall with 150 capacity.
- One kitchen with kitchen equipment
- Office area- 4 nos. Cabins, 10 cubicles(workstation), meeting room, store & waiting area
- Cabins for faculty – 4 nos.
- One reception
- One multipurpose room (for yoga, activities, etc.)
- One lounge with television.
- Indoor playing area (Table tennis, GYM, etc.)
- 5 nos. parking space.
- Open air spaces outside for events/parties/exec. ed. activities.
- The ground floor shall have office spaces, reception, classrooms & breakout rooms, conference rooms, multi-purpose room, kitchen and dining. First floor onwards shall have accommodation and top floor shall have all 10 suite rooms.

# B.2. Project site

The project site location for the infrastructures is shown below:



## C. PPP Structure

The proposed project is intended to be operationalized under design, build, finance, operate and transfer mode of PPP. The proposed PPP structure for the project is outlined in this section:

IIM-U intends to appoint a private partner who shall design, build, finance, operate & maintain the infrastructure and transfer the same to IIM-U upon expiry of the concession period. The selected private partner shall form a Special Purpose Vehicle (SPV) for the project. The SPV shall be the concessionaire, who shall have the responsibility of designing, building, financing, operating and maintaining the project during the concession period and transfer the project assets upon expiry of the concession period. IIM-U shall retain the responsibility of F&B and utilities (during operation period).

The Concessionaire will be allowed to collect the user charge from the students for Regular Student Hostel and from IIM-U for Married Student Hostel. The Executive Hostel charges will be collected from IIM-U at the rate to be fixed by IIM-U as described below:

S No.	Project facilities	User Charge	Users who will pay the User charge
1.	Student hostel (Regular)	Rs 76,320 p.a. per student (Excluding GST as applicable) for 1 <sup>st</sup> year post COD with 8% escalation once in 2 years	Students of Regular Student Hostel
2.	Married Student Hostel Charge	Rs 1,27,200 p.a. per student (Excluding GST as applicable) for 1 <sup>st</sup> year post COD with 8% escalation once in 2 years.	IIM Udaipur
3.	Executive Hostel	Rs 6,36,000 p.a. per Operational Room (Excluding GST as applicable) for 1 <sup>st</sup> year post COD with 8% escalation once in 2 years	IIM Udaipur

The key details of PPP structure are summarized as below:

S. No.	Particulars	Remarks
1.	<b>Project</b>	Regular Student hostel of 150 rooms, Married Student hostel of 30 units and Executive hostel of 110 rooms
2.	<b>Authority</b>	IIM Udaipur
3.	<b>Concessionaire</b>	Special Purposed Vehicle (SPV) formed by the preferred bidder
4.	<b>Financing</b>	<ul style="list-style-type: none"> <li>Viability gap funding (VGF) as capital grant (if quoted by bidder as per financial bid)</li> </ul>

S. No.	Particulars	Remarks
		<ul style="list-style-type: none"> <li>Concessionaire shall finance the remaining capital cost post VGF</li> </ul>
5.	<b>Construction Period</b>	2.5 years
6.	<b>Concession Period</b>	30 years including construction period
7.	<b>Commercial structure</b>	<ul style="list-style-type: none"> <li>Concessionaire will collect and appropriate the pre-defined user charge from students for Student Hostel (Regular) and from IIM-U for Married Student Hostel and Executive Hostel</li> </ul>
8.	<b>Monitoring of performance of concessionaire</b>	Will be done as per the provisions of the concession agreement
9.	<b>Transferring the project assets</b>	After expiry of the concession period, the project assets shall be handed over to IIM-U as per the provisions of the concession agreement.
10.	<b>Bid parameter for selection</b>	<p>Lowest grant (VGF) subject to a maximum amount equivalent to 60% of the Estimated Project Cost as mentioned under Clause 1.1 of RFP. In case Premium is quoted instead of Grant, highest Premium.</p> <p>For the avoidance of doubt, the preferred bidder shall be bidder quoting highest Premium and where no Bidder is offering a Premium, the Bidder seeking the lowest VGF.</p>

The responsibility allocation among IIM-U and concessionaire with respect to key activities is represented as below. Please refer the draft concession agreement for the detailed obligations of Authority and Concessionaire.

Table 1: Responsibility allocation

S No.	Key Activities	Responsibility Allocation	
		IIM Udaipur	Concessionaire
	<b>Type of task</b>		
A.	Financing		✓
B.	Preparation of designs and drawings		✓
C.	Hostel Infrastructure construction		✓
E.	Furnishing		✓
F.	Building maintenance		✓
G.	Housekeeping		✓
H.	F&B	✓	
I.	Utilities (during operation period)	✓	
J.	Repair/ Replacement		✓
K.	User charge collection	Fix the User Charges	✓



The key obligations of IIM-U and the concessionaire is shown as below:

Table 2: Key obligations

S. No.	Contractual party	Responsibility allocation
1.	Responsibilities of concessionaire	<ul style="list-style-type: none"> <li>• Designing, financing, construction, operation and maintenance of infrastructure facilities</li> <li>• Achieve financial closure</li> <li>• Obtain all applicable permits required</li> <li>• Responsible for uninterrupted availability of facilities for educational services</li> <li>• Undertake required replacement during operation period</li> <li>• Collect pre-defined user charge from students for Student Hostel (Regular) and from IIM-U for Married Student Hostel and Executive Hostel</li> </ul>
2.	Responsibilities of IIM-U	<ul style="list-style-type: none"> <li>• Handover right of way to Site</li> <li>• Appoint project monitoring committee, independent monitoring agency.</li> <li>• Approve designs &amp; drawings (prepared by concessionaire)</li> <li>• Responsible for utilities (during operation period) and F&amp;B</li> <li>• Monitoring performance of concessionaire</li> </ul>

**Note: The above obligations and PPP structure details are for reference purpose only. Please refer the draft Concession Agreement for detailed obligations of IIM-U (Authority) and Concessionaire along with other terms & conditions.**