

Will create a studio that attracts both Indian & global filmmakers: Kapoor

‘We Will Try Our Best To Ensure That Our Work Aligns With UP CM Yogi’s Vision’

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Noida: Kapoor’s Bayview Projects LLP, which holds a 48% stake in the consortium, will handle the operations and maintenance of the project. Parmesh Construction Company Ltd, which is owned by Prem and Ashish Bhutani and has 26% share in the consortium, will be responsible for the finances. Similarly, Noida Cyberpark Pvt Ltd, with 26% share, will offer technical support.

Kapoor said it was a dream come true for him to own a film studio. “I always dreamt of having a film studio of my own someday. I have got it now. So far, I have shot three of my films in UP, but will soon become a home of filmmaking. My business partners and I will set up a studio where a filmmaker will come with a script and leave with an entire film,” Kapoor said in a video conference from Mumbai.

Accessibility to the Noida airport, which is just 6km away, will make the Film City project all the more convenient, Kapoor said.

“We will try our best to ensure that our work aligns with the vision of chief minister Yogi Adityanath. We have got immense support from his government,” the producer said. “We will make sure we create a studio that attracts both Indian and international filmmakers. The entire infrastructure of filmmaking will be there. It will be as good as international studios or even better. Since it is close to the air-

THREE ROUNDS OF TENDERS, TWEAKS & TAKEOFF

Oct 2, 2020 | Film City project is conceived & concept note is approved in the 70th YEIDA board meeting

Dec 14 | Consultant is selected

Aug 27, 2021 | Request for proposal & concession agreement is approved by PPP bid evaluation panel

First global tender | Nov 23, 2021

Project proposal

| To be developed on 1,000 acres; concession period 40 years; design to be determined by UP govt

Bid parameter | Highest annual premium over & above reserve price

Construction cost | ₹7,210 cr

> One bid is received but the company fails to comply with the terms & conditions

July 2022 | Tender deadline is extended thrice before it is cancelled



Second global tender | Nov 7, 2022

Changes in proposal

Concession period is now 60 years & can be extended by 30 years; the developer now gets control over the design

> Bid parameter & construction cost is unchanged

> No company applies

March 31, 2023 | Tender deadline is extended four times and is then cancelled



Third global tender | Sept 30, 2023

Changes in proposal

| Phase 1 of the project is to be developed on 230 acres; the concession period is now 90 years;

> Filming & film institute to be completed in 3 years & whole project in 8 years;

> The developer retains design control but the site is now to have 75 acres of commercial & 155 acres of industrial space;

Minimum investment by concessionaire is ₹50 crore



Construction cost
₹1,510 crore

for the first 2 years, ₹75 crore for the next 3 years, and ₹100 crore for the following 3 years;

Bid parameter | Gross revenue share model (highest bidder to offer 5% or above)

4 companies apply (gross revenue offered) | Bayview (18%), 4 Lions (15.1%), Supersonic (10.8%) & T-Series (5.3%)

Jan 5, 2024 | Deadline extended four times before Bayview of film producer Boney Kapoor & Bhutani Infra is selected for project

port, it will be convenient for everyone to come and work here,” he added.

Ali Ram Chatley, the COO of Bhutani Infra, said youths from UP who would earlier travel to Mumbai to work in the film industry could look for opportunities closer home.

“We have a patron (Boney Kapoor) from Bollywood among us,” he said. “Given the increasing use of CGI and VFX in contemporary cinema, we will emphasise on advanced technology. Manpower will not be an issue. A number of people who work in Mumbai can be absorbed here,” he added.

Chatley said they were in

talks with architects from around the globe for Film City’s design. “There will be amusement and entertainment zones as well so that people can spend their weekends here,” he added.

Arun Vir Singh, the Yamuna Expressway Authority’s CEO, said the company’s financial bids would be placed before the PPP bid-evaluation committee and the committee of secretaries for approval. Subsequently, the cabinet will go through them as well. The bidder will then be issued ‘the letter of award’ for the project.

The Expressway Authority will have six months to hand over the land. The concessio-

naire will have an equal time frame to initiate construction.

“Since we already have land in our possession, we will give the right of way (ROW) soon,” Singh said.

According to Chatley, the consortium is expecting to lay the foundation for the project by June. The studio and the film institute are expected to be ready in three years, while the entire project will take eight years to complete.

Despite the government’s strong push, Film City has had a delayed takeoff, with three rounds of global tenders not finding any applicants.

Announced in September

2020, the project was supposed to have been built on 1,000 acres initially. Global tenders were floated twice in 2021 and 2022, but no company came forward for developing the project, which involved a high cost of Rs 7,200 crore. Subsequently, the project plan was changed, the size reduced and the concession period extended to 90 years to make it more feasible. A third global tender was floated on September 30 last year, with the cost of developing the project cut to Rs 1,510 crore. After four extensions of this deadline, the final date for submitting bids ended on January 5, when Bayview and the others came forward.