

TAMILNADU INDUSTRIAL DEVELOPMENT CORPORATION LIMITED

RFP for Selection of Consultant to Conduct Techno-Economic Feasibility Study for Setting up

Tamil Nadu Knowledge City near Chennai, TN.

NOTICE NO: TIDCO/TKC/TEFR/2023–24 Dated: 04.11.2023.

CORRIGENDUM I

Sl. No	Reference & Contents of the RFP	Revised Amended Clause
Page No 24, Section 1.6		
1	An extent of 1424.57 acres of land for developing Tamil Nadu Knowledge City has been identified in Kalpattu, Enambakkam, Melmaligaipattu, Sengathankulam villages in Uthukottai Taluk and Vengal Village, Tiruvallur Taluk in Tiruvallur District.	An extent of about 852 acres of land for developing Tamil Nadu Knowledge City has been identified in Uthukottai Taluk in Tiruvallur District.
Page No 25, Section 5, Clause 1.1-iii-a)		
2	Similar work experience in last ten (10) years: a) The Bidder should have experience of at least one similar project (Preparation of TEFR/DFR involving demand assessment, Concept Master Plan, Cost estimates, Project & financial structuring, business plan, financial modelling etc.,) related to development and operations of infrastructure project in the nature of Knowledge City / Education City / Knowledge Park / Industrial Parks / Special Economic Zones / Special Education Zones / Technology Parks / Information Technology Parks / Integrated Townships, Smart Cities having a minimum extent of 750 acres with a minimum project cost (excluding land cost) of INR 500 Crores and above. The completed consultancy assignment may be in India or	Similar work experience in last fifteen (15) years: a) The Bidder should have experience of at least one similar project (Preparation of TEFR / DFR / Project Report / Project Detailed Report involving demand assessment, Concept Master Plan, Cost estimates, Project & financial structuring, business plan, financial modelling etc.,) related to development and operations of infrastructure project in the nature of Knowledge City / Education City / Knowledge Park / Industrial Parks / Industrial Clusters / Special Economic Zones / Special Education Zones / Technology Parks / Information Technology Parks / Integrated Townships, Smart Cities having a minimum extent of 450 acres with a minimum project cost (excluding land cost) of INR 300 Crores and above. The completed consultancy assignment may

	Overseas. For the International projects, relevant credentials and work details shall have to be produced.	be in India or Overseas. For the International projects, relevant credentials and work details shall have to be produced.
Page No 28, Clause 2.1-I		
3	<p>Experience of the Consulting Agency:</p> <p>Preparation of TEFR/DFR involving Demand assessment, Concept Master Plan, cost estimates, Project & financial structuring, business plan, financial modelling etc.,) related to development and operations of infrastructure projects in the nature of Industrial Parks / Special Economic Zones / Technology Parks / Information Technology Parks/ Integrated Townships, Smart Cities, having a minimum extent of 750 acres with a minimum project cost of INR 500 Crores or more during the last ten (10) financial years ended 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas.</p> <p>10 marks for fulfilling minimum qualification criteria given above (One Project).</p> <p>Additional projects – 5 marks for each project (max up to 2 projects) beyond the one minimum qualification project.</p> <p>[Note - The project claimed for additional marks (i.e., Ib) should not be same as the project claimed for fulfilling minimum qualification criteria (i.e., Ia)]</p>	<p>Experience of the Consulting Agency:</p> <p>Preparation of TEFR / DFR / Project Report / Project Detailed Report involving Demand assessment, Concept Master Plan, cost estimates, Project & financial structuring, business plan, financial modelling etc.,) related to development and operations of infrastructure projects in the nature of Industrial Parks / Industrial Clusters / Special Economic Zones / Technology Parks / Information Technology Parks / Integrated Townships, Smart Cities, having a minimum extent of 450 acres with a minimum project cost of INR 300 Crores or more during the last fifteen (15) financial years ended 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas.</p> <p>10 marks for fulfilling minimum qualification criteria given above (One Project).</p> <p>Additional projects – 5 marks for each project (max up to 2 projects) beyond the one minimum qualification project.</p> <p>[Note - The project claimed for additional marks (i.e., Ib) should not be same as the project claimed for fulfilling minimum qualification criteria (i.e., Ia)]</p>
Page No 28, Clause 2.1-II		
4	<p>Specific Experience of the Consulting Agency:</p> <p>Preparation of TEFR / DFR for similar projects like Knowledge City / Education City / Special Education Zones</p>	<p>Specific Experience of the Consulting Agency:</p> <p>Preparation of TEFR / DFR / Project Report / Detailed Project Report for similar projects like Knowledge City /</p>

	<p>having a minimum extent of 100 acres with a minimum project cost of INR 250 Crores or more during the last ten (10) financial years ending 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas.</p> <p>a) 15 marks for fulfilling minimum qualification criteria given above (One Project).</p> <p>b) Additional projects – 5 marks for each project (max up to 2 projects) beyond the one minimum qualification project.</p> <p>[Note - The project claimed for additional marks (i.e., IId) should not be same as the project claimed for fulfilling minimum qualification criteria (i.e. IIc) and also not same as any of the projects claimed in Ia or Ib)]</p>	<p>Education City / Special Education Zones having a minimum extent of 100 acres with a minimum project cost of INR 150 Crores or more during the last fifteen (15) financial years ending 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas.</p> <p>a) 15 marks for fulfilling minimum qualification criteria given above (One Project).</p> <p>b) Additional projects – 5 marks for each project (max up to 2 projects) beyond the one minimum qualification project.</p> <p>[Note - The project claimed for additional marks (i.e., IId) should not be same as the project claimed for fulfilling minimum qualification criteria (i.e. IIc) and also not same as any of the projects claimed in Ia or Ib)]</p>
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Page No 35, Clause 9

5	<p>9. Infrastructure plan and design</p> <p>a. The infrastructure plan should be developed in tandem with the master plan and based on the need assessment for the hub. The following components may form part of the infrastructure plan, which are indicative. The Consultant based on the market demand assessment may suggest additional/appropriate infrastructure facilities along with their demand and spatial requirements.</p> <p>i. Site Grading - Consultant shall analyze the terrain features from the topographic survey data and shall develop the site grading. Consultant shall estimate the earthwork required for site grading and also identify the material sources.</p> <p>ii. Road and Drainage - Consultant shall study the drainage</p>	<p>9. Infrastructure plan and design</p> <p>a. The infrastructure plan should be developed in tandem with the master plan and based on the need assessment for the hub. The following components may form part of the infrastructure plan, which are indicative. The Consultant based on the market demand assessment may suggest additional/appropriate infrastructure facilities along with their demand and spatial requirements.</p> <p>i. Site Grading - Consultant shall analyze the terrain features from the topographic survey data and shall develop the site grading. Consultant shall estimate the earthwork required for site grading and also identify the material sources.</p> <p>ii. Road and Drainage - Consultant shall study the drainage characteristics of the region and accordingly design the system to</p>
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<p>characteristics of the region and accordingly design the system to ensure that runoff from the site is effectively drained. While finalizing the design, the consultant shall fix the invert level considering the HFL in the local streams.</p> <p>Consultant should study the present condition of the access road leading to the project site. Further Traffic studies need to be carried out to assess the existing traffic density. Based on the hierarchy of roads, the consultant should provide typical cross section of the roads defined in the master plan. The consultant should also provide the pavement designs along with typical drawings.</p> <p>iii. Water Supply system - Based on the identified source, the quality of water and the estimated demand, the consultant should develop the water supply system for the proposed knowledge city. The system should cover clear water tanks, storage tanks and distribution network. The design should conform to the Water Supply Manual standards prescribed by CPHEEO. Consultant shall explore the usage of recycling techniques to minimize the water intake. The designs along with technical specifications and network drawings shall be provided in the report. Typical drawings of the clear water and service reservoir should be provided.</p> <p>iv. Sewerage system - Consultant shall design the treatment system based on the estimated wastewater from the proposed facilities. The design should conform to the specifications prescribed in the CPHEEO Manual for Water Supply and Sewerage. The designs along with technical specifications and network drawings shall be provided in the report.</p> <p>Power supply - Based on the estimated power demand, the consultant shall design the power supply system for the proposed Knowledge city. The design should cover the details</p>	<p>ensure that runoff from the site is effectively drained. While finalizing the design, the consultant shall fix the invert level considering the HFL in the local streams.</p> <p>Consultant should study the present condition of the access road leading to the project site. Further Traffic studies need to be carried out to assess the existing traffic density. Based on the hierarchy of roads, the consultant should provide typical cross section of the roads defined in the master plan. The consultant should also provide the pavement designs along with typical drawings.</p> <p>iii. Water Supply system - Based on the identified source, the quality of water and the estimated demand, the consultant should develop the water supply system for the proposed knowledge city. The system should cover clear water tanks, storage tanks and distribution network. The design should conform to the Water Supply Manual standards prescribed by CPHEEO. Consultant shall explore the usage of recycling techniques to minimize the water intake. The designs along with technical specifications and network drawings shall be provided in the report. Typical drawings of the clear water and service reservoir should be provided.</p> <p>iv. Sewerage system - Consultant shall earmark in the plan areas for sewerage system with provisions for STP. The plan should conform to the specifications prescribed in the CPHEEO Manual for Water Supply and Sewerage.</p> <p>Power supply - Based on the estimated power demand, the consultant shall design the power supply system for the proposed Knowledge city. The design should cover the details for drawing the power from the identified substation to the proposed facility, distribution system and its supporting facilities. The design should be supported with necessary technical specifications along with network drawings.</p> <p>vi. Social Infrastructure - The consultant shall prepare the conceptual</p>
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	<p>for drawing the power from the identified substation to the proposed facility, distribution system and its supporting facilities. The design should be supported with necessary technical specifications along with network drawings.</p> <p>vi. Social Infrastructure - The consultant shall prepare the conceptual design for the social infrastructure with well-planned living spaces and associated amenities like parks, sports facilities, malls, schools, hospitals etc with efficient self-contained, self-sustainable with green buildings, green transportation and green connectivity.</p> <p>b. The infrastructure plan should comprise of both internal and external infrastructure facilities required for Knowledge city.</p> <p>c. The Consultant should also incorporate environmentally sustainable practices in the planning and design of infrastructure and common facilities to enable Knowledge city to meet the requirements of a green hub.</p> <p>d. The consultant shall address the compliance requirements of the statutory approvals which are applicable for design stage while preparing the report.</p> <p>e. The consultant should provide typical sketches / layout for the above facilities. Detailed engineering design and drawings are not required for this TEFRR.</p>	<p>design for the social infrastructure with well-planned living spaces and associated amenities like parks, sports facilities, malls, schools, hospitals etc with efficient self-contained, self-sustainable with green buildings, green transportation and green connectivity.</p> <p>b. The infrastructure plan should comprise of both internal and external infrastructure facilities required for Knowledge city.</p> <p>c. The Consultant should also incorporate environmentally sustainable practices in the planning and design of infrastructure and common facilities to enable Knowledge city to meet the requirements of a green hub.</p> <p>d. The consultant shall address the compliance requirements of the statutory approvals which are applicable for design stage while preparing the report.</p> <p>e. The consultant should provide typical sketches / layout for the above facilities. Detailed engineering design and drawings are not required for this TEFRR.</p>
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Page No 36, Clause 10

6	<p>10. Cost estimates</p> <p>Consultant shall prepare cost estimates for the components required for developing the project. A standard schedule of rates shall be used for estimating the cost. The cost estimate shall also include the operation cost. The cost for developing</p>	<p>10. Cost estimates</p> <p>Consultant shall prepare the cost estimates of various infrastructure facilities / components required for developing the project. The cost for developing external infrastructures as per the respective design/specifications required for the project shall also be estimated. A</p>
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	the external infrastructure shall be estimated as per the respective design.	standard schedule of rates shall be used for estimating the cost.
Page 25, Section 5 - 1.1-ii		
7	The bidder shall not be blacklisted / debarred by any of the Central Government / State Governments of India / Multi-Lateral Funding Agencies.	The bidder shall not be blacklisted / debarred by any of the Central Government / State Governments of India / Multi-Lateral Funding Agencies, and no such bar subsists as on the bid due date.
Page 25, Section 5 - 1.1-iv		
8	<p>Financial Eligibility</p> <p>Average Annual Turnover in last three (3) years:</p> <p>Average Annual turnover of the Bidder should not be less than INR 500 Crores during the last three (3) financial years (2020-21, 2021-22, 2022-23). In case of global firms, the turnover has to be submitted after converting into INR.</p>	<p>Financial Eligibility</p> <p>Average Annual Turnover in last three (3) years:</p> <p>Average Annual turnover of the Bidder should not be less than INR 300 Crores during the last three (3) financial years (2020-21, 2021-22, 2022-23). In case of global firms, the turnover has to be submitted after converting into INR.</p>
Page 32, Section 6 – Clause 3		
9	<p>3. Site survey and investigation</p> <p>a. Consultant shall carry out Topographic survey using total station equipment for the identified site. The survey should capture all the features available within the site.</p> <p>b. Consultant shall also carry out Geotechnical investigations comprising of boreholes and trail pits at important locations in the project site. The investigations shall be carried out as per relevant standards codes of practice.</p> <p>c. Consultant shall take prior approval of TIDCO before commencement of the surveys.</p>	<p>3. Site survey and investigation</p> <p>a. Consultant shall carry out Topographic survey using total station equipment for the identified site. The survey should capture all the features available within the site.</p> <p>b. Consultant shall take prior approval of TIDCO before commencement of the surveys.</p>
Page 27, Section 1.2		

10	<p>The eligible consultants shall be required to submit self-attested copies of the following along with their Proposal:</p> <p>i. Documents verifying the claim as per above including the appointment letter/ work order / contract agreement and letter of successful work completion from the Client/CA certificate for proof of 100% payment made by client.</p> <p>ii. Details of Permanent Account Number (PAN).</p> <p>iii. GST Registration Certificate and Receipts of GST payment.</p> <p>iv. Copy of audited annual financial statements including Balance Sheets and Profit & Loss Account statements of the firm for the last three (3) financial years (2020-21, 2021-22, 2022-23).</p>	<p>The eligible consultants shall be required to submit self-attested copies of the following along with their Proposal:</p> <p>i. Documents verifying the claim as per above including the appointment letter / work order / contract agreement and letter of successful work completion of DFR / TEFR / Project Report / Detailed Project Report portion of the contract from the Client.</p> <p>ii. Details of Permanent Account Number (PAN).</p> <p>iii. GST Registration Certificate and Receipts of GST payment.</p> <p>iv. Copy of audited annual financial statements including Balance Sheets and Profit & Loss Account statements of the firm for the last three (3) financial years (2020-21, 2021-22, 2022-23).</p>
Page 31, Clause - Note: i		
11	<p>Note:</p> <p>i. The bidder shall submit their company details, financial details, project experience details in the Standard Forms and this shall be considered for Eligibility as per the Qualification Criteria. Documentary proof for Project experience such as work order and completion certificates from respective clients clearly indicating the nature/scope of work and actual date of completion for such work should be submitted. The proposals submitted without this documentary proof shall not be evaluated.</p> <p>Additional support staff in sufficient numbers shall be proposed by the Bidders. The Bidder shall also provide a detailed work plan and short CVs of support staff as proposed for effective delivery of the Services.</p>	<p>Note:</p> <p>i. The bidder shall submit their company details, financial details, project experience details in the Standard Forms and this shall be considered for Eligibility as per the Qualification Criteria. Documentary proof for Project experience such as work order and completion certificates for DFR / TEFR / Project Report / Detailed Project Report portion of the contract from respective clients clearly indicating the nature / scope of work and actual date of completion for such work should be submitted. The proposals submitted without this documentary proof shall not be evaluated.</p> <p>Additional support staff in sufficient numbers shall be proposed by the Bidders. The Bidder shall also provide a detailed work plan and short CVs of support staff as proposed for effective delivery of the Services.</p>
Page 6, Section 1		
12	<p>Letter of Invitation</p> <p>We hereby request you to kindly submit the bids duly completed as per this RFP on or before 3.00 PM on 18.12.2023</p>	<p>Letter of Invitation</p> <p>We hereby request you to kindly submit the bids duly completed as per this RFP on or before 3.00 PM on 27.12.2023</p>

Page 11, Section 4 Submission, Receipt and Opening of Proposals

13	4.5 Proposal must be submitted on or before 18.12.2023 at 3:00 PM through www.tntenders.gov.in	4.5 Proposal must be submitted on or before 27.12.2023 at 3:00 PM through www.tntenders.gov.in
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Page 20, Section 3

14	3.1.3 Last date for submission of bids: 18.12.2023 at 3.00 PM Opening of Technical Proposals: 19.12.2023 at 3.00 PM 3.1.6 Proposal must be uploaded through www.tntenders.gov.in on or before 18.12.2023, 3:00 PM	3.1.3 Last date for submission of bids: 27.12.2023 at 3.00 PM Opening of Technical Proposals: 28.12.2023 at 3.00 PM 3.1.6 Proposal must be uploaded through www.tntenders.gov.in on or before 27.12.2023, 3:00 PM
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