

MINISTRY OF AGRICULTURE & FARMER WELFARE

Expression of Interest (EOI) is invited from
Government/Public Sector Organizations on Turnkey basis

For Redevelopment of the Residential colony near Inderpuri
and Loha Mandi on self-sustaining Financial Model at IARI New
Delhi.

Due Date of Receipt of offers :- 29.10.2021 up to 2.00 PM
(Hard copy)

**Ministry of Agricultural & Farmer Welfare
Government of India**

Notice inviting "Expression of Interest" (EOI)

No. Misc./2017-18/ICAR/01/W

Dated 21.09.2021


Director ICAR-IARI, Ministry of Agriculture & Farmer Welfare, Government of India invites EOI for appointment of Govt/PSU'S for Redevelopment of Residential Colonies near Inderpuri and Loha Mandi at IARI, New Delhi-12. The organization must not be blacklisted or debarred by any Govt. at time of submission of bid and no work awarded to organization should have been terminated during last three years on the ground of unsatisfactory performance. The organization is required to submit undertaking in this regard.

Name & Description of work	Date of sale of Documents online	Last date of Submission
Redevelopment of Residential Colony near Inderpuri and Loha Mandi at IARI, New Delhi-12 on Self-sustaining financial Model.	From 24.09.2021 to 29.10.2021 up to 13:00 hrs.	29.10.2021 up to 14: 00 hrs.

The scope of the work shall include to prepare a Detailed Prospect Report (DPR) for the redevelopment of the Krishi Kunj area including various models/options of redevelopments and their legal & financial implications, to work in close coordination of the Institute to ascertain the requirement of the Institute for this redevelopment, to undertake execution of the project including obtaining all statutory approvals, managing the project financing, constructions and operation & maintenance of the created facilities for next thirty years on self sustaining basis. The selected organization would have to assist the Institute by making presentations wherever required and changes suggested at every level. In case the proposal of redevelopment is not approved after submission of DPR, the payment would be restricted for the work carried out up to that stage.

The EOI document is free of cost. Organization may download the document from CPPP portal eprocure.gov.in > epublish > app or IARI Website www.iari.res.in from 24.09.2021 and submit the EOI along with the document The bid shall be opened on 30.10.2021 at 15:00 hrs in Board Room, Directorate, IARI, New Delhi.

EOI application along with the relevant documents shall be submitted to Tender Cell, Maintenance Engineering Unit, Directorate, IARI, Pusa, New Delhi-110012 p to 14:00 hours on 29.10.2021. Pre Bid meeting will be held at 11:30 AM on 14.10.2021 in the Board Room, Directorate, IARI, Pusa, New Delhi.


Joint Director (Admin)
ICAR-IARI, Pusa
New Delhi.

EOI for IARI Redevelopment work

Subject: Invitation of Expression of Interest for Redevelopment of existing colonies of IARI.

Sir,

1. Indian Agricultural Research Institute, Pusa is a premier Institute in the field of Agricultural Institute of international repute. IARI at DELHI was established in 1904 and attained the status of a DEEMED UNIVERSITY in 1958. The green revolution that brought smiles to millions of Indian bloomed from the fields of IARI. The institute has attained the international prominence in the research, education and extension of the Agricultural Research. With the fast development in agricultural research activities, the present land area available with IARI fall short of its requirement. The Institute aspires to become a Global University in its field. As part of the blue print developed for the same, the area of LOHA Mandi has been identified for redevelopment for residential/ hostel/students activities facilities/ development of medical facilities.

The present campus of the Institute is a self-contained sylvan complex spread over an area of about 485 hectares (approx. 1200 acres) and located about 8 km (5 miles) west of New Delhi Railway Station and about 16 km (10 miles) east of IGI Airport (Palam). The location stands at 28.08 °N and 77.12 °E, the height above mean sea level being 228.61 meters (750 feet). It is adjacent to hillside road.

The institute has its residential colony at Krishi Kunj across the Dev Prakash Shastri Marg is in two parts each separated by a service road. The first part of the residential colony is near Inderpuri, spread over an area of 23.99 acrs. This has 647 no of types of quarters. The second is near Loha Mandi spread over an area of 24.26 acrs. This has 400 no of types of quarters. Both the parts have boundary walls. The quarters in both the area were constructed during 1980s.

2. Director, ICAR-IARI, invites 'Expression of Interest' (EOI) from Govt/ Public Sector Organisations on turnkey basis for redevelopment of the residential colony near Inderpuri and Loha Mandi on self - sustaining financial model.

The work is proposed to be carried out in the following two phases:

2.1 Preparation of DPR for redevelopment of the residential colony near Inderpuri and Loha Mandi. This will include suggestions of various self sustainable models for redevelopments with no budgetary support from Government. Options of generation of funds through

commercial exploitation, target approach by way of monetization, legal or any other issues involved with each of the option.

2.2 Execution of the project after approval of a particular option approved by the competent authority. The institute intends to get the DPR prepared for both the parts of residential colony, however, redevelopment of Loha Mandi area would be taken up at first instance. The actual execution would be initiated only after all the approvals are obtained from ICAR/Govt of India.

3. Scope of work

3.1 The selected organisation will be expected to prepare a Detailed Project Report (DPR) for the redevelopment of the Krishi Kunj area including various models/options of redevelopments and their legal & financial implications, various types of commercial built up area available & sale/ long term lease options, built up area required to meet the need of ICAR-IARI etc. The organisation shall prepare the DPR for whole of the Krishi Kunj (Inderpuri and Loha Mandi side) i/c the provision of maintenance for the period of 30 years.

3.2 The selected organisation would be required to work in close coordination of the institute to ascertain the requirement of the institute for this redevelopment. ICAR-IARI would decide on the final option of redevelopment in consultation of the senior officers of ICAR. Therefore, the organisation would present the option on behalf of the institute for arriving at the final decision.

3.3 After getting the final approval for redevelopment the selected organisation would undertake the execution of the project including obtaining all statutory approvals, managing the project financing, constructions and operation & maintenance of the created facilities for next thirty years on self sustaining basis.

3.4 Since the proposed DPR would have to be approved by the BOM of the institute, ICAR Governing body and finally by The Union Cabinet of India, the selected organisation would have to assist the institute by making presentations wherever required and will make necessary changes suggested at every level.

3.5 In case the proposal of redevelopment is not approved after submission of DPR, the payment would be restricted for the work carried out upto that stage.

4. Who can apply

To be eligible for consideration an organization should be:

4.1 CPSEs / PSUs which are originally set up to carry out civil or electrical works or notified by the Ministry of Urban Development in accordance with GFR Rule 133 (3) are eligible for bidding. Memorandum of Agreement to be submitted along with the EOI as documentary evidence for this purpose.

4.2 CPSEs/ PSUs which are under the process of disinvestment through strategic disinvestment / outright sale are not eligible.

4.3. The organization should not have suffered losses during last 5 financial years.

4.4 The organization should have executed at least one redevelopment project of area equivalent of the Land parcel measuring to 24.26 Acres. (area of redevelopment at Krishi Kunj (Loha Mandi)) during the last seven years. The organisation would indicate clearly the details of services provided by the organisation and Generation of Funds to meet out the construction cost of the project and its maintenance cost for a period of 30 years.

4.5. The organization that are debarred or blacklisted by any Govt Departments are not eligible to participate in the EOI. A Certificate is to be submitted along with the bid by the bidders to the effect that they are not debarred or blacklisted by any Govt Department. In case if it is found at later stage that the bidders is a blacklisted company declared by any Govt Department than the works may be withdrawn and EMD / bid security shall be forfeited.

5. How to Apply:

‘Expression of Interest’ (EOI) is invited on two bid system along with a Pre-Bid meeting at IARI campus.

- a. Technical capability
- b. Quotation of departmental charges

5.1 In support of its technical capabilities the organization are required to furnish following information

Form No 1. Basic identification data regarding the organisation

Designed to elicit in a structured format the basic identification data about the organisation. Please attach the organisational chart/organogram of the organisation with Form No. I

Form No. II- Organization's HR data

Designed to elicit in structured format the organization's HR data. Please attach CVs of key personnel.

Form No. III- Organization's financial strength

Designed to elicit in a structured format the organisation's financial strength. Please attach copies of duly audited balance sheets for the last 5 years.

Form No. IV- Previous work experience of similar works executed by the organisation

Designed to elicit in a structured format the previous work experience of the organisation during the last 7 years in the similar project which have been completed.

Form No. V- Summary of information about similar works under Progress

Designed to elicit in a structured format the summary of information about similar work i.e. redevelopment of residential/offices/commercial area under execution.

Form –VI Summary of information Experience in Execution of Green Buildings

Designed to elicit in a structured format the summary of information about Green building /offices/commercial area completed or under execution.

In addition to above, the organization should submit the following:

- i) Statement of method of selection of consultants, if the organisation proposes to appoint consultants for the work of preparation of DPR or for the execution of the work at later stage.
- ii) Method statement of procedure to be followed for preparation of DPR and execution of work.

The above information may be submitted in **envelope No. I with superscription as "Technical Bid"**

The quotation of the organisation with regard to the departmental charges may be placed in a separate **envelope No. II with superscription as "Financial Bid"**.

Departmental Fee for the execution must be quoted in percentage which will be paid as per the selected option/model and its DPR based amount termed as the "Project Cost".

Further In case the actual project cost is more than the DPR cost of the selected model the departmental fees will be capped and paid on original project cost.

In case the actual project cost is less than the DPR cost of the selected model the departmental fees will be paid on pro-rata basis.

In case the proposal of redevelopment is not approved after submission of DPR, the payment would be restricted for an amount of Rs. 30.0 Lakhs or as per the actual expenditure whichever is less for the preparation of the DPR & its approval from the competent authority of ICAR. However, this amount will be adjusted in the Departmental fee to be paid by the institute to the selected organization for the execution of project. **(No quotation for the same on percentage basis would be allowed)**. This payment will be released only after the approval of the proposal from the competent authority of ICAR / GB of ICAR.

Both the envelopes may be placed in a bigger envelope and sealed. This envelope may be super scribed as 'EoI for Redevelopment of Residential colonies of IARI, at New Delhi' and submitted at the following address latest by 29.10.2021 To, The Joint Director (Admin), ICAR-IARI, Room No.28, Indian Institute of Agricultural Research, Pusa Campus, New Delhi.

6. Selection method

The purpose of the present exercise is to invite expression of interest from interested parties. The question of award of work would arise only after an organisation has been selected for the purpose in the manner stated in the preceding paragraphs.

The technical capability of the parties who have submitted EoI would be evaluated by a committee constituted by the Director, IARI which would prepare a shortlist.

The short-listed parties would be asked to make a presentation before the committee.

The final selection of the agency will be in accordance with General Financial Rules (GFR) 2017.

7. Pre-Bid Meeting

Institute intends to have a pre-bid meeting with intending organisation to remove any gap in future communication/terms & conditions of EoI if any.

Pre-bid meeting will be held on 14.10.2021 at 11.30 A.M Evaluation Criteria

The evaluation criteria for short listing for opening financial bid is proposed as follows:

S. No.	Aspects	Eligibility Criteria	Maximum Marks	Marks obtained
PART A: Assessment based on eligibility criteria as per the Expression of Interest				

1.	Financial Strength	Annual turnover of not less than Rs. 5000 Crores during the last three financial years. 20 marks for Rs 5000 crs. or above. To be reduced proportionally if less than Rs 5000 crs. (Example : If average annual turnover is Rs.4000.00 crores then marks obtained is 16. 4000/5000*20=16)	20	
2.	Experience in execution of similar project (on self-sustainable basis)	Executed at least one similar project on equivalent land area as described at para 4.4 during last seven years. No marks will be given, in case no similar work has been done for the land area measuring less than 24.26 acre during last 10 years.	20	
3	Experience in on going Project /works (on self-sustainable basis)	Project under progress of similar nature on any land area.	10	
4.	Navratna & above; Schedule A Mini Ratna ; Schedule B/Mini Ratna .	Navratna----- 5 Mini Ratna- sch-A ----3 Mini Ratna sch-B -----2 Navratna & above; Full 5 marks Schedule A Mini Ratna; 3 marks Schedule B/Mini Ratna .1 mark Navratna, Mini-Ratna Schedule A & Mini-Ratna Schedule B as per Ministry of Finance, Department of Public Enterprises.	5	
5.	Experience in execution of Green buildings	Should have executed at least one similar project of Redevelopment of at least 5 acres of area with Green buildings concept. Platinum/ Griha -5 -----5 Gold/Griha-4.....3 Silver/Griha-3 2	5	

6.	Human Resources strength (Technical staff strength)	Has on its roll-on full-time basis 50 number of competent civil, structural, electrical, air conditioning engineers / architects to plan / design /execute the work. 501 and Above : 10 marks 301 to 500 : 07 marks 250 to 300 : 5 marks	10	
PART B: Evaluation on the basis of presentation by the Agency and discussions				
1.	Theme, concept and approach, methodology of construction and post-construction modalities	Shall be adjudged / assessed by the constituted committee on the basis of presentation and on the basis queries of committee	30	
Aggregate Total (Part A + Part B)			100	

For opening the financial bid agency must obtain minimum 70% of aggregate marks.

The work would be awarded to the lowest bidder whose financial quotation would be the lowest.

8. General

9.1 Parties desirous of visiting the site can do so between 10 a.m. to 5 p.m. on all working days. In case of any enquiry, they may contact In charge (Works) & Joint Director(Admin.) on the following nos. 011-25841410 and 011- 25842390.

9.2 ICAR-IARI reserves the right to accept/reject any of all the offers without assigning any reason.

9.3 Relevant documents in support of the eligibility criteria must be enclosed with Technical Bid.

9. Status of Clearances

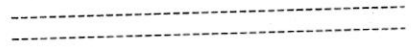
Following is the status of various approvals:

- 1) In principal approval for preparation of DPR for the redevelopment of Krish Kunj already obtained from the council
- 2) Approval of Redevelopment Model including then financial model to be adopted would be obtained based on the DPR prepared by the organization.
- 3) Approval of GB of ICAR and Union Cabinet to be required. The selected organisation to assist the institute for obtaining these approvals.
- 4) Various regulatory / local bodies approval required for implantation of the project to be obtained by the organisation. The organisation will have to liaise with the concerned agencies on behalf of institute The institute would assist the organisation in this regard..
- 5) Completion certificate for the project to be obtained by the organisation ICAR.
- 6) If various regulatory / local bodies approval are required to be revalidated or

fresh approvals sought the agency will have to liaise with the concerned agencies on behalf of institute.

Yours faithfully,

Joint Director (Admin)



FORM -I
AGENCY'S INDENTIFICATION DATA

- 1. Name
- 2. Head Office

 - a) Address
 - b) City
 - c) Pin
 - d) E-mail Address
 - e) Phone No.-I with STD CODE
 - Phone No.2 with STD code.....
 - f) Contact person's
Name with designation
 - g) And mobile number

- 3. Delhi Office

 - a)
 - b) Pin
 - c) E-mail Address
 - d) Phone No. I
 - Phone No.

4. Whether the PSU is Maharatna/Navratna /
 Scedule A Mini Ratna/
 Schedule B Mini Ratna

5. Whether worked with ICAR Y/N
 Earlier
 (Project wise details may be furnished)

FORM-II
AGENCY'S HUMAN RESORUCES DATA

- 1. Manpower**
 - a) Civil Engineer**
 - b) Electrical Engineer**
 - C) Air conditioning Engineer**
 - d) Architects**
 - e) Structural Engineer**

- 2. Planner Management Team (Please clarify whether in house of to be appointed as consultant by the organization)**

- 3. Financial Management Team (Please clarify whether in house or to be appointed as consultant by the organization)**

FORM-III
AGENCY'S FINANCIAL DATA

1. Latest Year

- a) Year (2020-2021)
- b) Balance sheet furnished Y/N
- c) Total annual turnover
(Refer Instruction No.2) Lacs

Turnover for the work
(Refer Instruction No.3) Lacs
- d) Net worth
(Refer Instruction No.4) Lacs
- e) Assets..... Lacs
- f) Work Capital
(Refer Instruction No.5) Lacs

2. Previous financial year

- a) Year (2019-2020)
- b) Balance sheet furnished Y/N
- c) Total annual turnover
(Refer Instruction No.2) Lacs

Turnover for the work
(Refer Instruction No.3) Lacs
- d) Net worth
(Refer Instruction No.4) Lacs
- e) Assets..... Lacs
- f) Working Capital
(Refer Instruction No.5) Lacs

3. Previous year

- a) Year (2018-2019)
- b) Balance sheet furnished Y/N

- c) Total Annual turnover
(Refer Instruction No.2)Lacs
- d) Construction works turnover
(Refer Instruction No.3)Lacs
- e) Net Worth
(Refer Instruction No.4)Lacs
- f) Assets.....Lacs
- g) Working Capital
(Refer Instruction No.5)Lacs

5. Please furnish the copies of balance sheet of last five years.

Instructions

1. Balance sheets for last five years are required to be furnished by agency.
2. In Sl. No. 1 (C), 2(C) and 3(C) turnover to be filled for 12 month. If the figure is not available, then agency may calculate and fill up.
3. Please calculate 'Agency's turnover for the work "as follows:
Turnover for the wok=Total turnover-from sales (if any)
4. Please calculate" Net Worth" as follows:
Net worth = Capital + Research-Accumulated losses
5. Please calculate "Working Capital" as follows:
Working capital = Current Assets – Current liabilities

FORM-IV

**SUMMARY OF SIMILAR WORK i.e. REDEVELOPMENT OF
RESIDENTIAL/OFFICES/COMMERCIAL AREA COMPLETED
DURING LAST SEVEN YEARS**

- i) Name of Work
- ii) Client Name
- iii) Client Address
-
- City
- Pin
- iv) E- mail Address (if any)
- v) Phone No. with STD code
-
- viii) Contractual Start Date
- ix) Contractual Completion Date
- x) Actual Completion Date
- xi) Liquidated damages Levied
if any for delayed completion
- xii) Total value of work as per work order.....
- xiii) Total value of actual work done.....
- xiv) A copy of work order/completion certificate.....

FORM -V
AGENCY'S CURRENT JOBS DATA
(For Similar Works)

- i) **Name of work**
- ii) **Total Project Cost(In Rs crs)_**
- iii) **Client Name**
- iv) **Client Address**
- City**
- Pin**
- v) **Phone No. with STD code**
- vi) **Completion Date (scheduled)**
- vii) **Percentage Progress**
- viii) **Expected Completion date**
.....
- ix) **Total value of work**

FORM -VI

Agency's Experience in Execution of Green Buildings

- i) **Name of work**
 - ii) **Total Project Cost(In Rs crs)_**

 - iii) **Client Name**
 - iv) **Client Address**
 - City**
 - Pin**

 - v) **Phone No. with STD code**

 - vi) **Completion Date (scheduled)**

 - vii) **Percentage Progress**

 - ix) **Expected Completion date**
.....
- Total value of work**

Invitation of EOI for redevelopment of existing colonies of IARI

Analysis of rate of the preparation and presentation of DPR / Models for the redevelopment of existing colonies of IARI

S.No.	Name of the Works	Approx. Market Rate
01	Total station survey (Two Plots) Around 50 Acre for the existing buildings/ services	3.00 lakh
02	Preparation of Master Plan for both the plots providing 3 or 4 options for the redevelopments i/c drawing , plan, and estimate (4 X 3 lakh)	12 Lakh
03	Presentation (two or three times) as per the suggestion of the committee. 3 X 1.5 Lakh	4.5 Lakh
04	Preparation of model of the selected option	2.5 Lakh
05	Due diligence survey, legal aspects i/c ownership, legal encumbrances, legal option regarding commercial exploitation.	04 Lakh
06	Financial survey , present market service, demand survey of the locality feature projection and revenue generation through commercial exploitation	04 Lakh
	Total	30.00 Lakh

LETTER OF TRANSMITTAL

From:

To,

.....
.....

Sub: Redevelopment of Residential Colony near Inderpuri and Loha Mandi at IARI, New Delhi-12

Sir,

Having examined the details given in EOI document for the above work, I / We hereby submit the 'EOI'.
I/WE hereby agree with the terms & conditions mentioned in the EOI document.

Yours faithfully,

(Signature, name and Designation of
authorize person with complete address of
CPSEs / PSU)

(please affix seal)

No.-----

Date ---

.....

.....

Sub: Departmental fee For Redevelopment of Residential Colony near Inderpuri and Loha Mandi at IARI, New Delhi-12

Dear Sir,

Please find our financial proposal for the subject work.

Particulars of Project	(Agency Service Charges) in Percentage over estimated cost of the works
Departmental Fee for the Redevelopment of Residential Colony near Inderpuri and Loha Mandi at IARI, New Delhi-12 near Inderpuri and Loha Mandi IARI, New Delhi-12 on self-sustaining Financial Model	Percentage in Fig..
	Percentage in Words...

The quoted fees is excluding GST which will be applicable extra as per actual.

Thanking you,

Yours faithfully,

(Signature, Name and Designation of authorize person with complete address of Consultancy Agency / Organization)

(Please affix seal)