

KOLKATA METRO RAIL CORPORATION LIMITED

**(A Joint Venture Company of Govt. of India & Govt. of West
Bengal)**

**HRBC BHAVAN, MUNSHI PREMCHAND SARANI
4TH & 5TH FLOOR, KOLKATA – 700 021**



**REQUEST FOR PROPOSAL DOCUMENTS
FOR DEVELOPMENT OF A SHOPPING PLAZA ON
P-P-P BASIS AT 21 SUKEAS LANE FOR PROVIDING
REHABILITATION TO THE PROJECT AFFECTED
PERSONS OF PROPOSED UNDERGROUND
MAHAKARAN STATION OF EAST WEST METRO
CORRIDOR PROJECT**

Price Rs.20,000/=



Kolkata Metro Rail Corporation Limited
(A JV Company of Govt. of India & Govt. of West Bengal)

Development of Shopping Plaza at 21, Sukeas Lane, Kolkata-700 001

I. Important information for applicants:

Sl.No.	Item	Details
1.	Name	Development of a Shopping Plaza at 21, Sukeas Lanely Street, Kolkata 700 001
2.	Earnest Money Deposit	Refundable Rs.5 lakh (without interest) in the form of a demand draft / pay order in favour of Kolkata Metro Rail Corporation Limited payable at Kolkata.
3.	Site Visit	At 3.00 P.M. on 20.10.2009
4.	Pre-Bid Meeting	At 3.00 PM on 21.10.2009 at the Conference Room of KMRC at HRBC Bhavan, Munshi Premchand Sarani, Kolkata.
5.	Submit proposals	General Manager (Administration), Kolkata Metro Rail Corporation Limited, HRBC Bhavan, Munshi Premchand Sarani, Kolkata 700021.
6.	Deadline for submission of bids	At 1.00 PM on 26.10.2009
7.	Opening of technical proposals	At 1.30 PM on 29.10.2009
8.	Opening of financial proposals	At 3 PM on 31.10.2009 at the Office of KMRC as stated above.



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II. Background of the Project:

The East West Metro Corridor Project, Kolkata is being executed by Kolkata Metro Rail Corporation Limited (KMRCL), which is a Joint Venture Company of the Govt. of West Bengal and the Govt. of India **with 50% equity shares each**. The said project will have **6 (six) Underground Stations** and **6 (six) Elevated Stations**. The total corridor length is about 14.6 kms.

There will be one underground station on **Brabourne Road** close to the existing **Tea Board** building. xxx Acres of land is being acquired for construction of the underground station at this location. The underground station is named as **Mahakaran U/G Station**. The underground station will be constructed by **cut and cover method** and hence, the necessity for acquiring land.

A large number of **existing shops and other commercial units** will have to be relocated as a result of the said land acquisition.

The present project is being conceptualized for **providing rehabilitation to the existing shopkeepers of both sides of Brabourne Road** who are going to be **affected as a result of land acquisition for construction of the said U/G Station**. Hence, the architectural / structural drawings of the proposed building in the tender should be appropriately designed.

III. Scope of Work:

KMRC is acquiring a total area of **41.616 cottah (2784 sq. meters)** of land covering 06 number of premises on **Brabourne Road** and **Sukeas Lane, Kolkata** through Transport Department for construction of **Mahakaran Station** of East- West Metro Corridor Project. Out of the said area proposed to be acquired for execution of the project, a chunk of



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land measuring about **15.46 cottah(1035 sq. meters)** has been identified for development of the proposed Project(Shopping Plaja). A copy of the lay-out Plan of the land so identified is enclosed at Annexure A. The said Plaja will be utilized for providing rehabilitation to the Project Affected Persons as indicated earlier. The private developer will be required to prepare conceptual plan for construction of the commercial building (Shopping Plaja) on the said land with **basement, ground and upper floors**. The total built up area available will be around **2691sq. meters. + car parking area**. The private developer will be required to complete the entire project strictly within a period **of18(eighteen months** from the date of handing over of possession of the land. If there is delay, **compensation** will be required to be paid by the private developer to **KMRCL @ Rs.1 lakh per month** of delay.

The scope of work to be carried out by the private developer will be –

1. To **provide interim rehabilitation to about 50 nos. existing occupiers** of the portion of the land which will be acquired for construction of Mahakaran Station
2. To **construct the commercial building of permissible height and permissible built up area;**
3. To **undertake operation and maintenance** of the said building for 2 **(two) years at** the beginning and then as may be decided by KMRCL.

IV. Interim rehabilitation to the existing occupiers:

The private developer shall be responsible for providing **interim rehabilitation** to about 50 nos. of existing occupiers of the portion of the land which will be acquired for construction of Mahakaran Station Details of the area presently occupied by individuals is furnished in Annexure –B;

1. The private developer may construct **temporary structures** within the same premises for the purpose or provide temporary rehabilitation in some other location at his own cost;



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2. All necessary infrastructure like **water, electricity, sewerage etc.** will be provided by the private developer during the interim rehabilitation;
3. All expenses incurred **for the interim rehabilitation** will be borne by the private developer;
4. **The existing occupiers and other project affected persons** will **finally be rehabilitated** in the building constructed by the private developer as per terms and conditions settled by KMRCL.

V. Development of Shopping Plaza:

1. The private developer will prepare **conceptual plan** for basement, ground and upper floors in the said premises which will be scrutinized and approved by the K.M.R.C.L with modifications ,if necessary. The building plan as per the Building Rules of the Kolkata Municipal Corporation will have to be prepared by the private developer in conformity with the approved conceptual plan of the proposed Shopping Plaza which will be submitted to the **Kolkata Municipal Corporation by KMRCL / Transport Department** for according necessary approval. **The K.M.R.C.L/Transport Department** takes the **responsibility for getting the said building plan** sanctioned from KMC. Payment of **building plan sanction fees** will have to be made by the private developer to **K.M.R.C.L** The building will be fully **commercial / office building** consisting of **shops, offices and the basement will be utilized for the purpose of car parking;**
2. The existing maximum **Floor Area Ratio (FAR)** for such construction on Brabourne Road ,Kolkata **is 2**. However, in order to accommodate all the Project Affected Persons, the **FAR may be relaxed to 2.6**. The maximum ground floor coverage may also be relaxed to **50%**. The existing height restriction of KMC will have to be observed and other applicable rules of Building Department of KMC have to be strictly adhered;



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3. The private developer shall be responsible for providing **security arrangements** to guard the materials and machinery during the construction period. The private developer shall be responsible for taking adequate **safety measures** and should take **adequate insurance** including 3rd party coverage during the construction period. Such insurance should clearly cover the risks against personal body injury and also the risks of theft, fire, riot, sabotage etc;
4. All existing underground and overhead services, **namely, drainage, sewerage, water** supply, telephone and electric cables etc. in and around the property will be **protected** and kept in service throughout the construction period;
5. The private developer shall remain responsible for **safety of adjacent structures**, public or private, and their users against loss or damage directly / indirectly caused due to such construction and will have to provide adequate safeguards;
6. Provision of car parking space, as agreed upon by K.M.C, shall have to be made by the private developer.

VI. Technical Specification:

The private developer shall undertake construction of the Shopping Plaza with the requisite technical specification, out of which the following stipulations shall be strictly observed:

1. The project must be within the existing building rules and regulations of KMC subject to relaxation as stated in clause V (2);
2. Demolition and disposal of existing structure shall be done entirely by the private developer with necessary protective measures;



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3. All works and materials provided by the private developer should be of **first class quality**. Quality assessment will be done by KMRC in the form of regular supervision and surprise checks, and in case of any dispute, decision of KMRC shall be final and binding. KMRC shall have the right to order removal / replacement of any item or portion in case it finds them unsuitable;
4. The private developer shall undertake all electrical works including supply of power from CESC at his own cost, adequate ventilation etc. The private developer shall also supply and install **emergency generator** to provide sufficient power to operate all emergency lights in common areas, **water supply pumps, escalators, lift etc**;
5. The private developer shall undertake all water supply and sanitary works as per latest specifications laid down in the code of practices issued by Indian Standard Institution;
6. The private developer shall install adequate **safety measures in fire fighting** and shall obtain requisite clearance from West Bengal Fire Services;
7. The private developer shall depute adequate technical personnel with sound technical knowledge and experience to be present at all times at the site during the course of construction;
8. The private developer shall have to adhere to the following guidelines for construction and finishing specifications as given below:-
 - a. All construction materials like bricks, sand, cement, aggregate etc. should be of first class quality;
 - b. All reinforced concrete works should be as per norms laid down in the relevant I.S. Code and should be duly approved by KMC;
 - c. Flooring should be of **vitrified tiles, ceramic tiles, marble, granite** etc;
 - d. Internal wall finish should be of **plaster of paris**;



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- e. External wall finish should be **weatherproof paint (CAS colour) of particular shed/sheds,as approved by K.M.R.C.L,** with some (at best 40%) **structural glazing** like **composite aluminum sheet cladding**;
 - f. Internal plumbing works to be of concealed type with GI or UPVC pipes;
 - g. External Plumbing works to be of exposed type with GI pipes;
 - h. Sewerage system to be developed with CPVC pipes along with the walls and stoneware pipes underground;
 - i. All sanitary porcelain fixtures and chromium plated bath fittings should be of first class quality and of reputed brands as may be approved by KMRC;
 - j. Internal electrification works should be of concealed type with copper wires and modular fittings of reputed brands;
 - k. External electrification works should be as per CESC norms and guidelines;
 - l. All shops to be with separate electric meters.
9. Prior to handing over of the portion to be owned by KMRC, the private developer shall transfer the electricity security deposit and any other deposit paid to CESC or any other organization in favour of KMRC;
10. The private developer will prepare and submit complete certified drawings of electrical, sanitary and plumbing works 'as built' without which the project will not be considered complete;
11. The private developer shall submit all necessary **test certificates and clearances**, in original, obtained from various authorities for utilities and systems to KMRC.



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VII. Operation and Maintenance:

The private developer or a third party would be required to undertake the following:

1. From the date of final completion of the project, regular and proper maintenance of the market for at least first 2 (two) years will be done either by the private developer or a third party agency engaged by him, with prior written acceptance from KMRCL.
2. Operation and maintenance of the following would include: -
 - a. Lift (OTIS Brand), escalator (if any), central plants, pumps and other equipments;
 - b. Exterior and common areas lighting;
 - c. Housekeeping of common areas;
 - d. Waste management system and removal;
 - e. Seating / furniture in common areas;
 - f. Drinking water facilities and water supply to common utilities and facilities;
 - g. Drains and other sanitary works;
 - h. Common lavatories and bathrooms;
 - i. External electric supply (incl. consumables);
 - j. Façade cleaning and maintenance;
 - k. Repairs and maintenance of the building;
 - l. Interior and exterior landscaped areas;
 - m. Pest control for common and landscaped areas;
 - n. Coordination for payment of statutory bills;
 - o. Fire insurance of the building, theft insurance and 3rd party insurance;
 - p. Electric system (if any) and physical security services of the building;
 - q. Sprinkler system (if any);
 - r. Air-conditioning of common areas (if any);
 - s. Maintenance of parking facilities;
 - t. Any other works as mutually decided.
3. The cost of maintenance needs to be borne by the private developer. The private developer can recover the **maintenance charges** from the new occupants in a manner as decided by the private developer in consultation with KMRCL.



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VIII. Major Terms and Conditions:

1. The project, as a whole, will have to be completed **within 18(eighteen) months** from the date of handing over of possession of the project site by KMRCL. However, in case of any unforeseen circumstances which are beyond control of the private developer for which KMRCL feels that the project gets justifiably delayed, then the said period may be extended at the discretion of KMRCL
2. In case the private developer fails to complete the project within the allotted period as stated above, he shall be liable to pay compensation @ **Rs.1 lakh (Rupees one lakh)** only for every month of delay or fraction thereof. In case the project gets delayed beyond six months over and above the allotted period of construction, KMRCL may decide to complete the project by itself / through other agencies, if any and the private developer shall have to reimburse to KMRCL all costs incurred by it for completion of the project. In such event, KMRCL shall forfeit the Earnest Money and premium amount. KMRCL shall also invoke the Bank Guarantee, which shall only be adjusted against balance cost of construction. All rights of the developer towards share of 40% of built up area together with proportionate car parking etc. shall also stand forfeited or to be decided by KMRCL at its discretion;
3. The private developer shall be required to pay all **applicable taxes and fees** levied by the government authorities from time to time;
4. All employees / manpower engaged by the private developer will be entirely his responsibility / liability and the same shall in no way devolve on KMRCL;
5. No part of the building shall be used for **illegal activities** or storing of goods of **hazardous nature or dangerous articles**;
6. The total built up area available will be calculated along with car parking area on the basis of **FAR sanctioned (see Clause V2)**;



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7. **60% of the total built up area will have to be handed over / transferred to the KMRC / Transport Department free of cost. The said area shall comprise of entire ground floor, entire first floor, entire 2nd floor and the balance on upper floors;**
8. **Proportionate share of car parking in the same ratio will also have to be given / transferred to KMRC free of cost;**
9. **All architectural drawings, structural drawings, conceptual drawings including elevation etc. will have to be prepared by private developer.**

IX. Eligibility:

The applicants / tenderers must satisfy the following criteria:

1. Only those developers, who have successfully completed **at least 1 (one) lakh sq. ft.** of built up area within the **KMC jurisdiction** in total during the **last three years** ending on **31st March 2009**, will be eligible to participate in the tender;
2. The tenderers must be **registered** under the West Bengal Promoters Act under the Housing Department, Govt. of West Bengal;
3. A certificate must be submitted furnishing details of construction (**covered area constructed**) completed up to 31st March 2008 to be signed by a **registered Chartered Accountant** and a **registered Architect**. The **completion certificate (C.C.)** issued by KMC must be furnished as a proof of evidence;



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4. In case of a Joint Venture / Consortium, the **lead partner** must possess the eligibility criteria.

X. Bid Documents:

The **technical bids** along with all subordinate documents shall be furnished in a **sealed envelope**. The **financial bids** shall also be separately furnished in a **sealed envelope**. Both the **technical and financial bids** shall be submitted in a **third sealed cover** with the inscription "**Proposal for Development of Shopping Plaza of K.M.R.C.L at 21, Sukeas Lane t, Kolkata**".

XI. Technical Bid:

Technical bids shall contain –

1. **Concept plan** (both soft and hard copy) for the proposed Shopping Plaza with 3-d plans in a CD, maps and diagrams. It should clearly state the **total floor area in each floor**, details of parking space available, facilities and utilities, the construction and finishing details etc;
2. **Plan for** interim rehabilitation;
3. **Eligibility criteria** being satisfied as per certificate of registered Chartered Accountant and a registered Architect and **completion certificates** (C.C.) issued by the Kolkata Municipal Corporation;
4. **Audited Balance Sheet** and the net worth of the firm or the Joint Venture during the last one year ending on **31st March 2009**;
5. **Bank Draft towards Earnest Money deposit.**



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XII. Financial Bid:

The financial bid shall be submitted in the **format specified in Annexure 'C'** on the applicant's official letter head, **in sealed envelope**, superscribed "**FINANCIAL PROPOSAL**". The applicant should quote the **one time premium amount payable to Kolkata MetroRail Corporation Limited**. This amount shall be payable **within 15 (fifteen) days from the date of communication of selection by KMRCL**. The payment shall be made in the form **Kolkata Metro Rail Corporation Limited**, payable at **Kolkata**. Failure to do so, will lead to forfeiture of **Earnest Money and rejection of the offer and thereafter KMRCL will be free to negotiate with other bidders and proceed further**.

XIV Selection of Developer

Selection will be normally done on the basis of highest valid financial bid. But preference will be given to the legal owners of the plot no 21,Sukeas Lane at the time of selection of Developer provided they participate in the tender fulfilling all the conditions and agree to take up the work for the development of the shopping complex,as per the conditions mentioned in the tender documents earlier,at the highest valid rate obtained on the basis of this tender

Xiv. Performance Security:

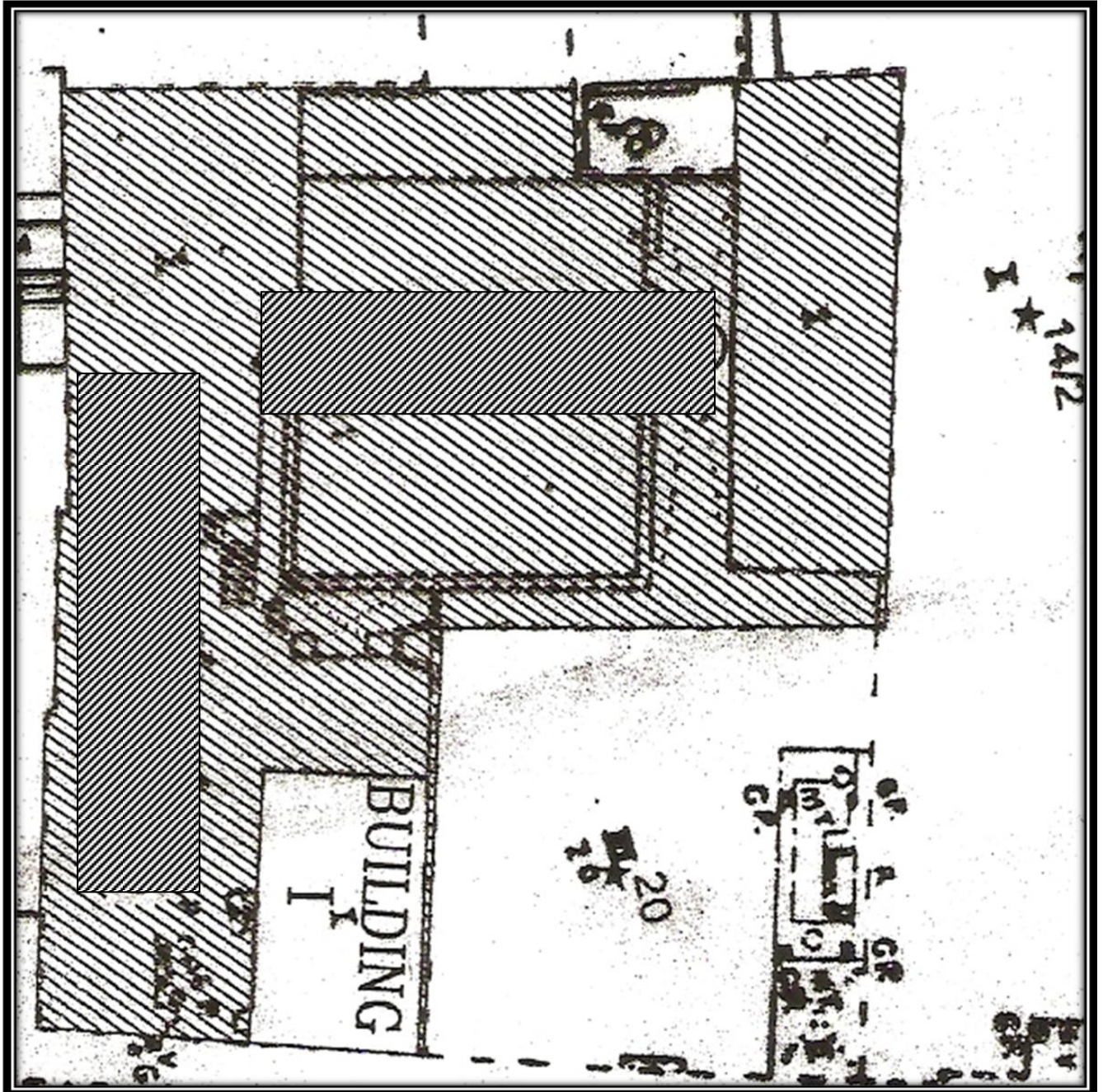
The selected private developer has to provide a **performance security** in the form of bank guarantee of **Rs.20 lakhs (Rupees twenty lakhs)** only to KMRCL within a period of **30 days** from the date of communication of selection. The bank guarantee should be made in favour of KMRCL drawn on any nationalized bank in Kolkata for a period of **two years from the date of handing over of the project**. Failure to submit the bank guarantee / performance security will empower the KMRCL to cancel the offer unilaterally and to forfeit the Earnest Money as well as the one-time premium amount it paid under Clause XII.



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Annexure-A



Layout plan of 21, SUKEAS LANE, Kolkata -700 001 proposed to be developed as a Shopping Complex.



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ANNEXURE -B

Details of the area presently occupied by individuals at various plots of land which are being acquired for construction of Mahakaran Station.

Sl. No	Type of Business	Area in Sqm.	Area in Sq. ft.
1	Shop	1.49	15.99
2	Restaurant	39.81	428.55
3	Shop	2.42	26.08
4	Shop	2.87	30.94
5	Shop	12.5	134.51
6	Shop	26.17	281.69
7	Shop	2.94	31.62
8	Shop	0.96	10.32
9	Showroom	21.760+	362.62
10		9.294+	
&		2.634	
11		33.69	
12	Shop	0.91	9.79
13	Shop	9.16	98.59
14	Godown	8.27	88.97
15	Shop	6.89	74.13
16	Shop	3.44	37.06
17	Shop	3.76	40.49
18	Shop	3.95	42.47
19	Shop	3.51 3.84 =7.35	79.12
20	Shop	6.57	70.78
21	Shop	5.16	55.56
22	Shop	4.34	46.67
23	Shop	2.6	27.95
24	Shop	8.14	87.63
25	Shop	6.14	66.13
26	Shop	6.5	70.01
27	Shop	5.8	62.48



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28	Shop	6.99	75.24
29	Shop	14.12	151.97
30	Shop	12.02	129.35
31	Shop	6.86	73.83
32	Shop	8.77	94.41
33	Shop	11.55	124.32
34	Shop	12.41	133.57
35	Shop	27.99	301.2
36	Shop	15.06	162.06
37	Shop	15.19	163.56
38	Shop	16.77	180.48
39	Shop	22.18	238.79
40	Godown	244.3	2629.67
41	Godown	19.55	210.46
42	Godown	3.51	37.81
43	Godown	9.39	101.07
44	Godown	8.69	93.54
45	Godown	3.07	33.05
46	Godown	14.02	150.95
47	Godown	16.7	179.73
48	Godown	59.62	641.66
49	Shop	63.95	688.37
50	Godown	45.41	488.84
51	Godown	35.99	387.43
52	Shop	17.96	193.32
53	Shop	28.28	304.41
54	Shop	13.11	141.12
55	Shop	15.05	162
56	Shop	28.58	307.64
57	Shop	10.16	109.36
58	Shop	5.19	55.86
59	Shop	12.99	139.82
60	Shop	2.75	29.6
61	Shop	9.26	99.67
62	Shop	14.04	151.13
63	Shop	7.99	86
64	Shop	8.34	89.772



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65	Shop	15.03	161.78
66	Shop	15.89	171.04
67	Shop	9.94	106.99
68	Shop	13.98	150.48
69	Shop	10.57	113.78
70	Shop	24.77	266.62
71	Shop	51.15	550.58
72	Shop	3.96	42.625
73	Shop	63.93	688.14
74	Shop	4.78	51.452
75	Godown	66.7	717.96
76	Shop	4.39	47.254
77	Godown	76.53	823.77



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Annexure-'C'

B Proforma cover letter for proposal submission

Date: _____

From: _____

Phone No. _____ Fax No. _____

Mobile No. _____

E-mail address: _____

To: The General Manager (Administration)
Kolkata Metro Rail Corporation Limited
HRBC Bhavan
Munshi Premchand Sarani, 4th Floor,
Kolkata-700 021.

**Sub: Financial bid for Development of Shopping Plaza at 21,
Sukeas Lane,Kolkata –700 001**

Sir,

I undertake to pay an amount of Rs. _____ (Rupees _____) only by Demand draft in favour of the Kolkata Metro Rail Corporation Limited for the proposed project. The sum will be paid within stipulated time as indicated in the Tender Document. Please note that this offer of ours is net of all costs.

Yours faithfully

(Name and designation of the authorized signatory with official seal)