

TENDER NO. KPL/OP/Estate/Land Valuer/02/2019-20



KAMARAJAR PORT LIMITED
[A Mini Ratna Government of India Undertaking]
Vallur Post, Near NCTPS,
Chennai – 600 120.

February 2020

e-TENDER

For

“Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”

Due Date of Submission: 15:00 Hrs on 06.03.2020

Date & Time of opening: 15:30 Hrs on 07.03.2020

KAMARAJAR PORT LIMITED

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”

e-tender through e-procurement portal mode

CONTENTS

Sl.No.	Description	Page No.
1	Section-I	
1	Part – I General Conditions	4
1	Part-2 – Instruction to Online bid submission	7
1	Part-3- Scope of work and Instructions to the Tenderer	10
2.	Section-II- Conditions of Contract	23
3.	Section-III-Terms of Reference	35
4.	Forms I, II, II(a) III, IV, V, VII, VII, VIII & IX	45
5	Annexure -1	59
6.	Section-IV- Schedule of Drawings	61
7.	Annexure a, b & c	63

KAMARAJAR PORT LIMITED
[A Mini Ratna Government of India Undertaking]
OPERATIONS DEPARTMENT,
Vallur Post, Chennai – 600 120.

Tele No. 044-27950030 E-mail address: radha@kplmail.in

NOTICE INVITING TENDER

E-TENDER NOTICE (NIT) No: KPL/OP/Estate/Land Valuer/02/2019-20

NAME OF WORK	“Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”
ESTIMATED CONTRACT VALUE	Rs. 8,30,875/-
PERIOD OF COMPLETION	90 days
COST OF TENDER	No Tender Fee
E.M.D. (Rs.)	E.M.D. of Rs.16,700/- is to be submitted in form of Demand Draft/ bankers cheque/Pay Order/ in favour of “Kamarajar Port Limited” payable at Chennai from any Nationalized/ Scheduled Bank only.
PRE – BID MEETING	Pre-bid meeting 21.02.2020 at 15.00 Hours at Kamarajar Port Limited, Vallur Post, Chennai – 600120.
DOWNLOADING OF TENDER DOCUMENTS	Tender Documents can be downloaded from the official web site of Kamarajar Port Limited http://www.ennoreport.gov.in or www.eprocure.gov.in
DATE OF DOWNLOADING OF TENDER DOCUMENT	FROM 15.02.2020 TO 06.03.2020 UPTO 14.00 HOURS
LAST DATE & TIME FOR TENDER SUBMISSION	ON 06.03.2020 UPTO 15.00 HOURS
OPENING OF TECHNICAL BID	ON 07.03.2020 AT 15.30 HOURS
Date of opening of COMMERCIAL BID	Will be intimated in due course.

FOR FURTHER DETAILS, AMENDMENTS OR EXTENSION OF TIME, PLEASE VISIT <http://www.ennoreport.gov.in> or www.eprocure.gov.in

Dy. General Manager (Civil)
KAMARAJAR PORT LIMITED

KAMARAJAR PORT LIMITED

(A Govt. of India Undertaking)

SECTION – I

Part – 1 : GENERAL CONDITIONS

1. Online tenders are invited FOR **“Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”**
2. The tender document through e-procurement mode is open from 15.02.2020 to 09.03.2020 can be downloaded from the KPL official website and through e-procurement portal link.
3. The tender document consists of two volumes viz. Volumes-I & II. In which, the Volume-I (Technical Bid) comprises of all technical & qualification details of bid document including sketch and Volume-II (Price Bid) comprises of Price bid document.
4. The complete tender document including sketch can be downloaded from Kamarajar Port Limited website: www.ennoreport.gov.in and e-procurement Portal www.eprocure.gov.in and to be submitted as tender offer on or before the due date and time of submission.
5. Earnest Money Deposit :
 - i. Earnest Money Deposit for the tender is Rs.16,700/-. The EMD may be furnished in the form of Demand Draft/bankers cheque/Pay Order drawn in favour of “Kamarajar Port Limited” payable at Chennai from any Nationalized/ Scheduled Bank only.
 - ii. The proof of payment of EMD details for the Demand Draft / Banker’s Cheque shall be uploaded as a scanned copy of the payment through e-procurement portal under the Tender document- Technical bid while submitting Tender electronically in the e-procurement portal.
 - iii. The proof of EMD shall be uploaded as a scanned copy of the

instrument through **e-procurement mode** along with the Tender Document Technical Bid while submitting tender electronically in the e-procurement portal. The Original Demand Draft / Banker's Cheque must reach Kamarajar Port Limited in corresponding address before opening of Technical Bid (Cover-I) as per the date and time given in this Tender. Mere uploading of EMD document in the portal alone and non-submission of the original EMD at the address given below before the Technical Bid opening date & time will lead to technical bid opening disqualification of the bid by the bidder:- Address : Kamarajar Port Limited, Port Administrative office Building, Vallur Post, Chennai – 600120.

- iv. Only the original EMD instrument (DD/BC) should be sealed in an envelope and reached office of the Dy.General Manager (Civil) on or before the due date of submission of tender at the above address. The tender offer shall have to be submitted by the tenderer only through e-procurement mode as explained in the Tender Document.
- v. Central / State PSU / PSE are exempted from payment of EMD. The proof that the tenderer is PSU / PSE must be submitted along with Technical Bid or else their bid is liable to be rejected. Exemptions from EMD will be allowed in case of units registered with National Small Scale Industries Corporation (NSIC) / Micro Small and Medium Enterprise (MSME) registered with NSIC. The Registration Certificate shall be valid as on due date of Tender / extended due date of the Tender, if any. Techno-commercial bid shall be accompanied by a Photocopy of valid NSIC Registration Certificate/MSME Registration Certificate issued by Competent Government Bodies to be eligible for the above exemptions. Also, the Certificate (NSIC / MSME) shall cover the items which are of similar nature to those covered in the subject tender to avail EMD fee exemptions. Photocopy of application for Registration as NSIC / MSME or for renewal of NSIC / MSME will not be accepted and, such offers will be treated as offers received without EMD and liable to be rejected.
- vi. A tenderer who claims exemption from payment of EMD shall submit relevant document(s) in e-procurement portal.

6. The Tender offers (both Technical & Price) shall be valid for a minimum of 120 days from the last date of online submission of offer; otherwise the offer shall be rejected as non-responsive.
7. Bidding is open to all eligible bidders meeting the eligibility criteria as defined in Part - 3, Section - I of 'Scope of work and instructions to the tenderer' under Clause 9 and bidders are advised to note the minimum qualification criteria specified to qualify for the award of the contract.
8. The Employer/Board do not bind themselves to accept the lowest or any tender and reserve the right to accept any tender in part or to reject any tender without assigning any reason there for.
9. The due date of online submission of offers will be at 06.03.2020 15.00hrs, unless otherwise notified. In the event of changes in the schedules, the Dy.General Manager (Civil), Kamarajar Port Limited notifies the same only through www.ennoreport.gov.in and e-procurement portal link.
10. If the offers are not received according to the instructions detailed here in above, they shall be liable for rejection.

Dy. General Manager (Civil)
KAMARAJAR PORT LIMITED

KAMARAJAR PORT LIMITED

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INSTRUCTIONS FOR ONLINE BID SUBMISSION

SECTION – I

PART – 2 : INSTRUCTIONS TO ONLINE BID SUBMISSION

Instructions to bidders for online e-bid submission

Through e-tendering and e-procurement

Bidders shall submit their bid on online only through e- Procurement Mode.

The tenderer shall obtain e-token from a licensed Certifying Authority of National Information Centre (NIC) such as MTNL/SIFY/TCS / nCode/eMudhra to get access for Online Bid Submission through the e - Procurement site <https://eprocure.gov.in>

Tender document shall be submitted online only in the designated two cover system on the e-Tender website www.eprocure.gov.in on or before due date.

The following are the procedure for submission of tender through online.

KPL/OP/Estate/Land Valuer/02/2019-20 "Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited".

- (i) Bidder should do the registration in the tender site using the “Click here to Enroll” option available.
- (ii) The Digital Signature registration has to be done with the e-token, after logging into the site.
- (iii) Bidder can use “My Space” area to update standard documents in advance as required for various tenders and use them during bid submission. This will facilitate the bid submission process by reducing time.
- (iv) Bidder should read the tenders published in the site and download the required documents / tender schedules for the tenders.
- (v) Bidder then logs into the site by giving the user id/password chosen during registration and password of the DSC/etoken.

- (vi) Only one DSC should be used for one bidder. If a bidder uses more than one DSC token, the bid would summarily be rejected.
- (vii) Bidder should read the Tender schedules carefully and submit the documents as per the Tender else the bid will be rejected.
- (viii) If there are any clarifications the same may be clarified during the pre-bid meeting.
- (ix) Bidder should take into account the corrigendum's if any published before submitting the bids online.
- (x) Bidder must in advance prepare the bid documents to be submitted as indicated in the tender schedule and they should be in the required format. If there are more than one document, they can be clubbed together.
- (xi) Bidder selects the tender which he is interested using search option & then moves it to the my favorites folder.
- (xii) From the folder, appropriate tender can be selected and all the details can be viewed.
- (xiii) The bidder should read the terms & conditions and accept the same to proceed further to submit the bids.
- (xiv) The bidder has to enter the password of the DSC / etoken and the required bid documents have to be uploaded one by one as indicated.
- (xv) The bidder has to submit the relevant files required as indicated in the cover content. In case of any irrelevant files, the bid will be rejected / will not be accepted by the system.
- (xvi) The rates should be offered in the format specified. (.xls format)
- (xvii) If the rates are not offered as per the given format the bid cannot be submitted / will not be accepted by the system.
- (xviii) Upon successful completion of the bid, the system will give a successful bid updation message, bid summary will be shown with the KPL/OP/Estate/Land Valuer/02/2019-20 "Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited". bid no., date & time of

submission of the bid along with all other relevant details.

- (xix) The bid summary should be printed and kept as an acknowledgement.
- (xx) The bid summary will act as a proof of bid submission for the subject Tender.
- (xxi) For any clarifications regarding the Tender, the bid number can be used as a reference.
- (xxii) The bids should be submitted on or before the prescribed date & time.
- (xxiii) Each document to be uploaded online for the tenders should be less than 2 MB. If any document is more than 2MB, it can be reduced by scanning at low resolution and the same can be uploaded.
- (xxiv) The time settings fixed in the server side & displayed at the top of the tender site, will be valid for all actions of requesting, bid submission, bid opening etc., in the e-tender system. The bidders should follow this time during bid submission.
- (xxv) All the data being entered by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered will not be viewable by unauthorized persons during bid submission & cannot be viewed by any one until the prescribed date & time of bid opening.
- (xxvi) The confidentiality of the bids would be maintained. Secured Socket Layer 128 bit encryption technology is used. Data storage encryption of sensitive fields is done.
- (xxvii) Any document that is uploaded to the server is subjected to symmetric encryption using a generated symmetric key. Further this key is subjected to asymmetric encryption using buyers public keys. Overall, the submitted tender documents become readable only after the tender opening by the authorized individual.
- (xxviii) For any queries, the bidders are asked to contact by mail cpppnic@nic.in or by phone 1-800-233-7315 well in advance.

KAMARAJAR PORT LIMITED

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Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”

SECTION – I

PART -3 : SCOPE OF WORK AND INSTRUCTIONS TO THE TENDERER

INTRODUCTION:

Kamarajar Port is one of the Major Ports of India under the administrative control of Ministry of Shipping. The port is situated on the east coast of Tamilnadu at about 21 KM north of Chennai Port. Kamarajar Port is 12th Major Port of the Country and is the First Corporate Port. The port has large land bank of about 2787 Acres which includes both land within and outside Custom bond. The port lands are located in the villages of Puzhuthivakkam, Ennore, Kattupalli, Athipattu and Vallur of Tiruvallur District in the state of Tamilnadu. The lands have been purchased/ transferred by the Government Agencies such as TNEB, TIDCO, Salt Department and Government of Tamilnadu (by Acquisition).

The port land within and outside Custom bond are being used for Port related activities like Cargo storage, Port projects, Infrastructure development like Road, Rail network etc., As per the Guidelines of Ministry issued from time to time, the Port is fixing and revising land license fee for Port land of different categories such as open space, hardened space, paved surface, building, way leave charges etc., The Scale of rates was last revised in the year 2014 with 5% annual escalation. Therefore, it is proposed to revise the Scale of rates for different types of land allotment in the Port with effect from 01.04.2019 by assessing the present land value by appointing Government approved land valuer.

1. Completeness of offer: Bid Offer shall cover all aspects/contents of both Cover – I and Cover – II of the Tender.
2. The tender document may be down loaded from website

www.ennoreport.gov.in or www.eprocure.gov.in portal.

3. The copy of the details of EMD payment shall have to be uploaded along with the tender in cover-I without which no tender document shall be accepted.
4. In case of any discrepancy between the content of the Tender Document submitted by the tenderer which is downloaded from above website and the master copy of the Tender Document available in the office of the Dy. General Manager (Civil), KAMARAJAR PORT LIMITED, the latter shall prevail and shall be binding on the Tenderer.
5. Earnest Money Deposit:
 - i. The EMD may be paid as detailed in Clause 5, Part-1 of Section-I.
 - ii. Tender without the EMD as above (or) in any other form (say, by A/c Payee cheque, etc.,) shall not be considered.
 - iii. Tenderers who have furnished the EMD alone will be allowed to participate in the e-tender.
 - iv. The tenderers are advised to enclose an advance stamp receipt duly signed along with the Bank details, viz., Name and branch of the Bank, Account Number, Type of Account and IFSC & MICR code to enable the KPL to refund the EMD amount through ECS to the successful / unsuccessful tenderers
 - v. No interest shall be paid on the EMD from the date of its receipt till it is being refunded.
6. Mandatory obligation: In case of the unsuccessful tenderers, the EMD will be refunded without interest to their bank account through ECS, after finalization of the tender. Therefore, the tenderers are requested to furnish the Bank details along with a cancelled cheque leaf to facilitate refund of EMD. In fact, mere submission of offer will not mean that a particular offer will be automatically considered qualified and the bid will be entertained. This is, however, subject to Clause No.13, Part-3 of Section-I.
7. Inspection of site: The tenderer or his authorized representatives or agents will be granted permission to enter upon the premises for the

purpose of site inspection. Prospective tenderers are advised to contact the Dy. General Manager (Civil), KAMARAJAR PORT LIMITED) at Phone No.044-27950030 regarding arrangement of site inspection. No cost incurred by the tenderers in preparing their offer or attending inspection of the site will be reimbursed by the KPL.

8. Deemed inspection: Irrespective of participation in the site- inspection, the tenderers shall be deemed to have inspected the respective items (Lands) before submission of offer and to have considered all relevant aspects necessary for submission of offer.

9. Eligibility Criteria: Minimum Eligibility Criteria:

- i. Tenderer should be Government approved Valuers (Registered as a valuer in IBBI (or) Income Tax Department (or) Empanelment with Nationalized Banks).
- ii. Average annual financial turn over during the last 3 years ending 31st March 2019, should be at least Rs.2,50,000/-&
- iii. Experience of having successfully completed similar works in State Government/ Central Government / Public Sector undertaking organisation / PSU banks /Railways/ Autonomous bodies during last 7 years ending as on 31st December 2019 as follows:
 - (a) Three similar completed works each costing not less than Rs.3,32,350/- i.e., 40% of the estimated value (or)
 - (b) Two similar completed works each costing not less than Rs.4,15,438/- i.e., 50% of the estimated value (or)
 - (c) One similar completed works each costing not less than Rs.6,64,700/- i.e., 80% of the estimated value (or)

Note: Similar work means “Valuation of Land and Buildings” in Government organization as mentioned above. Experience from other than government organization will not be considered.

- iv. Documentary proof such as copy of Notarized work order / agreement and completion certificate for the technical experience and audited balance sheets, Profit & Loss account statements for last three financial year ending March 2019 shall be uploaded under tender

document - technical bid link through e-procurement mode. *The successful Tenderer should produce the original documents for verification before award of work.* The bidder must possess the experience certificate of similar works executed only from State Government/ Central Government / Public Sector undertaking organization/ PSU banks/ /Railways /Autonomous bodies. The price bid of the tenderer will not be opened if the tenderer do not meet the eligibility criteria on technical aspects in cover I. All the documents as per Form- I,II,II(a),III,IV,V,VI,VII,VIII & IX and Annexure- 1, annexure a, b, c shall be uploaded through e-procurement portal after scanning in pdf format in the Tender Document – Technical Bid.

Note: The exemption certificate from NSIC/MSME is applicable for exemption from payment of EMD only. Copy of NSIC/MSME should be uploaded along with the Technical bid failing which the tender will be disqualified/ Rejected.

- v. The complete tender document can be downloaded from Kamarajar Port Limited's website: www.ennoreport.gov.in under e-procurement portal. The EMD shall be submitted in the form of Account Payee Demand Draft / Banker's Cheque in single instrument from any Nationalized Bank/ Schedule Bank drawn in favour of 'Kamarajar Port Limited' payable at Chennai. The same shall be uploaded with the tender document - Technical bid while submitting the tender electronically in the e-procurement Portal.
- vi. The original financial single instrument towards EMD shall be submitted to "Dy.General Manager (Civil), Kamarajar Port Limited" Vallur Post, Chennai – 600 120 before opening of Technical Bid latest by 15.00 hrs on 06.03.2020 Non submission of EMD within the above period will lead to disqualification of bids. The original documents to be submitted for verification before awarding for the successful bidder. Submit a written power of attorney authorizing the signatory of the bidder to commit the tender.

10. Security Deposit

- i. The Firm whose Bid or any portion of whose Bid is accepted must within 10 days of issue of notice of such acceptance or within such extended time as may be allowed by the Dy.General Manager (Civil) at his discretion deposit to the extent of 10% of the quoted value of the successful bidder towards security for the due fulfillment of the conditions of the contract.
- ii. The Security Deposit shall be submitted in the form of Demand Draft/Pay Order/Bankers' Cheque from any Nationalized Bank/ Schedule Bank drawn in favour of "Kamarajar Port Limited" payable at Chennai.
- iii. No interest will be allowed on security deposit.

11. CONDITIONS OF TENDER

Contents of offer: The following documents shall have to be submitted along with the tender for each items (Lands):-

i. Technical - Bid [Cover - I] :-

The bidder should upload bids through online website www.eprocure.gov.in and it should contain the Notarized of the following.

- (a) The EMD has to be paid as detailed in Clause 5 of General Conditions.
- (b) Profile of the tenderer (i.e. details of tenderer)
- (c) Income Tax- PAN Card.
- (d) GST Registration Certificate.
- (e) Certificate for Registered as a valuer in IBBI (or) Income Tax Department (or) Empanelment with Nationalised Banks
- (f) Documents in support of eligibility criteria mentioned above.
- (g) Details in the prescribed Proforma / Form and as per the requirements set out in the tender documents
- (h) Audited Balance Sheet and Profit & Loss Account with Audit Report

for the last three financial years ending 31st March 2019.

- (i) Original Power of Attorney in favour of the person signing the tender document, if the tender is not signed by the proprietor / partner / authorized signatory, as the case may be.
- (j) Addendum (if issued pursuant to the pre-bid meeting or otherwise), any notice etc. – duly signed and stamped as a token of confirmation of having read all the pages and agreed to the same.
- (k) Technical Bid Document – Cover I with all amendments and Clarification.

Note: Any indication of “Quoted Price” in the technical bid documents shall lead to rejection of the bid outright.

ii. Price Bid [Cover – II] :-

Any other addendum, if issued, shall also be hoisted in KPL website and the same shall likewise be part and parcel of the tender document. Accordingly, the prospective tenderers are advised to visit the website up to the date (or revised date, if any) of submission of tender regularly.

12. Validity:

The offer shall be kept valid for a period of 120 days (One hundred and twenty days) from the date of opening of the technical bid of the tender. The above validity period is, however, subject to extension, if agreed to by the tenderer in response to any request made by KPL.

13. Format and signing of Bid

- i. The Bid shall be in online mode.
- ii. The Bid shall contain no alterations or additions, except those comply with instructions issued by KPL.

14. Sealing and Marking of Bids

- i. The bidder shall put original bid security document as per EMD Clause hereof in envelope and properly seal and mark as “Bid Security”.
- ii. Tender document including quoted bid price have to be submitted online only before deadline for online submission of bid.

- iii. For evaluation purpose the uploaded offer documents will be treated as authentic and final. Any documents submitted in the form of hard copy except DD/BC instrument towards EMD shall be treated as irrelevant.

15. Deadline for online Submission of Bids

- i. The completed bid shall be submitted in the electronic form by 15.00 Hrs. on 06.03.2020 only through e-procurement portal.
- ii. The KPL may extend the deadline for submission of bids by issuing an amendment in accordance with Clause 29 of Part-3 of section -I - Scope of work and instruction to tenderer, in which case all rights and obligations of the KPL and the bidders previously subject to the original deadline will thereafter be subject to the deadline as extended.
- iii. The bidder should quote the Price in a spread sheet file (.xls format) available in e-procurement Portal only. Any indication of 'Quoted price' in the online technical bid documents shall lead to rejection of the bid outright. For evaluation purpose the uploaded offer documents will be treated as authentic and final. No hard copy shall be submitted for reference purpose. The bid submitted through e-procurement mode only will be taken up for the purpose for evaluation.
- iv. The uploaded Port's Tender Document will be treated as authentic tender and if any discrepancy is noticed at any stage between the KPL's tender document and the one submitted/uploaded by the tenderer, the conditions mentioned in the KPL's uploaded document shall prevail. Besides, the tenderer shall be liable for legal action for the lapses.

16. Late Bids

- i. The tenderer should ensure that their tender is received online at KPL before the deadline prescribed in Clause 15.

- ii. The time that is displayed from the server clock at the top of the tender Portal, will be valid for all actions of requesting bid submission, bid opening, etc., in the e-Procurement portal. The bidders should adhere to this time during bid submission.

Bid Opening and Evaluation

17. Bid Opening:

- i. On the due date and time as specified in Clause 15, the Kamarajar Port Limited will first open Technical bids of all bids received online (except those received late) in presence of the Bidders or their representatives who choose to attend. In the event of specified date for bid opening declared as holiday by the Kamarajar Port Limited, the bid will be opened at the same venue and at the same time on the next working day of KPL.
- ii. If all Bidders have submitted unconditional Bids together with requisite Bid security (EMD), then all Bidders will be so informed then and there. If any Bid contains any deviation from the Bid documents and / or; if the same does not contain Bid security in the manner prescribed in the Bid documents, then that Bid will be rejected and the Bidder will be informed accordingly.
- iii. The price bid (cover-II) of eligible tenderers shall be opened on the specified date and time.

18. Process to be Confidential

- i. Information relating to the examination, clarification, evaluation and comparison of Tenders and recommendations for the award of a contract shall not be disclosed to Tenderers or any other persons not officially concerned with such process until the award to the successful Tenderer has been announced by the tender accepting authority. Any effort by a Tenderer to influence the processing of Tenders or award decisions may result in the rejection of his Tender.
- ii. No Tenderer / Bidder shall contact the Dy.General Manager (Civil) or

any authority concerned with finalization of tenders on any matter relating to tender from the time of the Tender opening to the time the Contract is awarded. If the Tenderer wishes to bring additional information to the notice of the Dy.General Manager (Civil), it should do so in writing.

- iii. Before recommending / accepting the tender, the tender recommending / accepting authority shall verify the correctness of certificates submitted to meet the eligibility criteria and specifically experience. The authenticated agreements of previous works executed by the lowest tenderer shall be called for.
- iv. Tenders will be finalized by the concerned official of Kamarajar Port according to the powers vested with him.

19. Clarification of Bids

- i. To assist in the examination and comparison Bids, the KPL may, at its discretion, ask any bidder for clarification of his Bid, including breakdown of unit rates. The request for clarification and the response shall be in writing or by cable, but no change in the price or substance of the Bid shall be sought, offered, or permitted except as required to confirm the correction of arithmetic / typing errors discovered in the evaluation of the Bids in accordance with Clause 21.
- ii. Subject to Sub-Clause 19(i), no Bidder shall not contact the Kamarajar Port Limited on any matter relating to his bid from the time of the online bid opening to the time that the contract is awarded. If the Bidder wishes to bring additional information, the bidder should do so in online mode /writing only.
- iii. Any effort by the Bidder to influence the KPL's bid evaluation, bid comparison, or contract award decisions, may result in the rejection of his bid.

20. Examination of Technical Bids and Determination of Responsiveness of Technical Bid

- i. Prior to detailed evaluation of Technical Bids, the KPL will determine

whether each bid (a) meets the eligibility criteria defined in Clause 9; (b) has been properly signed by an authorized signatory (accredited representative) holding Power of Attorney in his favour. The Power of Attorney shall inter alia include a provision to bind the bidder to settlement of disputes clause; (c) is accompanied by the required Bid Security; and (d) is responsive to the requirements of bidding documents.

- ii. A substantially responsive Technical and financial Bid is one which conforms to all the terms, conditions and specification of the Bidding documents, without material deviation or reservation. A material deviation or reservation is one (a) which affects in any substantial way the scope, quality or performance; (b) which limits in any substantial way the KPL' rights or the Bidder's obligations under the bid; or (c) whose rectification would affect unfairly the competitive position of other Bidders presenting responsive Bids.
 - iii. If a Technical Bid is not substantially responsive, it will be rejected by the KPL. The financial bid of those bidders whose Technical bid has been determined to be non- responsive shall not be opened in online mode.
21. Correction of Errors (in Price Bid)
Not applicable for online tenders.
22. Evaluation and Comparison of Bids
- i. The KPL will evaluate and compare only the Bids determined to be responsive in accordance with Clause 20.
 - ii. If the Bid of the successful Bidder is seriously unbalanced in relation to the KPL's estimate of the cost of work to be performed under the contract, the KPL may require the Bidder to produce detailed price analyses for any or all items of the Bill of Quantities, to demonstrate the internal consistency of those price with the implementation/construction methods and schedule proposed.
23. Interruption of activities: In the event of any unforeseen circumstances such as holidays, bandhs, strikes, transport dislocation etc. on the

- scheduled day of pre-bid meeting / submission of offers / opening of technical part or price part of the tender, such activity shall take place at the same venue and at the same time on the next working day of KPL.
24. Contact Officer: Further details/clarification, if required, will be available from Dy.General Manager (Civil) at Phone No.044-27950029 & email ID: radha@kplmail.in.
 25. Right of acceptance: KPL reserves the right to accept or reject any or all tenders without assigning any reason thereof.
 26. Offer Preparation Cost: The Tenderer shall be responsible for all the costs associated with the preparation of its offer and its participation in the tender. KPL will not be responsible in any manner for such costs, regardless of the conduct or outcome of the tender process.
 27. Evaluation (Cover II- Price bid)
Only those technically qualified bidders price bids are opened for evaluation of the tender.
 28. Substitution, Withdrawal of Tender: The tenderers may substitute or withdraw their offer after submission, provided that written notice of the substitution or withdrawal is received by KPL before the due date of submission of offer or any extended date. No offer shall be substituted or withdrawn by any tenderer after the Due Date of submission of offer or any extension thereof. if so action will be initiated as per tender procedure manual of KPL.
 29. Amendment of Tender Document: At any time prior to the due date for submission of tender, KPL may, for any reason, whether at its own initiative or in response to queries raised /clarifications sought by the tenderer(s) during the pre-bid meeting or otherwise, modify the Tender Document by issuance of Addendum in official website of KPL www.ennoreport.gov.in and e-procurement portal. In order to afford prospective tenderer(s) a reasonable time to take Addendum into account, or for any other reason, KPL, at its discretion, may extend the due date of submission of offer through appropriate notification in the official website www.ennoreport.gov.in and e-procurement portal.

30. Tests of Responsiveness:

a) Prior to evaluation of Technical bid of the tender, KPL will determine whether each offer is responsive to the requirements of the tender document. An offer / tender shall be considered responsive if the tender: -

- i) Is received by the due date (including extended period, if any).
- ii) Is signed and upload as stipulated in the tender document.
- iii) Is accompanied by all the forms and formats dully filled in/ executed, as the case may be.
- iv) Contains all the information as requested in the tender document.
- v) Does not show inconsistencies between the offer and the supporting documents.
- vi) Is accompanied by EMD in the form as specified in this tender.

b) Clarifications:

To assist in the process of evaluation of Tender, KPL may, at its sole discretion, ask any tenderer to provide relevant documents / details, seek clarifications in writing from any tenderer regarding their offer. The request for providing such relevant details / documents and / or clarification and the response shall be in writing through post or by facsimile (Port's Fax No. 044-27950002).

c) Confidentiality:

Information required by KPL from the tenderer(s) for the purpose of examination, evaluation etc. will be kept in confidence by KPL and KPL will not divulge any such information unless it is ordered to do so by any authority that has power under the law to require its release.

31. KPL's Right to accept any Bid and Reject any or All Bids

The KPL reserves the right to accept or reject any bid and to cancel the bidding process and reject all bids, at any time prior to award of Contract, without thereby incurring any liability to the affected bidder on the grounds for the KPL's action.

Dy. General Manager (Civil)
KAMARAJAR PORT LIMITED

KAMARAJAR PORT LIMITED

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”

SECTION - II

CONDITIONS OF CONTRACT

1. In the contract (as hereinafter defined) the following words and expressions shall have the meanings hereby assigned to them except where the context otherwise requires.
 - (a) “Board” - The Board means the Board of Directors of the Kamarajar Port Limited, a body corporate constituted under the Companies Act 1956, represented by its Chairman Cum Managing Director and as amended from time to time.
 - (b) “TENDER / BID” means the valuer’s priced offer to the KPL for the execution and completion of the valuation assignment works and the remedying of any defects/furnishing of clarifications therein, in all accordance with the provisions of the contract, as accepted by the Letter of Acceptance – Award letter.
 - (c) “TENDERER/BIDDER/S” means the person or persons, firm, corporation, consortium or company who submits the BID for the subject services/assignment.
 - (d) “CONTRACTOR / VALUER” means the person(s) or firm or company whose tender has been accepted by the Board and the legal personnel, representatives or the successors of such firm or company and the permitted assigns of such persons or firm company.
 - (e) “Letter of Acceptance”, “Award letter” refers to the letter communicating the formal acceptance of the bid by the KPL.
 - (f) “AWARD PRICE” means the sum named in the Bid/proposal submitted by the Successful Bidder with any modification there of or addition thereto or deduction there from as may be made under the provisions contained in the proposal document.
 - (g) “Nodal Officer” means the Dy.General Manager (Civil) or an officer

appointed by the Dy.General Manager (Civil) in writing who shall direct, supervise and perform the duties and be in-charge of the works.

- (h) “Consultancy services/Services/Assignment” means the services to be provided by the Valuers as detailed in this bid document and under ‘Terms of Reference’ brought out in Section - III of this document.

NOTES:

2. Singular and Plural:

Words imparting the singular also include the plural and vice versa where the context so requires.

3. Headings:

The marginal headings or notes in these General conditions shall not be deemed to be part thereof or be taken into consideration in the interpretation or construction thereof of the contract.

4. Commencement and Completion of Assignments

The successful bidder shall commence the work within 7 days from the date of issue of the award letter by the KPL (ie., intimation of the acceptance of the Bid) and carry out the same expeditiously at whatever point or points and in such portion as employer may direct. The valuer shall complete the works within 90 days from the date of commencement.

During the assignment, the Valuers shall submit the Report as per the ‘Terms of Reference’.

5. Care and Diligence

The bidder shall exercise all reasonable care and diligence in the discharge of all technical, professional and contractual duties to be performed by them under this contract and shall be fully responsible to the KPL for the proper, efficient and effective execution of their duties.

6. Taxes and Duties TAXES:

- i) Tenderers will examine the various provisions of the Central Goods & Services Tax Act-2017 (CGST)/ Integrated Goods & Services Tax (IGST)/ Union Territory Goods & Services Tax (UGST) respective State’s State Goods &

Services Tax Act (SGST) also, as notified by Central/State Government and as amended from time to time and applicable taxes before bidding. Tenderers will ensure that full benefit of Input Tax Credit (ITC) likely to be availed by them is duly considered while quoting rates.

- ii) The rate quoted by the Contractor/Valuer shall be inclusive of all Taxes and Duties other than GST. Applicable GST will be paid by KPL based on the Tax Invoice.
- iii) The Financial evaluation will be based on the total base price quoted by the Contractor / Valuer excluding GST.
- iv) The firm shall furnish the Tax invoices as per GST Act/Rules in the name of the Kamarajar Port Limited by mentioning the GSTIN of KPL and indicating amounts of GST Separately. The GSTIN of KPL is 33AAACE9013G2Z1.
- v) The contractor /Firm shall remit the GST amount in the invoice to the Government within the due dates and also file the returns by mentioning the GSTIN of KPL to enable KPL to avail eligible Input Tax Credit (ITC).
- vi) The contractor/ firm shall indemnify Kamarajar Port Limited from any loss of eligible ITC of GST paid by it to the Contractors/ Suppliers based on their tax invoice, due to non- payment of GST or non-filing of GST returns by the contractor/firm or non compliance of GST Act/provisions. The contractor/firm shall remit such GST amount with applicable interest and penalties to the KPL within 7 days from the date of intimation by the KPL about non-availing of eligible ITC. KPL also reserves its right to deduct such GST amount with interest and penalties from the subsequent bills, Security Deposit or any amount due to the contractor by KPL”.
- vii) Applicable statutory recoveries including TDS under Income Tax, TDS under GST provisions etc., will be deducted/recovered while accounting for or making payment to the Contractor/ Valuer as per the applicable law. The Valuer / Firm shall furnish the Tax.

7. Variation

The quantities given under the Bill of Quantities are those upon which the approximate estimated cost of work are based but they are subject to alterations, omissions, deduction and additions and not necessarily show the actual quantities of work to be done and can be increased or decreased at the discretion of the Employer's Engineer/ Nodal Officer. However, the consequent variation in the total contract value will be limited to 20% under normal circumstances. The rates quoted shall be firm for such variation. In case the variation results in the total contract value exceeding the prescribed percentage, the revision of rates, if any, shall be applicable only for that portion of contract carried out in excess of the permissible percentage.

8. Confidentiality

The Valuers shall treat all the documents and information received from Kamarajar Port Limited (KPL), submitted to KPL and all other related documents/communications in confidence and shall ensure that all who have access to such material shall also treat them in confidence. The Valuers shall not divulge any such information without the prior written permission of KPL authorities. The Valuers shall return all the documents received from KPL from time to time after completion of the related works.

9. Suspension of the Contract

If any of the following events shall have happened and be continuing, then KPL may, by written notice to the Valuers, suspend in whole or in part, payment due thereafter to the Valuers under the contract.

- a) A default shall have occurred on the part of the Valuers in the execution of the contract.
- b) Any other condition which makes it unable for either party by reason of "Force Majeure" as referred to in Clause No.12 to successfully carry out the assignment/s or to accomplish the purpose of the contract.

10. Termination of Contract

Termination of Contract by KPL

During the period of contract, if the performance of the contractor not satisfactory or not up to the expectation of the Dy.General Manager (Civil) or his representative the contract will be terminated forthwith and the payment will be assessed by the Dy.General Manager (Civil) or his representatives for the value of work done. The decision of the Dy.General Manager (Civil) in this regard is final and binding.

11. Termination procedure:

- a) Upon termination of the Contract under Clause-10, the Valuers shall take immediate steps to terminate the services in a prompt and orderly manner and reduce losses and to keep further expenditure to a minimum.
- b) Upon termination of the contract (unless such termination shall have been occasioned by the default of the Valuers), the Valuers shall be entitled to be reimbursed in full for such costs as shall have been duly incurred prior to the date of such termination.

12. Force Majeure :

- a) If either party is temporarily unable by a reason of Force Majeure or the laws or regulations of India to meet any of its obligations under the contract, and if such party gives to the other party written notice of the event within 7(Seven) days after its occurrence, such obligations of the party as it is unable to perform by reason of the event, shall be suspended for as long as the inability continues.
- b) Neither party shall be liable to the other party for loss or damage sustained by such other party arising from any event referred to in clause (a) above or delays arising from such event.
- c) The term "Force Majeure" as employed herein, shall mean "Act of God, Strike, Lock-outs or other Industrial Disturbances, Insurrection, Riots, Epidemics, Landslides, Earthquakes, Storms, Lightning, Floods, Wash Outs, Civil Disturbances, Explosions and any other

similar event not within the control of either party, and which, by the exercise of due diligence, neither party is able to overcome”.

- d) Force Majeure shall not include any event which is caused by the negligence or intentional action of a Party or such party’s sub-Valuers or agents or employees, nor (ii) any event which a diligent party could reasonably have been expected to both (A) take into account at the time of the conclusion of this contract and (B) avoid or overcome in the carrying out of its obligations hereunder:
13. Responsibility of Valuers during the assignment:
During the validity period of the Valuers services, the Valuers shall hold discussions with the Engineer in Charge and make presentations on the reports/findings.
14. Facility/ies to be made available to Valuers:
The Port shall provide the following resources and facilities to the Valuers:
A limited space without affecting the day to day activities of the near by area will be made available to the valuer subject to availability at the discretion of the Engineer. No rental charges will be levied for the working area spared to the valuer during the tenure of the contract including extended period, if any granted.
15. Terms of payment:
The Valuers shall be paid the lump sum fee/charges (to be quoted by the bidder) for providing the services against the deliverables as stated in the Terms of Reference subject to the following:
- a) The above fees are exclusive of applicable GST.
 - b) GST Amount has to be shown on a separate element in the bill.
 - c) The above fees would include the fees and all out of pocket expenses incurred by the Valuers towards travel to Kamarajar Port & local boarding and lodging.
 - d) The payment to the firms shall be released through e-payment and the requisite information will be provided as per “Form -IX of the Bid Document.

16. Extension of Time for Completion,

- i. The valuer shall commence the assignment within the period named in the tender after the receipt by him of an order in writing to this effect from the Engineer and shall proceed with the same with due expedition and without delay except as may be expressly sanctioned or ordered by the Engineer or be wholly beyond the control of the valuer.
- ii. The valuer shall maintain the total amount of progress required as per schedule. If the progress of assignment is held up owing to circumstances, which in the opinion of the Engineer are beyond the control of the valuer, such as war, stormy weather and for other reasonable causes in the opinion of the Engineer, the Engineer may at his discretion grant to the Valuer such extension of time as he considers reasonable for the completion of the assignment.
 - a) the amount or nature of extra or additional work, or
 - b) any cause of delay referred to in these conditions, or
 - c) any delay, impediment or prevention by the Employer, or
 - d) other special circumstances which may occur, other than through a default of or breach of contract by the Valuers or for which he is responsible, being such as fairly to entitle the Valuers to an extension of the Time for Completion of the Assignments, or any Section or part thereof, the Engineer shall, after due consultation with the Employer and the Valuers, determine the amount of such extension and shall notify the Valuers accordingly, with a copy to the Employer.
- iii. The execution of the assignment during the extended period also, shall be only under the conditions and at the Total amount specified in the contract.
- iv. The grant of such extension of time will not bestow on them any right to claim compensation or extra payment at a future date whatsoever. No claim shall be made by the Valuer on the grounds of executing the assignment beyond the completion period stipulated in the contract.

17. Total amount of Progress

If for any reason, which does not entitle the Valuers to an extension of time, the Total amount of progress of the Assignments or any Section is at any time, in the opinion of the Engineer shall so notify the Valuers who shall thereupon take such steps as are necessary, subject to the consent of the Engineer, to expedite progress so as to comply with the Time for Completion. The Valuers shall not be entitled to any additional payment for taking such steps.

18. Compensation for delay:

If the valuer fails to complete the assignment in all respects within the time specified or within the extended time that may be allowed by the Engineer as per clause 16, the valuer shall pay or allow to the Board a sum equivalent to 1/2% of the contract value per week of delay or part thereof, subject to a maximum of 10 per cent of the contract price as liquidated damages/late delivery charges and ascertained damages and not by way of penalty, for every week thereof beyond the said period or extended period as the case may be during which the assignment shall remain unfinished. Such damages will be deducted from any amount payable to or to be payable to the valuer including any securities / guarantees if any available with the Port. The payment of such damages does not relieve the valuer of his obligations to complete the assignments or from any other of his obligations or liabilities under this contract.

19. Remedy on valuer's failure to carry out the assignment required

The progress of the assignment at each stage will be subject to the approval of the Engineer whose decision as to the Total amount of progress at each stage shall be final and binding on the valuer. The Engineer reserves to himself the right to cancel the contract for unsatisfactory progress in the assignment at any stage.

20. Completion Certificate

Completion certificate shall be issued by the Employer on expiry of all

the tasks and submission of all reports/Drawings/documents as indicated in Terms of Reference enclosed to this bid document, to the satisfaction of the Employer.

21. Release of Security Deposit:

The amount deposited by the Valuer, as Security Deposit under this Assignment will be refunded to the Valuer only after satisfactory completion of all the assignment pursuant to clause 20 & clause 8 of section -III- 'Deliverables'. In case of non-completion of the valuation job within the specified period of 90days or extended period of time for completion (as per clause 16), the Security deposit will be forfeited.

22. Corrupt or Fraudulent Practices:

The bidder and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Selection Process. Notwithstanding anything to the contrary contained in this document, the Port shall reject the tender without being liable in any manner whatsoever to the bidder, if it determines that the bidder has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice (collectively the "Prohibited Practices") in the Selection Process. In such an event, the Port shall, without prejudice to its any other rights or remedies, forfeit and appropriate the Bid Security or Performance Security, as the case may be, as mutually agreed genuine pre-estimated compensation and damages payable to the Port for, inter alia, time, cost and effort of the Authority, in regard to the Tender, including consideration and evaluation of such Bidder's Proposal. Such Bidder shall not be eligible to participate in any tender or RFP issued by the Authority during a period of 2 (two) years from the date such Bidder is found by the Authority to have directly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as the case may be.

For the purposes of this Clause, the following terms shall have the meaning hereinafter respectively assigned to them:

- (a) “Corrupt practice” means
- (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the action of any person connected with the Selection Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Authority who is or has been associated in any manner, directly or indirectly with the Selection Process or the LOA or has dealt with matters concerning the Agreement or arising there from, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the Authority, shall be deemed to constitute influencing the actions of a person connected with the Selection Process; or
 - (ii) engaging in any manner whatsoever, whether during the Selection Process or after the issue of the LOA or after the execution of the Agreement, as the case may be, any person in respect of any matter relating to the Project or the LOA or the Agreement, who at any time has been or is a legal, financial or technical consultant/ adviser of the Authority in relation to any matter concerning the Project;
- (b) “fraudulent practice” means a misrepresentation or omission of facts or disclosure of incomplete facts, in order to influence the Selection Process;
- (c) “coercive practice” means impairing or harming or threatening to impair or harm, directly or indirectly, any persons or property to influence any person’s participation or action in the Selection Process;
- (d) “undesirable practice” means
- (i) establishing contact with any person connected with or employed or engaged by the Authority with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Selection Process; or
 - (ii) having a Conflict of Interest; and

(e) “restrictive practice” means forming a cartel or arriving at any understanding or arrangement among Applicants with the objective of restricting or manipulating a full and fair competition in the Selection Process.

23. Third Party Insurance:

Before commencing the execution of the works, the contractor but without limiting his obligation and responsibilities under Clause hereof shall insure against any damage, loss or injury which may occur to any property (including that of the Employer or to any person including any employee) if the employer by or arising out of the execution of the works in the carrying out of the contract otherwise than due to the matter referred in the provision to Clause 24.

24. Minimum amount of the Third Party insurance

Such insurance shall be effected with an Insurer and in terms approved by the Employer and for at least the amount stated in the tender and the contractor shall whenever required produce to the Employer’s Engineer or the Nodal officer, the policy or policies of insurance and the receipts for payment of the current premiums.

25. Accident or injury to workmen:

The Employer shall not be liable for or in respect of any damages or compensation payable at law in respect or in consequence of any accident or injury to any workmen or other person in the employment of the contractor and the contractor shall indemnify and keep indemnified, the Employer against all such damages and compensation and against all claims, demands, proceedings, costs, charges and expenses whatsoever in respect there of or in relation thereto.

26. Remedy of Contractor's failure to insure:

If the contractor shall fail to effect and keep in force the insurance referred to the Clauses 23, 24, & 25 above hereof or any other insurance which he may be required to effect under the terms of the contract then, and in any such case, the employer may effect and keep in force any such insurance and pay such premium or premium as may be necessary for that purpose and from time to time deduct the amount so paid by the Employer with interest as stated below from any money due or which may become due to the contractor or recover the same as a debt due from the contractor. At the rate of 3% above the prevailing Bank rate of 11% or as announced by the Reserve Bank of India from time to time under section 49 of Reserve Bank of India Act, 1934.

Dy. General Manager (Civil)
KAMARAJAR PORT LIMITED

KAMARAJAR PORT LIMITED

SECTION – III

TERMS OF REFERENCES

A. Definition:

Scope of assignment:

1. Kamarajar Port Limited has proposed to find out the market value of land in the premises of Kamarajar Port limits. The valuation of land assets shall be carried out as per the Policy Guidelines for Land Management, 2015 (PGLM, 2015) standard norms taken into consideration of the use of land location advantage to the business, community of port, land values adjoining to Port, etc. The Land valuer is also required to submit a report recommending revision of Scale of rates for different types of land and building allotments in the Port with effect from 01.04.2019. For this purpose, it is now proposed to invite e-tender in two cover system from the eligible firms for the work of “Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”. The successful bidder will provide services for valuation of Port land and building assets including revision of Scale of Rates for open and covered space of Kamarajar Port Limited.
 - (i). The valuation of land and building assets in various locations of Port Estate as identified by Kamarajar Port Limited as under:
 - a. LAND within the port compound wall – 1392.20 Acres.
 - b. LAND outside the port compound wall which belongs to KPL–1363.11 Acres.
 - c. Staff quarters land – 31.96 Acres at Vallur Village.
 - (ii). The valuation of land and buildings shall be determined by the Valuers on their own.
 - (iii). The valuation shall be for developed land and undeveloped land separately.
 - (iv). The valuation to be done location wise for the year 2019 as on 01.04.2019.
 - (v). The valuation to be done in accordance with the Land Policy including

- amendments/ clarifications issued by Ministry of Shipping, Government of India.
- (vi) The valuer shall support the value with his calculations methodology considered by him for arriving at the final value of each asset.
 - (vii) For revision of the Scale of rates (license fee) for open space & covered space (Buildings) charges of Kamarajar Port Limited which is due from 01.04.2019 in the Chapter VII of KPL Scale of rates pattern may be referred.
 - (viii) The Valuer need to analyse the rates of neighbouring Ports/ Competing Ports along with the Guidelines issued by the Government for the Revision of Scale of Rates.
 - (ix) As per the clause 13(c) (i) of Policy Guidelines for Land Management, 2015 (PGLM, 2015) issued by Ministry of shipping, the classification/ categorization of port land needs to be done as per National Industrial Classification (NIC), 2008.
2. The Kamarajar Port Limited has proposed to find out the market value of Land and buildings at inside and outside custom bond area. The valuation shall be carried out as per the PGLM, 2015 including amendments/ clarifications taking in to consideration but not limited to the following:
- Location of land including location advantage to the business community.
 - Use of land
 - Infrastructure available
 - Proximity to civic amenities
 - Frontage
 - Extent of Land
 - Width of the abutting Road, Streets
 - Transports facilities
 - Intensity of local development
 - Types of demand
 - Money market

- Land values (Guideline total amount, Market value of land adjoining to the Port estate)
- Population changes
- Government Rules
- Applicability of urban ceiling Act and limitation
- Types of building structure
- Ongoing infrastructure development
- Correctness of the Plinth area, Carpet area etc
- Rentable area of allotment of Lots
- Height of the building

The valuation of land and commercial buildings in various locations of Port to be carried out are as follows:

- (i) The valuation of land and building assets in various locations of Port Estate as identified by Kamarajar Port Limited as under:
 - a. LAND within the port compound wall – 1392.20 Acres.
 - b. LAND outside the port compound wall which belongs to KPL–1363.11 Acres.
 - c. Staff quarters land – 31.96 Acres at Vallur Village.
- (ii) The same area of the land assets to be considered for valuation and the SOR shall be determined by the Valuers on their own.
- (iii) The valuation shall be for developed land, undeveloped land and buildings separately.
- (iv) The valuation shall be for developed land, undeveloped land and buildings separately.
- (v) The valuation to be done location wise for the year 2019 as on 01.04.2019.
- (vi) The valuation to be done in accordance with the Land Policy issued by Ministry of Shipping, Government of India.
- (vii) The valuer shall support the value with his calculations methodology considered by him for arriving at the final value of each asset.
- (viii) For revision of the Scale of rates (license fee) for open space & covered space (Buildings) charges of Kamarajar Port Limited which is due from 01.04.2019 in the Chapter VII of KPL Scale of rates pattern may be

referred.

- (ix) The Valuer need to analyse the rates of neighbouring Ports/ Competing Ports along with the Guidelines issued by the Government for the Revision of Scale of Rates.

3. The work comprises of the following:

Collection and analysis of relevant data/document for assessment/review of market value of land and buildings pertaining to Kamarajar Port Limited to arrive Scale of Rates (SoR) rate for the purpose of the following:

Item No	Description of space	License fee (Per Sqmt /Rs. per year/calendar month or part thereof)
A. Custom Bound area - Project related		
(a)	Open space	
(b)	Hardend area with sub base surface	
(C)	Hardend area with sub base surface	
(d)	Hardend area with Concrete / paved surface	
B. Custom Bound area - Cargo related		
(a)	Open space	
(b)	Hardend area with sub base surface	
(C)	Hardend area with sub base surface	
(d)	Hardend area with Concrete / paved surface	
C. Non Custom Bound area (Outside the Port) - Project related		
(a)	Open space	
(b)	Hardend area with sub base surface	
(C)	Hardend area with sub base surface	
(d)	Hardend area with Concrete / paved surface	
D. Non Custom Bound area (Outside the Port) - Cargo related		
(a)	Open space	
(b)	Hardend area with sub base surface	
(C)	Hardend area with sub base surface	
(d)	Hardend area with Concrete / paved surface	
3		
a.	Building with RCC Roof and terrace within the port premises	
b.	Building with ACC Roof and in other similar roof like GIC within the port premises (other than RCC roofs)	
4	Covered space for use as site stores, equipment, maintenance etc.,	

4. Assessment of yield on such capital value and determination of rent and upfront premium to account the highest of the factors mentioned as per land policy guidelines 2015 issued by the Ministry of Shipping as follows:
(Para: 13)

- (i) *State Government's ready reckoner of land values in the area, if available for similar classification/ activities*
- (ii) *highest rate of actual relevant transactions registered in last three years in the Port's vicinity (the vicinity of the Port to be decided by the respective Port Trust Boards), with an appropriate annual escalation rate to be approved by the Port Trust Board*
- (iii) *Highest accepted tender-cum-auction rate of the Port land for similar transactions, updated on the basis of the annual escalation rate approved by the Port Trust Board*
- (iv) *Rate arrived at by the approved valuer appointed for the purpose by the Port and*
- (v) *any other relevant factor as may be identified by the Port".*

5. Preparation and submission of draft valuation report.

The Contractor will be required to give presentation of their final report before KPL Board/Any other committee as may be necessary (even after submission of the report) and would also require to furnish all clarifications to the satisfaction of KPL and (Questions clarifications raised by the port user during SoR submitted to KPL) as may be necessary.

6. In undertaking of the valuation, the consultant may interact with the concerned officers of KPL as and when necessary.

7. The tenderer should submit the weekly progress report during execution of the work.

8. Deliverables:

- (i) Valuation report shall be furnished triplicate covering all the above aspects of the area of the lands and buildings indicated in the 1,2,3&4 above. The valuation of the assets shall be furnished in amount per unit area (preferably in Sq.M) for each survey Number of

the Land and Buildings.

- (ii) The Valuation report shall be authenticated in all pages annexed with authenticated working sheets.
- (iii) Along with the Valuation report, the Govt. of TamilNadu's ready reckoner of land values in the area / adjoining / vicinity, shall also to be furnished.
- (iv) Also, the highest rate of actual relevant transactions registered in last three years in the vicinity of the Land with an escalation of 5% per year to till date shall be furnished along with supportive documents.
- (v) The disclaimer for correctness of Valuation shall not be accepted and proper supportive documents have to be annexed with self attestation.
- (vi) In case of any clarifications of the Valuation report, the Valuer shall clarify with relevant details to the Port and hence, a period of one year from the date of completion of the Valuation work shall be taken Guarantee period and the Security deposit of 10% will be released upon completion of the said period.
- (vii) The Valuation shall be made taking in to account of Scope of Assignment detailed in clause 1,2,3 & 4 above, and the analyzed aspects considered for Valuation are to be detailed in Valuation Report.
- (viii) Total amount of assets shall be furnished (preferably in Sq m) for each survey No of Land incase of surveyed Land
- (ix) Total amount per unit area (Preferably in Sq m) for Unsurveyed land giving due reference to survey No of surveyed land in the neighborhood
- (x) Total amount per unit area (Preferably in Sq m) for every individual buildings furnished in the Annexure-"a to c".

9. Time Schedule

The time schedule for this assignment is fixed as 90 days. The Firms shall strictly adhere to the time frame for the various activities pertaining to the assignment as detailed

Sl No	Description	Time Schedule
1	Submission of Draft valuation Report (Three Copies).	On or before 45 th day of commencement of assignment
2	Presentation on Assignment of valuation and Draft Report	On or before 15 days from the date of submission of draft report
3	Submission of final; valuation Report and justification of the valuation (Three Copies)	On or before 90 th day of commencement of assignment

10. Remuneration:

The nature and magnitude of different assignments have been listed in Price Bid.

The Bidder is requested to quote the rates in Price Bid. The Prices quoted shall be firm and valid for the entire period of Contract and no escalation will be payable to the firm.

11. Terms of Payment

The Firm/Personnels shall be paid the rates (quoted by the bidder) for providing the services against the deliverables as stated in clause 8 above subject to the clause 15 of Section – II. The payment shall be paid on completion of the work including submission of final report. Interim payment of 50% shall be claimed on submission of draft report.

Note: Generally payment will be made by the Employer within 30 days and the same will be released through ECS.

12. The tenderers are advised that all payments related to this subject work would be made through ECS (Electronic Clearing Service). The tenderer would be required to provide particulars of their bank account along with

their bid. The payment will be made through ECS only.

13. The tenderers to submit the following in Form-IX their letterhead for ECS procedure. Name of the bank, branch with address, MICR No., Account No., type of account etc.,

14. Any sum of money due and payable to the Firm/Personnel (including security deposit returnable to him) under this contract may be appropriated by the Port and set off against any claim of the Port for the payment of a sum of money arising out of or under any other contract made by the Firm/Personnel with the port.

15. Cessation of Employer's liability:

The Employer shall not be liable to the Firm/Personnel for any matter or thing arising out of or in connection with the contract or the execution of the assignments unless the Firm/Personnel shall have made a claim in writing in respect thereof before the issue of the final bill

16. Change in constitution:

Where the Firm/Personnel are a partnership firm, prior approval in writing of the Engineer-in-charge shall be obtained before any change is made in the constitution of firm. Where the Firm/Personnel is an individual or a Hindu undivided family business concern, such approval as aforesaid shall likewise be obtained before the Firm/Personnel enters into any partnership agreement where under the partnership, the firm would have the right to carry out the assignment hereby undertaken by the Firm/Personnel.

17. Entry of Labour in Port premises (If necessary):

Only vehicles licensed by the Board will be allowed inside the Port premises.

Admission into the Port is regulated by issue of passes (valid for one week) for the contractor and his staff. All the above entry passes will be issued at prevailing rates of KPL. The expenditure for vehicle and contractor staff passes shall be borne by the valuer. The contractor is solely responsible for all the details incorporated in the passes and the identity cards the Port is indemnified against their misuse.

The entry passes shall be produced at the time of entry and any other time when demanded by the CISF personnel or department officials.

Further, in the event of loss of entry passes or identity card issued to the contractor or their labour, penalty charges will imposed in each case.

The contractor should register with the pass section and get a code number for the firm from the pass section and should produce authorized signature of two persons per firm who will sign the pass application. Any changes in the authorized signatories, both of the firms officials should be intimated to this section immediately.

The firms should be recommended by respective departments. Applicants should apply in the prescribed format. the contractor/ valuer shall adhere all rules and regulations with respect to the Port entry passess.

KAMARAJAR PORT LIMITED
(A Govt. of India Undertaking)

**Appointment of land valuer to assess market value of Port land
and also to revise the Scale of Rates for allotment of open space
& covered space for various purpose at Kamarajar Port Limited”**

CONTRACT DATA

1.	Amount of Security Deposit.	10/Part-3/Section I	10% of the quoted value of the successful bidder.
2.	Date of commencement of work	4/Section II	Date on which the contractor takes over site or the 7th day of the intimation of the acceptance of the tender whichever is earlier.
3.	Period of completion	4/Section II	90 days from the date of commencement of work.
4.	Liquidated damages	18/Section II	$\frac{1}{2}$ % of the contract value per week of delay or part thereof, subject to a maximum of 10 per cent of the contract price

KAMARAJAR PORT LIMITED

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”

COVERING LETTER

(ON THE LETTER HEAD OF THE BIDDER)

To The Dy.General Manager (Civil)
Kamarajar Port Limited
Vallur Post, Chennai- 600 120.
Tamil Nadu State

Date:

Sir,

Sub: The work of **Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”**

Being duly authorized to represent and act on behalf of
(Hereinafter referred to as “the Bidder”) and having reviewed and fully understood all of the requirements of the bid document and information provided, the undersigned hereby apply for the work referred above.

We are submitting our Bid enclosing the following, with the details as per the requirements of the Bid Document, for your evaluation.

- (i) Tender Document along with Addendum if any
- (ii) Bid Security EMD In the form of DD bearing No ----- -dated -----, for Rs..... Issued by.....bank
- (iii) Bank information for e- payment (Form ix)
- (iv) GST Registration form (Form X)
- (v) Specimen format for declaration annexure-1

Signature
(Authorised Signatory)

FORM OF BID

To be uploaded online)

(To be executed on bidder's letter head and submitted along with their technical bid under cover I)

[The tenderer shall fill in this Form in accordance with the instructions indicated. No alterations to its format shall be permitted and no substitutions shall be accepted.]

To

The Dy. General Manager (Civil) ,
Kamarajar Port Limited,
Chennai – 600 120. Tamil Nadu, INDIA.

Sir, Being duly authorized to represent and act on behalf

..... of hereinafter called “the tenderer” and having visited the site and examined the Drawings, Conditions of Contract, Specifications, Schedules and Bill of Quantities for the work of Tender for “Valuation of lands belongs to Kamarajar Port Limited (outside custom bond area)”

And

1. We offer to execute the work in conformity with the said drawings and Conditions of Contract, Specifications, Schedules and Bill of Quantities for the sum of Rs..... (Rupees(Rate shall not be filled in)).
2. We undertake, if our Tender is accepted, to achieve completion of the various sections of the Works within the periods specified in this Schedule.
3. If our Tender is accepted we will furnish a Security Deposit within 7 days from the date of issue of work order, in the form of Demand Draft/pay order / Bankers Cheque payable at Chennai drawn on any Scheduled Bank (except Co-operative Bank)as Security for the due performance of the Contract in accordance with Clause 10 of Part 3 of Section I.

4. We agree to abide by this Tender for the period of 90 days from the date fixed for receiving the same or such further period as may be mutually agreed upon and it shall remain binding upon us and may be accepted at any time before the expiration of that period should we fail to abide by our Tenders during the above said period of 90 days or such extended period as mutually agreed upon the Port shall be at liberty to forfeit the Earnest Money deposited by us.
5. Unless and until a formal Agreement is prepared and executed this Tender, together with your written acceptance thereof, shall constitute a binding Contract between us.
6. (i) We understand that the Kamarajar Port Limited reserves the right to,
 - a) Amend the scope of tender and value of contract under this work;
 - b) Reject or accept any tender including the lowest, cancel the tender process and reject all tender.
 - c) Agree or reject our alternative proposal without assisting any reasons.(ii) We agree that the Kamarajar Port Limited will not be liable for any such action and will be under no obligation to inform the tenderer of the grounds for such action.
7. If our Tender is accepted we understand that we are held fully responsible for the due performance of the Contract.
8. We have furnished Earnest Money in the form of Demand Draft / Banker's Cheque issued by any of the scheduled bank payable at Chennai in favour, Kamarajar Port Limited, for the amount of Rs.16,700/- (Rupees Sixteen Thousand and Seven hundred only). If our Tender is not accepted, the Earnest Money shall be returned to us on our application within period as specified in the tender for the return of such EMD amount.

9. We agree to execute all the works referred to in the Tender Documents upon the Terms and Conditions contained or referred to therein and to carry out such deviations as may be ordered.
10. We understand that you are not bound to accept the lowest evaluated tender or any other tender that you may receive.
11. We also make specific note clauses of (ITB, NIT) under which the contract is governed.
12. In case of out station firms, having a branch in India for liaison purposes, herein we mention the Name of the Contact person and Tel. no. Fax No. and mail-Id and also the complete postal Address of the firm
13. I / We confirm that all statements documents, information submitted / given with this bid or in support of bid is / are true, genuine, authentic, legitimate and valid. I agree that at any time from the date of submission of Bid or after award to selected successful bidder, in case any of these statement documents, information is /are found incorrect. False, willful misrepresentation or omission of facts or submission of false / forged documents, the EMD / Security Deposit submitted by me/us shall be forfeited by KPL
14. We understand that the communication made with the Firm at (13), by the Port shall be deemed to have been done with us.

Signed:

(Signature of person whose name and capacity are shown) In the capacity of:

(Legal capacity of person signing the form of tender)

Name : (Complete name of person signing the Form of Tender)

Duly authorized to sign the Tender for e- TENDER FOR “Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited” and on behalf

of.....

Dated on..... day of,..... (Date of signing)

CONTRACTOR'S BID

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”

To

The Dy.General Manager (Civil),

Kamajar Port Limited,

Vallur Post,

Chennai-600 120.

GENTLEMEN,

We offer to execute the Works described above in accordance with the Conditions of Contract accompanying this Bid for the Contract Price “as filled in the price bid”.

This bid and your written acceptance of it shall constitute a binding contract between us. We understand that you are not bound to accept the lowest or any Bid you receive.

We undertake that, in competing for (and, if the award is made to us, in executing) the above contract, we will strictly observe the laws against fraud and corruption in force in India namely “Prevention of Corruption Act 1988”

We hereby confirm that this Bid complies with the Bid Validity and Bid Security required by the Bidding documents.

We attach herewith our copy of Permanent Account Number (PAN).

Yours faithfully,

Authorized signature:.....

Name & Title of signatory:.....

Name of Bidder:.....

Address:.....

Notes: To be filled in by the Bidder, together with his particulars and date of submission at the bottom of the form of bid.

(To be uploaded online)

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited

FORM – III

Summary of Current Contract commitments / Works in Progress

Name of Contract and client	Value of work	Value of pending Work	Completion Date	
			Scheduled	Estimated

NOTE : Tenderer shall provide information on their current commitment on all contracts that have been awarded or for which a letter of intent or acceptance has been received or for contracts approaching completion but for which, full completion certificate has yet to be issued.

Signature (Authorised Signatory)

(To be uploaded online)

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited

FORM -IV

Experience in carrying out Valuation of Lands and Buildings (executed during the last 7 years (as on 31.12.2019))

Name of the work	Name of the Employer	Value of work on completion	Contract period		
			Date of commencement	Date of Actual completion	Scheduled completion period

Note: Each item / contract listed under the above columns shall be supported by documentary evidence / Performance certificate issued by the competent authority to be notarized or self attested copy to be scanned and uploaded.

Signature
(Authorised Signatory)

KAMARAJAR PORT LIMITED

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”

FORM OF CONTRACT AGREEMENT

(To be executed on Rs.100/--non-judicial Stamp Paper)

[The successful Tenderer shall fill in this form in accordance with the instructions indicated]

This CONTRACT AGREEMENT is made

This _____ day of _____ (month) TWO THOUSAND AND TWENTY

1. BETWEEN

1. The Board of Directors of the Kamarajar Port Limited , a body corporate under Companies Act, 1956, as Amended thereafter, under the Laws of India and having its principal place of business at Vallur Post, Chennai - 600 120.

(hereinafter called “the Employer”) and

2. _____ [incorporated under] the laws of [country of contractor] and having its principal place of business at [address of contractor] (hereinafter called “the (contractor”).

Whereas the Employer invited Tenders against Tender no. **KPL/OP/Estate/Land Valuer/02/2019-20** for execution of Tender for updating of Land Records, Patta (extract from PLR) and ownership of land to be obtained from Govt. Of Tamil Nadu (Revenue Department) in respect of Survey Numbers of lands belonging to Kamarajar Port Limited and has accepted a Tender by the Contractor in accordance with the tender conditions, in the sum of

_____ [Contract Price in words and figures, expressed in the Contract currency(ies) [hereinafter called “the Contract Price”]

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In this Agreement words and expressions shall have the same meanings as are respectively assigned to them in the conditions of contract referred to.

2. The following documents shall constitute the contract between the Employer/Board and the contractor, and each shall be read and construed as an integral part of the contract:

- i) This contract Agreement
- ii) General conditions of contract
- iii) Terms of Reference
- iv) Technical requirement (including schedule of requirements and Technical specification, drawings)
- v) Notice Inviting Tender
- vi) The contractors bid and original price schedule
- vii) The employer/Board's notifications of award
- viii) Other relevant documents AND WHEREAS

KAMARAJAR PORT LIMITED accepted the Bid of CONTRACTOR for the provision and the execution of WORK at the CONTRACT PRICE as indicated in CONTRACT upon the terms and subject to the conditions of Contract. Now this CONTRACT AGREEMENT witnesseth and it is hereby agreed and declared as follows:

3. In consideration of the payment to be made to CONTRACTOR for WORK to be executed by him. CONTRACTOR hereby Covenants with KAMARAJAR PORT LIMITED that CONTRACTOR shall and will duly provide, execute and complete work and things in CONTRACT, mentioned or described or which are to be implied there from or may be reasonably necessary for completion of work and at the times and in the manner and subject to the terms and conditions or stipulations mentioned in CONTRACT.

4. In consideration of the due provision, execution and completion of WORK by the CONTRACTOR in accordance with the terms of the

CONTRACT, the KAMARAJAR PORT LIMITED does hereby agree with CONTRACTOR that KAMARAJAR PORT LIMITED will pay to contractor the respective amounts for the work actually done by him and approved by EMPLOYER as per payment Terms accepted in CONTRACT and payable to CONTRACTOR under provision of Contract at such time and at such manner as provided for in the CONTRACT.

AND

In consideration of the due provision, execution and completion of WORK, CONTRACTOR does hereby agree to pay such sums as may be due to KAMARAJAR PORT LIMITED for the services rendered by KAMARAJAR PORT LIMITED to Contractor as set forth in CONTRACT and such other sums as may become payable to KAMARAJAR PORT LIMITED towards loss, damage to the KAMARAJAR PORT LIMITED's equipment, materials etc. and such payments to be made at such time and in such manner as is provided in the CONTRACT.

IN WITNESS whereof the parties hereto have caused this Agreement to be executed in accordance with the laws of [name of the contract governing law country] on the day, month and year indicated above.

For and on behalf of and by authority from the Chairman of the Board of Directors.

Signed:

in the capacity of Dy.General Manager (Civil), Kamarajar Port Limited,
Chennai In the presence of

Witness:

- 1.
- 2.

For and on behalf of the Contractor Signed:

Designation:

In the presence of Witness:

- 1.
- 2.

(To be uploaded online)

KAMARAJAR PORT LIMITED

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited

FORM – VI

Personnel / Staff proposed for the Project

(Here specify the experience summary of the Key Personnel proposed to be employed for the work)

Signature
(Authorised Signatory)

(To be uploaded online)

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited

FORM VII

Additional Information

Please add any further information that you consider to be relevant to the evaluation of your application for qualification. If you wish to attach any other documents, please list below.

Tenderers should not upload the testimonials, certificates and publicity material with their applications. They will not be taken into account in the evaluation of qualifications and will be discarded.

FORM-VIII

GST

As required under the GST Act, Kamarajar Port Limited has obtained GSTIN Provisional ID No. 33AAACE9013G2Z1 all the vendors of KPL including contractors, suppliers, consultants and other service providers shall furnish the GSTIN ID of KPL in the invoices/ bills raised on KPL with effect from 01.07.17. The tenderer shall furnish the following details along with a photocopy of the registered GSTIN No. While submitting the quotation document.

S.No	GSTIN Details	Data to be filled up
1	Name of the Firm	
2	Type of Vender whether registered under GSTIN or not	Supplier of Goods/ Supplier of service/ Both (Tick relevant)
3.	Whether registered under	YES/ NO
4	Name & Address as registered in GSTIN	
5	GSTIN No. [copy should enclose]	
6	State of registration of GSTIN	
7	Status of GSTIN Registered customer whether SEZ/ EOU/DTA/ Govt/ Local Authority	
8	PAN No[copy should enclose] *	
9	Mobile No/ Fax No.	
10	e-mail id	
11	Contact person	
12.	Contact Landline No.	

Seal and Signature

(To be uploaded online)

KAMARAJAR PORT LIMITED

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited

FORM – IX

FORMAT FOR FURNISHING BANK INFORMATION FOR e-PAYMENT

1	Name of the Bank, Branch and full address	
2	Account Number.	
3	MICR Number	
4	Type of Account	
5	IFSC Number	
6	GST Regn. Number	
7	Copy of PAN Card	
Place: Date:		Signature (Authorised Signatory)

KAMARAJAR PORT LIMITED

(To be uploaded online)

Annexure-1

SPECIMEN FORMAT FOR DECLARATION

(To be executed on bidder's letter head)

To

Dy.General Manager (Civil)

Kamarajar Port Limited

Vallur Post Chennai-120.

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”

Ref: Tender No. **KPL/OP/Estate/Land Valuer/02/2019-20**

The undersigned, having studied the pre-qualification submission for the above mentioned project, hereby states:

- (a) The information furnished in our bid is true and accurate to the best of my knowledge.
- (b) That in case of being pre-qualified, we acknowledge that the Employer may invite us to participate in due time for the submission of a tender on the basis of provisions made in the tender documents to follow.
- (c) When the call for tenders is issued, if the legal, technical or financial conditions, or the contractual capacity of the firm or joint venture changes, we commit ourselves to inform you and acknowledge your sole right to review the pre-qualification made.
- (d) We enclose all the required pre-qualification data format and all other documents and supplementary information required for the pre-qualification evaluation.
- (e) We also state that no changes have been made by us in the downloaded tender documents and also understand that in the event of any discrepancies observed, the printed tender document

No. _____ is full and final for all legal / contractual obligations [delete if not required]. Date:

Place:

Name of the applicant: Represented by (Name & capacity):

KAMARAJAR PORT LIMITED

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”

PREAMBLE TO BILL OF QUANTITIES

1. The bidder shall quote his rate Item wise.
2. The rate quoted shall be inclusive of all work charges related to calculating the valuation such as collect guideline value and other particulars from GoTN etc.,
3. The rate quoted shall be exclusive of GST.
4. Valuation report shall be furnished triplicate covering all the above aspects of the area of the lands indicated in Scope of Assignment detailed in the Clause 1,2,3 & 4 of Section – III of Terms of Reference above. The valuation of the assets shall be furnished in Lump sum amount for entire valuation work as per Tender conditions.

KAMARAJAR PORT LIMITED
(A Govt. of India Undertaking)
(A Mini Ratna Company)
OPERATIONS DEPARTMENT,

Appointment of land valuer to assess market value of Port land and also to revise the Scale of Rates for allotment of open space & covered space for various purpose at Kamarajar Port Limited”

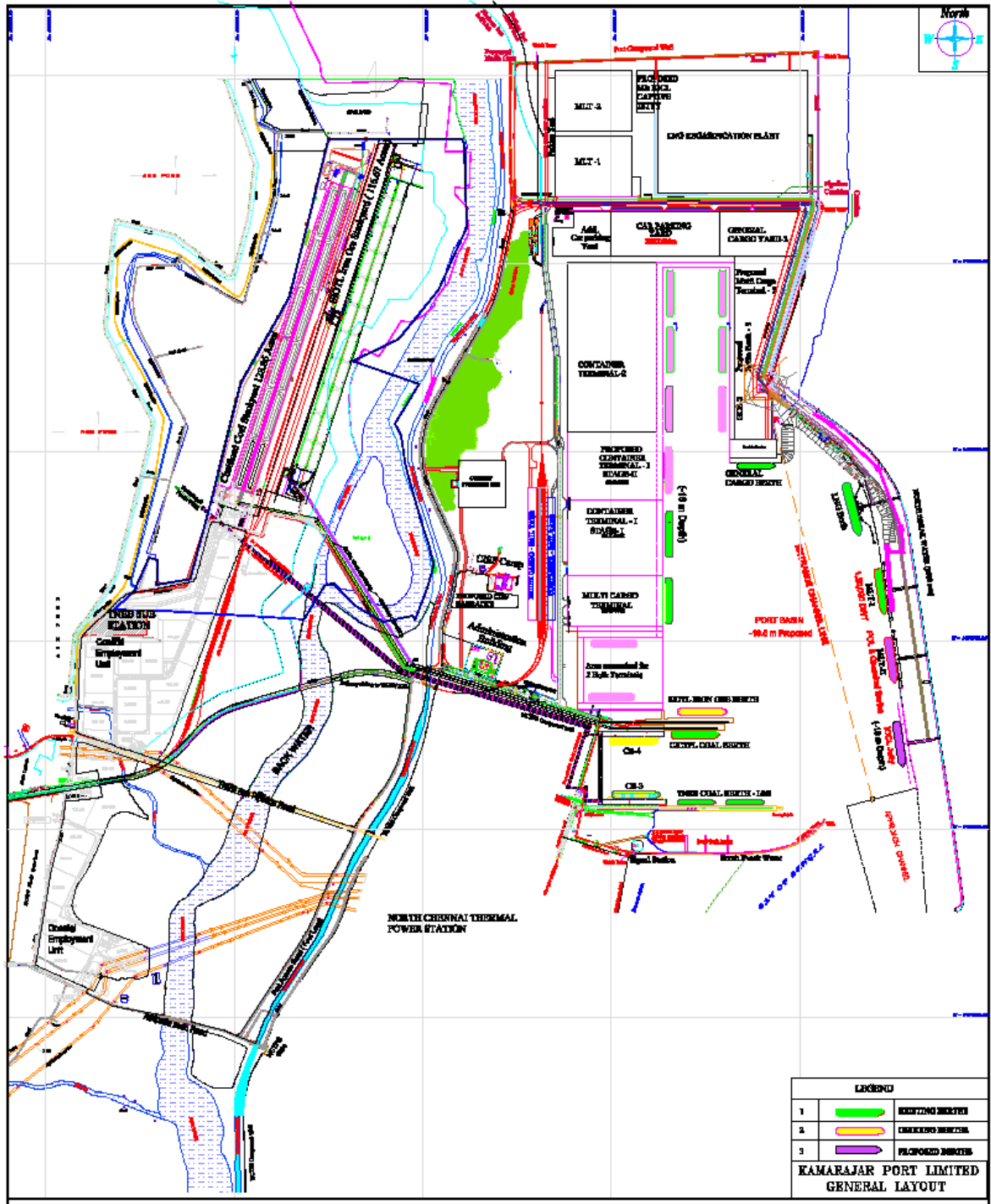
SECTION - IV

Schedule of Drawings

1. A sketch showing land general layout of Kamarajar Port within Port custom bound and Outside custom bound area.
2. Annexure “a to c” – Statement showing Lands and buildings belongs to Kamarajar Port Limited.

Supplementary drawings if any, which the Engineer may issue from, time to time or approve during the currency of contract, will also form part of the contract.

General layout of Kamarajar Port:



Annexure - a

List of Buildings in Custom Bound Area			
S.No	GIS id	Description of Building	Area in Sq.M
		Administration Building	2146
		Garage backside of Admin office	60
		Canteen Complex near Admin office	600
		Admin office -Centre Court yard building	120
		Customs & Immigration Building	900
		CISF Entry Room	12
		New Main Gate Building	604
		Utility Building near General Cargo berth	289
		Car parking yard office building	764
		Fire station Building	200
		Electrical Substation (3Nos)	696
		Railway RRI Cabin near RUB	661
		Railway office building near RUB	533
		Railway holding yard II Control room	165
		Signal Tower Building	72
		Watch tower (Inside Port)	120
		Old HCC building near GCB	578

		Container Pre Stack yard building	411
		NCTPS - Air quality monitor system	10
		CISF Barracks	415
		Guest House (Inside Port)	212
		New Guest House (Inside Port)	850
		Total Area In Sq.Meter	12,812.00

List of Buildings in Outside Custom Bound Area
Annexure - b

S.No	GIS id	Description of building	Area in Sq.M
		Nerkundram officers Quarters	2394
		Railway RRI Cabin near RUB	661
		Railway office building near RUB	533
		Railway holding yard II Control room	165
		Total Area In Sq.Meter	

Statistics of Port Land

Annexure - c

Sl. No.	Category	Area (in acres)
1	Total land belonging to Port (Within Compound wall)	1392.20
2	Total land belonging to Port(outside Compound wall)	1395.07
	Total	2787.27