



**GOVERNMENT OF SIKKIM
TOURISM AND CIVIL AVIATION DEPARTMENT**

**EXPRESSION OF INTEREST (EOI)
FOR PREQUALIFICATION OF THE BIDDERS
FOR
DESIGN, BUILT, FINANCE, OPERATE AND
MAINTENANCE OF
SIKKIM HOUSE
AT KHARGHAR, NAVI MUMBAI,
ON
JOINT VENTURE BASIS**

August-2021

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1.0 EXPRESSION OF INTEREST FOR
PREQUALIFICATION OF BIDDERS

155 (3528) EC / DOT & CA / 21-22 / 164 / TD

Dated: 02/08/2021



GOVERNMENT OF SIKKIM
TOURISM AND CIVIL AVIATION DEPARTMENT

Tourism & Civil Aviation Department, Government of Sikkim invites the Expression of Interest (EOI) from reputed developers or construction firms to fulfill the prequalification criteria for **Design, Built, Finance, Operate and Maintenance of Sikkim House at Kharghar, Navi Mumbai, Maharashtra (India)**

ON

JOINT VENTURE (JV) BASIS

The complete details of EOI including the prequalification criteria can be downloaded from Sikkim Tourism website www.sikkimtourism.gov.in from 5th August, 2021.

The last date for submission Prequalification Documents is **26.08.2021 by 1600 hours.**



Principal Chief Engineer
Tourism & Civil Aviation Department,
Government of Sikkim
Principal Chief Engineer
Tourism & Civil Aviation Deptt.
Govt. of Sikkim

2.0 INTRODUCTION:

The Government of Sikkim is consistently making efforts to bring about sustainable development of the State under diverse segments for ease and convenience of the people of Sikkim at large by adopting best practices and through policy reformation. In this mission, creating a better accommodation facility for the people of Sikkim at the important cities outside Sikkim has been one of the top priorities of the State Government of Sikkim. The construction of State Guest House at the major cities of India would be of great advantage for the people of Sikkim especially during their visit to the respective cities for medical and education purposes beside the business, pilgrimage or leisure trip. It will also create avenues for marketing and promotion of Sikkim in the national travellers map to boost tourism and hospitality business of the State. Such apartments built at the important places outside Sikkim would also be of great use during official tours of the State Government officers, holding conferences and during the visit of VIPs and VVIPs for official purposes. With this vision, the State Government is desirous to construct a State Guest House/Emporium in Kharghar, Navi Mumbai, Maharashtra at a land allotted at Sector-16 by the City & Industrial Development Corporation of Maharashtra Limited (CIDCO), Government of Maharashtra. The Tourism and Civil Aviation Department, Government of Sikkim is the nodal department entrusted with the task of developing the said State Guest House/Emporium by engaging the partner firms or developers by call of Expression of Interest herein after referred to as (EOI) through public notice.

Therefore, the State Government through the Tourism and Civil Aviation Department, Government of Sikkim invites Expression of Interest (EOI) from the reputed developers or construction firms (which shall also be called bidder or developer) for developing a modern and state of art Sikkim House/Emporium. The project would comprise construction of Sikkim House having Guest amenities, accommodation units, room apartments, lobby, reception area, administrative block, Tourist Information Centre, emporium including other allied facilities.

3.0 BIDDING PROCESS

The bid shall be invited in two stages, first Prequalification Bid and next Technical Bid. In the prequalification of Bidders, the intending bidders shall submit their Expression of Interest as per the Format for Application indicated at Clause 8.0 along with the requisite documents to fulfil the Eligibility Criteria as per Clause 7.0 and deposit slip of the cost of JV Tender Documents. The bidders those qualified in the Prequalification Bid as per the Eligibility Criteria as per Clause 7.0 shall only be allowed to participate in the Technical Bid. The objectives, scope of work, general direction and conditions indicated here under for the Prequalification Bid is to give the bidders adequate idea to enable them to judge the very purpose of the bid before participating in the bid process. There may be additional technical conditions while seeking Technical Bid from the prequalified bidders like quality of construction or power point presentation of the project as may deem fit by the Tourism & Civil Aviation Department, Government of Sikkim.

3.1 Cost of JV Tender Documents

The intending bidder shall deposit a sum of Rs. 2.00 lakh (Rupees two lakh only) towards the cost of JV Tender Documents (non-refundable) in the Account Number of the Tourism & Civil Aviation Department, Sikkim vide 50100326947381 with IFSC Code HDFC0000420, MG Marg Gangtok Branch. The bank receipt of the deposit so made in the said account details shall be submitted along with the prequalification documents while submitting the Expression of Interest to fulfil the requisite eligibility criteria as per Clause 7.0. In the event of non-enclosure of the receipts of the deposit of cost of JV Tender Documents, the bidder's Prequalification Bid shall be summarily rejected.

3.2 Stage-I: Invitation of EOI for Prequalification Bid

At stage-I the Expression of Interest (EOI) are invited for submission of the requisite Expression of Interest as per the Format for Application indicated at Clause 8.0 along with the requisite documents to fulfil the Eligibility Criteria as per Clause 7.0 and deposit slip of the cost of JV Tender Documents as per sub-clause 3.1. The intending bidders shall submit their EOI for Prequalification Bid till the last date and time indicated Time Schedule at Clause 9.0 of this EOI. The EOI for Prequalification Bid shall be submitted in person or by speed post at the address given at the General Direction and Condition at clause 6.0. The same shall be opened at the time and date mentioned in the Time Schedule at Clause 9.0 in presence of the bidders who wished to be present.

3.3 Stage-II: Invitation of EOI for Technical Bid

The State Government through the Tourism and Civil Aviation Department, Government of Sikkim will invite the EOI for Technical Bid from prequalified bidders only those having fulfilled the Eligibility Criteria as per Clause 7.0 and as per Clause 3.1. It implies that the shortlisted prequalified bidders only shall be entitled for submission of Expression of Interest for the Technical Bid. There may be additional technical conditions while seeking EOI for Technical Bid like construction specifications, layouts, drawings, picture, graphics, charts, implementation methodology, completion timeline, power point presentation, financial model etc of the project as may deem fit by the Government of Sikkim. The offer of the bidders for the Technical Bid shall also include the specific fully developed area to be allotted for the purpose of Sikkim House out of the total area of the project and other area like car park etc. The EOI for Technical Bid shall be submitted in person or by speed post at the address given at the General Direction and Condition at clause 6.0.

3.4 Bid Evaluation

The Prequalification Bid and Technical Bid shall be evaluated and assessed by allotment of marks with total marks of 100 at the ratio of 40:60 respectively (40% for Prequalification Bid and 60% for Technical Bid). The marks for the Prequalification Bid shall be evaluated by assessing the company's profile and their other credentials vis-a-vis the Eligibility Criteria for prequalification at Clause 7.0; four criterias each having 10% marks. In case if any bidder fails to submit the documents or attachments in support of its credentials in respect of the requisite Eligibility Criteria, his/her Prequalification Bid shall be rejected.

The bidders having qualified or disqualified in the Prequalification Bid shall be intimated in their mobile phone number and also through e-mail given in the Format of Application at Clause 8.0. The bidders those qualified in the Prequalification Bid shall only be entitled for Technical Bid for which the additional technical requirement or conditions shall be uploaded in the Sikkim Tourism website www.sikkimtourism.gov.in after the intimation of the result of Prequalification Bid. Since the Technical Bid shall be invited only from the shortlisted prequalified bidders, all the prequalified bidders are expected to visit the above Sikkim Tourism website on receipt of the intimation on their mobile phone and the e-mail ID as no separate invitation of EOI for Technical Bid would be published or advertised. The marks for the Technical Bid shall be assessed based on the offer of the bidder in term of the allotment of proportionate area of the fully developed property for the Sikkim House and other facilities like car park including assessment of other details submitted by the bidders such as construction specifications, layouts, drawings, picture, graphics, charts, implementation methodology, completion timeline, financial model, terms and conditions etc for which the details would be provided in the EOI for Technical Bid at the above webpage.

The Bidders having experience in Design, Built, Finance or having Public Private Partnership type of projects for development of Residential cum Commercial projects will be preferred with weightage up to 10% additional marks at the complete discretion of the Tourism and Civil Aviation Department while assessing their Prequalification Bid as indicated at Clause 7.0.

If the two or more bidders score equally in the Technical and Financial Bids, decision and judgment of the Tourism and Civil Aviation Department, Government of Sikkim shall be final and binding.

The selected bidder shall enter into intended post tender negotiation with the Tourism and Civil Aviation Department, Government of Sikkim department before his/her JV tender is recommended for acceptance of the State Government.

4.0 OBJECTIVES

1. The Purpose of this Expression of Interest is;
 - i) to develop a State Guest House and Emporium at Kharghar, Navi Mumbai in the State of Maharashtra. The proposal envisages a monumental presence of the State of Sikkim at one of the most important cities of the country also known as the Financial Capital of India.
 - ii) to provide clean and hygienic, safe and very concessional/affordable priced accommodation to the people of Sikkim.
 - iii) to provide guest rooms for people of Sikkim visiting Mumbai for the purpose of medical trip, official tours, business tour, pilgrimage tour or leisure trip at a very concessional/ affordable rate.
 - iv) to provide accommodation for the officers of the State Government of Sikkim on their official tours and also during the visit of VIPs and VVIPs for their official purposes at a very concessional/ affordable rate
 - v) to provide transit accommodation for students and their parents travelling to Mumbai and on their way to other cities at a very concessional/ affordable rate.
 - vi) to provide accommodation facilities for Patients from Sikkim visiting Mumbai for treatment at a very concessional/ affordable rate.
 - vii) to showcase Handloom, Handicrafts and other Local Products from Sikkim and also to provide its outlets.
 - viii) to promote Sikkimese Cuisine and Food culture of Sikkim at the Sikkimese Restaurant housed inside the Guest House.
 - ix) to create avenues for marketing and promotion of Sikkim in the national and international tourism map in order to augment tourism and hospitality business of the State for which Tourism Information Centre (TIC) would be housed inside the Sikkim House.
2. It will be a matter of immense pride and goodwill for the people of Sikkim to have its own State Guest House at Mumbai, the Financial Capital of India.

5.0 SCOPE OF WORK OF THE DEVELOPER ON JOINT VENTURE

- i) The scope of the work includes interaction with City and Industrial Development Corporation of Maharashtra Limited herein after referred to as (CIDCO) for allotment, site surveys and demarcation of the plot.
- ii) Facilitating Agreement of Lease of the plot between CIDCO and the State Government through the Tourism and Civil Aviation Department, Government of Sikkim.
- iii) Interact or coordinate on behalf of the Tourism and Civil Aviation Department, Government of Sikkim with Navi Mumbai Municipal Corporation (NMMC), Panvel Municipal Corporation (PMC) and other Central, State and Local Government Bodies involved for obtaining the requisite permission for site development and overall project.
- iv) Preparing the detailed Development Plan and design of the Sikkim House Building and Emporium including Architectural and Structural Design, Interior designing, Furniture Plan duly incorporating all requisite parameters as laid down by the local planning authorities and also considering the guidelines laid by CIDCO.
- v) Detailed Plumbing works, Sewerage system and Electrical Designs and Drawings.
- vi) Getting requisite clearance from Maharashtra Coastal Zone Management Authority for Coastal Regulatory Zone Clearance.
- vii) Getting Clearance from AIRPORT Authority of India.
- viii) Obtaining Intimation of Disapproval cum Commencement Certificate (IODCC) and obtaining requisite clearances/certificates.
- ix) Construction of Sikkim House cum Emporium as per approved Development Plan and design.
- x) Obtaining Completion Certificate from Local Planning Authorities.
- xi) Obtaining Occupation Certificate from Local Planning Authority.
- xii) Facilitating Final Lease Deed between CIDCO and State of Sikkim.
- xiii)

6.0 GENERAL DIRECTION AND CONDITIONS:

- i) The successful Bidder (the "Developer") shall complete the Sikkim House, excluding other allied facilities/emporium within **18 months** from the date of signing of the JV Agreement and the time duration for other allied facilities/emporium including all construction work shall be **36 months**.
- ii) Developer shall be very resourceful and highly experienced in development of such facility and shall engage the engineering and architectural firms which are well conversant with the latest architectural, civil engineering and market trends in this regard. The developer shall be responsible for designing, financing and building the entire project.
- iii) The developer shall prepare and submit the detailed schedule of program of work in Bar Chart form and get the approval from the Engineer-in-charge authorized by the Tourism & Civil Aviation Department, Government of Sikkim before commencement of the work.
- iv) Built up area for use as Sikkim House and other allied facilities/emporium units shall be as per the best offer proposed by the Developer in its EOI in the Technical Bid and upon its terms and conditions accepted by the Government of Sikkim. The period of years of the Joint Venture shall be mentioned along with other terms and conditions in its EOI in the Technical Bid and on acceptance of such terms and conditions by the Government of Sikkim, the same will be entered in the Joint Venture Agreement.
- v) The Developer shall NOT be entitled to avail loan for the development of the project in terms of Concession Agreement from financial institutes / banks.
- vi) Upon completion of Concession Period in respect of Sikkim House between Developer and Government of Sikkim, all rights, entitlements and title of respective structures in the Project will forthwith be transferred on "as is where is" basis to the Tourism & Civil Aviation Department, Government of Sikkim without any extra payment.
- vii) Advertisement rights at market driven rates within the Sikkim House Project during the Concession Period will be in the scope of the Developer.
- viii) Developer in its EOI in the Technical Bid shall make specific mention of the total space in the fully developed area to be allotted for Sikkim House out of the total floor area of the proposed building as per Floor Space Index (F.S.I) of CIDCO and also the area of parking space for the Sikkim House. The additional space in the fully built up area to be allotted for Sikkim House in case of additional FSI is considered by CIDCO at a later stage shall also be specifically mentioned in the EOI by the bidder.

- ix) If the State Government decides to sign the Management Contract of Sikkim House with the successful bidder or the developer, it shall have the right to collect the room charges from the rooms allotted to Sikkim House occupied by the people of Sikkim at a very concessional /affordable rate to be decided mutually.
- x) Bidders shall check the feasibility of the locations and verify the area on their own.
- xi) All the approvals for the Project will be procured by successful Bidder/ Developer and the development will be carried out and executed accordingly by the successful Bidders at its own cost and liability. Therefore the bidder is expected to evaluate its commercial interest with suitable arrangements and bonafide business available as per laws and as per the guidelines of CIDCO.
- xii) Floor Space Index (F.S.I) available for the project development is 1 (one). If State Government of Sikkim gets permission for additional F.S.I then the payment of premium for the additional F.S.I shall be decided at that stage.
- xiii) The developer shall take care of and be liable for all safety and prevailing labour laws and procedures etc. while executing the Project.
- xiv) All the approvals/permission including the Environmental Impact Assessment & Environment Clearance (EIA & EC) to be procured for the Project shall also be bidder's scope of work and all the expenditure for getting all such approvals/permissions is also in bidder's liability.
- xv) The concept of the work for the Project shall be energy efficient and the materials to be used shall be environment friendly.
- xvi) Proper area lighting and traffic signage shall be the scope of work of the successful bidder.
- xvii) The entire project shall be developed at Developer's own finance. Further if the developer fails to complete the project or to operate and maintain the Project Facilities, then the State Government will forfeit the JV contract and all the movable as well as immovable property/equipment/assets of the Project will be taken under possession of the State Government through the Tourism and Civil Aviation Department without any payment or obligations on part of the State Government of Sikkim. Any claim of the developer whatsoever in this regard shall not be entertained.
- xviii) The Tourism and Civil Aviation Department, Government of Sikkim will issue the Letter of Intent hereinafter referred to as (LOI) at first stage to the successful Bidder after the completion of the JV tender process and upon approval of the Government of Sikkim. On the basis of the LOI and subsequent execution of Concession Agreement with the successful Bidder,

the successful bidder shall immediately start getting all other statutory approvals required from the respective Authorities. The Developer shall commence the Project only upon submission of the all such approvals, though it shall be entitled to commence the preliminary work if permitted by the respective authorities of the Government of Maharashtra.

- xix) The State Government reserves the right to accept or reject any or all the Expression of Interests (EOI) at its sole discretion without assigning any reason thereof. The decision of the authorized signatory of the State Government through Tourism and Civil Aviation Department, Government of Sikkim will be final and binding upon all the Bidders. Bidders shall not have any other rights in this regard and no claims of the bidder(s) whatsoever shall be entertained.
- xx) The State Government shall have right to call for clarification/original copy of the supporting documents furnished by any Bidder for verification, as it may deem fit and also to cross-check such document(s) or any details/credentials furnished by any of the Bidders from their original issuer. None of the Bidders shall have any objections whatsoever in this regard.
- xxi) Prescribed format for Eligibility Criteria to fulfil the prequalification of the bidders is attached. The intending bidders may use this format and also furnish the additional information, if any, as part of Annexure, if they wish to.
- xxii) The prequalification documents as per the Eligibility Criteria under Clause 6.0 along with an application expressing his/her interest to participate in the bid process shall be submitted on or before 10.08.2021 up to 16:00 hours at the Office of the Principal Chief Engineer, Tourism and Civil Aviation Department, Government of Sikkim, Metro Point, Tadong, East Sikkim, Pin No. 737102. All such documents shall be submitted by Hard Copy either in person or through speed post at the address written here above. If any bidder fails to submit any document (s) then his/her bid shall be summarily rejected. Such documents shall be submitted in sealed cover duly superscripted with the name of the bidder and the name of the project.
- xxiii) The applicant/bidder shall bear all its costs associated with or relating to the preparation and submission of its EOI including but not limited to preparations, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the State Government. All such costs and expenses shall be borne by the bidder and the State Government shall not entertain any claim for such expenses whatsoever incurred by the bidder.
- xxiv) The State Government at its discretion, reserve the right to change, modify, alter and amend the terms and conditions of the bid.
- xxv) Bidder shall submit the Performance Security of Rs. 5,00,00,000/- (Rupees Five Crore only) at the time of Technical Bid by those bidders who have

been declared qualified in the Prequalification Bid. The Performance Security shall be in the form of Bank Guarantee/Demand Draft/Fixed Deposit from any nationalized banks of India endorsed in favour of the Chief Accounts Officer, Tourism and Civil Aviation Department, Government of Sikkim. The Performance Security submitted by the successful bidder shall be retained till 2 years from the successful completion of the project whereas the others shall be returned after the submission of a written request by the unsuccessful bidder on completion of the bid process.

xxvi) EOI for the Prequalification Bid and the Technical Bid both shall be submitted in person or through speed post at the address given hereunder:-

To,
Principal Chief Engineer,
Tourism and Civil Aviation Department,
Government of Sikkim,
Paryatan Bhawan, Near Metro Point, Tadong,
East Sikkim,
Pin -737102

xxvii) Application with incomplete information or enclosures is be liable to be rejected.

xxviii) For further inquiry contact :-

Chief Engineer
Tourism and Civil Aviation Department,
Government of Sikkim,

pcesikkimtourism9@gmail.com

7.0 ELIGIBILITY CRITERIA FOR PREQUALIFICATION

1. Net Worth: A firm or consortium of firms shall have a minimum Net-Worth of Rupees 100.00 Crore in the preceding year. The Net Worth shall have been certified by the registered Chartered Accountant along with Income Tax certified copy.
2. Gross Turnover: A firm or consortium of firms shall have a minimum consolidated Gross Turnover of Rupees 300.00 Crore in the last five consecutive years. The Gross Turnover shall have been certified by the registered Chartered Accountant along with Income Tax certified copy.
3. The intending Bidder shall have at least one completed or ongoing Real Estate Project/ residential project having a covered area of 150,000 sq ft in the last three years. In this regard the Client certificate or Building permission or Completion certificate issued by the gazetted officer of the Government or Municipal Corporation of the respective State/UT where the Real Estate project exists or under construction shall be submitted.
4. The Bidders having experience in Design, Built, Finance or having Public Private Partnership type of projects for development of Residential cum Commercial projects will be preferred with weightage up to 10% additional marks at the complete discretion of the Tourism and Civil Aviation Department while assessing their Prequalification Bid. In this regard the Client certificate or Building permission or Completion certificate issued by the gazetted officer of the Government or Municipal Corporation of the respective State/UT where such project exists shall be submitted.

8.0 FORMAT OF APPLICATION

(To be submitted on the letterhead of Intending Bidder)

To,

The Principal Chief Engineer,
Tourism and Civil Aviation Department,
Government of Sikkim,
Paryatan Bhawan, Near Metro Point, Tadong,
East Sikkim,
Pin -737102

Sub: Design, Built, Finance, Operate and Maintenance of Sikkim House at Kharghar, Navi Mumbai in Maharashtra on JV basis

Sir

In reference to your Invitation of **Expression of Interest (EOI)** and its advertisement provided in the Sikkim Tourism website www.sikkimtourism.gov.in, we hereby file this Expression of Interest to undertake the development of the project as described therein.

Name and details of applicant and its representative authorized to file this EOI	
FULL NAME	
DESIGNATION	
NAME OF ORGANIZATION	
ADDRESS	
LAND LINE PHONE NO	
FAX	
MOBILE PHONE NO.	
EMAIL	
WEBSITE	
Legal constitution of applicant: (Public limited/Private Limited/Partnership etc)*	
Current nature of Business or activities:*	
Last five years consolidated Gross turnover of the applicant /Lead Developer:* CA certified /IT certified copy shall be attached	

FY 2015-2016
 FY 2016-2017
 FY 2017-2018
 FY 2018-2019
 FY 2019-2020

Net-Worth of the applicant /Lead Developer:* in the preceding year, CA certified /IT certified copy shall be attached

Brief history of operations and activities of the applicant:*

Name and Detail of Business House/Group to which applicant belongs:*

Name of group	Group company(ies)	Primary activity	Turnover (last Five financial years for each group) please provide separately for each year

Previous experience of Development and/or Operations & management of projects if any?

Proposed consortium/collaboration or the development management, marketing of the proposed development, if any?*

Name of consortium/collaboration proposed	Proposed partner	Partner's particular Expertise	Partner's Turnover (last Five financial years for each group) please provide separately for each year

Briefly explain your concept and proposed components for the proposed Development of Sikkim House on Design Built Finance basis

Note: * Applicants shall attach documents/brochures/corporate literature and give more details which they may feel necessary to justify their profile.

I/We declare that the information stated herein above are true and correct in best of my/our knowledge and belief and I/we are liable to bear the consequences as per the law if the given information is false or falsified.

Signature:

Full Name:

Designation:

Organization:

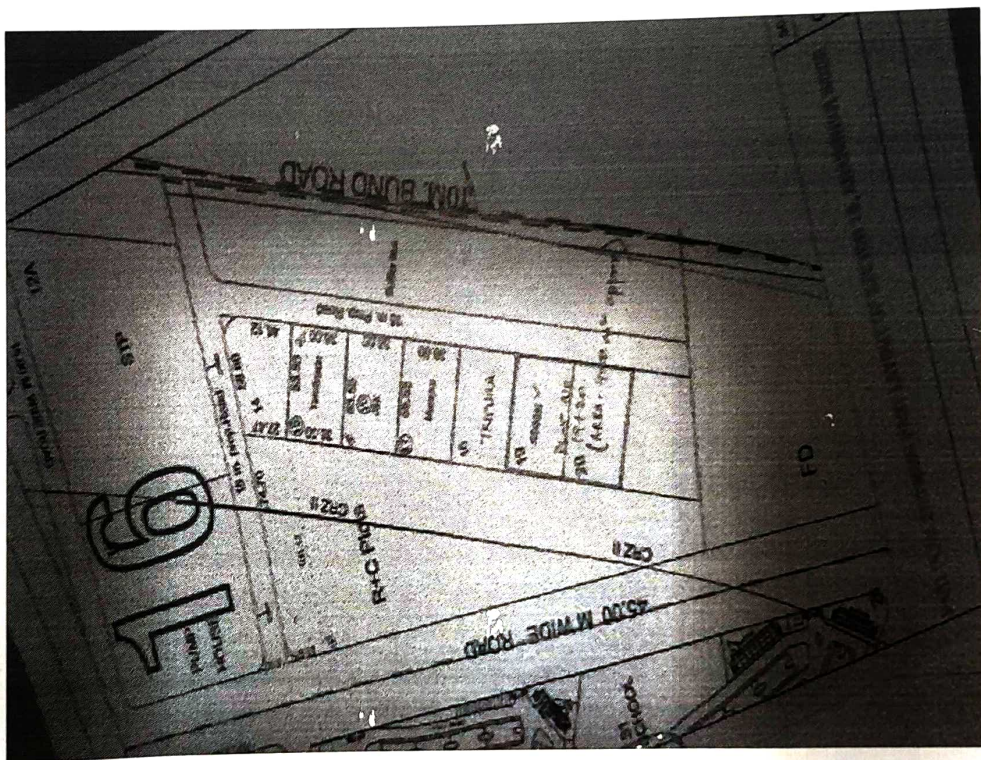
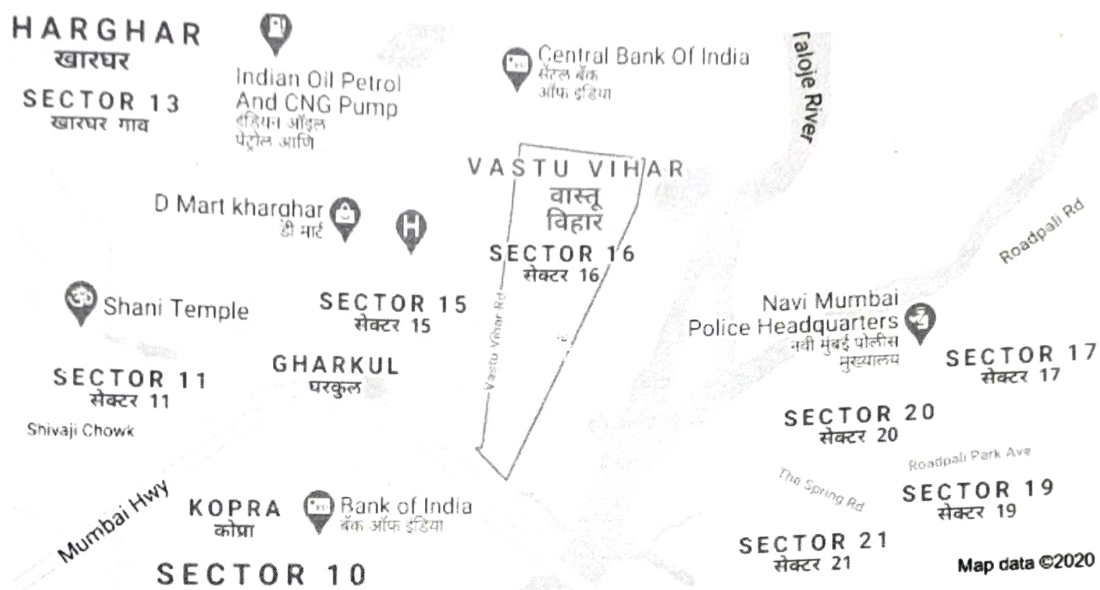
Address:

Date:

9.0 TIME SCHEDULE

Sl no.	Particulars	Date	Time
1.	Publication of Notice inviting EOI for Prequalification	2 nd August, 2021	1000 hrs onwards
2.	Uploading of Prequalification EOI in the Sikkim Tourism website www.sikkimtourism.gov.in	5 th August, 2021	1000 hrs onwards
3.	Prequalification Bid Submission Start date	6 th August, 2021	1000 hrs onwards
4.	Prequalification Bid Submission Last date	26 th August, 2021	Up to 1600 hours

10.0 SITE LOCATION



Principal Chief Engineer,
Principal Chief Engineer
 Tourism and Civil Aviation Department,
Tourism & Civil Aviation Deptt.
 Government of Sikkim,
Govt. of Sikkim
 Gangtok.