
VOLUME I – PRE - QUALIFICATION DOCUMENT

TIDEL PARK LIMITED

E-TENDER FOR Construction IT Office/Commercial (Mixed Use) Building (Ground Floor + 09 Floors + Terrace) Including Civil Construction, Electrical HT/LT, HVAC, Elevators, IBMS, Fire Protection, Plumbing, Structural Façade, Landscaping, STP, WTP and Other Allied Development Works at Hosur, Krishnagiri District, Tamil Nadu.



TIDEL PARK LIMITED**NATIONAL COMPETITIVE E-TENDER**

E-TENDER FOR Construction of IT Office/Commercial (Mixed Use) Building (Ground Floor + 09 Floors + Terrace) Including Civil Construction, Electrical HT/LT, HVAC, Elevators, IBMS, Fire Protection, Plumbing, Structural Façade, Landscaping, STP, WTP and Other Allied Development Works at Hosur, Krishnagiri District, Tamil Nadu.

VOLUME – I

PRE – QUALIFICATION DOCUMENT

DUE DATE FOR SUBMISSION: ON OR BEFORE: 12.02.2026 at 03.00 pm

URL for online bid submission for e-tender: <https://www.tntenders.gov.in/>

TENDER SUBMITTED BY: M/s. _____

Address: _____

JANUARY - 2026

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TIDEL PARK LIMITED
TARAMANI CHENNAI 600113, INDIA
NOTICE INVITING E-TENDER
Tender No.: TIDEL/2025-2026/21
“National Competitive Bidding”

TIDEL invites online item rate open E-TENDER from Reputed, Experienced and Financially Sound Engineering bidders with the experience in Civil construction through National Competitive Bidding (NCB) as detailed below.

1	Name of work	E-TENDER FOR Construction of IT Office/Commercial (Mixed Use) Building (Ground Floor + 09 Floors + Terrace) Including Civil Construction, Electrical HT/LT, HVAC, Elevators, IBMS, Fire Protection, Plumbing, Structural Façade, Landscaping, STP, WTP and Other Allied Development Works at Hosur, Krishnagiri District, Tamil Nadu.
2	Estimated Value	INR. 300.00 Crores Plus GST and Contingencies
3	Type of Tender	Item Rate Contract
4	Method of Tender	Open Tender System (e-tender process) (Online submission of scanned documents of Volume - I, II, III & V (Technical Bid) with seal and signature of authorized person) and Volume - IV (Financial Bid - BOQ) through Website https://tntenders.gov.in/
5	URL for online bid submission for e-tender	https://tntenders.gov.in/
6	Earnest Money Deposit (EMD)	<p>INR.1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) Bidder has to select the payment option as “pay online” to pay the EMD amount. Only after payment of EMD, bidder will be able to encrypt / upload their bids. The contracting authority is not responsible for any sort of difficulty faced/failure in submission of bids online by the bidder.</p> <p>i) Online payment gateway has been enabled for TIDEL Park Limited in TN Tenders Portal. All the payments for the tenders will be carried out by bidders only through online payment mode. Bidders shall select the option for payment of EMD as Online [download the PDF document SI.10: Online payment Procedure- Online_Payment_Procedure_TN.pdf available from the website https://tntenders.gov.in/ under Bidders Manual Kit. The Bidders Manual Kit is available in Right Side Bottom of the Home Page and follow the Instructions step by step for online payment submission].</p> <p>ii) The EMD amount should be the exact amount and no excess or less amount should be transferred through online payment gateway. If excess or short, the tender status will be shown as invalid.</p> <p>iii) The EMD will not carry any interest.</p> <p>iv) In order to avoid last minute delay in processing of payment online, bidders should ensure payment of EMD well in advance. As per the system requirements of TN e-tender website, the prospective bidders are supposed to complete the EMD payment at least 24 hrs. before the bid submission time in</p>

	<p>case of SBI Net banking and 72 hrs. before in case of other banks.</p> <p>Accordingly, all prospective bidders are requested to pay EMD well in advance to ensure successful bid submission. TIDEL Park Limited will not be responsible for any non acceptance of bids by the E-TENDER portal due to delays in payment of EMD through online mode. Under no circumstances EMD payment will be accepted in Offline or any other modes.</p> <ul style="list-style-type: none"> v) The EMD of unsuccessful bidders will be returned after award of the Contract. vi) In respect of the successful Bidder, the EMD shall be returned (without any interest) by TIDEL Park Limited on submission of Performance Guarantee. vii) Any other mode of payment of EMD shall not be accepted. viii) Under no circumstances, Earnest Money Deposit shall be accepted in the form of fixed deposit receipts of Bank or Insurance guarantee or cheque or DD. ix) The EMD shall be payable to TIDEL Park Limited without any condition(s), recourse or reservations. <p>The Earnest Money Deposit made by Bidder will be forfeited after e-tender opening:</p> <ul style="list-style-type: none"> i) If the Bidder withdraws their tender or backs out after acceptance of the tender or fails to remit the Security deposit. ii) If the Bidder revises any of the terms quoted during the validity period. iii) If the Bidder violates any of the conditions of the Tender specification. iv) If, the documents furnished with the offer are found to be bogus or the documents contain false particulars. v) If, the successful Bidder fails to execute the agreed contract / agreement. vi) If the Bid Qualification Requirements are found to be fraudulent/ non-genuine, the EMD paid will be forfeited in addition to blacklisting in future contracts with TIDEL Park Limited. vii) Undue delay in submission of performance guarantee
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7	Tender validity	90 (Ninety) days from the date of opening of price bid. If any Bidder withdraws his tender before the said period or issue of Letter of Award, whichever is earlier, or makes any modifications in the terms and conditions of the tender which are not acceptable to TIDEL, then TIDEL shall, without prejudice to any other right or remedy, be at liberty to forfeit the said Earnest Money Deposit as aforesaid. Further the Bidders shall not be allowed to participate in the retendering process of work. In exceptional circumstances, TIDEL may request for extending the period of validity for a specified additional period. TIDEL request and BIDDER response shall be made in writing / e-mail. Any special conditions mentioned in any document will not be acceptable to TIDEL.
8	Period of completion of work	The period of completion of the project shall be 24 Months (Twenty Four Months) from LOA or Site handing over date . The completion period is inclusive of monsoon period also.
9	Non-refundable cost of Tender document	NIL
10	Date of uploading the Tender documents in the website	14.01.2026
11	Tender Document available in website for downloading	Website : https://tnntenders.gov.in/ @ free of cost From 14-01-2026 to 12-02-2026 Upto 3PM
12	Last date & time of submission of e-Tender	Up to 12-02-2026 by 03.00 PM.
13	Time and Date of Pre bid Meeting	23-01-2026 at 3:00PM in the TIDEL Park Limited, Taramani Address: Office of the Managing Director, TIDEL Park Limited No 4, Rajiv Gandhi salai, Taramani, Chennai 600 113. Tel No.044-22540500/01 Fax No.044-2254 1744, b) Last date for seeking clarifications (by email): 23-01-2026 up to 05.00 PM
14	Date & Time Opening of Technical Tender electronically	13-02-2026 at 03.00 PM
15	Date & Time Opening of Price / Financial Tender	To be intimated later after evaluation of Technical Tender
16	Authority to whom the Tenders are to be submitted	THE MANAGING DIRECTOR, TIDEL Park Limited, No 4, Rajiv Gandhi Salai, Taramani, Chennai - 600 113. Tel No.044-22540500/01. Fax No.044-2254 1744,

17	BIDDER barred from bidding for this work	<p>The BIDDER who have abandoned any contract executed for any TIDEL Park Limited / its JV or associate companies / related companies, during last 05 years, and / or whose contracts have been terminated and / or bidders who have been blacklisted and / or banned by TIDEL Park Ltd / its JV or associate companies / related companies or Government of Tamil Nadu / its agencies or any PSU's and currently if the ban is effective as on date of submission of bid, are not eligible to participate in this tender. For the purpose of this tender, 'related companies' mean any company promoted by the major promoters of TIDEL Park Limited, viz, TIDCO & ELCOT.</p>
18	Liquidated Damages	<p>Liquidated damages to be levied for non-achievement of milestones based on key dates.</p> <p>For 0 – 28 days delay : INR 5,000 / day For 29 – 59 days delay : INR 7,500 / day Above 60 days delay : INR 10,000 / day</p> <p>Liquidity damages shall subject to a maximum of 5% of the contract Value (inclusive of GST).</p> <p>The period of delay shall be as opined by the engineering Consultant which is final and binding on the contractor.</p>
19	Defects Liability Period	<p>One year period after 100% completion including completion of snag works and handing over of the entire works as certified by the Client/PMC.</p>
20	Retention Money	<p>(a) TIDEL shall deduct from the Running Account Bills equivalent to 5% (Five Percent) of the contract value (Total amount excluding applicable GST) of each bill as retention money.</p> <p>(b) 50% of retention money shall be released when the Taking-Over Certificate has been issued for the Works, and the Works have passed all specified tests as certified by Client/PMC.</p> <p>(c) Balance 50% of the retention money shall be released upon completion of Defects Liability Period.</p> <p>(d) The retention money deducted in cash from the running account bills will not bear any interest.</p>
21	Performance Bank Guarantee	<p>(a) Within Fifteen (15) days of the receipt of the Letter of Award from the Client, the successful BIDDER shall furnish the Performance Security Deposit in accordance with the Conditions of Contract, to ensure due performance of the contract, Performance Security Deposit is to be given in the form of Bank Guarantee from any Nationalized Bank / Scheduled Bank by the successful BIDDER awarded to the contract.</p> <p>(b) Performance Security Deposit shall be 5% of the value of the contract. (Total amount including applicable GST). The Performance Bank Guarantee should be valid up to Defects Liability Period of one year with additional irrevocable period of six months after end of Defects Liability Period on completion of certificate given by the Client/PMC in all respects.</p>

		<p>The said Performance Bond in the form of Bank Guarantee shall indemnify TIDEL against loss from defects arising from any cause under this Contract or due to the failure of the Contractor to promptly carry out any matters arising under this Contract. In the event of refusal to carry out work by the successful Contractor on any grounds, security deposit/the bank guarantee shall be invoked without any information</p> <p>(d) TIDEL shall en-cash the Performance Bank Guarantee as compensation for any loss resulting from the Contractor's failure to complete his obligations under the Contract.</p>
22	Mobilization Advance	10.00% (Ten Percent) of Contract Value against Bank Guarantee
23	Interest Rate of Mobilization Advance	Simple Interest Rate of 10.50% (Ten point Five Percent Per Annum)
24	Price Escalation	Price escalation shall be applicable as per government norms.
25	Time allowed for starting the work	The date of start of work shall be from the day of signing the contract agreement

Note:

- (i) The tender document can be downloaded from website <https://tntenders.gov.in/> “Corrigendum, if any, would appear only on the above web sites and not to be published in any Newspaper”.

PRESS NOTICE



TIDEL PARK LTD.

(An ISO 9001/14001 Company)
CIN No.U74999TN1997PLC039523

No.04 RAJIV GANDHI SALAI, TARAMANI, CHENNAI 600 113 Ph: 044-22540500/01;
E mail : tenders@tidelpark.com / www.tidelpark.com

TENDER NO. TIDEL/2025-2026/21 **Date:14-01-2026**
(Notice Inviting E-Tender)

TIDEL invites E-TENDER FOR Construction of IT Office/Commercial (Mixed Use) Building (Ground Floor + 09 Floors + Terrace) Including Civil Construction, Electrical HT/LT, HVAC, Elevators, IBMS, Fire Protection, Plumbing, Structural Façade, Landscaping, STP, WTP and Other Allied Development Works at Hosur, Krishnagiri District, Tamil Nadu. as per the schedule given as under:

Estimated Cost	INR.300.00 Crores Plus GST
Period of Completion	24 Months
Earnest Money Deposit	Rs.1,50,00,000/-
Date of uploading of the Tender documents in the website	14.01.2026
Pre-Tender Meeting & Venue	23-01-2026 @ 3.00 PM, TIDEL Park Ltd, Taramani, Chennai.
Last date & time submission of Tender	12.02.2026 @ 03.00 PM
Date & Time opening of Technical Tender	13-02-2026 @ 03.00 PM

The Tender document can be downloaded from website <https://www.tntenders.gov.in>. Corrigendum, if any, would appear only on the above websites and not to be published in any Newspaper.

DIPR/252/TENDER/2026

MANAGING DIRECTOR.

1.0 GENERAL INFORMATION

TIDEL Park Limited is a JV company of TIDCO and ELCOT. TIDEL Park Limited is now constructing an IT Office/Commercial (Mixed Use) Building (Ground Floor + 09 Floors + Terrace) Including Civil Construction, Electrical HT/LT, HVAC, Elevators, IBMS, Fire Protection, Plumbing, Structural Façade, Landscaping, STP, WTP and Other Allied Development Works at Hosur, Krishnagiri District, Tamil Nadu for the built-up area of around 5,49,593 sq.ft.

DEFINITIONS

- i. **TENDER:** Shall mean the set of **TENDER DOCUMENTS** submitted by a **BIDDER**.
- ii. **TENDER DOCUMENT:** shall mean set of documents consisting of Techno commercial TENDER with Drawings.
- iii. **CLIENT: TIDEL PARK LIMITED** will also be referred as **Employer / Owner**.
- iv. **PMC:** shall mean **PROJECT MANAGEMENT CONSULTANT**, duly appointed by CLIENT for project management and supervision.
- v. **PROJECT ENGINEER:** shall mean the **ENGINEER/OFFICER-IN-CHARGE** duly assigned by CLIENT.
- vi. **BIDDER:** Shall mean the firm who has purchased the TENDER DOCUMENTS to submit for Techno Commercial TENDER to execute the said works.
- vii. Works: **Shall mean** "Proposed Construction of IT Office/Commercial (Mixed Use) Building (Ground Floor + 09 Floors + Terrace) Including Civil Construction, Electrical HT/LT, HVAC, Elevators, IBMS, Fire Protection, Plumbing, Structural Façade, Landscaping, STP, WTP and Other Allied Development Works at Hosur, Krishnagiri District, Tamil Nadu". **The works includes Defects Liability Period (DLP) of one year, after 100% successful completion / handing over of the entire works as certified by PMC/Project Engineer**
- viii. Contract: **Shall mean the Contract entered into between TIDEL PARK LIMITED and the successful BIDDER on award of Contract for the works.**

The TIDEL Park Limited, Taramani, Chennai 600113 invites E-TENDER in **(Technical and Financial)** from eligible and experienced Intending bidders for the above-mentioned works.

The tender document can be downloaded from website www.tntenders.gov.in @ free of cost.

The **TENDER** should be submitted in **English** only. Supporting documents such as Annual Reports, Audited Balance sheets, Client's certifications, Testimonials etc., if attached in any other language other than English shall be accompanied by its true English translation duly signed for its correctness.

BIDDER should avoid, as far as possible, corrections, overwriting, erasures or postscripts in the bid documents. In case, however, any corrections, alterations, changes, erasures, amendments and / or additions have to be made in the tender, they should be supported by dated signatures of the same authorized person signing the Tender documents.

Documents submitted in connection with the **TENDER** will be treated as Confidential and will not be returned.

The cost incurred by **BIDDERS** in preparing their **TENDER**, in collecting information, in providing clarifications or attending discussions, conferences or in making presentations, site visit etc is the scope of **BIDDER**.

At any time prior to the last date of submission of Tender, TIDEL may, for any reason, whether on its own or in response to the clarification request by a prospective **BIDDER**, modify the Tender document. **Corrigendum, if any, would appear only on the above web sites and not to be published in any Newspaper.**

- a. **TIDEL PARK Limited** reserves discretion power to right to reject any or all **TENDERS** or reduce the scope without assigning any reasons whatsoever and without incurring any liability to whomsoever.
- b. All times and dates mentioned in this Tender Notice and application are Indian Standard Time (IST). Indian Standard Time only will be followed for communication and other purposes.

2.0 GENERAL INSTRUCTIONS

Preamble:

The bidding under this contract is electronic bid submission through website <https://tntenders.gov.in/> only. Detailed guidelines for viewing bids, enrollment and submission of online bids are given on the website. The tender notice is also available in <https://tntenders.gov.in/>. Prospective bidders can log on to this website and view the invitation for Bids and can view the details of works for which bids are invited. The website <https://tntenders.gov.in/> also has "bidder manual kit" with detailed guidelines on enrolment and participation in the online bidding process. The user manuals can be downloaded for ready reference. Queries pertaining to the e-tendering system may be addressed to the E-Tender Cell by sending an E-Mail to etender@tn.nic.in.

Registration:

- i. The bidders can enroll themselves on the website <https://tntenders.gov.in> using the "**Online Bidder Enrollment**". This enrollment is free at this point of time.
- ii. The bidders are required to have enrollment/registration in the website by clicking on the link "Online bidder enrollment" which is free of charge.
- iii. As part of the enrollment process, the bidders are required to choose a unique username and assign a password for their accounts.
- iv. Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These details would be used for any communication from the e-Portal.

- v. Possession of **valid Digital Signature Certificate (DSC)** (Class III Certificates with signing key usage) in the Company's name issued by any Certifying Authority recognized by CCA India (e.g. Sify / nCode / eMudhra etc.), is a prerequisite for registration and participation in the bid submission activities.
- vi. Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSC to others which may lead to misuse.
- vii. Bidder can login to the site through the secured login by entering their user ID / password and the password of the DSC / e-Token.
- viii. The website also has user manuals with detailed guidelines on enrollment and participation in the online bidding process which can be downloaded for ready reference.

ix. Correspondence details:

1 For queries related to registration and online bidding (NIC): e-mail : support.etender@nic.in Contact No.: 044 – 24466495 24902580 Extn. 332 24917850	For queries related to tender enquiry / specification: 1) 044-22540050
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Searching for Tender Documents

- x. There are various search options built in the Website, to facilitate bidders to search active tenders by several parameters. These parameters could include Tender ID, organization name, location, date, value, etc.
- xi. Once the bidders have selected the tenders they are interested in, they may download the required documents/tender schedules. These tenders can be moved to the respective "My Tenders" folder. This would enable the Tamil Nadu Govt. E-TENDER Portal, to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.
- xii. The bidder should make a note of the unique Tender ID assigned to each tender; in case they want to obtain any clarification / help from the Helpdesk (NIC).

Preparation of Bids

- i. Bidder should take into account any Addendum/corrigendum published on the tender document before submitting their bids.
- ii. Bidders are requested to go through the NIT and the tender document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents including the names and content of each of the documents that need to be submitted. Any deviations from these may lead to rejection of the bid.
- iii. The bidder, in advance, should keep ready the bid documents to be submitted as indicated in the tender document and generally, they can be in PDF / XLS formats. **Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.**
- iv. To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such

standard documents (e.g. PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use "My space or "Other Important Documents" area available to them to upload such documents. These documents may be directly submitted from the "My Space" area while submitting a bid and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process. Anyhow, over and above the documents available in "My Space" option, it is the sole responsibility of the bidder to ensure the uploading /submitting required documents as called for in the tender.

- v. The completed bid comprising scanned copy of necessary technical and commercial documents should be uploaded on the website along with signed and scanned copies of requisite certificates, mentioned in the different sections in the tender document, with necessary attestation wherever called for, in the tender.
- vi. The bidder should submit the bid as follows.

The first set of documents relates to **Technical Bid** submitting all the required details and documents complying with all the eligibility conditions with tender documents (I, II, III & V) and the other tender conditions / instructions in PDF Format.

The second set of documents relates to **Financial Bid** (BOQ) furnishing the rate for each item in XLS Format.

Electronic submission of Bids:

The bidder shall submit online the requirements under qualification criteria, the Technical Documents required and Price Schedule/BOQ. All the documents are required to be signed digitally by the bidder. After electronic online bid submission, the system generates a unique bid reference number which is time stamped. This shall be treated as acknowledgement of bid submission.

Procedure for submission of bids:

- i. Bidders should log into the site well in advance for bid submission so that they can upload the bid in time i.e. on or before the bid submission time. Bidder will be responsible for any delay due to other issues.
- ii. The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
- iii. Bidder has to select the payment option as "pay online" to pay the EMD amount. Only after payment of EMD, bidder will be able to encrypt/upload their bids. The contracting authority is not responsible for any sort of difficulty faced/failure in submission of bids online by the bidder.
- iv. A BOQ format for the price bid has been provided with the tender document to be filled in by all the bidders. Bidders are requested to note that they should submit their financial bids in the BOQ format provided and no other format is acceptable. Bidders are required to download the BOQ file, open it and complete the colored (Unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the file name. If the BOQ file is found to be modified by the bidder, the bid will be rejected.

- v. The server time (which is displayed on the bidders" dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission.
- vi. All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of data. The data entered cannot be viewed by unauthorized persons until the time of bid opening. Any bid document that is uploaded to the server is subjected to symmetric encryption using a system generated symmetric key. Further this key is subjected to asymmetric encryption using buyers/bid openers" public keys.
- vii. The uploaded tender documents become readable only after the tender opening by the authorized bid openers.
- viii. Upon the successful and timely submission of bids, (i.e. after clicking "Freeze Bid submission" in the portal) the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.
- ix. The bidder is responsible to ensure they have sufficient time to submit an electronic bid prior to closing date and time including the payment of any fees including the Bid security and getting e-receipt. Contracting authority is not responsible for any failure, outside their control.
- x. TIDEL Park Limited may, at its discretion, extend the deadline for the submission of bids by amending the bidding document, in which case all rights and obligations of TIDEL Park Limited and bidders subject to the previous deadline shall thereafter be subject to the extended deadline.

Late Bids

The Electronic bidding system would not allow any late submission of bids after due date and time as per server time.

Modification and withdrawal of bids:

- i. Bidders may modify their bids online before the deadline for submission of bids.
- ii. In case a bidder intends to modify his bid online before the deadline, the bidder need not make any additional payment towards the cost of bid processing. For bid modification and consequential re-submission, the bidder is not required to withdraw his bid submitted earlier. Modification and consequential re-submission of bids is allowed any number of times. The last modified bid submitted by the bidder within the bid submission time shall be considered as the bid. For this purpose, modification/withdrawal by other means will not be accepted. The bidder may withdraw his bid by uploading his request before the deadline for submission of bids, however, if the bid is withdrawn, the re-submission of the bid is not allowed.
- iii. No bid may be modified after the deadline for submission of Bids.

Assistance to Bidders:

Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority for a tender or the relevant contact person indicated in the tender.

Any queries relating to the process of online bid submission or queries in general may be directed to the 24x7 Central Public Procurement Portal Helpdesk.

TIDEL does not bind itself to accept the lowest or any tender and reserve to itself the right to Accept or reject any or all the tenders, either in whole or in part, without assigning any reasons for doing so.

The BIDDER who have abandoned any contract executed for any TIDEL Park Limited / its JV or associate companies / related companies, during last 5 years, and / or whose contracts have been terminated and / or bidders who have been blacklisted and / or banned by TIDEL Park Limited / its JV or associate companies / related companies or Government of Tamil Nadu / its agencies or any PSU's and currently if the ban is effective as on date of submission of bid, are not eligible to participate in this tender. For the purpose of this tender, 'related companies' mean any company promoted by the major promoters of TIDEL Park Limited, viz, TIDCO & ELCOT.

- a. The tender form must be filled in English. If any of the documents is missing, or unsigned, TIDEL, in its discretion, may consider the tender invalid. All the pages of tender including pre - bid clarification are to be signed and uploaded. If any missing of pages will lead to rejection of tender at initial stage itself.
- b. Any items left unpriced shall be deemed to be included for elsewhere in the BOQ or the schedule and hence the rate for that item will be taken as Nil. No unsolicited advice of any change in rate or conditions after the opening of the tender will be entertained.
- c. The rate quoted includes all expenses, cost of Manpower, tools & equipment etc., including overheads and profits for the lump sum prices quoted in the Bill of Quantities. The rates quoted should be inclusive of All Duties & Taxes except GST. Statutory payment for taxes and levies such as Income Tax (TDS), surcharges, other taxes, if any, etc., will be deducted from bills at applicable rates prevailing from time to time. Taxes and Duties if any, introduced by the Govt. during the course of the contract will become payable.

Each page of the tender documents should be signed by the person or persons with seal of authority submitting the tender in token of his/their having acquainted himself/themselves with the General Conditions of Contract, Specifications, Special Conditions, etc., as laid down. Tender documents not so signed will be rejected. Any additions / deletions / corrections / omissions / modifications / clarifications in the tender document will be intimated to the Bidder at the time of pre-bid meeting and the same will also form part of the tender document.

Rejection of Tender

- A) Tender will be summarily rejected if,
 - i) Received by Post / Courier / telex / telegram / Fax / E-mail/ any other mode other than e- submission.
 - ii) Received with EMD in **any other mode of payment other than online.**
 - iii) Not accompanied with copies of evidence for meeting the bid qualification requirement
 - iv) Does not meet Bid Qualification Requirement.

- v) Received from any blacklisted firm or contractor.
 - vi) Received from a Bidder whose past performance is not satisfactory.
 - vii) The documents furnished with the offer being found to be bogus or the documents contained false particulars.
 - viii) Price is indicated in technical bid.
 - ix) Incomplete and evasive offer.
 - x) Not in the prescribed Form & Procedure
- B) Tender is **LIABLE** for rejection if,
- i) Received without GSTIN NUMBER
 - ii) Not in conformity with TIDEL Park Limited commercial terms
 - iii) With validity period less than that specified in the specification.
 - iv) Not containing all required particulars
 - v) If the BIDDER have been found to have abandoned any contract executed for any TIDEL Park Limited / its JV or associate companies / related companies, during last 5 years, and / or whose contracts have been terminated and / or bidders who have been blacklisted and / or banned by TIDEL Park Limited / its JV or associate companies / related companies or Government of Tamil Nadu / its agencies or any PSU's and currently if the ban is effective as on date of submission of bid. For the purpose of this tender, 'related companies' mean any company promoted by the major promoters of TIDEL Park Limited, viz, TIDCO & ELCOT

Modifications / Clarifications to Tender Documents:

- i. At any time after the commencement of e-Tender and before the closing of the event, TIDEL Park Limited may make any changes, modifications or amendments to the tender documents and same will be intimated to the concerned through addendum / corrigendum which can be downloaded from the web portal.
- ii. In case any Bidder asks for a clarification on the tender documents before the date specified, TIDEL Park Limited will clarify the same.
- iii. If any Bidder raises clarifications after the opening of the tender, the clarification issued by TIDEL Park Limited will be final and binding on the Tender.
- iv. All information in the tender offer shall be in ENGLISH only. It shall not contain interlineations, erasures or overwriting except as necessary to correct errors made by the Bidder. Such erasures or other changes in the tender documents shall be attested by the persons signing the tender offer.

Quotation of Rates

- i) Rates should be quoted in figures i.e., integers only.
- ii) Offers giving lump sum price, without giving their breakup as per details indicated in the BOQ, shall be liable for rejection.

Incomplete Tenders

Tender, which is incomplete, obscure or irregular will be rejected.

The tender offer shall contain full information asked for, in the accompanying schedules and elsewhere in the specification.

Bidders shall bear all costs associated with the participation in the e-Tender and TIDEL Park Limited will in no case be responsible or liable for these costs.

No offer shall be withdrawn by the Bidder in the interval between the deadline for submission and the expiry of the period of validity specified / extended validity of the tender.

3.0 BRIEF DESCRIPTION OF PROJECT

TIDEL Park Limited is developing an IT park at Hosur. The extent of land identified for development of the project is 9.2 Acres approximately

The project is located within the jurisdiction of Corporation of Hosur in Krishnagiri district. The project site is adjacent to Anthivadi Stadium, Hosur. The project site is bounded by private properties on the north and west sides. The Attibele–Rayakottai Road runs along the southern boundary, providing direct regional connectivity. On the eastern side, the site is abutted by Thally Road and Anthivadi Stadium. Thally Road is identified as one of the major growth corridors of Hosur City, supporting mixed-use developments along its stretch.

In the immediate vicinity, residential developments are located towards the north of the site, including SBC Govardhana Nilayam, Green Elite, SS Apartment, and SV Paradise. The strategic positioning along Attibele–Rayakottai Road and proximity to Thally Road enhances the accessibility and development potential of the site.

Hosur International Airport is the nearest international airport, which is around 70 km from the site. Nearest Hosur railway station, which is around 4.5 km from the site. All major transportation nodes of Hosur city bus stand (K. Appavu Pillai Memorial Bus Terminus) Bus Stand, which is around 6.8km from the site and Hosur junction are located within 20 minutes from project site.

The project site plan is presented in Figure below.



Total built up area of TIDEL Park Hosur is around 5.50 lakhs sq.ft. with Ground + 09 Floors+ Terrace RCC Framed structure. Surface area is for parking.

Floor plans includes:

- Ground Floor : Entrance Lobby, Retail and Services.
- First Floor : Gym, Food court, conference halls, commercial/Office spaces

and services

- Second Floor : Offices spaces and services
- Third Floor : Offices spaces and services
- Fourth Floor : Offices spaces, Refuge area and services
- Fifth Floor : Offices spaces and service
- Sixth Floor : Offices spaces and services
- Seventh Floor : Offices spaces, Refuge area and services.
- Eighth Floor : Offices spaces and services
- Ninth Floor : Offices spaces, Recreational spaces & Dining spaces.
- Terrace Floor : Lift Machine rooms and other services.
- Utility Building
- Sewage Treatment Plant
- Under Ground Water Tank

The Project consists of Construction of IT Office/Commercial (Mixed Use) Building (Ground Floor + 09 Floors + Terrace) Including Civil Construction, Electrical HT/LT, HVAC, Elevators, IBMS, Fire Protection, Plumbing, Structural Façade, Landscaping, STP, WTP and Other Allied Development Works at Hosur, Krishnagiri District, Tamil Nadu.

Time is the essence of project and the entire scope of work including the entire specialist services as above, is to be completed within 24 Months with responsibility to cooperate and coordinate, with Employer / Engineering Consultant, their independent specialist contracting Agencies for completion of entire work including specialized works concurrently within the time frame of the work and ensure sequential, unhindered and harmonious progress of work.

4.0 IMPORTANT CONDITIONS OF CONTRACT

The prices should be quoted in Indian Rupees only. The rates quoted by the BIDDER shall be fixed for the duration of the contract and shall not be subject to adjustment on any account. Price should be quoted as per BOQ furnished.

Conditions of Contract will be as per standard practice and duly modified as and when there is a change in Government regulation / statutory requirement. Performance Bank Guarantee, Retention Money, Defect Liability Period, liquidated damages, default and arbitration clause will be followed as per the conditions of contract. The contractor shall be responsible for procurement of all quality materials required for the performance of the contract.

Since the project is to be implemented strictly on the time schedule, **TIDEL PARK Limited** will lay high emphasis on the capacity of the selected contractor to deploy high tech and speedy construction techniques, high degree of planning good procurement and quality check procedures, quality assurance Plan, Environment and Safety Plan to meet the appropriate standards to prepare Program Evaluation Review Technique (PERT) Chart for scheduling the completion of work.

5.0 ELIGIBLE BIDDERS

The person signing the **TENDER** document should be the duly authorized representative of the firm/ company, for which a certificate of authority should be submitted. The Power of Attorney /authority to authorized signatory must be enclosed in detail.

The price tenders will be opened for those who qualify the eligibility criteria as mentioned in the clause No. 6 as below:

Any change in the legal status of a **BIDDER** subsequent to submission of **TENDER** will be subject to approval of **TIDEL PARK Limited** with respect to Tender Documents.

6.0 PRE-QUALIFICATION CRITERIA FOR ELIGIBILITY

Clause	Qualification Criteria	Evidence to be produced: -
CRITERIA I		
1(a)	<p>The Bidder in the same “NAME” and “STYLE” should have been in the Engineering Construction field at least for the preceding “TEN” years ending 31st March 2025</p>	<ul style="list-style-type: none"> i. Registered Partnership Deed in the case of Partnership Firms. ii. Articles of Agreement and Memorandum of Association registered with Registrar of Companies as per ‘Company Act’ in the case of Public / Private Limited Companies. (Bidder shall submit the details in FORMAT-1)
1(b)	<p>The Bidder should be Registered as Class-IA State Level Civil/Electrical Contractors registered with PWD / TNHB / TNPHC / TNUHDB / Highways / Any Department of Government of Tamil Nadu, Quasi-Government Departments, Central Government Departments undertaking with appropriate monetary limit above Rs.25 crores and with proven track record in executing major projects are only eligible to participate in the Tender Invitation.</p> <p style="text-align: center;">Or</p> <p>Non-Government Organization works of similar nature executed by the Tenderer externally for private parties, shall also be considered, provided that, the Tenderer should produce the Work completion certificate issued by the Competent Authority/Authorized signatory of the organization and shall be got authenticated by the NOTARY Public with regard to the private works completed by Him/Her/Them other than Government / Quasi government organization.</p>	<ul style="list-style-type: none"> i. Attested true copy of the communication issued by the Registering Authority, Registering the name of the Tenderer as Class-IA Contractor. ii. Copy of “LIVE CERTIFICATE” issued by the Registering Authority shall be enclosed. iii. Audited Balance sheet with Chartered Accountant’s Certificate for the past five financial years ending 31st March 2025 in the case of individual Contractors, Partnership firms, Public / Private Limited Companies. iv. The Work completion certificate issued by the Competent Authority / Authorized signatory of the organization, and shall be got authenticated by the NOTARY Public with regard to the private works completed by Him/Her/Them other than Government / Quasi government organization.
1(c)	<p>The Bidder should produce Income Tax filed in five financial years (i.e) 2020-2021, 2021-2022, 2022-2023, 2023-2024 and 2024-2025 GST Registration Certificate.</p>	<ul style="list-style-type: none"> i. Attested True copy of the Income Tax Assessment Order issued by the Income Tax Department, or the

Clause	Qualification Criteria	Evidence to be produced: -
		<p>Income Tax Returns filed with the Income Tax Department for 5 financial years.</p> <p>ii. Attested true copy of the Registration Certificate showing the GST Number assigned by the respective authority for 2024-2025.</p> <p>(Please refer FORMAT-2)</p>
CRITERIA II		
2(a)	<p><u>Criteria-1</u></p> <p>BIDDER should be a well-established Engineering Contractor, registered as a legal entity and Certificates issued by the Government Organizations / Non-Government Organisation works** for successful completion of Civil Construction, Interior Finishing Works, MEP* works and Other Allied Development Works for One multi storied RCC framed Office / Commercial / IT Building with a minimum built up area of 4,40,000 sq.ft. with minimum 8 floors with minimum height of 36m with value not less than Rs.240 Crores (Excluding GST) in a single agreement in any one of the preceding 5 years ending 31st March 2025.</p> <p style="text-align: center;">Or</p> <p>BIDDER should be a well-established Engineering Contractor, registered as a legal entity and Certificates issued by the Government Organizations / Non-Government Organisation works** for successful completion of Civil Construction, Interior Finishing Works, MEP* works and Other Allied Development Works for two multi storied RCC framed Office / Commercial / IT Building in two agreements with a minimum built up area of 3,30,000 sq.ft with minimum 6 floors with minimum height of 30m with value not less than Rs.180 Crores (Excluding GST) (each agreement) in any one of the preceding 5 years ending 31st March 2025.</p> <p><u>Criteria-2</u></p> <p>Certificates issued by the Government Organizations /Non-Government Organisation works** for successful completion of MEP* works for One project with value not less than Rs.93</p>	Bidder shall submit the details in FORMAT-3

Clause	Qualification Criteria	Evidence to be produced: -
	<p>Crores (Excluding GST) in a single agreement in any one of the preceding 5 years ending 31st March 2025.</p> <p>Or</p> <p>Certificates issued by the Government Organizations /Non-Government Organisation works** for successful completion of MEP* works for Two projects with a value not less than Rs.70 Crores (Excluding GST) (each agreement) in any one of the preceding 5 years ending 31st March 2025.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1) If the requirement of Criteria-2 is satisfied in Criteria-1 itself, then the same works can be mentioned in Criteria-2 as well. 2) Bidder to satisfy both Criteria-1 & Criteria-2 <p>*MEP Works refer to HVAC Works, Electrical Works (Includes Transformer, DG Sets, HT & LT, Internal Electrification and Elevator works), ELV Works, Fire Protection Works, IBMS, Plumbing (Internal & External) Works, Sewage (Internal External) works.</p> <p>** For Non-Government Organisation works of similar nature executed by the Tenderer externally for private parties, shall also be considered, provided that, the Tenderer should produce the affidavit authenticated by the NOTARY Public with regard to the private works completed by Him/Her/Them other than Government / Quasi government organisation.</p> <p>Note: - Weightage at 10% per annum will be allowed to bring the value of the work to the current money value.</p>	
CRITERIA III		
3(a)	Average annual financial turnover during the past five financial years shall not be less than 50% of the estimated cost put to tender i.e., Rs. 150 Crore (Excluding GST) in the preceding 5 years ending 31st March 2025. The requisite Turnover shall be duly certified by a Chartered Accountant with his Seal/ signatures and registration number.	Bidder shall submit as per FORMAT-5
CRITERIA IV		
4(a)	Self-attested Banker Solvency Certificate issued from Nationalized or any Schedule Bank equivalent to at least Rs.120 Crores (Excluding GST). The	Bidder shall submit as per FORMAT-6

Clause	Qualification Criteria	Evidence to be produced: -												
	certificate should have been issued within 3 months from last date of the submission of the bid.													
4(b)	The BIDDER should have a Net worth of not less than Rs. 75 Crores (Excluding GST) as on last date of submission of the bid.	Bidder shall submit as per FORMAT- 7												
CRITERIA V														
5(a)	<p>Minimum Bid Capacity at least equivalent to the value of this Project Excluding GST (i.e.) INR. 300 Crores.</p> <p>The bid capacity of the Bidder will be computed in the following manner.</p> <p>Assessed Available Bid Capacity: A X N X 2 – B ≥ Rs. 300 Crores (Excluding GST)</p> <p>Where 'A': Maximum annual turnover in any one year of the immediate past "FIVE" years.</p> <p>Where 'N': Number of years prescribed for completion of the work for which Tenders are called for (24 Months).</p> <p>Where 'B': Value of existing commitments and ongoing works to be completed during the Contract period of the work for which Tenders are called for.</p> <p>The following enhancement factors shall be used for the costs of works executed and the financial figures to a common base value for works completed in India.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Multiplying Factor</th> </tr> </thead> <tbody> <tr> <td>Year 1 (2024-25)</td><td>1.46</td></tr> <tr> <td>Year 2 (2023-24)</td><td>1.33</td></tr> <tr> <td>Year 3 (2022-23)</td><td>1.21</td></tr> <tr> <td>Year 4 (2021-22)</td><td>1.10</td></tr> <tr> <td>Year 5 (2020-21)</td><td>1.00</td></tr> </tbody> </table>	Multiplying Factor		Year 1 (2024-25)	1.46	Year 2 (2023-24)	1.33	Year 3 (2022-23)	1.21	Year 4 (2021-22)	1.10	Year 5 (2020-21)	1.00	<p>i. Total value of the existing commitments and ongoing works to be completed during the contract period of the works. For this purpose, the certificate issued by the Engineer-in-Charge not below the rank of Executive Engineer for each of the committed and on going works should be furnished in the format prescribed in FORMAT - 4</p> <p>ii. Bidding capacity calculation shall be submitted as per FORMAT – 8 and same shall be certified by a Chartered Accountant</p>
Multiplying Factor														
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Year 5 (2020-21)	1.00													
CRITERIA VI														
6(a)	The Bidder should not have any of his / their contract terminated / rescinded due to breach of contract attributable to the Bidder during the immediate past "FIVE" years.	Sworn-In-Affidavit in Twenty Rupees Non-Judicial Stamp Paper duly certified by the Notary Public should be produced. (Specimen appended vide FORMAT - 9).												
6(b)	The Bidder should not have been blacklisted by TIDEL or any other Government agency / Central and State Public Sector Organizations.	i. Duly notarized affidavit for not having black listed either by TIDEL or by any other												

Clause	Qualification Criteria	Evidence to be produced: -																																																
		<p>Govt. agencies as per FORMAT-10 shall be submitted</p> <p>ii. Further, if the bidder is found to be blacklisted in India before award of contract by any Government Agency, the bid will be rejected.</p>																																																
CRITERIA VII																																																		
7(a)	<p>The Bidder shall have the following Construction Equipments, Tools and Plants exclusively available with him own or under lease to be deployed for this work.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sl. No</th> <th>Name of the Equipment</th> <th>Requirement</th> </tr> </thead> <tbody> <tr><td>1</td><td>Sensor Controlled Finishing Paver - 7 m width</td><td>1 No.</td></tr> <tr><td>2</td><td>Ready Mix Plant (Concrete CP30)</td><td>1 No.</td></tr> <tr><td>3</td><td>Transit Mixer</td><td>5 Nos</td></tr> <tr><td>4</td><td>Backhoe Loader</td><td>1 No.</td></tr> <tr><td>5</td><td>Tower Crane</td><td>2 Nos</td></tr> <tr><td>6</td><td>Frontend loader JCB)</td><td>3 Nos</td></tr> <tr><td>7</td><td>Excavator</td><td>4 Nos</td></tr> <tr><td>8</td><td>Loading Tippers</td><td>20 Nos</td></tr> <tr><td>9</td><td>Tractor</td><td>3 Nos</td></tr> <tr><td>10</td><td>Pneumatic Tyre Roller</td><td>1 No.</td></tr> <tr><td>11</td><td>Water Tanker</td><td>2 Nos</td></tr> <tr><td>12</td><td>Vibratory Roller</td><td>3 Nos</td></tr> <tr><td>13</td><td>Motor Grader</td><td>1 No.</td></tr> <tr><td>14</td><td>36m Concrete Boom Placer</td><td>1 No.</td></tr> <tr><td>15</td><td>Concrete Static Pump</td><td>2 Nos.</td></tr> </tbody> </table> <p>Note:</p> <ul style="list-style-type: none"> The successful BIDDER / Contractor shall mobilize all machineries, equipment etc. not limited to the list of equipment's listed above are required to adhere to the time Schedule of various activities and events the BIDDER has to deploy all the equipment's required to maintain the prescribed milestones and pricing should be inclusive of all. Apart from the list of equipment mentioned in the table above, the contractor may enlist any additional plants and equipment that he may anticipate to use during the construction of the project. 	Sl. No	Name of the Equipment	Requirement	1	Sensor Controlled Finishing Paver - 7 m width	1 No.	2	Ready Mix Plant (Concrete CP30)	1 No.	3	Transit Mixer	5 Nos	4	Backhoe Loader	1 No.	5	Tower Crane	2 Nos	6	Frontend loader JCB)	3 Nos	7	Excavator	4 Nos	8	Loading Tippers	20 Nos	9	Tractor	3 Nos	10	Pneumatic Tyre Roller	1 No.	11	Water Tanker	2 Nos	12	Vibratory Roller	3 Nos	13	Motor Grader	1 No.	14	36m Concrete Boom Placer	1 No.	15	Concrete Static Pump	2 Nos.	<p>i. Attested Xerox copy of the RC Books for the Machineries mounted on Trucks, Lorries, Tippers, etc.</p> <p>ii. Certificate issued by the Chartered Accountant clearly stating the details of Machineries, Tools and Plants owned by the Bidder with year of purchase, capacity, present working condition, etc.</p> <p>ii. If the Tools and Plants or Machineries are proposed to be taken on leasehold or already on leasehold with the Bidder, the source from which the same have been taken on lease / proposed to be taken on lease along with attested true copy of the Lease Agreement, entered into, lease period, etc. should be furnished.</p> <p>BIDDER shall furnish the details as prescribed in FORMAT – 11</p>
Sl. No	Name of the Equipment	Requirement																																																
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Clause	Qualification Criteria	Evidence to be produced: -																																
	<ul style="list-style-type: none"> • All equipment, plant & machinery to be deployed shall not be older than 5 years from the date of manufacture. If the contractor is not having his own equipment can hire as per requirements and the hire equipment's shall also not be older than 5 years. • The BIDDER should note that the equipment's and other machinery used during construction activities shall be within the allowable noise level and shall not be disturbance to the neighborhood residences. 																																	
CRITERIA VIII																																		
8(a)	<p>The Bidder shall have key technical personnel under regular employment with minimum Field Experience noted against each, available as detailed below exclusively for this work till the completion of the project. In addition to the following key personnel non key personnel required are also to be employed according to the site requirement</p> <p>The contractor is required to mobilize the Key staff as agreed by Mobilization schedule submitted by the contractor. Penalty for Non deployment of key staff as per agreed schedule will be INR 30000/- per month for each key-personnel.</p> <table border="1" data-bbox="330 1253 989 2023"> <thead> <tr> <th data-bbox="330 1253 409 1320">S.No</th><th data-bbox="409 1253 600 1320">Position</th><th data-bbox="600 1253 838 1320">Qualification</th><th data-bbox="838 1253 989 1320">Years of experience</th></tr> </thead> <tbody> <tr> <td data-bbox="330 1320 409 1410">1</td><td data-bbox="409 1320 600 1410">Project Manager</td><td data-bbox="600 1320 838 1410">BE(Civil)</td><td data-bbox="838 1320 989 1410">20</td></tr> <tr> <td data-bbox="330 1410 409 1500">2</td><td data-bbox="409 1410 600 1500">Construction Manager-</td><td data-bbox="600 1410 838 1500">BE(Civil)</td><td data-bbox="838 1410 989 1500">15</td></tr> <tr> <td data-bbox="330 1500 409 1612">3</td><td data-bbox="409 1500 600 1612">Construction Manager- MEP</td><td data-bbox="600 1500 838 1612">B E (Mech/Ele)</td><td data-bbox="838 1500 989 1612">15</td></tr> <tr> <td data-bbox="330 1612 409 1724">4</td><td data-bbox="409 1612 600 1724">Construction Engineer – Mechanical</td><td data-bbox="600 1612 838 1724">BE (Mech)</td><td data-bbox="838 1612 989 1724">Above 10</td></tr> <tr> <td data-bbox="330 1724 409 1837">5</td><td data-bbox="409 1724 600 1837">Construction Engineer – Electrical</td><td data-bbox="600 1724 838 1837">BE (Electrical)</td><td data-bbox="838 1724 989 1837">Above 10</td></tr> <tr> <td data-bbox="330 1837 409 1949">6</td><td data-bbox="409 1837 600 1949">Construction Engineer –</td><td data-bbox="600 1837 838 1949">BE (Ele/ Electronics)</td><td data-bbox="838 1837 989 1949">Above 10</td></tr> <tr> <td data-bbox="330 1949 409 2023">7</td><td data-bbox="409 1949 600 2023">Quantity Surveyor/ Engineer – Civil</td><td data-bbox="600 1949 838 2023">BE(Civil)</td><td data-bbox="838 1949 989 2023">10</td></tr> </tbody> </table>	S.No	Position	Qualification	Years of experience	1	Project Manager	BE(Civil)	20	2	Construction Manager-	BE(Civil)	15	3	Construction Manager- MEP	B E (Mech/Ele)	15	4	Construction Engineer – Mechanical	BE (Mech)	Above 10	5	Construction Engineer – Electrical	BE (Electrical)	Above 10	6	Construction Engineer –	BE (Ele/ Electronics)	Above 10	7	Quantity Surveyor/ Engineer – Civil	BE(Civil)	10	<p>i. List of Technically Qualified Personnel under Permanent / Regular Employment with the Bidder with details as per the format prescribed in FORMAT – 12, such as,</p> <ol style="list-style-type: none"> Name Qualification Total Experience Under Regular Employment with the Bidder since Emoluments being paid <p>ii. List of Technical Personnel proposed to be employed for this project along with their willingness letters, Attested Xerox copy of the Testimonials in support of the Technical Qualification of the Personnel proposed to be deployed.</p> <p>ii. If required numbers of Technical Personnel are not under permanent / regular employment of the Bidder, the details such as Name, Qualification, Span of Experience, etc., of the Personnel proposed to be employed exclusively for this work along with their willingness letters, attested xerox copy of the testimonials in support of their Technical</p>
S.No	Position	Qualification	Years of experience																															
1	Project Manager	BE(Civil)	20																															
2	Construction Manager-	BE(Civil)	15																															
3	Construction Manager- MEP	B E (Mech/Ele)	15																															
4	Construction Engineer – Mechanical	BE (Mech)	Above 10																															
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6	Construction Engineer –	BE (Ele/ Electronics)	Above 10																															
7	Quantity Surveyor/ Engineer – Civil	BE(Civil)	10																															

Clause	Qualification Criteria				Evidence to be produced: -
	8	Quantity Surveyor/ Engineer – MEP	BE(Mech/Ele)	10	Qualifications should be produced. Even though the applicants meet the above criteria, they are subject to disqualify if they have: -
	9	Contract Manager	BE – Civil/Mech/Ele	10	
	10	Planning Manager	BE – Civil	10	
	11	HSE Officer	BE- Civil/Elec/Mech	10	
	12	QA QC Manager	BE- Civil/Elec/Mech	10	<ul style="list-style-type: none"> Made misleading or false representation in the form, statements and attachment submitted. and/or
	13	Site Engineers - 2 Nos	BE-Civil	Above 5	<ul style="list-style-type: none"> Records of poor performance such as abandoning the work, rescinding of contract for which the reasons are attributed to the non-performance of the contractor, consistent history of litigation awarded against the applicant or financial failure due to bankruptcy.
	13	Green Building Expert	BE - Civil/Electrical/ Mechanical with specialization in Environmental or Energy conservation	15	
CRITERIA IX					
9	Bidder shall submit information regarding current litigation / debarring				Bidder shall submit the details in format prescribed in FORMAT - 13
CRITERIA X					
10	Before submission of the bid, the Tenderer shall conduct the site visit mandatorily, examine and obtain all information to ensure their satisfaction. The submission of a bid by the Tenderer will be construed as evidence that such an examination was made by him and any later claims/disputes in regard to rates quoted or work schedule shall not be entertained or considered by the Employer. Ignorance of site conditions shall not be accepted by the Employer as a basic for any claim for compensation. Tenderer shall conduct the site visit and ascertain the ground reality				
CRITERIA XI					
11	The Bidder shall possess valid EA or ESA certificate issued by Electrical Licence Board of Govt. of Tamil Nadu.				Scanned copy of Original Certificate has to be submitted. (Format – 14)

7.0 SITE VISIT

The site of TIDEL Park is located at Mathigiri Village, Hosur Taluk, Krishnagiri District and may be inspected by the BIDDER or his representative at his own cost, with prior intimation to TIDEL PARK LIMITED for proper assessment of the prospective assignment before submission of TENDER.

Before submission of the bid, the Tenderer shall conduct the site visit mandatorily, examine and

obtain all information to ensure their satisfaction. The submission of a bid by the Tenderer will be construed as evidence that such an examination was made by him and any later claims/disputes in regard to rates quoted or work schedule shall not be entertained or considered by the Employer. Ignorance of site conditions shall not be accepted by the Employer as a basic for any claim for compensation.

The Bidder must obtain for himself on his own responsibility and at his own expense all the information which may be necessary for the purpose of making a tender and for entering into a contract and must examine the Documents and must inspect the site of the work and acquaint himself with all local and site conditions, means of access to the job, nature of the job, nature of plant and machinery as well as services being installed; and the availability of any infrastructure and all matters appertaining thereto.

8.0 SUBMISSION OF TENDER DOCUMENTS

To be eligible for Qualification, BIDDERS shall provide evidence to suitability of their meeting the Criteria indicated in Clause – 6.0 above and furnish details giving their full bio- data, organization, technical experience, plant and equipment's etc. to establish their capacity and competence, and possession of adequate resources to carry out the contracts effectively and for this, the TENDERS submitted shall include the following:

List of Documents to be scanned and uploaded within the period of tender submission:

- a) e-receipt / Evidence for EMD
- b) Letter of Transmittal in original on Letter Head of the Applicant/ Bidder. (Refer **Appendix-A**)
- c) Copies of original documents defining the legal status of the **BIDDER**, its structure and organization, place of registration and principal place of business of the **BIDDER** in **Format – 1**.
- d) Financial Details in **Format – 2**
- e) Details of completed works of similar nature in **Format – 3**. Certificates in support of suitability, technical know-how and capability for having successfully completed the works.
- f) Details of ongoing projects and Letter or Award / Work Order issued by the Clients for ongoing works of similar nature in **Format - 4**.
- g) Annual Turn Over details of the company for last 5 financial years in **Format – 5**.
- h) Banker Solvency certificate in **Format – 6**.
- i) Net Worth certificate in **Format – 7**.
- j) Bid Capacity Calculation in **Format – 8**.
- k) Affidavit in **Format – 9**.
- l) Undertaking for Not-Blacklisting in **Format – 10**.
- m) Details of machineries, construction equipment, tools and plants that could be deployed by own or under lease exclusively for this project and Certificate issued by Chartered Accountant with regard to availability of sufficient construction machineries and equipment

as per **Format – 11.**

- n) Curriculum Vitae of each of the key personnel named in **Format – 12** along with the consent letters furnished by the key personnel, testimonials in support of their technical qualifications and experience.
- o) Information regarding litigation/debarring in **Format – 13.**
- p) Bidder shall possess valid EA or ESA certificate issued by Electrical License Board of Govt. of Tamil Nadu. Scanned copy of the Original Certificate has to be submitted. **Format-14**
- q) Withdrawal of Conditions Letter as in **Appendix-B.**
- r) Declaration – cum – Undertaking in Rs.100 stamp paper as per the format given in **Appendix – C.**
- s) Declaration from Bidder as per the format given in **Appendix – D.**
- t) Power of Attorney of the person having digital signature for signing / submitting the tender. This should be supported by Board Resolution (in case of the Company valid registered under Companies Act showing CIN/LLPIN).
- u) Copy of Certificate of Incorporation as Company issued by the Registrar of Companies under Company Act, Articles of Association / Memorandum of Association in respect of Private / Public Limited Company.
- v) Copy of Certificate of Registration as Firm issued by the Registrar of Firms and copy of Registered Deed in Partnership.
- w) Copy of Registration letter issued by the Competent Authority registering the tenderer as Class-IA State Level Civil/Electrical Contractors registered with PWD/TNHB/TNPHC/TNUHDB/ Highways / Any Department of Government of Tamil Nadu, Quasi-Government Departments, Central Government Departments undertaking undertakings with appropriate monetary limit for taking up of works along with the Live Certificate valid for the current period

Or

For Non-Government Organization works of similar nature executed by the Tenderer externally for private parties, shall also be considered, provided that, the Tenderer should produce the Work completion certificate issued by the Competent Authority/Authorized signatory of the organization, and shall be got authenticated by the NOTARY Public with regard to the private works completed by Him/Her/Them other than Government / Quasi government organization.

- x) Statement of Accounts viz. Profit and Loss Account, Balance Sheet, etc., duly certified by the Chartered Accountant for the immediate past Five years (i.e.) 2020-2021, 2021-2022, 2022-2023, 2023-2024 & 2024-2025.
- y) Copy of Income Tax Return filed in the past Five years (i.e.) 2020-2021, 2021-2022, 2022-2023, 2023-2024 & 2024-2025.
- z) Copies of Acknowledgements issued by IT Department for the firms having filed Income Tax for the past five years as on 31st March 2025.
- aa) ESI registration certificate.
- bb) Copy of GST registration certificate showing GST number

- cc) All pages of the entire Corrigendum (if any) duly signed by the authorized person.
- dd) Pre-bid queries & clarifications, if any.
- ee) Registration with Govt. Departments or Public Bodies if any.
- ff) Volume I, II, III & V with seal and signature. Technical data's has to be filled in the Volume-III wherever required.

NOTE:

1. All the uploaded documents should be in readable, printable and legible form.
2. The above-mentioned documents must be scanned with seal and signature and to be uploaded.

All governing laws and jurisdiction shall be as per laws in the State of Tamil Nadu and Laws of India and only courts in Chennai shall have jurisdiction over all matters arising out of or relating to this project.

Any deviation from the above said submittal procedures shall disqualify the **BIDDER**.

9.0 FINAL DECISION-MAKING AUTHORITY

TIDEL PARK Limited discretion power to right to accept or reject any of the applications / tender(s) without assigning any reasons thereof. TIDEL PARK Limited reserve the right to increase or decrease the scope of work and may split the scope of work and award the works to one or more agencies and as deemed necessary by TIDEL PARK LTD., decision of TIDEL PARK LTD. is final and binding.

All tenders, documents and other information submitted by the bidders to TIDEL shall become the property of TIDEL. Bidders shall treat all information furnished as strictly confidential. TIDEL will not return any submission.

10.0 SUBMISSION OF TENDER

The bidding documents comprises the documents listed below:

i) Technical Bids (VOLUME I to III & V)

VOLUME - I	PREQUALIFICATION
VOLUME - II	CONDITIONS OF CONTRACT
VOLUME - III	TECHNICAL SPECIFICATIONS AND APPROVED MAKES LIST
VOLUME - V	TENDER DRAWINGS

ii) Price Bid

VOLUME - IV - BILL OF QUANTITIES

The Price tender of those Bidders whose Technical tender is found to be responsive only shall be opened. The date of opening of price tender shall be informed to the Bidder.

The tender submitted shall become invalid if:

- i) The Bidder is found ineligible.
- ii) The Bidder does not upload all the documents as stipulated in the tender document.

Without EMD, tenders will not be accepted.

AMENDMENT OF TENDER DOCUMENT:

At any time prior to the deadline for submission of tender, the TIDEL may for any reason, whether at its own initiative or in response to clarifications requested by a BIDDER, modify the tender document by the issuance of addendum/corrigendum. In order to afford the BIDDERS a reasonable time for taking an addendum/corrigendum into account, or for any other reason, the TIDEL may in its sole discretion, extend the Tender submission deadline if required.

11.0 EVALUATION METHOD:

The method of tender evaluation will consist of **two stages**.

First Stage: In this stage,

Evaluation will be done on the Technical **TENDER** to assess whether substantive response has come from the **BIDDERS** to the basic pre-qualification criteria along with the documentary evidence as called for any clarifications on the submitted **TENDER** document required for evaluation purpose will be sought from the BIDDER.

If it is found at this stage that the BIDDER have been found to have abandoned fully or partially, any contract executed for TIDEL Park Limited / any of its JV or associate companies / related companies, during last 05 years, and / or whose contracts have been terminated and / or bidders who have been blacklisted and / or banned by TIDEL Park Limited / its JV or associate companies / related companies or Government of Tamil Nadu / its agencies or any PSU's and currently if the ban is effective as on date of submission of bid, such bids are liable for rejection. For the purpose of this tender, 'related companies' mean any company promoted by the major promoters of TIDEL Park Limited, i.e., TIDCO & ELCOT

Second Stage: In the Second and final stage, the PRICE **TENDER** of those **BIDDERS** who satisfies the eligibility criteria will be opened.

The **BIDDER** who has complied with the **TENDER** conditions in full and quoted the Lowest Amount (excluding GST) will be chosen as Lowest **BIDDER (L1)** for the award of work. TIDEL Park Limited reserves the right to call for clarifications and negotiations with the Lowest **BIDDER** before awarding the work.

TIDEL reserves the right to reject the L1 BIDDER without assigning any reasons thereof.

TIDEL will award the contract to the successful **BIDDER** whose bid has been determined to be substantially responsive and technically accepted and has been evaluated as L1 including GST.

Information relating to the evaluation of bids and recommendation of Contract award, shall not be disclosed to **BIDDERS** or any other persons not officially concerned with such process until information on Contract award is communicated to the successful **BIDDER**.

Any attempt by a **BIDDER** to influence the Owner in the evaluation of the bid or Contract award decisions may result in the rejection of its bid.

To assist in the examination, evaluation, and comparison of the Technical and Price bid, and qualification of the **BIDDERS**, the Owner may, at its discretion, ask any **BIDDER** for a clarification of its bid, giving a reasonable time for a response. Any clarification submitted by a **BIDDER** that is not in response to a request by the Owner shall not be considered. The Owner's request for clarification and the response shall be in writing. No change in the substance of the technical bid or prices in the Price bid, including any voluntary increase or decrease in the prices, shall be

sought, offered, or permitted.

If a **BIDDER** does not provide clarifications of its bid by the date and time set in the Owner's request for clarification, its bid may be rejected.

If a Technical bid is not substantially responsive to the requirements of the **TENDER** Documents, it shall be rejected by the Owner and may not subsequently be made responsive by correction of the material deviation, reservation, or omission.

12.0 TENDER OPENING

Opening of Technical Bids

The Tender offer except price Bid will be opened electronically at 15.00 Hrs. on the date 13.02.2026 notified by TIDEL Park Limited through <https://tntenders.gov.in/>.

Bidders need not visit this office during tender opening, whereas Bidders can witness the tender opening event through their login.

Opening of Price Bids:

The date and time of opening of Price Bids shall be later notified through registered e-mail to the Bidders who fulfill the pre-qualification criteria and whose bids are found to be technically acceptable.

In the event of the opening day of the tender if declared as a holiday / closed day / or if tenders could not be opened due to unforeseen circumstances on that day, such as majeure, the tenders will be opened on the next appointed time and date to be notified later.

13.0 INFORMATION REQUIRED AND CLARIFICATIONS

In the process of examination, evaluation and comparison of tender offers, TIDEL Park Limited may at its discretion, ask the Bidder for a clarification of the offers. All responses to requests for clarifications shall be in writing to the point only. No change in the price or substance of the offer shall be permitted.

TIDEL Park Limited will examine the tender offers to determine whether they are complete, whether any computational errors have been made, whether required documents have been furnished, whether the documents have been properly signed and whether the offers are generally in order.

The Tender offers shall be deemed to be under consideration immediately after they are opened and until such time official intimation of award / rejection is made by the Tender Accepting Authority to the Bidders.

The Bidders shall not make attempts to establish unsolicited and unauthorized contact with the Tender Inviting Authority, Tender Accepting Authority or Tender Scrutiny Committee after the opening of the tender and prior to the notification of the award and any attempt by any Bidders to bring to bear extraneous pressures on the Tender Accepting Authority shall be sufficient reason to disqualify the Bidder.

Mere submission of any Tender offer connected with these documents and Specification shall not constitute any agreement. The Bidder shall have no cause of action or claim, against TIDEL Park Limited for rejection of their offer. TIDEL Park Limited shall always be at liberty to reject or accept any offer or offers at its sole discretion and any such action will not be called into question and the Bidder shall have no claim in that regard against TIDEL Park Limited.

14.0 NEGOTIATION

Negotiation will be carried out with the L1 Bidder after opening of tenders.

TIDEL Park Limited reserves the right to carry out negotiation with the L1 Bidder after opening of price bid.

15.0 NOTIFICATION OF AWARD:

Prior to the expiry of bid validity period, TIDEL will notify to the successful BIDDER in writing or e-mail or by registered letter, that their offer has been accepted.

The notification letter (hereinafter and in the Conditions of Contract and Contract Forms called the "Letter of Award (LOA)") shall specify the sum that the Employer will pay the Contractor in consideration of the execution and completion of the Works (hereinafter and in the Conditions of Contract and Contract Forms called "the Accepted Contract Amount"), but subject to actual quantities of items executed. The GST shall be included in the accepted contract amount. However, GST shall be reimbursed in a separate invoice on production of payment of GST by the BIDDER.

After a Contract has been determined to be eligible, the following information may be made public by TIDEL in its website,

- (a) Name of the successful BIDDER.
- (b) Award date and amount of the Contract Until a formal Contract is prepared and executed, the Letter of Awards shall constitute a binding Contract, between TIDEL and the BIDDER.

16.0 SIGNING OF CONTRACT:

- (a) Promptly upon notification, the Owner shall invite the successful BIDDER to sign the Contract Agreement.
- (b) Within 15 days from the receipt of Letter of Award (LOA) from TIDEL, the successful Bidder shall be bound to implement the contract with TIDEL and sign an agreement.

17.0 GENERAL

- i) All compensation or other sums of money payable by the Contractor to TIDEL under the terms of this Contract may be adjusted/deducted either from payment of amount due or by call of performance guarantee if the amount due is not sufficient or such adjustment and the contractor fails to make good in cash, the amount within 10 days of intimation to do so by TIDEL.
- ii) The Schedule of Quantities is liable to alterations, omissions, deductions or additions in the scope of work and items of work at the discretion of TIDEL. Each tender should contain not only the rates but also the value of each item of work entered in the amount column and all the items should be totaled in order to show the aggregate value of the entire tender. The value of each item worked out shall be rounded off to a nearest rupee ignoring paise below fifty.
- iii) The successful Bidder is bound to carry out any related and connected work necessary for proper performance of the job even though such work(s) is or are not specifically mentioned or included in the item of work. No claim in this respect shall be entertained unless considered beyond the scope of the agreement by TIDEL whose decision is binding on the

Contractor.

- iv) The successful Bidder must note that all performance of the job shall be strictly in accordance with the requirements and fulfillments of the local/public authorities, Statutory approvals and to the requirements of TIDEL and no deviation on any account will be permitted.
- v) The total rate quoted will be considered for the purpose of deciding the competitive tender.
- vi) While making the tender, the Bidder should keep his rates firm till the completion of the job/end of the contract period and no price variation therefor shall be considered for any reason whatsoever.
- vii) The Contractor shall strictly comply with the provision of safety code and safety manual annexed hereto. The Contractor shall keep TIDEL fully indemnified against any claims or liabilities arising out of Contractor's lapse in safety practices.

18.0 JURISDICTION:

All questions, disputes or differences under, out of, or in connection with contract if included shall be subject to the exclusive jurisdiction of the court within the Madurai Jurisdiction. The English language shall be the official language for all purposes.

19.0 EXECUTION OF WORKS:

The quantity of items to be executed is indicative only and the same may be varied during the period of Contract. Payment shall be made on the basis of actual quantities of work executed and rate quoted against that item. It shall be the responsibility of the BIDDER to ensure that his tender is submitted on time before the deadline of submission.

Note: - If due to any exigency, the due date for opening of tender is declared closed holiday, in such case the tenders will be opened on next working day at the same time or any other day/time as intimated by the TIDEL.

20.0 GOVERNING OF TENDER

Any order resulting from this tender enquiry shall be governed by the terms & conditions of the tender, and the BIDDER quoting against this enquiry, shall be deemed to have read and understood the same.

21.0 FRAUDULENT PRACTICES

The highest standard of ethics shall be observed during submission of bid. Any BIDDER or firm shall not be eligible to participate, where it has been determined to have engaged in corrupt or fraudulent practices. In this regard decision of TIDEL will be final and binding on the BIDDER.

APPENDIX – A

LETTER OF TRANSMITTAL

Date:

To
THE MANAGING DIRECTOR,
TIDEL PARK LIMITED.
No 4, Rajiv Gandhi Salai, Taramani,
Chennai - 600 113.

Sir,

Sub: Submission of E-TENDER for Construction of IT Office/Commercial (Mixed Use) Building (Ground Floor + 09 Floors + Terrace) Including Civil Construction, Electrical HT/LT, HVAC, Elevators, IBMS, Fire Protection, Plumbing, Structural Façade, Landscaping, STP, WTP and Other Allied Development Works at Hosur, Krishnagiri District, Tamil Nadu.

I / We having examined the details given in the Invitation to BIDDERS, we hereby submit the following information and relevant documents.

- a)** I/We hereby certify that all the statements, information and data provided in the enclosed formats and accompanying statements are true and correct to the best of my / our knowledge.
- b)** I/Wehave read the instructions appended with the Prequalification document and I/We understand that any contract made between ourselves and TIDEL PARK Limited., on the basis of the information given by me / us is liable to be cancelled if any false information is detected at a later date.
- c)** I/Wehave also no objection if enquiries are made on all the projects and works listed by me / us in the accompanying sheets or any other enquiry on the information furnished herewith in the accompanying sheets.
- d)** I/We have furnished all information and details as asked for and have no further pertinent information to provide.
- e)** I/We hereby submit the requisite certified solvency certificate and authorize TIDEL PARK Limited to approach the Bank issuing the solvency certificate to verify the correctness thereof. I/We also authorize TIDEL PARK Limited to approach individuals, employers, companies, and corporation to verify my / our competency and general reputation.
- f)** I/We hereby submit in Format – 3 the certificates in support of my / our suitability, technical know-how and capability for having successfully completed the works during the last five years.
- g)** I/We hereby also agree that the decision of the TIDEL PARK Limited in the Qualification and selection of Contractors will be final and binding upon me / us.
- h)** I/We hereby agree TIDEL PARK Limited reserves the right to qualify any contractor or to cancel the exercise without assigning any reason for doing so or to incur any liability to any party whatsoever.
- i)** I/We hereby agree not to withdraw from the contract after issue of Letter of Award and before signing the agreement. Incase if we withdraw before signing the agreement, we hereby agree

for the forfeiture of the Earnest Money Deposit as per the tender condition.

- j) I/We have gone through the drawings provided to us along with the Tender document and have considered the details in the drawings while arriving at the quoted rates.
- k) I/We hereby agree to produce Performance Bank Guarantee within Fifteen (15) days and execute agreement within Fifteen (15) days from the date of Letter of Award.
- l) I/we have uploaded the mandatory scanned documents as per Notice Inviting e-tender in the form and manner as described in the tender document.
- m) The following documents duly signed by the authorized signatory and sealed are enclosed as letters of transmittal and also scanned documents are uploaded.
- n) e-receipt / Evidence for EMD
- o) Letter of Transmittal in original on Letter Head of the Applicant/ Bidder.(Refer **Appendix-A**)
- p) Copies of original documents defining the legal status of the **BIDDER**, its structure and organization, place of registration and principal place of business of the **BIDDER** in **Format – 1**.
- q) Financial Details in **Format – 2**
- r) Details of completed works of similar nature in **Format – 3**. Certificates in support of suitability, technical know-how and capability for having successfully completed the works.
- s) Details of ongoing projects and Letter or Award / Work Order issued by the Clients for ongoing works of similar nature in **Format - 4**
- t) Annual Turn Over details of the company for last 5 financial years in **Format – 5**
- u) Banker Solvency certificate in **Format – 6**
- v) Net Worth certificate in **Format – 7**
- w) Bid Capacity Calculation in **Format – 8**
- x) Affidavit in **Format – 9**
- y) Undertaking for Not-Blacklisting in **Format – 10**
- z) Details of machineries, construction equipment, tools and plants that could be deployed by own or under lease exclusively for this project and Certificate issued by Chartered Accountant with regard to availability of sufficient construction machineries and equipment as per **Format – 11**
- aa) Curriculum Vitae of each of the key personnel named in **Format – 12** along with the consent letters furnished by the key personnel, testimonials in support of their technical qualifications and experience.
- bb) Information regarding litigation/debarring in **Format – 13**
- cc) Bidder shall possess valid EA or ESA certificate issued by Electrical License Board of Govt. of Tamil Nadu. Scanned copy of the Original Certificate has to be submitted. **Format-14**
- dd) Withdrawal Of Conditions Letter as in **Appendix-B**
- ee) Declaration – cum – Undertaking in Rs.100 stamp paper as per the format given in **Appendix – C**
- ff) Declaration from bidder as per the format given in **Appendix – D**
- gg) Power of Attorney of the person having digital signature for signing / submitting the tender.

This should be supported by Board Resolution (in case of the Company valid registered under Companies Act showing CIN/LLPIN)

hh) Copy of Certificate of Incorporation as Company issued by the Registrar of Companies under Company Act, Articles of Association / Memorandum of Association in respect of Private / Public Limited Company.

ii) Copy of Certificate of Registration as Firm issued by the Registrar of Firms and copy of Registered Deed in Partnership.

jj) Copy of Registration letter issued by the Competent Authority registering the tenderer as Class-IA State Level Civil / Electrical Contractors registered with PWD/TNHB/TNPHC/TNUHDB/ Highways / Any Department of Government of Tamil Nadu, Quasi-Government Departments, Central Government Departments undertaking undertakings with appropriate monetary limit for taking up of works along with the Live Certificate valid for the current period.

Or

For Non-Government Organization works of similar nature executed by the Tenderer externally for private parties, shall also be considered, provided that, the Tenderer should produce the Work completion certificate issued by the Competent Authority/Authorized signatory of the organization, and shall be got authenticated by the NOTARY Public with regard to the private works completed by Him/Her/Them other than Government / Quasi government organization.

kk) Statement of Accounts viz. Profit and Loss Account, Balance Sheet, etc., duly certified by the Chartered Accountant for the immediate past Five years (i.e.) 2020-2021, 2021-2022, 2022-2023, 2023-2024 & 2024-2025.

ll) Copy of Income Tax Return filed in the past Five years (i.e.) 2020-2021, 2021-2022, 2022-2023, 2023-2024 & 2024-2025.

mm) Copies of Acknowledgements issued by IT Department for the firms having filed Income Tax for the past five years as on 31st March 2025.

nn) ESI registration certificate.

oo) Copy of GST registration certificate showing GST number

pp) All pages of the entire Corrigendum (if any) duly signed by the authorized person.

qq) Pre-bid queries & clarifications, if any.

rr) Registration with Govt. Departments or Public Bodies if any.

ss) Volume I, II, III & V with seal and signature. Technical data has to be filled in the Volume-III wherever required.

I / we hereby agree to as a **BIDDER** to all the terms and conditions of the Tender.

Date of Submission

Signature of BIDDER with Official Seal

APPENDIX – B

WITHDRAWAL OF CONDITIONS LETTER

Date:

To
THE MANAGING DIRECTOR,
TIDEL PARK LTD.
No 4, Rajiv Gandhi Salai, Taramani,
Chennai – 600 113.

Dear Sir,

Sub: Submission of E-TENDER for **Construction of IT Office/Commercial (Mixed Use) Building (Ground Floor + 09 Floors + Terrace) Including Civil Construction, Electrical HT/LT, HVAC, Elevators, IBMS, Fire Protection, Plumbing, Structural Façade, Landscaping, STP, WTP and Other Allied Development Works at Hosur, Krishnagiri District, Tamil Nadu- Reg.**

We hereby confirm that our offer E-TENDER for Construction of IT Office/Commercial (Mixed Use) Building (Ground Floor + 09 Floors + Terrace) Including Civil Construction, Electrical HT/LT, HVAC, Elevators, IBMS, Fire Protection, Plumbing, Structural Façade, Landscaping, STP, WTP and Other Allied Development Works at Hosur, Krishnagiri District, Tamil Nadu is in complete compliance with the **TENDER** documents, drawings, specifications, Bill of Quantities and subsequent pre-bid meeting minutes. Our offer does not deviate from any of the Technical and Commercial requirement of the **TENDER** documents. We hereby agree to withdraw all conditions/deviation in case any such conditions / deviations have been specified by us in the technical or price bid, which have either direct or indirect impact on the price quoted.

Thanking and assuring you of our best services at all times.

Yours faithfully

APPENDIX – C

DECLARATION – CUM – UNDERTAKING
(On Rs.100 Stamp Paper)

We, ----- pursuant to our **TENDER** submission on ..2026 for selection of **E-TENDER for Construction of IT Office/Commercial (Mixed Use) Building (Ground Floor + 09 Floors + Terrace) Including Civil Construction, Electrical HT/LT, HVAC, Elevators, IBMS, Fire Protection, Plumbing, Structural Façade, Landscaping, STP, WTP and Other Allied Development Works at Hosur, Krishnagiri District, Tamil Nadu** hereby declare that all the certificates, agreements, information and other details, furnished by us in our **TENDER** document are true and correct.

We further declare that, in case the contract is awarded to us, and at a later date any of the above certificates, agreements, information and other details are found to be false or incorrect, TIDEL Park Limited., has full rights to terminate the Contract with immediate effect, without any notice and without assigning any reason therefore, besides initiating actions such as forfeiture of the Earnest Money Deposit, invoking the Performance Bank Guarantee etc.

We further undertake that in the event of such termination, we would indemnify TIDEL Park Limited., against the consequential losses, damages etc., as claimed by TIDEL Park Limited., for having furnish such false/incorrect certificate, agreements, information and other details.

Place:

Signature:

Date:

Name:

Designation:

APPENDIX – D**DECLARATION FROM BIDDER**

Date:

To
THE MANAGING DIRECTOR, TIDEL
PARK LTD.
No 4, Rajiv Gandhi Salai, Taramani,
Chennai – 600 113.

Dear Sir,

Sub: Declaration from bidder for Tender for Construction of TIDEL Park at Hosur

We hereby confirm that the tender documents from Volume I to Volume V, Pre-bid Clarifications, Corrigendum etc. have been downloaded and studied by us.

Thanking you,

Yours Faithfully,

Authorised Signatory

Company Seal / Rubber Stamp

FORMAT – 1

STRUCTURE AND ORGANISATION OF BIDDER

S.No.	Details required	To be filled by the BIDDER
1	Name of the BIDDER 's Company	
2	Nationality of BIDDER	
3	Status	
a	Individual Contractor	
b	Sole proprietary firm	
c	Private Limited Company	
d	Public Limited Company	
4	Establishment of the Company i) Year ii) Location	
5.	The BIDDER is a company (Please enclose attested copy of registration / incorporation under appropriate laws of the BIDDER 's country)	Yes / No Enclosed/ Not enclosed
6	Address of the BIDDER :	
i)	Registered Office Address Telephone Number Fax Number E-mail Address Web site	
ii)	Local office address: Telephone Number Fax Number E-mail Address	
iii)	Office address through which this work will be handled and name of officer in-charge. Telephone Number Fax Number E-mail Address	
7	If the BIDDER is a Multinational Company, please furnish the following:	
a)	Whether the foreign company has an office in India? If so, give the following details : Year of Establishment Location: Name of the Contact Person: Telephone Nos.: Fax No.: Email:	

S.No.	Details required	To be filled by the BIDDER
b)	Please mention the nature of Indian office. If so, please provide the details whether marketing, liaison, capable of undertaking complete project in India etc.	
c)	Whether company has executed / currently executing / TENDER for any project in India? If so, please furnish the following details:	
	Name of the Client:	
	Name of the Project:	
	Location of the Project:	
	Nature of Project:	
	Nature of Contract:	
	Project Duration:	
	Project value:	
d)	The BIDDER has to furnish a detailed note on how it will handle the project in India, if successful BIDDER, in terms of (i) Finance, (ii) Manpower, (iii) Tools & equipment, (iv) Use of local agencies and labour, (v) Project control and management plan	
8	Details of the Board of Directors	
	i) Name of the Director	
	ii) Qualification	
	iii) Organization	
	iv) Office address	
	v) Telephone Number	
	vi) Fax Number	
	vii) E-mail Address	
9	Enclose Company's Organization Chart showing the structure of the organization including the names of the Directors / Chief Executive Officer and position of Officers.	Enclosed / Not Enclosed
10	Number of years of experience and other Details.	

S.No.	Details required	To be filled by the BIDDER
11	Area of business activities other than construction works, if any. (If yes please furnish specific Information).	Yes / No
12	Whether registered with any Government / Public Sector Undertaking / Local bodies like CPWD / MES / PWD or equivalent applicable in the BIDDER's country. If yes, please furnish details class and type of Registration.	Yes / No. 1. 2. 3.
13	Please give at least three references of Clients (Engineers, Engineering Consultants or top Officials of Organization) for whom you may have executed construction works of importance and similar nature from whom TIDEL PARK LTD., can verify	1) Name: Designation: Company: 2) Name: Designation: Company: 3) Name: Designation: Company:
14	Any special information, which you may like to provide.	
	Place:	Signature of the BIDDER
		Common seal of the Company
	Date:	Office Address

FORMAT – 2**FINANCIAL INFORMATION**

S.No	Description	Details to be filled in by BIDDER
A	Name and address of the BIDDER	
B	Income TAX PAN number	
C	GST Registration number	
D	Annual Turnover in the last five financial years :	
1	2020 – 2021	
2	2021 – 2022	
3	2022 – 2023	
4	2023 - 2024	
5	2024 – 2025	
E	Financial Information	
I	Year: 2020 - 2021	
	a. Total assets	
	b. Current assets	
	c. Total Liabilities	
	d. Current Liabilities	
	e. Profits before taxes	
	f. Profits after taxes	
	g. Net worth	
	h. Working Capital	
II	Year : 2021- 2022	
	a. Total assets	
	b. Current assets	
	c. Total Liabilities	
	d. Current Liabilities	
	e. Profits before taxes	
	f. Profits after taxes	
	g. Net worth	
	h. Working Capital	
III	Year : 2022 - 2023	
	a. Total assets	
	b. Current assets	

S.No	Description	Details to be filled in by BIDDER
	c. Total Liabilities	
	d. Current Liabilities	
	e. Profits before taxes	
	f. Profits after taxes	
	g. Net worth	
	h. Working Capital	
IV	Year : 2023 - 2024	
	a. Total assets	
	b. Current assets	
	c. Total Liabilities	
	d. Current Liabilities	
	e. Profits before taxes	
	f. Profits after taxes	
	g. Net worth	
	h. Working Capital	
V	Year: 2024 - 2025	
	a. Total assets	
	b. Current assets	
	c. Total Liabilities	
	d. Current Liabilities	
	e. Profits before taxes	
	f. Profits after taxes	
	g. Net worth	
	h. Working Capital	

FORMAT - 3**DETAILS OF SIMILAR COMPLETED WORKS**

S.No.	Details required	To be filled by the BIDDER
1	Name of work	
2	Country and location	
3	Client's name and address	Name: Address :
4	Consultants name and address.	Name: Address :
5	Total Tendered cost of work Agreement No. Date	INR Agreement No: Date :
6	Total actual cost of work after completion.	INR
7	Excess / less in percentage.%%
8	Explain if Excess / less is higher by 20% of the Tendered cost of work.	
9	Date of commencement	
10	Period of completion	
11	Stipulated date of completion	
12	Actual date of completion	
13	Extended by the contractor, if any. Reason for non-completion of work in stipulated time limit / extended time limit, if so furnish details	Yes / No
14	Extension of time granted by the Client, if any. If yes, please specify the reason for extension of time.	Yes / No
15	Brief description of works including principal features and quantities of main items of the work.	
16	Name of Contractor's Engineer in-charge of the Project & Qualifications.	Name: Qualification:
17	Details of specialized work executed under this Contract.	

S.No.	Details required	To be filled by the BIDDER
18	Details of specialized work executed by their own divisions under the Contract	
19	Whether the Programming and planning was followed in the form of PERT Chart or BAR Chart?	Yes / No
20	Whether the Quality Control and Quality Assurance function was carried out? If yes, Please give details and copies of quality formats used in anyone project	Yes / No
21	Whether the safety measures were followed? If yes, Please give details.	Yes / No

Date:**Signature of BIDDER**
Official Seal**Place:****Note: -**

1. Bidder shall submit details separately for each completed similar project
2. Letter of award or agreement or work order and work completion certificate or handing over certificate from client.
3. Attested true copy of the certificate issued by the Engineer-in-Charge of the project should be furnished.
4. For private parties, the Tenderer should produce the Work completion certificate issued by the Competent Authority/Authorized signatory of the organization, and shall be got authenticated by the NOTARY Public with regard to the private works completed by Him/Her/Them other than Government / Quasi government organization.

FORMAT – 4**DETAILS OF ON-GOING WORKS**

S.No.	Details required	To Be filled by the BIDDER
1	Name of work	
2	Country and location	
3	Client's name and address	Name: Address:
4	Total Tendered cost of work (Agreement No. and Date)	INR
5	Brief description of works including principal features and quantities of main items of the work.	
6	i) Percentage of physical completion	
	ii) Amount billed for the work completed.	
	iii) Cost of work remaining to be executed as on the date of submission.	
	iv) Stipulated date of completion	
	v) Anticipated date of completion	
7	Name of Contractor's Engineer in-charge of the Project & Qualifications.	Name: Qualification :
8	Details of specialized works under this Contract	
9	Specialized works being executed by their own divisions	
10	Details of the sub-contracted specialized works by the BIDDER	
	i) Total value of work sub-contracted.	INR
	ii) Trade-wise value of work sub-contracted.	1.INR, 2.INR, 3.INR, 4. INR

S.No.	Details required	To Be filled by the BIDDER
	iii) Trade-wise Name of sub-contractors Use separate sheet for details of such sub-contractors experience, capability, testimonial.	1. 2. 3. 4.
11	i) Were there any labor strikes? If yes, Please give details.	Yes / No
	ii) Whether corrective action taken immediately?	Yes / No
12	Were there any penalties / fines / stop notice / compensation / liquidated damages imposed? If Yes, please give amount, details and reason.	Yes / No Amount: Reason:
13	Please specify the details of litigation / arbitration cases, if any, pertaining to works ongoing.	Yes / No
14	Attach client's certificate, as may be available (Not below the rank of Director or equivalent)	Yes / No

Place :

Signature of the BIDDER

Date :

Common seal of the Company

Note: -

1. Bidder shall submit details separately for each ongoing project.
2. Letter of award or agreement or work order shall be submitted.
3. Attested true copy of the certificate issued by the Engineer-in-Charge of the project should be furnished.
4. For private parties, the bidder should produce the true copy of the certificate issued by the Competent Authority/Authorized signatory of the organization, and shall be got authenticated by the NOTARY Public with regard to the private works completed by Him/Her/Them other than Government / Quasi government organization

FORMAT – 5**ANNUAL TURN OVER**

S.No.	Financial Year	Annual Turn Over of the Company (Value in INR)
1	Financial Year : 2020-2021	
2	Financial Year : 2021-2022	
3	Financial Year : 2022-2023	
4	Financial Year : 2023-2024	
5	Financial Year : 2024-2025	

Note:

- (i) The requisite Turnover shall be duly certified by a Chartered Accountant with his Seal / signatures and registration number.
- (ii) Audited Annual reports / Income tax return to establish the Annual turnover of the company for the last 5 financial years.

Signature & Stamp of Bidder

FORMAT – 6

BANKER SOLVENCY CERTIFICATE

To
THE MANAGING DIRECTOR,
TIDEL PARK LTD.
No 4, Rajiv Gandhi Salai.,
Taramani, Chennai – 600 113

Date:

Dear Sir,

SOLVENCY CERTIFICATE

This is to certify that to the best of our knowledge and information, M/s
....., (address), a customer of our Bank is respectable and
be treated as good for an engagement upto a sum of Rs.(Solvency amount)
.....only as on.....(Date of certificate)

This certificate has been issued without any risk and responsibility on the part of the Bank
or any of its officers.

This certificate is issued at the specific request of the customer.

Yours faithfully,

for Bank

Bank Officer with designation

Signature & Stamp of Bidder

FORMAT - 7**NETWORTH CERTIFICATE**

(on the Letterhead of Registered/ Practicing Chartered Accountant)

This is to certify that the Net worth of M/s. is Rupees Only as on _____. It is further certified that the computation of Net worth, based on my/our scrutiny of the books of accounts, records and documents, is true and correct to the best of my / our knowledge and as per information provided to my / our satisfaction.

Place:

Date:

For (Name of Accounting Firm)

Name of Partner Chartered Accountant Membership Number

(Rubber Stamp)

SIGNATURE OF THE BIDDER
(With seal and Address)

FORMAT - 8
CALCULATION OF BID CAPACITY

(Bidder to calculate bid capacity in line with Criteria V & Certified by a Chartered Accountant)

FORMAT - 9**AFFIDAVIT**

**(To be furnished in a Twenty Rupees Non - Judicial Stamp Paper duly
certified by Notary Public)**

1. I / WE the undersigned do hereby solemnly declare that all the statements made in the Documents, Records etc., attached with this Tender are True and Correct.
2. I / WE the undersigned do hereby declare that neither my / our firm / company nor any of its Constituent Partners have abandoned any work / works of similar nature and magnitude in the past "Three" years.
3. I / WE the undersigned do hereby declare that any of the Contracts awarded to me/us has not been Terminated / Rescinded, due to breach of contract on my/our part, during the past "Three" years.
4. I / WE the undersigned authorize(s) and request(s) any Bank / Person / Firm / Corporation / Government Departments to furnish pertinent information deemed necessary and requested by The Managing Director, TIDEL Park Limited, No.4, Rajiv Gandhi salai, Taramani, Chennai 600 113 to verify the statements made by me / us or to assess my / our Competence and Reputation.
5. I / We the undersigned, understand(s) that further qualifying information / clarifications on the statements made by me / us may be requested by The Managing Director, TIDEL Park Limited, No.4, Rajiv Gandhi salai, Taramani, Chennai 600 113 and agree(s) to furnish such information / clarification within "SEVEN" Days from the date of such request from the The Managing Director, TIDEL Park Limited, No.4, Rajiv Gandhi salai, Taramani, Chennai 600 113.

Dated Signature of the Bidder with seal

FORMAT - 10

AFFIDAVIT: NON - BLACKLISTING

(Undertaking should be furnished in a Twenty Rupees Non - Judicial Stamp Paper
with the Tender and certified by the Notary Public)

Date.....

We, -----(name of the applicant) hereby undertake & confirm that our firm//company or partners / shareholder had not been blacklisted by TIDEL or by any Government Agencies.

FORMAT – 11**CONSTRUCTION EQUIPMENT**

Details of machineries, construction equipment, tools and plants that could be deployed by own or under lease exclusively for this project

Name of Applicant:-

Sl. No .	Name of machineries / equipment / Vehicles / Tools and plants	Total requirement for this project	Owned by the Bidder		
			Yes/No	Year of purchase, make, capacity	Present working condition
1	Sensor Controlled Finishing Paver - 7 m width	1 No.			
2	Ready Mix Plant (Concrete CP30)	1 No.			
3	Transit Mixer	5 Nos			
4	Backhoe Loader	1 No.			
5	Tower Crane	2 Nos			
6	Frontend loader JCB)	3 Nos			
7	Excavator	4 Nos			
8	Loading Tippers	20 Nos			
9	Tractor	3 Nos			
10	Pneumatic Tyre roller	1 No.			
11	Water Tanker	2 Nos			
12	Vibratory Roller	3 Nos			
13	Motor Grader	1 No.			
14	36m Concrete Boom Placer	1 No.			
15	Concrete Static Pump	2 Nos.			

Dated Signature of the Bidder with Seal

Note:

1. Certificate issued by Chartered Accountant with regard to availability of sufficient construction machineries and equipment shall be submitted.
2. For the equipment currently under lease with the Bidder, date of expiry of lease period shall be furnished.

FORMAT – 12**KEY TECHNICAL PERSONNEL**

Details of key technical personnel under regular employment of the Bidder who can be made available exclusively for this project

Name of Bidder:-

Sl. No	Designation	Minimum requirement for the project	Name	Technical qualification	Under regular employment with applicant since	Total span of experience	Salary being paid	Remarks
1	Project Manager	BE(Civil) – 20 years						
2	Construction Manager-Civil	BE(Civil) – 15 years						
3	Construction Manager-MEP	B E (Mech/Ele) – 15 years						
4	Construction Engineer - Mechanical	BE (Mech) – above 10 years						
5	Construction Engineer - Electrical	BE (Electrical) – above 10 years						
6	Construction Engineer - ELV	BE (Ele/ Electronics)) – above 10 years						
7	Quantity Surveyor/Engineer - Civil	BE(Civil) – above 10 years						
8	Quantity Surveyor/Engineer - MEP	BE(Mech/Ele)- above 10 years						
9	Contract Manger	BE – Civil/Mech/Ele – 15 years						
10	Planning Manager	BE – Civil – above 10 years						
11	HSE officer	BE- Civil/Elec/Mech – above 10 years						
12	QA QC Manager-Site	BE- Civil/Elec/Mech – above 10						

		years					
13	Site Engineers - 2 Nos	BE-Civil- above 5 Years					
14	Green Building Expert	BE - Civil/Electrical/ Mechanical with specialization in Environmental or Energy conservation- 10 years					

Enclosures: Curriculum Vitae, attested Xerox copy of the Testimonials in support of the Technical Qualification of the Personnel proposed to be deployed along with their willingness letters.

Dated Signature of the Bidder with Seal

FORMAT - 13

**Information regarding current litigation / debarring/
Expelling of the Bidder or abandonment of work by the Bidder**

1 (a)	Is the Bidder or Any of it's Constituent Partners currently involved in any Arbitration / Litigation relating to the contract works	:	Yes / No
(b)	If "Yes", furnish details thereon	:	
2 (a)	Has the Bidder or any of it's Constituent Partners been Debarred / Expelled by any Agency in the preceding "Three" years	:	Yes / No
(b)	If "Yes", furnish details thereon	:	
3 (a)	Has the Bidder or any of it's Constituent Partners failed to complete and Abandoned any contract work in the preceding "Three" years	:	Yes / No
(b)	If "Yes", furnish details thereon	:	

Dated signature of the Bidder with seal

Note: -

1. If any information in this schedule is found to be incorrect or concealed the tender will be summarily rejected.

FORMAT – 14**DETAILS REQUIRED TO SATISFY THE ELIGIBILITY CLAUSE**

Bidder shall possess valid EA or ESA certificate issued by Electrical Licence Board of Govt. of Tamilnadu

Sl.No.	Description	Details
1	Licence No.	
2	Issuing Authority	
3	Date of Issue	
4	Place of issue	
5	Valid upto	

Note: Documentary proof (Scanned copy of original) should be submitted.

Signature & Stamp of Bidder