

BEML LIMITED

(A Govt. of India Mini Ratna Company under Ministry of Defence) "BEML SOUDHA", 23/1, 4th Main, S. R. Nagar, BANGALORE – 560 027

CORRIGENDUM-03 Dated: 20.06.2025

Bid Invitation Ref: 6300039504 dated: 12.05.2025

- Sub:Tender for Preparation of DPR "Green Field Project for Construction of Industrial Plant In BHOPAL,
MADHYA PRADESH for Manufacture of Rolling Stock Units".
 - a) Tender has been amended as per details given below;

SI.	Clause/ Page No.	FOR	READ AS	
No				
1	Prequalification bid - Page No.13	The bidder should have at least an average annual turnover in India of INR 100 Crore from consulting works during three years out of four years, 2020- 21,2021-22,2022-23 & 2023-24 Documents to be submitted: Audited Balance Sheet and Profit & Loss Account indicating annual turnover duly certified by the authorized signatory or; Certificate from statutory auditors indicating the annual turnover of the bidders. In case audited results for 2019-20 are not available, provisional results duly certified by a statutory auditor or Chartered Accountant may be submitted. Information to be	The bidder should have at least an average annual turnover in India of INR 100 Crore from consulting works during three years out of four years, 2020- 21,2021-22,2022-23 & 2023-24 Documents to be submitted: Audited Balance Sheet and Profit & Loss Account indicating annual turnover duly certified by the authorized signatory or; Certificate from statutory auditors indicating the annual turnover of the bidders. In case audited results for 2023-24 are not available, provisional results duly certified by a statutory auditor or Chartered Accountant may be submitted. Information to be submitted as per Annexure-4.	
2	Clause 7 B(ii) Page no 27 to 30	Scope of work	Please refer attached revised scope of work.	

b) Above said Corrigendum-3 also forms part of tender document.

c) All other terms and conditions notified in the above Tender Enquiry remain unaltered

Pre-Bid Queries for Preparation of DPR "Green Field Project for Construction of Industrial Plant In BHOPAL, MADHYA PRADESH for Manufacture of Rolling Stock Units".

SI No	Bidders Queries	Replies to Bidders Queries
1	We would like to have the clarity on the how much of the value in INR Solvency certificate is required. As there are 3 project locations, but entity is same can we have only one solvency certificate which can be used for all the three-location bid submission.	Solvency Certificate is not required, Hence Annexure 15 stands Deleted.
2	Consultant deliverables should be accepted / commented upon within 7 days since Consultant submits the same. In the event of non-confirmation in such stated time, the deliverables shall be deemed accepted & will automatically become eligible for full payment.	Agreed in view of strict delivery timelines.

7 B(ii) – REVISED SCOPE OF WORK For preparation of DPR: Green field project for construction of Rolling Stock Manufacturing Plant at Bhopal, Madhya Pradesh for Commuter Rail and Metro Cars with objectives as detailed below

- a) As per BEML Limited instructions, visit the site, prepare and submit Site and Architectural plans as per requirements including preparation of alternatives and carrying out necessary revision till the plans are finally approved by BEML Limited and Concerned Authorities in accordance with the rules/codes/standards, regulations etc. of Government of India and Respective State Govt. & Statutory local bodies.
- b) The scope of work includes site evaluation/assessment, Land survey, Soil analysis & testing, Preparation of feasibility reports, preparation of concept/master plan (including STP, WTP, signage plan etc..), preparation of detailed architectural design, submission of 3D walk through & 2 D drawings, preparation of Integrated Management plan for DPR (The points mentioned in the below in point (e) to be considered and all other details required for getting Financial assistance from Govt./Private agencies shall be included), preparation of preliminary drawing including plant layout.
- c) Facilitate design and prepare architectural drawings as applicable, approximate estimates of cost, LMR analysis based on PRICE and all such other particulars as may be necessary for preparation of the bill of quantities. If the rates are not available in Schedule, the rate will be worked out on the basis of the current market rates (PRICE Bhopal)/on the basis of quotations received from standard manufacturers/suppliers.
- d) During planning stage, the Architects/or its representatives shall visit BEML office for finalization of plans and for any other purpose in connection with the work as required.
- e) Scope of Work includes
- 1. Company / Promoters' background
 - a. Details of promoters
 - b. Promoters' relevant experience
 - c. Shareholding Pattern
- 2. Market Assessment
 - Market Overview
 - Demand-Supply Dynamics
 - Future Outlook
- 3. Assessment of Location Attractiveness
 - a. Infrastructure availability
 - b. Connectivity
 - c. Logistics
 - d. Manpower

- 4. Project Report preparation
 - a. Project rationale
 - b. Technical Details
 - i. Land requirement
 - ii. Plant and machinery
 - iii. Infrastructure requirement
 - iv. Manufacturing process and technology adopted
 - v. Capacity details
 - vi. Production, wastage, etc.
 - vii. Environmental aspects
 - viii. Statutory approvals

c. Approximate Project cost details (Land, Civil work, P&M, utility requirements, F&F, preoperative expenses, WC margin, deposits, IDCP, contingency – Details of land cost,)

- i. Plant layout & Building
- ii. Implementation schedule
- iii. Funding mix assessment (depending on the equity contribution)
- d. Financial Assessment
 - i. Revenue Projections (capacity utilization, product-mix, pricing, etc.)
 - ii. Cost Assumptions (Raw materials, manpower, administrative, repair and maintenance, selling and marketing cost, rentals, etc.)
- e. Debt schedule (proposed terms of loan, repayment moratorium, repayment period, interest rate, EMI / ballooning, etc.)
- f. Depreciation schedule
- g. Tax and MAT working
- h. Assessment of Fund based credit facility requirement
- i. Break-even analysis j. Feasibility assessment based on IRR, ROCE, DSCR, NPV, ratio analysis
- k. Sensitivity Analysis
- I. SWOT Analysis
- m. Risks and Mitigation Analysis
- n. Comment on feasibility
- A. Technical Assessment to assess the technical feasibility of the project in terms of:
 - a. Assessment of processes deployed
 - b. Appropriateness of machineries / technology
 - c. Assessment of other input in terms of requirement and availability of raw material
 - d. Assessment of utility requirement and availability
 - e. Infrastructure assessment in terms of land, buildings, utilities, etc.
 - f. Assessment of Manpower planning
 - g. Assessment of Quality control measures adopted
 - h. Assessment of Implementation Schedule

- B. Project Cost Review Based on technical assessment, literature study and limited primary survey, to validate the project cost estimates including, but not limited to:
 - a. Land acquisition costs
 - b. Construction costs
 - c. Plant & Machinery Cost
 - d. Costs related to government approvals, licenses, etc.
 - e. Project management costs
 - f. Contingencies
 - g. Interest payment expenses
 - h. Any other costs related to construction activity
- C. Financial Analysis to undertake a detailed analysis to assess the Project's financial performance, as given below:
 - Pro forma Performance Analysis to prepare the Project's financial performance in terms of its capital expenditure, debt fund, etc. based on the proposed project plan.
 - Segmental Analysis of Ratios to conduct an analysis of the Project's financial performance using the below-mentioned financial ratios:
 - Internal Rate of Return (IRR), ROI
 - Debt Service Coverage Ratio (DSCR)
 - Sensitivity Analysis of the aforementioned ratios as appropriate
 - Break-even analysis

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SL	Description	Туре	Details
1	Total Land Area available		Approximately 160 Acres [6,47,500 Sq.m]
2	Total Built up area planned (in phases)	PEB & RCC	Approximately 100 Acres [4,05,000 Sq.m]
3	Nature of Product/Factory		Rolling Stock manufacturing Plant with Modernised Machineries/Facilities compatible to Industry 4.0
4	Targeted Out-put		1200 Coaches per annum
5	Budget Allocated		Approximately Rs.400 Crs
6	Production hangers	PEB	Production hangers as required mainly for Plate/Sheet preparation, Machine shop, Sub-assembly fabrication for Underframe, Side wall, Roof, End wall/Cab Structures, Car Body Integration, Furnishing, Painting, Bogie-manufacturing & assembly, Integration, Test track, Dispatch and Stabling line facilities etc., as required with necessary Rail tracks.
7	Stores	PEB	As required for Storage of materials and Semi- finished assemblies with weigh bridges.
8	Machinery /Equipments	As required	Production Machinery, Tools, Jigs & Fixtures, Overhead Cranes, Coach Traversers, Turn Table, Air Compressors, Various Gas distribution system

			required for production, Testing facilities including Water leak testing, Weighment of coaches, Di- electric, Overhead Electrical lines etc.,
9	Office & Other buildings /Facilities	RCC	Administrative Building, Production related buildings for Production, Planning, Quality, Plant maintenance staff, Power Sub-Stations, Backup DG/UPS sets, Canteen, Kitchen, Security, Fire station, Hospital/First Aid centres, Required Roads, Parking, Water Sump/OHT, Water, Electricity distribution, Drainage systems, STP, ETP, Peripheral compound with Electric fencing, Lighting, Solar panels etc. as required

E. The entire report is required for getting Financial assistance.

Conclusion: Based on the industry & market assessment, Technical assessment & financial assessment – comment on the overall Techno-economic viability of the Project.

Deliverables to be submitted the report, which will include a detailed analysis of the aspects mentioned in the scope of work.

The following will constitute deliverables for the Project:

- 1. Two printed copies of the final report
- 2. Soft copy (PDF) of the final report

The required details for preparation of above DPR from BEML, will be shared please.

