



**EXPRESSION OF INTEREST
(KIAL/MD/ION/7401/2025 – 26)**

**EXPRESSION OF INTEREST FOR DESIGN, FIT OUT, FINANCE, DEVELOP,
MAINTAIN, AND MANAGE THE CISF BACHELOR ACCOMMODATION
WITHIN 10 KM RADIUS OF KANNUR INTERNATIONAL AIRPORT.**

May 2025

Signature & Seal of Tenderer

**Kannur International Airport Limited
CIN: U63033KL2009PLC025103**

Registered Office: Kannur International Airport Ltd., Kannur International Airport P.O.,
Mattannur, Kannur – 670 708

Phone: +91 490 2481000, Web: www.kannurairport.aero

DISCLAIMER

The information contained in this Expression of Interest (EOI) or subsequent provided to Applicant(s) (as hereinafter defined), whether verbally or in documentary or any other form by or on behalf of Kannur International Airport Limited (Kannur Airport) or any of its employees or advisers, is provided to the Applicant(s) on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

This EOI is not an agreement or an offer by Kannur Airport to the prospective Applicant(s) or any other person. The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their EOI(s) (as hereinafter defined) pursuant to this EOI. This EOI includes a few information in relation to Design, Fit out, Finance, Develop, Maintain, and Manage the CISF Bachelor Accommodation with in 10 km radius of Kannur International Airport. (hereinafter called as the “Project”) at Kannur International Airport from interested parties/individuals/agencies who own suitable land/Building.

The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. Kannur Airport accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein. Each Applicant should, conduct its own investigations and analysis before submitting the Proposal.

Kannur Airport also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this EOI

Kannur Airport may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EOI. The issue of this EOI does not imply that Kannur Airport is bound to select an Applicant or to appoint the selected Applicant, as the case may be, for the Project and Kannur Airport reserves the right to reject all or any of the EOIs without assigning any reasons whatsoever. The Applicant shall bear all its costs associated with or relating to the preparation and submission of its EOI(s) including but not limited to preparation, copying, postage, delivery fee, expenses associated with any demonstrations or presentations which may be required by Kannur Airport or any other costs incurred in connection with or relating to its EOI. All such costs and expenses will remain with the Applicant and Kannur Airport shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the EOI, regardless of the conduct or outcome of the selection process.

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1. Scope of Work

Kannur International Airport is seeking a suitable location for setting up bachelor accommodation for approximately 375 CISF (Central Industrial Security Force- 300 Male and 75 Females) personnel, after considering the current and future requirements. The land availability should be within 10 Km radius of Kannur International Airport.

The proposed accommodation will require at least 2 acres of land, with suitable road access and a terrain conducive to construction. The project will be awarded to individuals or agencies owning land or buildings within the preferred radius of 10 Km from Kannur International Airport and willing to Design, Construct, Finance, Operate, Maintain and Manage the facilities that meet the requirement as per the CISF's Induction Guidelines.

2. Key terms and conditions

- Location: Should be within a 10 km radius of Kannur International Airport.
- Minimum Land Area: 2 acres, with proper road access and even terrain conducive to construction.
- Built-up Area Requirement:
 - As per CISF norms: 15 Sq.m per person.
 - For 375 Personnels (375*15) = 5,625 Sq.m (60,547 in Sq.ft.)
- The remaining land shall be utilized for PT ground, Dog Kennel, recreational and open areas.
- The entire responsibility for Design, Construction, Furnishing, Fit-out, Maintenance, and Management of the facility will lie with the land/building owner.
- Access Road to the facility: Sufficiently wide road for the movement of Fire vehicles as per KPBR/KMBR rules.
- The facility must comply with CISF standards and functional features as follows
 - Separate male and female accommodation blocks
 - Common dining/kitchen facilities.
 - Sanitation and recreation areas.
- The basic furniture's and kitchen utensils must be provided by the developer/operator and can be included in the rental proposals.
- The proposed facility should be designed with the provision for future expansion. The layout and structural plan must accommodate potential increases in CISF personnel strength, ensuring that additional accommodation blocks can be constructed seamlessly as per future operational needs.

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- Given the long-term tenure of the accommodation, the selected agency shall be required to submit periodic reports on the structural integrity and condition of the civil, electrical, sewage, water supply, and fire safety systems. These reports must be certified by an approved structural or civil engineer and submitted to Kannur International Airport at intervals as specified in the agreement.
- The selected agency shall obtain all the statutory clearances.
- The construction time shall be around 18 months, from the date of award of work.

3. Scope of Work

The scope of work shall include, but is not limited to:

3.1 Site Inspection and Assessment:

- Conducting topographical and geotechnical surveys of the proposed site.
- Assessing soil conditions, groundwater levels, and load-bearing capacity.
- Evaluating site accessibility, surrounding infrastructure, and utilities.
- Identification of legal, zoning, and environmental constraints.
- Obtaining necessary permits and approvals from local authorities and Kannur Airport management.
- Preliminary assessment of availability and routing of fresh water supply and drainage systems.

3.2 Civil & Electrical Works

3.2.1. Civil Works

- Site clearance, grading, and demarcation of building footprint.
- Excavation and foundation works including pile or raft foundation depending on soil conditions.
- Construction of substructure and superstructure (RCC framework, masonry, slab casting, etc.).
- Installation of doors, windows, partitions, flooring, roofing, and other architectural finishes.
- Design and implementation of fresh water supply system, including underground tanks, overhead storage, and internal plumbing.
- Construction of drainage and sanitation systems including waste water pipelines, septic tanks/STPs (if required), and manholes.
- Provision of rainwater harvesting and storm water drainage as per environmental norms.

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- Plastering, painting, and other interior and exterior finishing works.
- Compliance with fire safety norms, including provision of fire-rated doors, fire exits, smoke detectors, extinguishers, and escape routes.

3.2.2. Electrical Works

- Installation of main electrical panels, sub-distribution boards, and metering systems.
- Internal and external electrification including wiring, switches, sockets, and lighting fixtures.
- Provision for backup power systems (DG sets or UPS) and earthing systems.
- Installation of fire alarm system, emergency lighting, and building management systems as per fire and life safety codes.
- Installation of CCTV, access control, and communication systems.
- Ensuring adherence to electrical safety codes and relevant Indian standards (IS codes).

1 3.3 Project Management:

- Preparation of a comprehensive project execution plan, Gantt charts, and milestones.
- Coordination and Consultation with Kannur Airport authorities for smooth execution of the project.
- Procurement and quality verification of construction materials and MEP equipment.
- Supervision of construction activities to ensure adherence to specifications and standards.
- Regular inspections, testing, and quality assurance protocols.
- Documentation and reporting of progress, cost tracking, and risk mitigation strategies.
- Ensuring strict compliance with environmental, fire safety, health, and occupational safety standards (EHS).

Further, the selected agency may consider any other facility subject to approval from Kannur Airport and on mutually agreeable terms and conditions.

4. Submission of Documents/Details

Interested parties are requested to submit an Expression of Interest (EOI) in response to this notice. **The EOI should include the following information:**

- Request Letter addressed to Airport Director showing their willingness to Construct/ lease the building.

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- Name and contact details of the Land/Building Owner.
- Property Details & Document
- Latest Land tax Receipt copy
- Building Plan Approval details if any
- Location Sketch copy
- Copy of Latest Non-Encumbrance certificate for 15 Years
- Aadhar Details of the Property Owners/ partners

5. Timelines

Sl No.	Schedule	Timelines
1.	Date of issue of EoI	28 May 2025
2.	Last date for clarifications (if required) from Applicant(s)	2 June 2025
3.	Clarifications of Applicant's queries	4 June 2025
4.	Last date of submissions of Proposal	18 June 2025, 1500 hrs

6. Issuance of EoI Document:

Interested Applicants shall download the EoI Document from Kannur Airport website and submit the proposals as cited Point 4 above to Kannur Airport through e-mail commercial@kannurairport.aero. Corrigendum/amendment(s) / notification(s) related to this EoI document will be published on the Kannur Airport website www.kannurairport.aero. Kannur Airport shall not entertain any correspondence / proposal from any other interested parties/ agencies after the last date of submission of EoI as set out hereinabove.

This Expression of Interest is not a formal solicitation or tender document. It is intended solely for the purpose of identifying qualified contractors interested in participating in the said work. The information provided will be used for evaluation and shortlisting purposes.

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