



EoI No: KIAL/ED/CISF /2022-23/01

KANNUR INTERNATIONAL AIRPORT LIMITED

Invites Expression of Interest (IEoI)

For

PROVIDING CISF BARRACK ACCOMMODATION FOR CISF STAFFS AT  
KANNUR INTERNATIONAL AIRPORT ON RENTAL BASIS

Registered Office: 'Kannur International Airport Ltd,

Kannur Airport (PO), Mattanur,

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## **DISCLAIMER**

The information contained in this Invitation of Expression of Interest (the "IEoI") document or subsequently provided to Interested Party (ies), whether verbally or in documentary form or otherwise by or on behalf of Kannur International Airport Limited or any of their employees is provided to Interested Party (ies) on the terms and conditions set out in this IEoI and such other terms and conditions subject to which such information is provided.

This IEoI is neither an agreement nor an offer by Kannur International Airport Ltd to the prospective Interested Party (ies) or any other person. The purpose of this IEoI is to provide Interested Parties with information to assist in the formulation of their Bid and Proposals for selection pursuant to this IEoI. This IEoI includes statements, which reflect various assumptions and assessments arrived at by Kannur International Airport Ltd in relation to providing CISF barrack accommodation for CISF staffs at Kannur International Airport on rental basis.

Such assumptions and statements do not purport to contain all the information that each Interested Party may require. The assumptions, assessments, statements and information contained in this IEoI may not be complete, accurate, adequate or correct and each Interested Party should conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this IEoI and obtain independent advice from appropriate sources.

Kannur International Airport Ltd or their employees make no representation or warranty and shall have no liability to any person, including any Interested Party(ies), under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this IEoI or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the IEoI and any assessment, assumption or information contained therein or deemed to form part of this IEoI.

Kannur International Airport Ltd 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 IEoI.

The issue of this IEoI does not imply that Kannur International Airport Ltd is bound to select or to appoint Interested Party(ies) and reserves the right to reject all or any of the Interested Party(ies) without assigning any reasons whatsoever. Kannur International Airport Ltd reserves the right to change any or all the provisions of IEoI. Such changes if any, shall

be published in [www.kannurairport.aero](http://www.kannurairport.aero).

KIAL reserves its right to withdraw from the process at any stage and /or modify the process or any part thereof or to vary any terms at any time or stage without assigning any reasons whatsoever. In such an event no financial obligation of whatsoever nature shall accrue to KIAL or any of its respective officers, employees, advisors or agents.

This document outlines Kannur International Airport Ltd's expectations in relation to the EoI to be submitted by the Interested Party (ies). No legal or other obligation shall arise in Kannur International Airport Ltd's name unless and until the agreement with the party identified by Kannur International Airport Ltd has been formally and validly executed and any conditions to the effectiveness of such agreement have been fulfilled.

Nothing contained in this document shall be considered as an assurance, representation or guarantee of any amount of business or prospect of business.

Kannur International Airport Ltd reserves the right to change the basis of or the procedures (including the timetable) relating to the selection process, reject any, or all of the EoI(s), not to invite Interested Party(ies) to proceed further, or not to furnish the Interested Party(ies) with any additional information or otherwise to negotiate with the Interested Party(ies).

## 1 INTRODUCTION

- 1.1 The Kannur International Airport is the second Greenfield airport setup in the public private partnership (PPP) model in civil aviation infrastructure sector in Kerala. Located close to Mattannur in Kannur district of Kerala State the Airport is only 20 km away from Kannur city, and 2 km from Mattannur on Kannur – Mattannur – Mysore road. The Airport is strategically located with easy access from NH-66. The main Railway line from Kanyakumary to Bombay is nearest to Airport and it is situated in between Thalassery and Kannur railway station.
- 1.2 Kannur International Airport intends to Select Agency (ies) for providing CISF barrack accommodation for CISF staffs at Kannur International Airport on rental basis
- 1.3 Kannur International Airport Ltd is issuing this IEoI to shortlist the eligible parties for considering them for a further bidding process. The short-listed parties will be issued with the detailed terms & conditions.
- 1.4 Interested parties are advised to study the IEoI document carefully. Submission of EoI shall be deemed to have been done after careful study and examination of the IEoI document with full understanding of its implications.
- 1.5 Interested parties shall be short-listed by Kannur International Airport Ltd based on information furnished by the parties in response to this IEoI. Failure to provide complete information as mentioned in the IEoI document may result in rejection of EoI. KIAL's decision regarding shortlisting of interested parties shall be final and KIAL reserves the right to reject any or all EoIs received without assigning any reason.
- 1.6 Submission of EoI does not guarantee participation of the interested party in the bidding process.

## 2. INFORMATION AND INSTRUCTIONS TO INTERESTED PARTIES

- 2.1 Interested parties should read this document in detail and assess their capabilities for providing CISF barrack accommodation for CISF staffs at Kannur International Airport on rental basis before submission of Expression of Interest.
- 2.2 All EoIs must be submitted by duly filling up Annexures herein, along with all requisite documents as mentioned in the IEoI document. All information/documents/Forms relevant to this IEoI document must be in English language and all measurements shall be expressed in units of the metric system and currency shall be Indian Rupees.
- 2.3 The EoI shall be signed by a person or persons duly authorized to sign on behalf of the Party submitting the EoI.
- 2.4 KIAL reserves the right to withdraw this IEoI at any time without prior notice or without assigning any reasons whatsoever and without prejudice to its right to reissue at any time in the future. KIAL reserves the right to determine the agency (ies) based on the response to this IEoI.

## 3. EoI submission process

- 3.1. Interested parties shall download the IEoI document from the website [www.kannurairport.aero](http://www.kannurairport.aero). And documents shall be submitted in two cover system
- 3.1.1. Cover-1: Duly filled Form A and Form B
- 3.1.2. Cover-2: Pre/technical qualification documents: The interested party shall submit pre-qualification documents in along with copies of associated documents.
- 3.1.3. The cover 1 and 2 have 'Cover contents' named "***Providing CISF barrack accommodation for CISF staffs at Kannur International Airport on rental basis.***"
- 3.2. Interested Party (ies) have to submit their documents pertaining to the Basic Eligibility Criteria, in the tender box kept at Kannur Airport Terminal.

3.3. Submission of an EoI by an interested party implies that he has read this notice and all other contract documents and has made himself aware of the eligibility criteria and scope of works to be done.

3.4. Publishing of Corrigendum: All corrigendums shall be published on [www.kannurairport.aero](http://www.kannurairport.aero) and shall not be available elsewhere.

#### **4. GUIDELINES TO INTERESTED PARTY:**

4.1. IEoI document can be downloaded from the website [www.kannurairport.aero](http://www.kannurairport.aero). The applications shall be submitted online through this portal.

4.2. The interested party (ies) shall read and understand the scope and requirement of Kannur International Airport and submit their pre-qualification documents in the tender box kept at Passenger Terminal Building of Kannur Airport.

4.3. For any clarification, interested parties may submit their query in writing through the mail [info@kannurairport.aero](mailto:info@kannurairport.aero).

4.4. All enquiries/clarifications in connection with this EoI should be addressed to the Executive Director, Kannur International Airport Ltd. The Clarifications / queries shall be replied through the e mail.

4.5. To assist in the examination, evaluation and comparison of EoI documents, the Interested Party may, at its discretion, ask Kannur International Airport Ltd for a clarification. All responses to requests for clarification shall be through the e-mail only.

4.6. Kannur International Airport Ltd may, at its discretion, extend the deadline for the submission of EoI by amending the EoI Documents of which case all rights and obligations of KIAL & Interested Party previously subject to the deadline will thereafter be subject to the deadline as extended.

4.7. Any EoI submitted by the Interested Party after the deadline for submission of EoIs will not be accepted in the e-Portal.

## 5. CRITICAL DATES :

SL.No.	EVENT	DATE and TIME	
1	Document Download	23/11/22	15.00 hrs
2	Clarification	29/11/22	15.00 hrs
3	EoI Submission	05/12/22	15.00 hrs
4	EoI Opening Date	05/12/22	15.30 hrs

### NOTE \*\*

KIAL may at its discretion extend / change the schedule of any activity by intimating the interested party (ies) through a notification on the e-tender portal.

## 6. EXTENSION OF TIME

The extension of time for submission of EoI shall be intimated through the website [www.kannurairport.aero](http://www.kannurairport.aero)

## 7. SCOPE

Kannur International Airport ltd. has to arrange bachelor accommodation for CISF staffs preferably within 5 to 10 km radius from the Airport. Currently accommodation required for 240 male and 21 female staffs. Space for future requirement also required for additional 25 staff. The expression of interested called from the agencies who can provide following facilities on rent/ lease for 5 years and day to day & annual maintenance of the facility during the rent/ lease period.

The facilities required for CISF barracks are as follows.

- 1) Minimum plinth area required for accommodation - 3000 Sqm
- 2) One Toilet for 3 persons shall be available/ provided.
- 3) 100 Sqm for Kitchen & store and 250 Sqm area for dining area shall be available/ provided.

- 4) Facility for cleaning the kitchen utensils shall be available/ provided near to the kitchen.
- 5) Ground for Physical training and parade shall be available.
- 6) Proper access for smooth movement of fire tender shall be available upto the building.
- 7) For uninterrupted water supply bore well/ open well or KWA water supply shall be available on 24 x7 . The water must be portable
- 8) Proper sewage disposal system shall be available.
- 9) Separation between the buildings and separate entry for lady staffs and gents staffs are required.
- 10) The building should be within 10 km from the Airport.
- 11) Proper solid waste management /disposal system shall be available and ultimate disposal of solid waste from the premises shall be with the owner and shall comply with all the LSGD/Govt./PCB guidelines.

## **8. ELIGIBILITY CRITERIA:**

- 8.1.The agency should possess the building and land with requirements mentioned in the scope or the requirement shall be met within one month from date of finalisation of contract. The property must be free hold and free from all encumbrances.
- 8.2.The building should have occupancy certificate & other statutory clearance from authorities.
- 8.3.The agency should have GST registration & PAN card.
- 8.4. The structural Engineer's vetting shall be available for the building.
- 8.5.The party with the building in possession of 50% of the Plinth area i.e. 1500 sqm can also apply. Such party will be considered when more than one property is identified to cover the total scope.



**9. DOCUMENTS REQUIRED TO BE SUBMITTED ALONG WITH THE EXPRESSION OF INTEREST:**

The Parties have to submit the Expression of Interest along with the following Documents.

The offer in the absence of the following details will be summarily rejected.

- i. Occupancy certificates, other statutory clearance copies & building number
- ii. Brief profile about the building, floor plans, layout plan, service plan and source of water.
- iii. GST registration certificate/ PAN card
- iv. Acceptance of Terms and Conditions of KIAL.
- v. Duly filled Form A and Form B.
- vi. Ownership certificate/possession certificate

9.1. Interested Party (ies) have to submit their documents pertaining to the Eligibility Criteria on or before 05/12/2022 at 15.00 hrs. The EoI will be opened on 05/12/2022 at 15.30 hrs in the presence of the parties or their authorized representative if any present during the tender opening period.

9.2. KIAL reserves to itself the right to reject any or the entire request in full or in part without assigning any reasons thereof and to call for any details or information or extend the date and time of its submission from any party.

## **10. GENERAL TERMS AND CONDITIONS:**

10.1. The facilities mentioned in clause 10 (Scope) shall be arranged/developed by the agency within the time limit given by the authority.

10.2. After finalisation of bidding process and awarding the work, the agency shall handover the facility to Kannur International Airport on rental/lease basis. The quoted/negotiated rent shall be paid to the agency on monthly basis.

10.3. The operation and maintenance shall be done by the party during the lease period. Water and electricity charge shall be paid by Kannur Airport on actual basis to KWA and KSEB respectively.

10.4. Kannur International Airport shall evaluate the technical qualification documents submitted by the agencies and based on the evaluation by a constituted committee, RFP documents will be issued to the agencies who are technically qualified for arranging accommodation facility for CISF near Kannur International Airport premises. The decision of KIAL in this respect will be final and shall be binding on all parties.

10.5. Shortlisted agencies have to submit the filled RFP documents along with their quote. The agency who has quoted lowest amount will be treated as lowest bidder and job will be awarded to them.

10.6. One agency can submit only one IEOI.

10.7. In case of scarcity of water or non-availability of water for more than 4 hours, the agency has to make alternat arrangement for the water. For storing adequate water as reserve to meet the break down if any, underground storage facility shall be arranged by the party.

10.8. If power supply interrupted for more than 24 hrs, the agency has to make alternat arrangement.

10.9. KIAL reserves itself to accept/ or reject any of the offer without assigning any reasons.

Form A

EXPRESSION OF INTEREST  
(To be submitted on the letterhead of the interested party)

Date :

To,

The Managing Director,  
Kannur International Airport Limited  
Kannur International Airport P O,  
Mattanur, Kannur,  
Kerala - 670708

Subject: "Providing CISF barrack accommodation for CISF staffs at Kannur International Airport on rental basis"

Dear Sir,

We refer to your advertisement inviting Expression of Interest in relation to providing CISF barrack accommodation for CISF staffs at Kannur International Airport on rental basis

We have read and understood the contents of the Invitation for Expression of Interest dated 23 November 2022 ("IEoI") and wish to hereby submit our Expression of Interest in relation to the selection of agency (ies) for the said services at Kannur International Airport mentioned in the above document.

We confirm that we satisfy the eligibility criteria set out in the relevant sections of the IEoI. The duly attested and certified documents, establishing that we satisfy each of the eligibility criteria, are enclosed.

This EoI is unconditional and unqualified.

All information provided in the EoI and in the Annexures are true and correct and all documents accompanying this EoI are duly certified true copies of their respective originals.

This statement is made for the express purpose of providing the required information to ultimately participate in the process for awarding the work providing CISF barrack accommodation for CISF staffs at Kannur International Airport on rental basis

We confirm that the information contained in this letter or any part thereof, including its exhibits, and other documents and instruments delivered or to be delivered to KIAL are true, accurate, verifiable and complete. This letter includes all information necessary to ensure that the statements therein do not, in whole or in part, mislead KIAL in its selection process.

We fully confirm and agree that on verification of the documents, if it is found that any information provided here is found to be misleading, which would unduly favour our

company / consortium of companies in the short-listing process, we are liable to be eliminated from the selection process or termination of the contract during the contract period.

We further undertake to provide additional information or document(s), if any, sought by KIAL during the selection process.

We hereby confirm and agree that KIAL shall, without any limitations, have the right to utilize any and all the information provided along with this Expression of Interest or provided later at the request of KIAL can be shared with the Advisors, Agents and Officers of KIAL.

We understand that we are liable to be eliminated from the selection process if any association is revealed that may give rise to conflict of interests.

Should we be selected to this job, we agree to be engaged with this job for a period of 5 years and extendable on mutually agreed terms.

We acknowledge the right of KIAL to reject our EoI without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.

We declare that we have examined, and have no reservations about, the EoI document, including any Addendum, if issued by KIAL later.

We, hereby irrevocably waive any right which we may have at any stage in law or otherwise to challenge or question any decision taken by KIAL in connection with the shortlisting of interested parties or in connection with the selection / bidding process itself.

We confirm that we have no disqualification, nor we have been debarred or blacklisted in participating in bidding process by any Authority or Court of Law during the past 3 years and no such disqualification is subsisting.

We hereby confirm that we do not have any conflict of interest as per IEoI. We agree and undertake to abide by all the terms and conditions of the EoI document.

It is hereby confirmed that we are entitled to act on behalf of our company/ firm/organization and empowered to sign this document as well as such other documents, which may be required in this connection. Yours faithfully,

Date:

Place:

(Signature of the Authorised Signatory)

(Name and designation of the Authorised Signatory)

(Name and seal of the interested party)

Form B

DETAILS OF THE INTERESTED PARTY

(in the case of Consortium, details of all the members of the Consortium.)

*(To be submitted on the letterhead of the interested party)*

1. (a) Name:  
  
(b) Registered office address of the corporate headquarters and its branch office(s):  
  
(c) Dates of incorporation and commencement of business:
2. Brief description of the Interested Party - details of its main lines of business:
3. Details of individual(s) who will serve as the point of contact/ communication for/with KIAL: (a) Name:  
(b) Designation:  
(c) Company:  
(d) Address:  
(e) Telephone Number:  
(f) E-Mail Address:  
(g) Fax Number:
4. Particulars of the Authorised Signatory on behalf of Interested Party:  
(a) Name:  
(b) Designation:  
(c) Address:  
(d) Phone Number:  
(e) Fax Number:
5. Please indicate whether the Interested Party is related to any Director or any key personnel of KIAL. If "yes" please furnish details including details of the relative in KIAL

