



Durgapur Affordable Housing Project
Durgapur, West Bengal India

RFQ No. IABA/2020/RFQ/001

Construction of EWS, LIG and MIG Housing

Request for Qualification

IABA Housing Private Limited

17 February 2020

Disclaimer:

This Request for Qualification (RfQ) is not an agreement and is neither an offer nor invitation by **IABA Housing Private Limited** to the prospective Contractors or any other person. The purpose of this RfQ is to provide interested parties with information that may be useful to them in the formulation of their proposals pursuant to this RfQ.

The issue of this RfQ does not imply that **IABA Housing Private Limited** is bound to select a Contractor. **IABA Housing Private Limited** reserves the right to reject all or any of the proposals without assigning any reasons whatsoever. The prospective Contractor shall bear all its costs associated with or relating to the preparation and submission of its proposal, including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by **IABA Housing Private Limited** and any other costs incurred in connection with or relating to its proposal.

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1. THE PROJECT

1.1. BACKGROUND

IABA Housing Private Limited (“IHPL” or “Client”) is developing an affordable housing project within Sujalaam Sky City¹, a township located at Andal (District Durgapur), West Bengal, India.

The affordable housing project (the “Project”) will be developed under the Government of India’s Pradhan Mantri Awas Yojna (PMAY) scheme in West Bengal and consisting of construction of 800 units of EWS housing and 988 units of LIG & MIG² housing at 2 project sites (at a distance of approx. 500 m).

1.2. PROJECT COMPANY

The Client, a company incorporated under the laws of India, whose registered office is situated at 5 Gorky Terrace, 2nd Floor, Kolkata 700 017, is a joint venture company of InfraCo Asia Durgapur Low Cost Housing Pte. Ltd. (ILDC), which is wholly owned subsidiary of InfraCo Asia Development Pte. Ltd. (InfraCo Asia), and Bengal Aerotropolis Projects Limited (BAPL).

1.3. BAPL

Bengal Aerotropolis Projects Limited (BAPL) is a public limited company incorporated under the laws of India with corporate identification number U35303WB2007PLC117120, whose registered office is located at 5 Gorky Terrace, Kolkata 700 017, West Bengal.

1.4. ILDC

InfraCo Asia Durgapur Low Cost Housing Pte. Ltd. (ILDC) is a company incorporated under the laws of Singapore, with registration number 201821002G, whose registered office is located at 10 Collyer Quay, #10-01, Singapore 049315.

1.5. INFRACO ASIA

InfraCo Asia Development Pte. Ltd. (InfraCo Asia) is a commercially managed infrastructure development and investment company of the Private Infrastructure Development Group (PIDG).

Headquartered in Singapore, InfraCo Asia stimulates private sector investment in infrastructure in South and South East Asia. InfraCo Asia funds high-risk infrastructure development activities by taking an equity stake with a focus on socially responsible and commercially viable infrastructure projects that contribute to economic growth, social development and poverty reduction.

InfraCo Asia is currently funded by four members of PIDG – the Australian Department of Foreign Affairs and Trade (DFAT), the Swiss State Secretariat for Economic Affairs (SECO), the Ministry of Foreign Affairs of the Netherlands (DGIS) and the UK Department for International Development (DFID).

For more information, please visit www.infracoasia.com

1.6. PIDG

PIDG encourages and mobilises private investment in infrastructure in the frontier markets of sub-Saharan Africa, South and South East Asia, to help promote economic development and combat poverty. Since 2002, PIDG has supported 170 infrastructure projects to financial close, of which 95 are fully operational. PIDG is a multilateral organisation, funded by seven countries (UK, Switzerland, Australia, Norway, Sweden, Netherlands, Germany) and the World Bank Group.

For more information, please visit www.pidg.org.

1.7. EQUICAP ASIA

Equicap Asia Pte. Ltd. (Equicap Asia) is an exclusive South Asia developer team contracted by InfraCo Asia for the South Asian Region (India, Nepal, Bhutan, Bangladesh and Sri Lanka). Equicap Asia originates, leads

¹ Sujalaam Sky City is based on an aerotropolis design concept - a township development programme where the economy and infrastructure are centred around an airport. The airport in this case is the Kazi Nazrul Islam Airport

² EWS: Economically Weaker Section; LIG: Lower Income Group; MIG: Middle Income Group.

investment management, financing and development of InfraCo Asia investments across South Asia. Equicap Asia is a team of experienced developers with multi-disciplinary skills across the infrastructure space and has successfully developed multiple assets in Asia, Middle East and Africa.

1.8. OTHER STAKEHOLDERS

The Golden City Industrial Township Authority (“GCITA”) is an autonomous body having complete jurisdiction of the Sujalaam Sky City township for all relevant clearances, permits and approvals.

2. PROJECT DETAILS

Site 1 (“EWS plot”) measuring 5.75 acres shall be developed under the (Affordable Housing in Partnership) AHP scheme with a total of 800 units for the Economically weaker section (EWS). And site 2 (“CLSS plot”) measuring 11.19 acres shall be developed under the Credit Linked Subsidy Scheme (CLSS scheme) with a total of about 988 units for the Lower Income group (LIG) and for Middle Income Group (MIG) categories.

The geographical coordinates of the site 1 are Latitude: 23°36'01.86"N and Longitude: 87°13'15.19"E and site 2 are 23°36'02.12" N and Longitude: 87°13'31.83" E. It is located in the Paschim Bardhaman district of West Bengal and is well connected with the transport network. NH-2 is in close proximity to the plots on its Southern boundary of the Aerotropolis Township. The project site is about aerial distance of 175 Km from Kolkata and 13 aerial km from Durgapur. Site location map is presented as Annexure I. The photograph of the proposed project site is presented in Annexure II.

Approach road to the Kazi Nazrul Islam Airport passes towards the east of the proposed site. Ukhra-Andal road is 0.53 aerial km towards the North West from the proposed site. The site surrounding within 500 m of the proposed project site is vacant land as the residential units/dwellings would be developed around it. Map showing contours is presented as Annexure III. Master Lay-out plan for both plots (EWS and CLSS) are enclosed at Annexure IV. Typical building Sections for both plots (EWS and CLSS) are enclosed as Annexure V.

3. PRE-QUALIFICATION

The Client wishes to pre-qualify reputable construction firms (the “Contractors”) for Construction of Residential Buildings at Durgapur. The “Pre-qualified Contractors” will be invited for submission of proposal for construction of the Project subsequently. Please note that Joint-Venture is not allowed for the Project.

Bidder shall submit their qualification documents with a cover letter (Attachment 1) and information in reply to all requirements specified in the forms enclosed at Attachment 3. Supplementary pages may be photocopied and inserted if required. Financial data is to be given in INR unless otherwise requested.

The PQ application can be downloaded from following webpages:

- a) <https://www.equicapasia.com/procurement.php>
- b) <https://infracoasia.com/opportunities-2/>
- c) www.bengalaero.com

4. PQ SUBMISSION

4.1. SUBMISSION ADDRESS

The Pre-qualification (“PQ”) documents should be submitted by e-mail and related file transfer (as necessary) to the following address:

Mr. Sandeep Sharma
CEO
IABA Housing Pvt. Ltd.
C/o Equicap Asia Pvt Ltd.
Muskaan NGO, B-2, Vasant kunj
New Delhi _ 110070

sandeep.sharma@iabahousing.com

M: +91 9999686266

4.2. SUBMISSION DATE

The PQ documents (hard copy) is required to be submitted to the address nominated in Sub-section 4.1 above by 5:00 p.m. on 13th Mar 2020.

4.3. PQ EVALUATION CRITERIA

Quality based selection criteria will be applied for evaluation of PQ documents and short-listing of the Contractors. This will be based on the respective corporate and personnel capability and experience, the quality of the technical proposals.

Minimum Qualification for the contractor to be considered for the evaluation:

- a) Minimum 10-year EPC and/or Item rate Contracting experience of residential projects
- b) Project Execution experience in a single residential project of at least 100 crore in last 5 years.
- c) Experience of project execution in West Bengal
- d) Average turnover in last 3 years – INR 100 Cr
- e) Net Worth of INR 100 Cr

The technical & financial evaluation will be carried out based on the following evaluation criteria, and weighted with the total score of 100 points:

- a) Corporate capability and experience specifically related to the Works (**20**).
- b) Experience of delivering Affordable Housing project (**15**)
- c) Experience of residential projects in West Bengal (**15**).
- d) Manpower, Machineries & Infrastructure related to the Works (**20**).
- e) Environmental, Social, Health & Safety practices (**10**)
- f) Financial Health of the Contractor (**20**).

The Contractors who meets the minimum cut-off score of 65 will be short-listed as Pre-qualified Contractor.

5. BIDDING SCHEDULE (INCLUDING RFP SCHEDULE)

The bidding schedule is as follows:

S.No.	Activity	Date
1.	RFQ to bidders	27 th Feb 2020
2.	Submission of RFQ	13 th March 2020
3.	Selection of pre-qualified bidders	23 rd March 2020
4.	RFP to pre-qualified bidders	31 st March 2020
5.	Submission of proposal	30 th April 2020
6.	Proposal evaluation and award of LOI	23 rd June 2020
7.	Contract start date	29 th June 2020
8.	Target Completion date	Dec 2023 (Site 1: EWS scheme) Dec 2024 (Site 2: CLSS scheme)

Attachment 1 FORM OF COVER LETTER

[letterhead of the contracting firm]

Mr. Sandeep Sharma
CEO
IABA Housing Pvt. Ltd.
C/o Equicap Asia Management Pvt Ltd.
Muskaan NGO, Sector B-2, Vasant Kunj,
New Delhi - 110070

Dear Sir,

Subject: Durgapur Affordable Housing Project
Qualification documents for **Construction of EWS, LIG and MIG Housing**

Having examined the Request for Qualification received for the provision of the Services for the above named Project, we, the undersigned, offer to perform and complete the whole of the Services in conformity with Request for Proposal whenever issued.

We hereby confirm that information and documents enclosed with our qualification are correct and true.

Name of Contractor

Signature of Contractor's Representative

[Company Stamp]

Name of Signatory

Position/Title of Signatory

Date

Attachment 2 : PROJECT DETAILS

- Annexure I: Site location map
- Annexure II: Site Photograph
- Annexure III: Map showing contours (EWS & CLSS)
- Annexure IV: Master Lay-out plans (EWS & CLSS)
- Annexure V: Building Sections (EWS & CLSS)

Attachment 3 PREQUALIFICATION FORMS

- Annexure VI: Company Structure and organisation
- Annexure VII: Financial statement
- Annexure VIII: Company Resources
- Annexure IX: Company Experience
- Annexure X: Company Additional Information Sheet