



CHENNAI PORT AUTHORITY
No. 1 RAJAJI SALAI
CHENNAI - 600001

QUOTATION FOR "VALUATION OF ERSTWHILE DOCK LABOUR BOARD BUILDING COMPLEX, ERSTWHILE ChPA PASS SECTION BUILDING AT RAJAJI SALAI AND FOUR VACANT LAND PARCELS AT RAJAJI SALAI / IBRAHIM SALAI / G.M PETTAI AT CHENNAI PORT AUTHORITY (OUTSIDE PORT AREA)"

CIVIL ENGINEERING DEPARTMENT

QUOTATION NOTICE NO.Q/LBS5/73/2023/E

THROUGH E-PROCUREMENT MODE

Due Date of online submission : 15:00 Hrs. on 21.09.2023
Due Date & Time of bid opening : 15:30 Hrs. on 22.09.2023

CHENNAI PORT AUTHORITY

CIVIL ENGINEERING DEPARTMENT

QUOTATION FOR “VALUATION OF ERSTWHILE DOCK LABOUR BOARD BUILDING COMPLEX, ERSTWHILE ChPA PASS SECTION BUILDING AT RAJAJI SALAI AND FOUR VACANT LAND PARCELS AT RAJAJI SALAI / IBRAHIM SALAI / G.M PETTAI AT CHENNAI PORT AUTHORITY (OUTSIDE PORT AREA)”

THROUGH E-PROCUREMENT MODE

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CHENNAI PORT AUTHORITY

CIVIL ENGINEERING DEPARTMENT

ONLINE BID REFERENCE

QUOTATION FOR “VALUATION OF ERSTWHILE DOCK LABOUR BOARD BUILDING COMPLEX, ERSTWHILE ChPA PASS SECTION BUILDING AT RAJAJI SALAI AND FOUR VACANT LAND PARCELS AT RAJAJI SALAI / IBRAHIM SALAI / G.M PETTAI AT CHENNAI PORT AUTHORITY (OUTSIDE PORT BOND AREA)”

THROUGH E-PROCUREMENT MODE

PERIOD OF DOWNLOADING
BIDDING DOCUMENT : 04/09/2023 To 21/09/2023

START DATE & TIME FOR
ONLINE BID SUBMISSION : 15/09/2023 at 12:00 hrs

LAST DATE & TIME FOR
ONLINE SUBMISSION OF BID : 21/09/2023 TIME 15.00 HOURS

TIME & DATE OF
OPENING OF BID : 22/09/2023 TIME 15.30 HOURS

PLACE OF OPENING
OF BID : CHENNAI PORT AUTHORITY,
IIIrd FLOOR, ADMINISTRATIVE
BUILDING,
No.1, RAJAJI SALAI,
CHENNAI – 600 001.

**CHIEF ENGINEER
CHENNAI PORT AUTHORITY**

NIQ: e-Procurement Portal



CHENNAI PORT AUTHORITY
ENGINEERING DEPARTMENT
No.1,Rajaji salai, Chennai-600001

Online Quotations through e-procurement mode are invited under Single cover system for “Valuation of Erstwhile Dock Labour Board Building Complex, Erstwhile ChPA Pass Section Building at Rajaji Salai and Four vacant land parcels at Rajaji Salai / Ibrahim Salai / G.M.Pettai at Chennai Port Authority (Outside Port area)”

Estimated Contract Value: Rs.95,775/-
(excluding GST)

EMD: Rs. 2,000/-

Completion period: 30 Days

Minimum Qualification Criteria:

- 1) Tenderer should be Government approved Valuers (Registered as a Valuer in IBBI (or) Income Tax Department (or) Empanelment with Nationalized Banks)
- 2) Average annual financial turnover during the last 3 years ending as on 31st March 2022, should be at least Rs.29,000/- (excluding GST)
- 3) Experience of having successfully completed similar works during last 7 years ending as on 31st August 2023
 - (i) Three similar completed works each costing not less than Rs.38,500/- (excluding GST) (or)
 - (ii) Two similar completed works each costing not less than Rs.48,000/- (excluding GST) (or)
 - (iii) One similar completed work costing not less than Rs.77,000/- (excluding GST)

Note: Similar Works means “Valuation of Lands and Buildings”

- 4) Documentary proof such as copy of Nationalized or self-attested work order / agreement and completion certificate for the technical experience and audited balance sheets, Profit & Loss account statements for annual turnover certified by Chartered Accounts for meeting the qualification criteria shall be uploaded under quotation document through e-procurement portal. The successful Tenderer should produce the Original Documents for verification before award of work. If the bidder has executed the work for private firms or as a sub contract, the TDS certificate for the particular year along with the above mentioned documents shall be uploaded. All the documents shall be uploaded through e-procurement portal after scanning in pdf format in the Quotation Document.
- 5) The complete quotation document can be downloaded from Chennai Port Authority website: www.chennaiport.gov.in & under e-procurement portal <http://eprocure.gov.in>. The EMD shall be submitted in the form of Account Payee Demand Draft/ Fixed Deposit Receipt/Bankers Cheque in single instrument can be accepted from any of the Commercial Banks drawn in favour of ‘The Chairman, Chennai Port Authority’ payable at Chennai shall be uploaded with the quotation document while submitting the Quotation electronically in the e-procurement Portal.

The original financial single instrument towards EMD shall be submitted to “Office of the Chief Engineer, Chennai Port Authority” before opening of Technical Bid latest by 15.00 hrs on 22.09.2023. Non submission of original EMD instrument within the above period will lead to disqualification of Bids.

Note: The exemption certificate from NSIC/MSME is applicable for exemption from payment of EMD only, for which, the Copy of NSIC/MSME should be uploaded along with the Quotation document failing which the bidder will be **disqualified/ Rejected**.

Period of downloading the Bidding Document	:	04.09.2023 to 21.09.2023
Start date & Time for online bid submission	:	15.09.2023 at 12.00 hrs.
Last date & time for online bid submission	:	21.09.2023 up to 15.00 hrs
Date & Time of opening of Bid	:	22.09.2023 at 15.30 hrs

For details, visit our web site www.chennaiport.gov.in & <http://eprocure.gov.in>

QUOTATION NO.Q/LBS5/73/2023/E

CHIEF ENGINEER

CHENNAI PORT AUTHORITY

CIVIL ENGINEERING DEPARTMENT

QUOTATION FOR “VALUATION OF ERSTWHILE DOCK LABOUR BOARD BUILDING COMPLEX, ERSTWHILE CHPA PASS SECTION BUILDING AT RAJAJI SALAI AND FOUR VACANT LAND PARCELS AT RAJAJI SALAI / IBRAHIM SALAI / G.M.PETTAI AT CHENNAI PORT AUTHORITY (OUTSIDE PORT AREA)”

INSTRUCTIONS FOR ONLINE BID SUBMISSION

I Bidders to follow the following procedure to submit the bids online through the e-Procurement portal <http://eprocure.gov.in>.

1. Bidder should do the registration in the tender site using the ‘Click here to Enroll’ option available.
2. Then the Digital signature of MTNL/SIFY/TCS/nCode/eMudhra or any Certifying Authority is to be registered after logging into the site.
3. Bidder can use ‘My Space’ area to update standard documents in advance as required for various tenders / quotations and use them during bid submission. This will facilitate the bid submission process by reducing time.
4. Bidder may read the tenders / quotations published in the Port web site and download the required documents/tender schedules for the interested tenders.
5. Bidder then logs into the site using the secured login by giving the user id/password chosen during registration and password of the DSC/e-token class-III.
6. Only one DSC/e-token class-III should be used for a bidder and should not be misused by others. If a bidder uses more than one DSC token, the bid would summarily rejected.
7. Bidder should read the tender schedules carefully and submit the documents as asked, otherwise, the bid will be rejected.
8. If there are any clarifications, this may be clarified through online. Bidder should take into account of the Addendums published before submitting the bids through online.
9. Bidder must prepare the bid documents to be submitted in advance as indicated in the quotation and it should be in required format. If there is more than one document, they can be clubbed together.

10. Bidder should submit the EMD as specified in the quotation. The original should be posted/couriered/given in person to the specified location as per Quotation Document, latest by the date and time of bid submission.
 11. Bidder selects the interested tender by using search option & then moves it to the 'My Favorites Folder'.
 12. From the 'My Favorites Folder' he selects the tender to view all the details indicated.
 13. The Bidder should read the terms & conditions and accepts the same to proceed further to submit the bid.
 14. The Bidder has to select the payment option as offline to pay the EMD and tender document cost as applicable.
 15. The details of the DD instrument / any other accepted instrument, physically sent, should tally with the details available in the scanned copy and the data entered during bid submission time. Otherwise the bid submitted will not be acceptable.
- 15 (a).

1. EARNEST MONEY DEPOSIT **Rs.2,000/-** (Rupees two thousand only)

2. MODE OF PAYMENT OF EMD

In the form of Account payee / Demand Draft/Fixed Deposit Receipt / Bankers Cheque from of the Commercial Bank safeguarding the purchaser's interest in all respects in favour of 'The Chairman, Chennai Port Authority' payable at Chennai.

The scanned copy Account payee / Demand Draft/Fixed Deposit Receipt / Banker's Cheque from of the Commercial Bank, safeguarding the purchaser's interest in all respects in favour of 'The Chairman, Chennai Port Authority' payable at Chennai pursuant to Clause 5 of Schedule - A - General Rules and Directions for Guidance. The soft copy of EMD shall be uploaded along with the online bid / quotation document, while submitting the quotation electronically in the e-procurement Portal. The original financial instruments towards the EMD shall be submitted in sealed envelope and should reach to Office of the Chief

Engineer, Chennai Port Authority, 3rd Floor, Administrative Building, Chennai Port Authority, No.1, Rajaji Salai, Chennai – 600 001, with **Clearly mention the Quotation No., Subject of the Quotation and Name of the Party on the Envelope on or before due date and time. upto 15.30 Hrs before opening the bid.** Non submission of the original financial instruments within the above period leads to disqualification of bids.

- 16 The Bidder has to enter the password of the DSC/e-token and the required bid documents have to be uploaded one by one as indicated.
- 17 The rates offered details have to be entered separately in a spread sheet file (xls format Price bid) in the space allotted and should be updated as BOQ.xls file for each tender / quotation. The BOQ file, if found modified by the bidder, his bid will be rejected.
 - 17.1 The item rate is to be indicated against each item of work/s.
 - 17.2 The rate will be applicable to the item against which the rate is quoted.
 - 17.3 The figures entered in the column notified as Rates will have automatic conversion to words in next column and thereafter the amount is calculated with multiplication of rate and quantity. This would be carried forward until end of BOQ and the total amount is calculated automatically and tenderer need not insert anything other than rate in figures and name of the firm.
 - 17.4 The tendering system will give a successful bid updation message and then a bid summary will be shown with the bid no., the date and time of submission of the bid and all other relevant details. The bidder has to submit the relevant documents required as indicated in the cover content. In case of any irrelevant files, the bid will be rejected.
 - 17.5 The bid summary has to be printed and kept as an acknowledgement as a token of the submission of the bid.
- 18 The bid summary will act as a proof of bid submission for a tender floated and will also act as an entry point to participate in the bid opening date.
- 19 For any clarifications with the Tender / Quotation Inviting Authority (TIA), the bid number can be used as a reference.
- 20 Bidder should log into the site well in advance for bid submission so as to submit the bid in time (i.e.) on or before the bid submission

time. If there is any delay, due to other issues, bidder only is responsible.

- 21 Each document to be uploaded online for the tenders should be less than 2 MB. If any document is more than 2 MB, it can be reduced by scanning at low resolution and the same can be uploaded. However, if the file size is less than 1 MB the transaction uploading time will be very fast.
 - 22 The time settings fixed in the server side & displayed at the top of the tender site, will be valid for all actions of requesting, bid submission, bid opening, etc., in the e-procurement system. The bidder should follow this time during bid submission.
 - 23 All the data being entered by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered will not be viewable by unauthorized persons during bid submission & cannot be viewed by any one until the prescribed date & time of bid opening.
 - 24 The confidentiality of the bid is maintained since the secured Socket Layer 128 bit encryption technology is used. Data storage encryption of sensitive fields is done
 - 25 Any document that is uploaded to the server is subjected to symmetric encryption using a generated symmetric key. Further this key is subjected to asymmetric encryption using buyers public keys. Overall, the submitted tender documents become readable only after the tender opening by the authorized individual.
 - 26 For any queries related to portal, the bidders are asked to contact by Mail cppp.nic@nic.in or by phone 1-800-233-7315 well in advance.
 - 27 Tenderer is required to submit their quotation through online in the form of **Single Cover System on or before schedule bid due date of closing and time as notified in NIQ. The quotation received after the due date and time will not be entertained.**
 - 28 Quotation Document can be submitted online only in the designated e-procurement portal eprocure.gov.in on or before the due date and time. The time of opening of technical bid will be as notified in the NIT.
 - 29 Tenderer should submit the quotation as per specification of work, drawings and in accordance with the instructions to bidders, General Conditions of Contract.
- II. The bid shall contain the following: -**
1. Scanned Notarised / self-attested Copy of demand draft / Fixed Deposit Receipt / Banker's Cheque towards EMD/ NSIC or MSME exemption certificate.
 2. Scanned Notarised / self-attested copy of work order / agreement and completion certificate for similar works.

3. Scanned Notarised / self-attested CA certified copy of Audited balance sheet, P and L Account Statement during last 3 years.
4. Quotation documents consists of Schedule- A to C with schedule of Drawing and Preamble to the Bill of Quantities
5. Notarised / self-attested Copy of GST registration certificate with Annexure A and B and Pan card
6. Notarised / self-attested Copy for Registered as a Valuer in IBBI (or) Income Tax Department (or) Empanelment with Nationalized Banks
7. Quoted BOQ (.xls format) price bid

The original Account payee / Demand Draft/Fixed Deposit Receipt / Banker's Cheque / Bank guarantee towards EMD and Quotation document cost must reach Chennai Port Authority in corresponding address before opening of Bid as per the date and time given in this quotation.

Price Schedule (BOQ)

Price should be quoted in a spread sheet file (.xls format) available in e-procurement Portal only. Any indication of 'Quoted price' in the Technical part of bid documents shall lead to rejection of the bid outright.

For evaluation purpose the uploaded offer documents will be treated as authentic and final. No hard copy shall be submitted for reference purpose. The price bid submitted through e-procurement mode only will be taken up for the purpose for evaluation.

III. EVALUATION PROCESS:

- 1) A proposal shall be considered responsive if –
 - a. It is received by the proposed Due Date and Time.
 - b. It is Digitally Signed.
 - c. It contains the information and documents as required in the Quotation Document.
 - d. Contains EMD.
 - e. It contains information in formats specified in the Quotation Document.
 - f. It mentions the validity period as set out in the document.
 - g. It provides the information in reasonable detail. The Port Authority reserves the right to determine whether the information has been provided in reasonable detail.
 - i. There are no significant inconsistencies between the proposal and the supporting documents.
 - j. The Technical and financial qualification conforms to as specified in the qualification criteria of General Rules and directions for the guidance of the Tenderer.
 - k. A Quotation that is substantially responsive in one that conforms to the preceding requirements without material deviation or reservation. A material deviation or reservation is one (1) which affects in any substantial way, the scope, quality, or performance of the Tenderer or (2) which limits in

any substantial way, inconsistent with the Quotation document, or (3) whose rectification would affect unfairly the competitive position of other Qualified Applicant presenting substantially responsive bids.

1. The Port Authority reserves the right to reject any tender which in its opinion is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by the Port Authority in respect of such Tenders.
 - m. The Port Authority would have the right to review the Technical & Financial Qualification and seek clarifications wherever necessary.
- 2) Since the quotation involves selection based on qualification criteria, the Chief Engineer or his representative will examine and seek clarification if any and list out the firms, which are found technically suitable and accept the same for ranking for awarding of contract and EMD will be returned to the disqualified tenderers.
 - a. If required, Harbour Entry Permits in respect of Individual/Driver/Vehicle will be issued on RFID based Harbour Entry Permits (HEP) only and the HEPs will not be issued as per the old system (manual pass). The contractor has to avail entry permits through online RFID based Harbour Entry Permits (HEP) by registering in the system.
 - b. The **Fax/E-Mail offers will be treated as defective, invalid and rejected.** Only detailed complete offers received through online in e-procurement portal prior to closing time and date of the tenders will be taken as valid.

**CHIEF ENGINEER
CHENNAI PORT AUTHORITY**

CHENNAI PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT
SCHEDULE - A

GENERAL RULES AND DIRECTIONS FOR GUIDANCE

QUOTATION FOR “VALUATION OF ERSTWHILE DOCK LABOUR BOARD BUILDING COMPLEX, ERSTWHILE CHPA PASS SECTION BUILDING AT RAJAJI SALAI AND FOUR VACANT LAND PARCELS AT RAJAJI SALAI / IBRAHIM SALAI / G.M.PETTAI AT CHENNAI PORT AUTHORITY (OUTSIDE PORT AREA)”

1. Deadline for submission of Quotation:

Online Quotation through **e-procurement mode** are invited by Chennai Port Authority for “**VALUATION OF ERSTWHILE DOCK LABOUR BOARD BUILDING COMPLEX, ERSTWHILE CHPA PASS SECTION BUILDING AT RAJAJI SALAI AND FOUR VACANT LAND PARCELS AT RAJAJI SALAI / IBRAHIM SALAI / G.M.PETTAI AT CHENNAI PORT AUTHORITY (OUTSIDE PORT AREA)”**

- 1.2 The Quotation document through **e-procurement mode** is open from **04.09.2023 to 21.09.2023** can be downloaded from the Ch.P.A official website and through e-procurement portal link.
- 1.3 One set of Quotation document consists Schedule A – GENERAL RULES AND DIRECTIONS FOR GUIDANCE, Schedule B & C for conditions of Contract including drawings and Bill of Quantities.
- 1.4 The complete Quotation document including Location & Building drawings can be downloaded from Chennai Port Authority website: www.chennaiport.gov.in and e-procurement portal link and submit as Quotation offer on or before the due date and time of submission. The original financial single instrument towards EMD shall be reached ChPA before opening the bid. Mere uploading of EMD Document in the **e-procurement portal** and non-submission in original to Ch.P.A may lead to disqualification of bids.

2.1 Quotation Prices

Unless stated otherwise in the Quotation documents, the contract shall be for the whole works as described in NIQ based on the unit rates and prices quoted by the tenderer in Bill of quantities.

- 2.2 The amount quoted by the tenderer in the Bill of quantities shall allow for all costs including labour, materials, equipment, transport charges, etc. payable.

3. Validity of Quotation

Quotation shall remain valid for a period of **60 days** from the date of opening.

4. Eligible Tenderers

The quotation is invited from those who fulfill the eligibility criteria furnished hereunder:

Minimum Qualification Criteria:

- (i) Tenderer should be Government approved Valuers (Registered as a Valuer for Lands and Buildings in IBBI (or) Income Tax Department (or) Empanelment with Nationalized Banks);
- (ii) Average annual financial turnover during the last 3 years ending as on 31st March 2022, should be at least Rs.29,000/- (excluding GST);
- (iii) Experience of having successfully completed similar works during last 7 years ending as on 31st August 2023;
 - (a) Three similar completed works each costing not less than Rs.38,500/- (excluding GST) (or)
 - (b) Two similar completed works each costing not less than Rs.48,000/- (excluding GST) (or)
 - (c) One similar completed work costing not less than Rs.77,000/- (excluding GST)

Note: Similar Works means “Valuation of Lands and Buildings”

Documentary proof such as copy of Nationalized or self-attested work order / agreement and completion certificate for the technical experience and audited balance sheets, Profit & Loss account statements for annual turnover certified by Chartered Accounts for meeting the qualification criteria shall be uploaded under quotation document through e-procurement portal. The successful Tenderer should produce the Original Documents for verification before award of assignment. If the bidder has executed the work for private firms or as a sub contract, the TDS certificate for the particular year along with the above mentioned documents shall be uploaded. All the documents shall be uploaded through e-procurement portal after scanning in pdf format in the Quotation Document. The bids of those firms who do not meet the eligibility criteria shall be treated as invalid and summarily be rejected.

- 4.1 The quotations of those bidders who satisfy the eligibility criteria set forth in the NIQ and Quotation Documents only will be considered for ranking for awarding the contract.
- 4.2 To assist in the examination and comparison of the Quotations, the Chief Engineer may, at his discretion, ask any bidder for clarification / shortfall of document for evaluation purpose, if necessary.

5. Earnest Money Deposit (EMD)

- 5.1 The EMD of **Rs.2,000/- (Rupees two thousand only)** to be paid through online to the Chennai Port Authority Account as under:

Name of the beneficiary	CHENNAI PORT AUTHORITY
Account Number	10885904367
Account	CURRENT ACCOUNT
Name of the Bank	STATE BANK OF INDIA
Branch Bank & Place	SBI, SME BRANCH, Chennai
IFSC	SBIN0018529
MICR CODE	600 002 288

- 5.2 The EMD shall also be submitted in the form of Account payee Demand Draft /Fixed Deposit Receipt/ Banker's Cheque in single instrument can be accepted drawn in favour of **“The Chairman, Chennai Port Authority”** from any of Commercial Bank payable at **Chennai- 600 001.**
- 5.3 The tenderer who required exemption for payment of EMD under NSIC/ MSME registration shall submit a copy of Exemption Certificate and upload a scanned copy along with Quotation bid document.
- 5.4 The proof of EMD instrument shall be uploaded as a scanned copy through e-procurement mode while submitting quotation electronically in the e-procurement portal. The original EMD must reach Chennai Port Authority in corresponding address before opening of the Quotation as per the date and time given in this Quotation. Mere uploading of EMD document in the portal and non-submission of the original EMD instrument at the address given below before the Technical Bid opening date & time will lead to disqualification of the bid by the bidder:-

The Chief Engineer,
 No.1,Rajaji salai,
 3rd floor of Administrative office building,

Chennai Port Authority,
No.1 Rajaji Salai,
Chennai-600 001”

The original EMD instrument (Demand Draft /Fixed Deposit Receipt/ Banker's Cheque / online payment (or) **Copy of EMD Exemption Certificate should be sealed in an envelope**) **can also be dropped in the Quotation Box kept at the above address.**

6. The Quotation offer shall have to be submitted by the tenderer only through **e-procurement portal** as explained in the Quotation Document.

7. Substitution, Withdrawal of Quotation:

The bidders may substitute or withdraw their offer after submission, through e-procurement portal. No offer shall be substituted or withdrawn by any bidder after the Due Date of submission of offer or any extension thereof.

8. Amendment of Tender Document:

At any time prior to the due date for submission of quotation, ChPA may, for any reason, whether at its own initiative or in response to queries raised /clarifications sought by the tenderer(s), modify the Quotation Document by issuance of Addendum or Amendment in official website of ChPA [www.chennaiport.gov.in] and e procurement portal. In order to afford prospective tenderer(s) a reasonable time to take Addendum into account, or for any other reason, ChPA, at its discretion, may extend the due date of submission.

9. Opening of Quotation

The due date of opening of offers will be **22.09.2023 at 15.30 hrs**, unless otherwise notified. In the event of changes in the schedules, the Chief Engineer, Chennai Port Authority notifies the same only through www.chennaiport.gov.in and e-procurement portal link <http://eprocure.gov.in>.

10. Refund of EMD

10.1 EMD for unsuccessful Tenderers will be refunded after finalization of award of contract to the successful Tenderer. The stamped receipt for refund of EMD should be submitted by the tenderer along with the Quotation submission.

10.2 The EMD of the successful tenderer will be refunded only after the remittance of security deposit in any manner as aforesaid. Alternatively, the successful tenderer shall when his tender is accepted, furnish security as specified in the Clause-4 of Schedule-B - Special conditions after giving credit to the amount deposited by him

as Earnest Money. The earnest money shall retain its character, as such, till the successful tenderer furnishes the security deposit.

No interest shall be paid on the EMD from the date of its receipt till it is being refunded.

The Employer/Board do not bind themselves to accept the lowest or any Quotation and reserve the right to accept any Quotation in part or to reject any Quotation without assigning any reason there for.

8. The prospective Bidder shall submit queries if any through mail to secelbs@gmail.com, addressed to the Chief Engineer, Chennai Port Authority, Chennai in connection with this Quotation well in advance i.e. at least before 4 working days prior to Bid closing date, so that the queries can be clarified.
9. If the offers are not received according to the instructions detailed here above, they shall be liable for rejection.

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CHENNAI PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT
SCHEDULE - B

SPECIAL CONDITIONS

QUOTATION FOR “VALUATION OF ERSTWHILE DOCK LABOUR BOARD BUILDING COMPLEX, ERSTWHILE CHPA PASS SECTION BUILDING AT RAJAJI SALAI AND FOUR VACANT LAND PARCELS AT RAJAJI SALAI / IBRAHIM SALAI / G.M.PETTAI AT CHENNAI PORT AUTHORITY (OUTSIDE PORT AREA)”

1. The work shall be completed within **30 Days** from the seventh day of placing the order (or) the actual date of commencement of the assignment, whichever is earlier.

2. Inspection of Site

The tenderer or his authorized representatives or agents will be granted permission to enter upon the premises for the purpose of site inspection by on the condition that the tenderer / authorized representatives or agents shall indemnify in writing to the Chief Engineer against any loss to Port property or against any liability in respect thereof. Prospective tenderers are advised to contact the Executive Engineer (LBS) at Phone No.044-25312545 regarding arrangement of site inspection. No cost incurred by the tenderers in preparing their offer or attending inspection of the site will be reimbursed by ChPA.

3. Deemed inspection:

Irrespective of participation in the site inspection, the tenderers shall be deemed to have inspected the respective buildings and lands before submission of offer and to have considered all relevant aspects necessary for submission of offer.

4. SECURITY DEPOSIT:

The Contractor shall deposit 10% of the contract value in the form of Demand Draft/ Banker's Cheque drawn on any Commercial Bank payable at Chennai as Initial Security for the due fulfillment of the conditions of the contract, within 7 days of receiving the order failing which the order shall be cancelled and other arrangements made for executing the work. The Security Deposit shall not bear any interest and the Security Deposit shall be forfeited in whole or part at the discretion of the Chief Engineer, if in his opinion the contractor has failed to fulfill any of the conditions of the above contract. The Security Deposit shall be refunded to the contractor after one year from the certified date of completion of work.

5. The Contractor should produce Xerox copy of the photo identity card in the form of ration card, voter's ID or Aadhar Card for the person / associates engaged by him to issue Harbour entry pass, in case of requirement of entering inside the Port premises related to this assignment. The Harbour entry pass can be used along with the Xerox copy of the photo identity issued by Government Authority.
6. No materials / equipment's will be supplied free by the Authority and it is the responsibility of the contractor to procure and supply all the materials / equipment's required for the work at their cost.
7. The Contractor shall be responsible for any accident, damage for injury caused to any of his employees or property or any person or property in course of the work and shall hold the Port Authority blameless in respect thereof any also in respect of any claim made by any person or any reasons whatsoever.
8. The contractor shall be solely responsible for reporting to the Board and Police Department immediately of any serious or fatal accident inside the Authority's premises to any of his employees/workmen engaged by him or any persons involved in an accident at site of work.

9. Extension of Time for Completion, In the event of

The valuer shall commence the assignment within the period named in the tender after the receipt by him of an order in writing to this effect from the Engineer and shall proceed with the same with due expedition and without delay except as may be expressly sanctioned or ordered by the Engineer or be wholly beyond the control of the valuer.

The valuer shall maintain the Total amount of progress required as per schedule. If the progress of assignment is held up owing to circumstances, which in the opinion of the Engineer are beyond the control of the valuer, such as war, stormy weather and for other reasonable causes in the opinion of the Engineer, the Engineer may at his discretion grant to the Valuer such extension of time as he considers reasonable for the completion of the assignment.

- (a) the amount or nature of extra or additional work, or
- (b) any cause of delay referred to in these conditions, or
- (c) any delay, impediment or prevention by the Employer, or
- (d) other special circumstances which may occur, other than through a default of or breach of contract by the Valuers or for which he is responsible, being such as fairly to entitle the Valuers to an extension of the Time for Completion of the Assignments, or any Section or part thereof, the Engineer shall, after due consultation

with the Employer and the Valuers, determine the amount of such extension and shall notify the Valuers accordingly, with a copy to the Employer.

The execution of the assignment during the extended period also, shall be only under the conditions and at the Total amount specified in the contract.

The grant of such extension of time will not bestow on them any right to claim compensation or extra payment at a future date whatsoever. No claim shall be made by the Valuer on the grounds of executing the assignment beyond the completion period stipulated in the contract.

10. Compensation for delay:

If the contractor fails to complete the work in all respects within the time specified or within the extended time that may be allowed by the Engineer, the contractor shall pay or allow to the Board a sum of contract as liquidated and ascertained damages and not by way of penalty, for every day/week or part thereof beyond the said period or extended period as the case may be during which the work shall remain unfinished. Such damages will be deducted from any Amount payable to or to be payable to the contractor including encashment of Bank Guarantee or any Securities/ Guarantees, if any available with the Port Authority. The maximum Amount of Liquidated Damages will be worked out based on the Total Contract value inclusive of all Taxes and Duties thereon.

In case of part / portions of the contract work/ Supply order completed and taken possession by the Authority and the Authority operates/ can be made for operation of the part portion/ supply order, the calculation of Liquidated damages will be restricted to the uncompleted/ undelivered value of the work/ supply order subject to the amount of the maximum percentage prescribed for the Liquidated Damages/ Late Delivery charges of the total value of the contract/supply.

The Liquidated Damages/ Late Delivery charges will be worked out as follows;

i) The Liquidated Damages/ Late Delivery charges whose period of contract / delivery is above four weeks, Liquidated Damages/ Late Delivery charges will be ½% (half percent) per week or part thereof of the total value of the contract subject to a maximum of 10% of the total value of contract.

The payment of such damages does not relieve the contractor of his obligations to complete the works or from any other of his obligations or liabilities under this contract.

11. Completion Certificate:

Completion certificate shall be issued by the Employer on expiry of all the tasks and submission of all reports/Drawings/documents as indicated in Terms of Reference enclosed to this bid document, to the satisfaction of the Employer.

**CHIEF ENGINEER
CHENNAI PORT AUTHORITY**

CHENNAI PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT
SCHEDULE - C

TERMS OF REFERENCES

QUOTATION FOR “VALUATION OF ERSTWHILE DOCK LABOUR BOARD BUILDING COMPLEX, ERSTWHILE CHPA PASS SECTION BUILDING AT RAJAJI SALAI AND FOUR VACANT LAND PARCELS AT RAJAJI SALAI / IBRAHIM SALAI / G.M.PETTAI AT CHENNAI PORT AUTHORITY (OUTSIDE PORT AREA)”

A. Definition:

1.1 Scope of assignment:

The Chennai Port has proposed to find out the asset value of the Land Parcels at Rajaji Salai / Ibrahim Salai / G.M.Pettai and Buildings at Rajaji Salai in the Outside Port Area of Chennai Port. The valuation shall be carried out as per the standard norms taking in to consideration but not limited to the following:

- Location of land including location advantage to the business community.
- Use of land
- Infrastructure available
- Proximity to civic amenities
- Frontage
- Extend of Land
- Width of the abutting Road, Streets
- Transports facilities
- Intensity of local development
- Types of demand
- Money market
- Land values (Guideline total amount, Market value of land adjoining to the Port estate)
- Population changes
- Government Rules
- Applicability of urban ceiling Act and limitation
- Types of building structure
- Ongoing infrastructure development
- Correctness of the Plinth area, Carpet area etc.,
- Rentable area of allotment of lots
- Height of Building

The valuation of land and commercial buildings in various locations at Rajaji Salai, outside Port area to be carried out are as follows:

1. Erstwhile Dock Labour Board (EDLB) Building Complex;
2. Erstwhile Chennai Port Authority Pass Section Building;
3. Land at Ibrahim Salai;
4. Land at GM pettai Road;
5. Land at Oblique to Royapuram Bridge at Rajaji Salai; and
6. Parking area at EDLB building at Rajaji Salai

Note: Along with offer the bidder should submit a bar chart indicating the programme of assignment. The bidder shall also provide in writing in detail description of the arrangements and methods which the bidder proposes to adopt for the assignment of valuation of Lands & buildings.

The work comprises of the following:

1.1.1 Collection and analysis of relevant data/document for assessment/review of market value of following lands and buildings pertaining to Chennai Port Authority to arrive SoR (Scale of Rate) rate for the purpose of fixation of lease rental per month.

Sl. No	Location	SoR
AREA OUTSIDE THE PORT:		
1	Erstwhile Dock Labour Board Building Complex	per sq.m or part thereof
2	Erstwhile Pass section Building	per sq.m or part thereof
3	Land at Ibrahim salai	per sq.m or part thereof
4	Land at GM pettai Road	per sq.m or part thereof
5	Land at Oblique to Royapuram bridge	per sq.m or part thereof
6	Parking area near EDLB Building.	per sq.m or part thereof

1.1.2 Assessment of yield on such capital value and determination of rent and upfront premium to account the highest of the factors mentioned as per land policy guidelines 2014 issued by the Ministry of Ports, Shipping & Waterways (MoPS&W), (then Ministry of Shipping), Government of India as follows

(i) State Government's ready reckoner of land values in the area, if available for similar classification/activities

(ii) highest rate of actual relevant transactions registered in last three years in the Port's vicinity (the vicinity of the Port to be decided by the respective Port Trust Boards), with an appropriate annual escalation rate to be approved by the Port Trust Board

(iii) highest accepted tender-cum-auction rate of the Port land for similar transactions, updated on the basis of the annual escalation rate approved by the Port Trust Board

(iv) rate arrived at by the approved valuer appointed for the purpose by the Port and

(v) any other relevant factor as may be identified by the Port".

1.1.3 Preparation and submission of draft valuation report.

1.1.4 The Contractor will be required to give presentation of their final report before CHPA Board/Any other committee as may be necessary (even after submission of the report) and would also require to furnish all clarifications to the satisfaction of CHPA and (Questions clarifications raised by the Port user during SoR meeting) as may be necessary.

1.1.5 In undertaking of the valuation, the consultant may interact with the concerned officers of CHPA as and when necessary.

1.1.6 The tenderer should submit the weekly progress report during execution of the work.

1.2 Deliverables:

- (i) Valuation report shall be furnished triplicate covering all the above aspects of the area of the lands / buildings indicated in the **Clause 1.1** above. The valuation of the assets shall be furnished in amount per unit area (preferably in Sq.M) for each building / land parcel.
- (ii) The Valuation report shall be authenticated in all pages annexed with authenticated working sheets.
- (iii) Along with the Valuation report, the Govt. of TamilNadu's ready reckoner of land values in the area / adjoining / vicinity, shall also to be furnished.
- (iv) Also, the Highest Rate of actual relevant transactions registered in last three years in the vicinity of the Land with applicable escalation per year to till date shall be furnished along with supportive documents.
- (v) The disclaimer for correctness of Valuation shall not be accepted and proper supportive documents have to be annexed with self attestation.
- (vi) In case of any clarifications of the Valuation report, the Valuer shall clarify with relevant details to the Port and hence, a period of one year from the date of completion of the Valuation work shall be taken Guarantee period and the Security deposit of 10% will be released upon completion of the said period.
- (vii) The Valuation shall be made taking in to account of Scope of Assignment detailed in **Clause 1.1** above, and the analyzed aspects considered for Valuation are to be detailed in Valuation Report.

2.0 Time Schedule

- 2.1** The time schedule for this assignment is fixed as **30 days**. The Firms shall strictly adhere to the time frame for the various activities pertaining to the assignment as detailed

Sl No	Description	Time Schedule
1	Submission of Draft valuation Report (3 Copies).	On or before 25 th day of commencement of assignment (Refer clause 1 of Schedule- B)
2	Presentation on Assignment of valuation and Draft Report	On or before 27 th day of commencement of assignment (Refer clause 1 of Schedule- B)
3	Submission of final; valuation Report and justification of the valuation (3 Copies)	On or before 30 th day of commencement of assignment (Refer clause 1 of Schedule- B)

3.0 Remuneration:

The nature and magnitude of assignments have been listed in Price Bid.

- 3.1** The Bidder is requested to quote the rates in Price Bid. This will be included only in cover superscripted "Price Bid". The Prices quoted shall be firm and valid for the entire period of Contract and no escalation will be payable to the firm.

4 Terms of Payment

The Firm/Personnel's shall be paid the rates (quoted by the bidder) for providing the services against the deliverables as stated in **clause 1.2** above subject to the clause **1 of Schedule- C**.

Note: Generally, payment will be made by the Employer within 30 days and the same will be released through ECS.

- 4.1** The tenderers are advised that all payments related to this subject work would be made through ECS (Electronic Clearing Service). The tenderer would be required to provide particulars of their bank account along with their bid. The payment will be made through ECS only.

The tenderers to submit the following in their letterhead for ECS procedure. Name of the bank, branch with address, MICR No., Account No., type of account to be duly endorsed by the Bank Branch Manager.

Particulars of the bank A/C

- 1.Name of the Bank, Branch and full postal address.
2. Account Number
- 3.MICR Number.
4. Type of Account
- 5.IFSC Number
6. GST Regn.No. Number
- 7.Copy of PAN Card.

5. Set off clause:

Any sum of money due and payable to the Firm/Personnel (including security deposit returnable to him) under this contract may be appropriated by the Port and set off against any claim of the Port for the payment of a sum of money arising out of or under any other contract made by the Firm/Personnel with the port.

6. Cessation of Employer's liability:

The Employer shall not be liable to the Firm/Personnel for any matter or thing arising out of or in connection with the contract or the execution of the assignments unless the Firm/Personnel shall have made a claim in writing in respect thereof before the issue of the final bill.

7. Change in constitution:

Where the Firm/Personnel are a partnership firm, prior approval in writing of the Engineer-in-charge shall be obtained before any change is made in the constitution of firm. Where the Firm/Personnel is an individual or a Hindu undivided family business concern, such approval as aforesaid shall likewise be obtained before the Firm/Personnel enters into any partnership agreement where under the partnership, the firm would have the right to carry out the assignment hereby undertaken by the Firm/Personnel.

8 Entry of Labour in Port premises (If necessary):

- 8.1 Only vehicles licensed by the Board will be allowed inside the Port premises.

8.2 Admission into the Harbour is regulated by issue of passes (valid for one week) for the contractor and his staff. These passes shall be accompanied by identity cards valid for the entire period of contract. In addition to the above, passes valid for only one day will be issued for emergency use without their being accompanied by the identity card. All the above entry passes and identity cards will be issued free of cost to the contractor. The contractor is solely responsible for all the details incorporated in the passes and the identity cards and the Trust is indemnified against their misuse.

The entry passes shall be produced at the time of entry and any other time when demanded by the CISF personnel or department officials.

Further, in the event of loss of entry passes or identity card issued to the contractor or their labour, Rs.20/- will be imposed as penalty in each case.

The contractor should register with the pass section and get a code number for the firm from the pass section and should produce authorized signature of two persons per firm who will sign the pass application. Any changes in the authorized signatories, both of the firms officials should be intimated to this section immediately.

The firms should be recommended by respective departments.

Applicants should apply in the prescribed format.

Provision for Individual and vehicle Harbour Entry Permits are alone available in the Pass Section Module and not for the materials.

As per ISPS requirements all the Port users should submit antecedent verification / police verification or Pass port copy of their employees / contract workers, since it is a pre-requisite for issuing all Port Entry Passes.

Annexure - I

Sl.No	GIS Id	Description of building / Land Parcels	Tentative Area in Sq.m
1		Erstwhile Dock Labour Board (EDLB) Building	
		Basement	663
	429 G	Ground Floor	662
	429F1	First Floor	680
	429F2	Second Floor	680
	429F3	Third Floor	680
	429F4	Fourth Floor	680
	429F5	Fifth Floor	680
		EDLB North Annexe Building	
	561G	Ground Floor	207
	561F1	First Floor	207
	561F2	Second Floor	207
	561F3	Third Floor	212
		EDLB South Annexe Building	
	545G	Ground Floor	584
	545F1	First Floor	538
	545F2	Second Floor	533
2		Erstwhile ChPA Pass section Building	
	530 G	Ground Floor	220
	530F1	First Floor	220

	530F2	Second Floor	220
3		Land at Ibrahim Salai	14014
4		Land at GM Pettai Road	1416
5		Land at Oblique to Royapuram bridge	1100
6		Parking area near EDLB Building	680

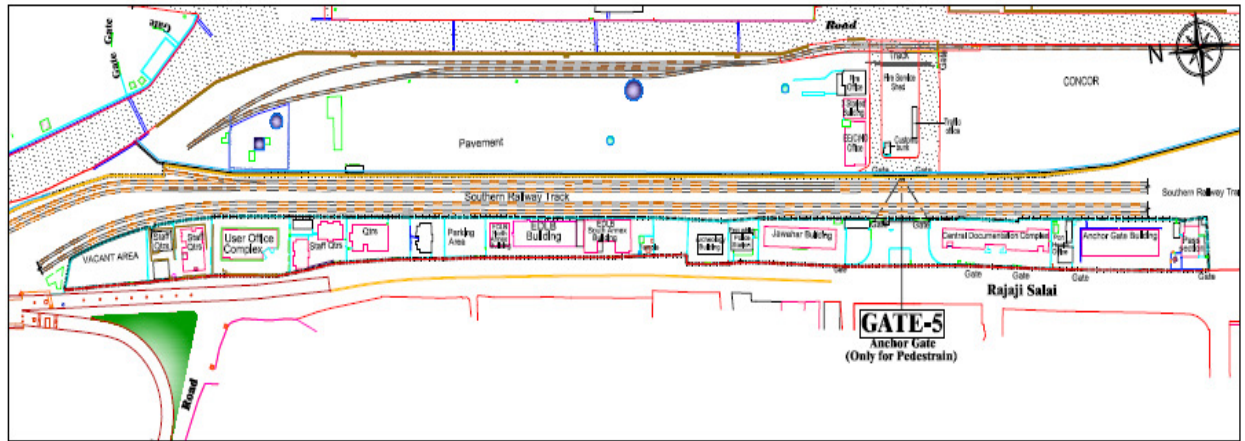
CHENNAI PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT

Schedule of Drawings

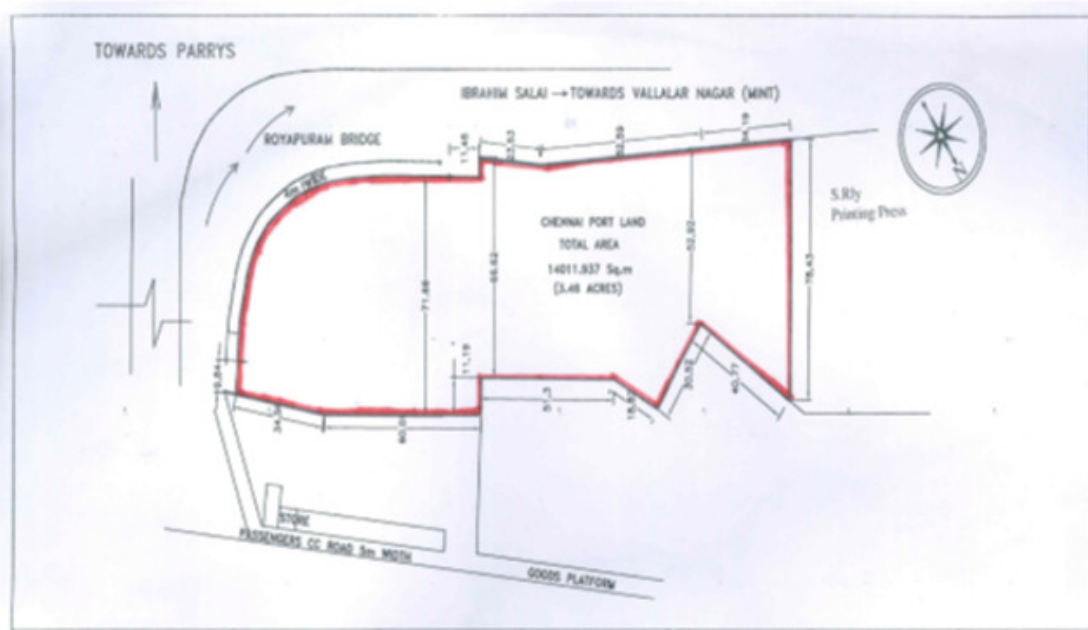
QUOTATION FOR “VALUATION OF ERSTWHILE DOCK LABOUR BOARD BUILDING COMPLEX, ERSTWHILE CHPA PASS SECTION BUILDING AT RAJAJI SALAI AND FOUR VACANT LAND PARCELS AT RAJAJI SALAI / IBRAHIM SALAI / G.M.PETTAI AT CHENNAI PORT AUTHORITY (OUTSIDE PORT AREA)”

Sketch showing the location of Erstwhile Dock Labour Board Building Complex, Erstwhile Pass Section Building, Parking area and land parcel at Oblique to Royapuram bridge / Ibrahim Salai / G.M.Pettai

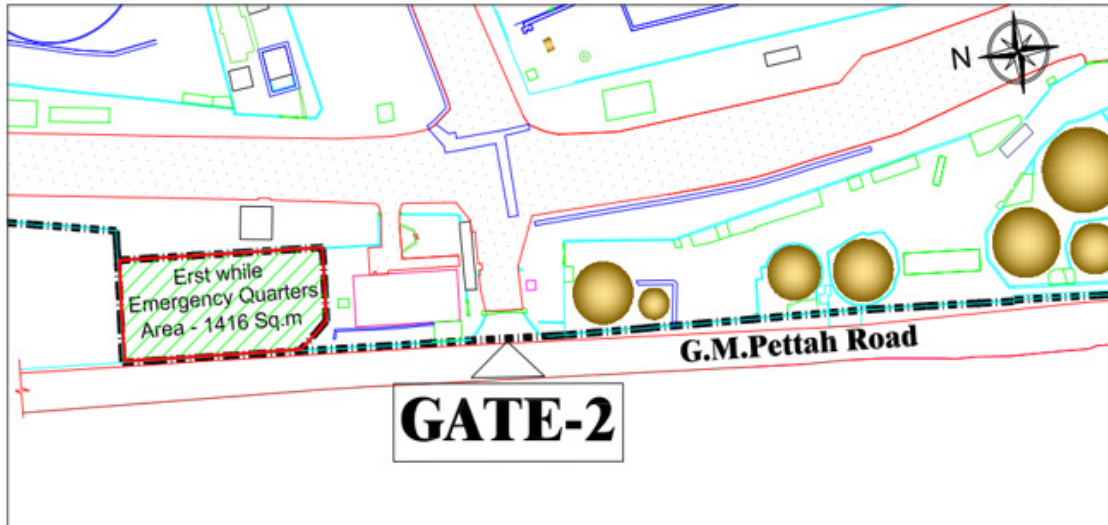
Location Drawing for EDLB Building Complex, Erstwhile Pass Section, Parking Area and Land parcel at Oblique to Royapuram



Location Drawing for Land parcel at Ibrahim Salai



Location Drawing for Land parcel at GM Pettai Road



Preamble to the Bill of Quantities

GENERAL NOTES:

1. The tenderer is advised to 'inspect the site' before quoting the rates.
2. The rate given in the schedule is inclusive of all taxes, levies, duties and other than GST. Applicable GST will be paid by Chennai Port Authority based on the Tax Invoice.
3. The contract period is 30 days.
4. Upon completion of the work satisfactorily, the payment will be made.
5. If the performance of the contractor is not satisfactory or not upto the expectation of the Chief Engineer or his representative, the contract will be terminated forthwith and the payment, if any, will be made for the completed portion of the valuation assignment if satisfactorily. Further, in case of default on the part of the contractor in carrying out such order, the employer shall be entitled to employ and pay other persons to carry out the same and all expenses consequent thereon or incidental thereto shall be borne by the contractor and recoverable from him by the employer from any moneys due or which may become due to the contractor.
6. Taxes:
 - i) The Tenderer should possess GST Certificate issued by GST Department and the Status of the GST Registration should be in Active Status.
 - ii) In such cases where GSTIN status is inactive / Cancelled / Dormant, the tender should get certified their Chartered Accountant / Cost Accountant with UDIN that the GSTIN is Active and proof of latest GSTR-3B is to be submitted along with the Tender Documents.
 - iii) Tenderers will examine the various of the Central Goods & Services Tax Act-2017 (CGST) / Integrated Goods & Services Tax (IGST) / Union Territory Goods & Services Tax (UGST) /

respective State's Goods & Services Tax Act (SGST) also, as notified by Central / State Government and as amended from time to time end applicable taxes before bidding.

- iv) Tenderers will examine the various provisions of the Central Goods & Services Tax Act-2017 (CGST)/ Integrated Goods & Services Tax (IGST)/ Union Territory Goods & Services Tax (UGST) respective State's State Goods & Services Tax Act (SGST) also, as notified by Central/State Government and as amended from time to time and applicable taxes before bidding. Applicable GST will be paid by ChPA based on the Tax Invoice.
- v) The Financial evaluation will be based on the total base price quoted by the Contractor excluding GST.
- vi) The firm shall furnish the Tax invoices as per GST Act/Rules in the name of the Chennai Port AUTHORITY by mentioning the GSTIN of ChPA and indicating amounts of GST Separately. The GSTIN of ChPA is **33AAALC0025B1Z9**.
- vii) The contractor /Firm shall remit the GST amount in the invoice to the Government within the due dates and also file the returns by mentioning the GSTIN of ChPA to enable ChPA to avail eligible Input Tax Credit (ITC).
- viii) Applicable statutory recoveries including TDS under Income Tax, TDS under GST provisions etc., will be deducted/recovered while accounting for or making payment to the Contractor/Supplier as per the applicable law.
- ix) Any demand/interest/penalty etc., arising to Chennai Port due to non-Compliance of statutory requirements with reference to income tax and GST Laws by the Contractor/Suppliers /Port Users shall be borne by the contractor/ suppliers /Port Users.

The firm shall indemnify the Port against such non-fulfillment of obligations.

7. For further details, the tenderer may contact the Executive Engineer (C) LBS during office hours. Tel.No./ 044-25312545.



CHENNAI PORT AUTHORITY
No. 1 RAJAJI SALAI
CHENNAI - 600001

CIVIL ENGINEERING DEPARTMENT

QUOTATION FOR "VALUATION OF ERSTWHILE DOCK LABOUR BOARD BUILDING COMPLEX, ERSTWHILE CHPA PASS SECTION BUILDING AT RAJAJI SALAI AND FOUR VACANT LAND PARCELS AT RAJAJI SALAI / IBRAHIM SALAI / G.M.PETTAI AT CHENNAI PORT AUTHORITY (OUTSIDE PORT AREA)"

QUOTATION NOTICE NO.Q/LBS5/73/2023/E

THROUGH E-PROCUREMENT MODE

BILL OF QUANTITIES

Due Date of online submission : 15.00 Hrs. on 21.09.2023

Due Date & Time of bid opening : 15.30 Hrs. on 22.09.2023

CHENNAI PORT AUTHORITY

Item Rate BOQ

(Price should be quoted in a spread sheet file (.xls format) available in e-procurement Portal)

Tender Inviting Authority : CHIEF ENGINEER, Chennai Port Authority

Nature of work: Quotation for Valuation of Erstwhile Dock Labour Board Building Complex, Erstwhile ChPA Pass Section Building at Rajaji Salai and four vacant land parcels at Rajaji Salai / Ibrahim Salai / G.M Pettai (Outside Port area).

Contract No: Q / LBS5/73/ 2023 /E

**Bidder
Name :**

PRICE SCHEDULE

(This BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevent columns, else the bidder is liable to be rejected for this quotation. Bidders are allowed to enter the Bidder Name and Values only. The subject quotation is a deemed contract as defined in sec.2(119) od CGST ACT 2017 and attracts applicable GST on the total value of contracts.

The tenderers shall examine the various provisions of the CGST/IGST/UGST/SGST ACT 2017 as notified by the Central /State Government and as amended from time to time before bidding. Tenders shall ensure that full benefit of ITC likely to be availed by them is duly considered while quoting rates. The quoted rate shall be exclusive of GST and the GST as applicable for the work will be paid by ChPA.)

Sl.No	Item Description	Quantity	Unit	Basic RATE In Figures To be entered by the Bidder Rs. P	Total Amount	Total AMOUNT in Words
1.	Valuation of lands and buildings at various locations of Outside Port Area. a. Erstwhile Dock Labour Board (EDLB) Building Complex at Rajaji Salai b. Erstwhile Pass section Building at Rajaji Salai	Lump sum	1 No			

<p>c. Land parcel at Ibrahim Salai d. Land parcel at GM Pettai Road e. Land parcel at Oblique to Royapuram bridge f. Parking area at EDLB Building</p> <p>Note:- (1. The rates include the valuation of Land and Buildings thereon pertaining to Chennai Port Authority, 2. The rate quoted by the bidder is excluding GST)</p>					
<p>Total in Figures</p>					
<p>Total in Words</p>					