

35th NATIONAL GAMES

REQUEST FOR pre-Qualification

SELECTION OF PROJECT(S) FOR ACCOMMODATION DURING GAMES IN THIRUVANANTHAPURAM

Issued By:

NATIONAL GAMES SECRETARIAT

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December 2009

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DISCLAIMER

This Request for pre-Qualification (“**RFQ**”) is issued by the National Games Secretariat (“**NGS**”).

The RFQ is not a prospectus or offer on invitation to the public in relation to the sale of shares, debentures or securities, nor shall this RFQ or any part of it form the basis of or be relied upon in any way in connection with, any contract relating to any shares, debentures or securities.

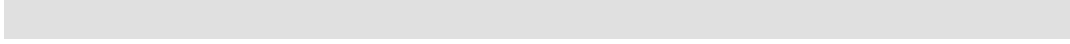
In considering an investment, if any, in the proposed Project, each recipient of this RFQ document should make its own independent assessment and seek its own professional, technical, financial and legal advice.

Whilst the information in this RFQ has been prepared in good faith, it is not and does not purport to be comprehensive or to have been independently verified. Neither NGS, nor any of its officers or employees, nor any of their advisers nor consultants accept any liability or responsibility for the accuracy, reasonableness or completeness of, or for any errors, omissions or misstatements, negligent or otherwise, relating to the proposed Project, or makes any representation or warranty, express or implied, with respect to the information contained in this RFQ or on which this RFQ is based or with respect to any written or oral information made or to be made available to any of the recipients or their professional advisers and, so far as permitted by law and except in the case of fraudulent misrepresentation by the party concerned, and liability therefore is hereby expressly disclaimed.

The information contained in this RFQ is selective and is subject to updating, expansion, revision and amendment at the sole discretion of NGS. It does not, and does not purport to, contain all the information that a recipient may require for the purposes for making a decision for participation in this process. Neither NGS nor any of its officers, employees nor any of its advisors nor consultants undertakes to provide any Party with access to any additional information or to update the information in this RFQ or to correct any inaccuracies therein which may become apparent. Each Party must conduct its own analysis of the information contained in this RFQ, to correct any inaccuracies therein and is advised to carry out its own investigation into the proposed Project, the regulatory regime which applies thereto and by and all matters pertinent to the Project and to seek its own professional advice on the legal, financial, regulatory and taxation consequences of entering into any agreement or arrangement relating to the Project.

This RFQ includes certain statements, estimates, projections, targets and forecasts with respect to the Project. Such statements estimates, projections, targets and forecasts reflect various assumptions made by the management, officers and employees of NGS, which assumptions (and the base information on which they are made) may or may not prove to be correct. No representation or warranty is given as

to the reasonableness of forecasts or the assumptions on which they may be based and nothing in this RFQ is, or should be relief on as, a promise, representation or warranty.



ABBREVIATIONS

BIS	Bureau of Indian Standards
ISI	Indian Statistical Institute
MoU	Memorandum of Understanding
NGS	National Games Secretariat
RFQ	Request For pre-Qualification
RFP	Request For Proposal

DEFINITIONS	
Applicant	Shall have the meaning as ascribed to such term in Clause 1.2.2 hereof.
Application	pre-Qualification Applications submitted by the Applicants in response to this Request For pre-Qualification document.
Company	A Company registered under the Companies Act, 1956, or with respect to a Company incorporated outside India a Company which if incorporated in India would be a Company as defined by the Companies Act, 1956.
Facility	All Units, building blocks and Common facilities at the Project Site, used for the purpose of accommodation of 35 th National Games participants.
Facility Provider	The successful bidder(s) whose Project(s) is used as Facility for accommodation of 35 th National Games participants.
Games	The 35 th edition of National Games of India which will be held in Kerala.
Games Period	Shall have the same meaning as ascribed to such term in Clause 6.1 hereof.
National Games Secretariat (NGS)	The body entrusted with the task of management of the 35 th National Games.
Project	Complete construction and development of the ready-to-use Facility at the Project Site wherein the Facility Provider is paid a lease rent by National Games Secretariat for availing the Facility for accommodation of 35 th National Games participants.
Project Site	Shall have the same meaning as ascribed to such term in Clause 4.1 hereof.
Property Development	Activities of real estate development and/ or construction and/ or operation and/ or maintenance and/ or and/ or management and/ or administration in the areas of hotel space, office space, retail space, commercial space, industrial space and residential facility.
Working Day	Any day of the week when National Games Secretariat is fully functional.

SECTION I INTRODUCTION

1.1 Project Background

- 1.1.1 The National Games Secretariat (the “**NGS**”), formed for the effective monitoring of the projects for the conduct of 35th edition of National Games of India (the “**Games**”), has been registered as a society under Travancore – Cochin Literary Scientific and Charitable Societies Act – 1955.
- 1.1.2 One of the primary responsibilities for NGS is to develop the infrastructure for the Games. State-of-the-art sporting facilities are being added to 16 stadiums across Kerala and with respect to new development, 3 Greenfield stadiums and a games village have been planned. In addition, certain accommodation for Games’ participants, including athletes, team officials, media etc. may be provided in the existing facilities in Thiruvananthapuram meeting the criteria defined in this RFQ document (the “**Project**”).
- 1.1.3 The Games are intended to be held during May 2010. However the Games may be rescheduled to be held during the end of the year 2010 or early 2011. NGS is now issuing the Request for pre-Qualification (“**RFQ**”) document, to seek Applications in the format given in Annexure 1-4 from interested Project owners based on which one or more Projects will be selected.

1.2 Brief outline of the RFQ Process

- 1.2.1 Under the RFQ process (the “**Application Stage**”), Project owners are invited to submit detailed Applications (the “**Application**”) in accordance with the terms of this RFQ.
- 1.2.2 Each Company/ group of Companies submitting an Application (the “**Applicant**”) is allowed to submit only 1 (one) Application. In case an Applicant submits more than 1 Application for the same Project, all the Applications submitted by the Applicant, or which the Applicant is a member of, shall be rejected.
- 1.2.3 At this Application Stage, the Applicants and their Projects will be evaluated on the basis of pre-Qualification criteria, details of which are provided in this RFQ document.
- 1.2.4 The Applicants are expected to examine the RFQ in detail, and to carryout such studies as may be required to submit their Applications.
- 1.2.5 As part of this RFQ document, NGS has provided detailed instructions for Applicants and other information pertaining/ relevant to the Project as deemed fit by NGS.

- 1.2.6 In order to promote consistency among Applications and minimize potential misunderstandings regarding how Applications will be interpreted by NGS, the format in which Applicants will specify the fundamental aspects of their Applications has been broadly outlined in this RFQ.
- 1.2.7 Applications will undergo a pre-Qualification examination, as detailed in this RFQ. On the basis of this examination, NGS will pre-qualify Applicant(s) to whom a Request For Proposal (RFP) will be issued.
- 1.2.8 The Facility Provider should have obtained necessary clearances and permits from appropriate authorities as might be required for construction, development and operation of the Project in accordance with the laws of India.
- 1.2.9 NGS reserves the right not to follow-up this RFQ and terminate the entire selection process without any obligation to any of the Applicants.

1.3 Schedule for the RFQ Process

The indicative schedule is as follows:

Activity	Date and Time
Start of issue of RFQ Document	December 4, 2009
Open-house Venue: National Games Secretariat, Chandrasekharan Nair Stadium, Thiruvananthapuram, Kerala	December 22, 2009 at 1500 hours
Deadline for receipt of any request for clarification with regards to the RFQ	December 24, 2009 by 1600 hours
Deadline for Application submission Venue: National Games Secretariat, Chandrasekharan Nair Stadium, Thiruvananthapuram, Kerala	January 4, 2010 by 1600 hours
Opening of Applications received under this RFQ Venue: National Games Secretariat, Chandrasekharan Nair Stadium, Thiruvananthapuram, Kerala	January 4, 2010 at 1630 hours

SECTION II INSTRUCTIONS TO APPLICANTS

A. General Rules

2.1 Project Roles and Responsibilities

Notwithstanding anything contained in this document, following are the roles and responsibilities of both the parties, NGS and the Facility Provider in addition to the roles and responsibilities mentioned elsewhere in this document:

- a. Facility Provider's Roles and Responsibilities** – In addition to other roles & responsibilities mentioned in this RFQ, the Facility Provider shall make its Project available to NGS for using it as Facility for accommodation for Games participants.
- b. NGS's Roles and Responsibilities** – NGS, in return to the Facility Provider offering the Facility for use as accommodation for Games participants during the Games Period, shall pay lease rentals to the Facility Provider.

2.2 Eligible Applicants

2.2.1 The Applicant should be an individual entity. This RFQ document should have been obtained in the Applicant's name. The Applicant should submit a Power of Attorney as per the format enclosed at Annexure 1, authorizing the signatory of the Application to commit the Applicant.

2.2.2 Any entity which has been barred by NGS/ any Government Authority from participating in NGS/ Government projects and the same subsists as on the Application Due Date, would not be eligible to submit an Application.

2.3 Disqualification

Even if an Applicant meets the above criteria, NGS may order disqualification of the Applicant if the Applicant has:

- i. Made misleading or false representations in the forms, statements and attachments submitted; or
- ii. The Applicant has been blacklisted by any government agency after the submission of RFQ document

2.4 Application Preparation Cost

The Applicant shall be responsible for all of the costs associated with the preparation of its Application and its participation in the Application Stage. NGS will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Application Stage.

2.5 Right to Accept/ Reject any or all Applications

- 2.5.1 Notwithstanding anything contained in this RFQ, NGS reserves the right to accept or reject any Application and to cancel or withdraw the bidding process and reject all Applications, at any time without any liability or any obligation for such acceptance, rejection or annulment, without assigning any reasons.
- 2.5.2 NGS reserves the right to reject any Application, if at any time a material misrepresentation is made or uncovered. This would lead to the disqualification of the Application.
- 2.5.3 Giving, offering or promising to give any gift, bribe or inducement, directly or indirectly, or any attempt at any such act by, or on behalf of, the Applicant/ Facility Provider towards any officer/ employee of NGS or to any other person in a position to influence any officer/ employee of NGS for showing any favour in relation to this bidding process or award of the Project or any other similar process/ contract, shall render the Applicant to such liability/ penalty as NGS may deem proper, including but not limited to disqualification of Applicant, rejection of Application, termination of the Project Lease Agreement, imposition of penal damages and forfeiture of the Bid Security/ Performance Guarantee.

2.6 Clarification request from Applicant

An agency requiring any clarification on the RFQ document may notify NGS in writing. In case the clarification request is sent by facsimile or email, subsequently a hard copy of the clarification should also be submitted. NGS may respond to any request for clarification received up to the last date for receipt of clarifications as mentioned in the 'Schedule for the RFQ Process' specified in Section I, Clause 1.3. The responses will be put up on the official website of NGS (<http://www.35thnationalgames.in>) with a description of the enquiry.

2.7 Open-house

- 2.7.1 NGS proposes to hold an Open-house on the date specified in the Section I, Clause 1.3 to discuss the issues related to the Project with the interested agencies. NGS at its sole discretion may also hold further discussions with the Applicants to finalise the technical/ commercial parameters and other related issues for the Project, before submission of the Applications, which would be common for all the Applicants.
- 2.7.2 Prior to the Open-house, the interested agencies may submit a list of queries, comments and propose modifications, if any, to the Project requirements. The interested agencies must formulate their queries/ proposed modifications/

comments and forward the same to NGS before the Last Date for receiving any request for clarification as specified in Section I, Clause 1.3. NGS may amend the RFQ based on inputs, provided by prospective Applicants that may be considered acceptable at its sole discretion.

- 2.7.3 NGS, at its discretion, may respond to queries submitted by the Open-house attendees after the date of the Open-house. Such response(s) shall be posted on the NGS website.
- 2.7.4 Applicants may note that NGS will not entertain any deviations to the RFQ at the time of submission of the Application or thereafter. The Application to be submitted by the Applicants will be unconditional and unqualified and the Applicants would be deemed to have accepted the terms and conditions of the RFQ with all its contents.
- 2.7.5 Attendance of Applicants at the Open-house is not mandatory.
- 2.7.6 No interpretation, revision, or other communication from NGS regarding this RFQ is valid unless it is posted by NGS on its official website.

2.8 **Amendment of RFQ**

At any time prior to the deadline for submission of Application, NGS may, for any reason, whether at its own initiative or in response to clarifications requested by a Pre-qualified Party, modify the RFQ document by the issuance of Corrigendum/ addenda (the “**Addenda** or **Addendum**” as the case may be). Any Corrigendum /Addendum thus issued will be put up on the NGS website (<http://www.35thnationalgames.in>). In order to afford the Applicants a reasonable time in which to take an Corrigendum/ Addendum into account, or for any other reason, NGS may, at its discretion, extend the due date for submitting the Application as provided below, in Clause 2.18 (the ‘**Application Due Date**’).

B. Preparation and Submission of Application

2.9 **pre-Qualification Application**

2.9.1 Documents comprising the Application

The Application shall contain the documents required for examination on pre-Qualification and test of responsiveness for the Applicant.

The following documents shall constitute the pre-Qualification Application:

- a. Duly completed and signed Annexure 2 Section A and Annexure 3

- b. Duly completed and signed Annexure 1 or board resolution authorizing the person signing the Application to sign on behalf of the Individual Applicant
- c. Duly completed and signed Annexure 4 as an undertaking for unconditional acceptance of this RFQ.

2.10 Language

The Application and all related correspondence and documents relating to the Application exchanged by the Applicant and NGS, shall be written in the English language. Supporting documents and printed literature furnished by the Applicant may be in another language provided they are accompanied by an accurate English translation. Any material that is submitted in a language other than English and which is not accompanied by an accurate English translation will not be considered.

2.11 Currency

The currency for the purpose of the Application shall be the Indian Rupee (INR).

2.12 Validity of Application

Applications shall be valid for a period mentioned in Annexure 2 (the “**Application Validity Period**”). NGS reserves the right to reject any Application, which does not meet this requirement.

2.13 Extension of Validity of Application

In exceptional circumstances, prior to the expiry of the original Application Validity Period, NGS may request Applicants to extend the Application Validity Period for a specified additional period.

2.14 Format and Signing of Application

2.14.1 The Applicant should provide all the information as per this RFQ. NGS would evaluate only those Applications that are received in the required format and are complete in all respect. The Applicant shall prepare one Application (including all the documents as required under this RFQ). The Application shall be typed or written in indelible ink and each page shall be initialled by the Applicant. All the alterations, omissions, additions, or any other amendments made to the Application shall be initialled by the person(s) signing the Application.

2.14.2 All Annexures to be submitted as part of the Application shall be signed by the person authorized for signing the Application.

2.14.3 Power of Attorney or board resolution by the Board of Directors would be required to be furnished authorizing the person signing the Application to sign on behalf of the Applicant.

2.15 Sealing and Marking of Application

2.15.1 The Application shall be sealed and should clearly bear the identification - “**Accommodation for 35th National Games**” with covering letter stating clearly the validity of the Application as per the format enclosed at Annexure 1.

2.15.2 The outer envelope shall be addressed to:

Chief Executive Officer
National Games Secretariat
Chandrasekharan Nair Stadium, Thiruvananthapuram, Kerala

2.15.3 If the envelope is not sealed and marked as instructed above, NGS assumes no responsibility for the misplacement or premature opening of the contents or rejection of the Application submitted.

2.15.4 The Application must be submitted in a hard or spiral bound form (loose form will be not be accepted) with all pages numbered serially, along with an index of submissions. One soft copy of the Application (in Microsoft Word/ Excel or pdf format) on a Non-Rewritable Compact Disc should also be submitted with the Proposal. Applicants are required to submit all details as per the formats given in the RFQ document only. In the event, any of the instructions mentioned herein have not been adhered to, NGS may, at its sole discretion, reject the Application.

2.16 Applicants' Responsibilities

2.16.1 It would be deemed that prior to the submission of the Application, the Applicant has:

- Made a complete and careful examination of requirements and other information set forth in this RFQ;
- Received all such relevant information as it has requested from NGS;
- Made a complete and careful examination of the various aspects of the Project including but not limited to
 - i. Existing facilities and structures;
 - ii. The conditions of the access roads and utilities in the vicinity of the Project Site;
 - iii. Conditions affecting transportation, access, disposal, handling and storage of the materials;
 - iv. All other matters that might affect the Applicant's performance under the terms of this RFQ;

2.16.2 NGS shall not be liable for any mistake or error or neglect by the Applicant in respect of the above.

2.17 Application Due Date

2.17.1 Applications should be submitted as per schedule specified under the 'Schedule for the RFQ Process' specified in Section I in the manner and form as detailed in this RFQ. Applications submitted by either e-mail, facsimile transmission or telex would not be acceptable. Applications submitted after the time stated above will be rejected.

2.17.2 NGS may, in exceptional circumstances, and at its sole discretion, extend the Application Due Date by issuing an Addendum in accordance with Clause 2.8.

2.18 Late Applications

NGS will not accept any Application received after the Application Due Date and stipulated time mentioned in Clause 2.19.

2.19 Modifications/ Substitution/ Withdrawal of Applications

2.19.1 The Applicant may modify, substitute, or withdraw its Application after submission, provided that written notice of the modification, substitution, or withdrawal is received by NGS by the Application Due Date. No Application shall be modified, substituted, or withdrawn by the Applicant in any manner whatsoever after the Application Due Date.

2.19.2 The modification, substitution, or withdrawal notice shall be prepared, sealed, marked, and delivered in accordance with Clause 2.14 and 2.15, with the envelopes being additionally marked "MODIFICATION", "SUBSTITUTION" or "WITHDRAWAL", as appropriate.

C. Application Evaluation Process

2.20 NGS would open the Applications as per 'Schedule for the RFQ Process' specified in Section I, Clause 1.3 for the purpose of evaluation. The Applicants present at the time and venue mentioned will be provided with the information of list of Applicants for the RFQ process.

2.21 Applications for which an acceptable notice of withdrawal has been submitted in accordance with Clause 2.19 shall not be opened.

2.22 NGS would subsequently examine and evaluate Applications in accordance with the criteria set out in Section III.

2.23 NGS reserves the right to reject any Application if:

- a. At any time, a material misrepresentation is made or uncovered; or
- b. The Applicant does not respond promptly and thoroughly to requests for supplemental information required for the evaluation of the Application.

If any doubt arises regarding interpretation of any clause of this RFQ document, the decision of the Chief Executive Officer and Secretary, NGS will be final.

2.24 **Tests of responsiveness**

Prior to evaluation of Applications, NGS will determine whether each Application is responsive to the requirements of the RFQ document. A Application shall be considered responsive if the Application:

- a. Is received by the Application Due Date including any extension thereof pursuant to Clauses 2.8 and 2.17
- b. Is signed, sealed and marked as stipulated in the respective clauses
- c. Is accompanied by the documents specified in Section II, Clause 2.9.2
- d. Mentions the validity period as set out in Clause 2.13
- e. Contains all the information as requested in this RFQ

NGS reserves the right to reject any Application which is considered by NGS to be non-responsive and no request for alteration, modification, substitution or withdrawal may be entertained by NGS in respect of such Applications.

2.25 **Clarifications request to Applicant**

To facilitate evaluation of Applications, NGS may, at its sole discretion, seek clarifications in writing from any Applicant regarding its Application. In the event response to such request for clarification is not received from the Applicant within 3 (three) Working Days of such request having been sent by NGS, the judgement of NGS as to interpretation of the Application would prevail.

D. Short listing and Notification of qualified bidders

2.26 After the evaluation of Applications, NGS would announce the qualified Applicants for the Project. The names of the successful Applicants will be available on the website of NGS (<http://www.35thnationalgames.in>).

E. Quality Assurance and Quality Control

2.27 The Applicants shall submit their corporate quality policy document duly signed by the corporate head or any other authorized person and an outline quality plan in accordance with Clause 2.9.2, illustrating the intended means of compliance with special specifications for the work including Project quality requirements and


setting out in summary form an adequate basis for the development of the more detailed document and shall address the quality system elements as required by ISO 9001 – 2000 – “Quality Management Systems - Requirements”.

F. Disputes

2.28 If a dispute of any kind whatsoever arises between NGS and the Facility Provider in connection with or arising out of the RFQ or the execution of the Project, whether during the execution of the Project or after its completion and whether before or after repudiation or termination of the Project Lease Agreement, including any dispute as to any decision, opinion, consent, expression of satisfaction, approval, determination of value, action or instruction of NGS, the matter in dispute shall be referred in writing to the Chief Executive Officer and Secretary, NGS. Not later than 28 days after the day on which it received such reference, the Chief Executive Officer and Secretary of NGS shall give notice of its decision of the same to the Facility Provider. Such decision shall state that it is made pursuant to this Clause and the decision of the Chief Executive Officer and Secretary shall be final.

2.29 Employment of Officers/ Retired Officers of NGS

The Facility Provider, either at Application Stage or during the development stage shall not employ or attempt to employ any staff from current or past employees including retired employees of NGS in any capacity unless such employee has completed at least two years post retirement/ resignation or had obtained a ‘No Objection Certificate’ specific to this effect from NGS.



SECTION III PRE-QUALIFICATION EXAMINATION

3.1 The Applicant and its Project would be required to meet the pre-Qualification criteria as detailed in this Section. The Applicant(s), along with its Project(s), meeting all these criteria will, subject to provisions of this RFQ document, be pre-qualified for issue of the RFP.

3.2 pre-Qualification Criteria

<i>Criteria</i>	<i>Documentary Evidence</i>
A. Applicant (Details on pre-Qualification Response Sheet No.2)	
A1. The Applicant must be an existing Company, for at least the last 3 (three) years, prior to the Application Due Date, as defined under the Companies Act, 1956.	<ul style="list-style-type: none"> a. Certificate of Incorporation b. Certificate of Commencement of Business c. Memorandum and Articles of Association
A2. The Applicant must be engaged in the business of Property Development for a period of 3 (three) years. The experience should be for a minimum completed development of 50,000 (Fifty Thousand) square meters of built-up-area of multi-storey buildings with at least one completed assignment of 10,000 (Ten Thousand) square meters of built-up-area of multi-storey buildings.	Client testimonial/ copy of contract/ Client citation/ engagement letter or any other documentary proof.
A3. The Applicant must have a minimum Net-worth of, as on the last date of the latest Financial Year, Rs.1,00,00,000/- (Rupees One Crore only).	Certificate from Chartered Accountant on the Net-worth as mentioned by the Applicant.
B. Project (Details on pre-Qualification Response Sheet No.3)	
B1. The planned Project development should be at least 25,000 square meters of built-up area or 500 Bedrooms.	<ul style="list-style-type: none"> a. Copy of plans (reflecting the built-up area) approved by local authority b. Copy of latest marketing brochure c. Certificate from Managing Director/ Chairman of the Applicant and a Chartered Engineer/ Architect (NGS shall have the right to verify the certification physically and/ or through

	records)
B2. The planned Project development shall be at least 30% complete.	Certificate from Managing Director/ Chairman of the Applicant and a Chartered Engineer/ Architect (NGS shall have the right to verify the certification physically and/ or through records)
B3. The planned Project development should at least meet minimum specifications as specified in Clause 4.2.	a. Copy of latest marketing brochure b. Certificate from Managing Director/ Chairman of the Applicant and a Chartered Engineer/ Architect (NGS shall have the right to verify the certification physically and/ or through records)
B4. The Project should have been awarded all necessary approvals and clearances, including the following (whichever applicable): 1. Layout 2. Height 3. Electricity/ power 4. Water/ Sanitation 5. Pollution 6. Arts & Heritage 7. Defence 8. Any other	Copy of order/ letter on all approvals and clearances obtained



SECTION IV DESCRIPTION OF FACILITY

4.1 Project Site

The Project Site shall mean the whole piece of land over which the Project is being developed. The Project Site shall be utilized by the Facility Provider only for the purpose of constructing and developing this Project. All efforts should be made by the Facility Provider to ensure that the Project Site can be utilized for accommodation of Games participants.

4.2 Project Requirements


The entire Facility needs to be developed and made available for the Games in accordance with the following “Minimum Broad Technical Project Requirements”

- i) Cots in the rooms for each accredited person.
- ii) Decent and adequate toilets with non-slippery flooring are provided. Ratio of five sports person per toilet should be maintained.
- iii) Uninterrupted purified water and power supply in 24 hours.
- iv) Adequate security arrangements
- v) Communication facilities, entertainment lounges, TV Lounges, General Store, Laundry, Medical Centre, Chef de Commission’s office of each Contingent.
- vi) Proper sanitation
- vii) Proper ratio of space/bed per sportsperson in a room should be ensured.

These requirements are minimum requirements required to be followed by the Facility Provider in the development of the Facility. The Facility Provider is free to enhance/ provide richer specifications than these requirements.

4.3 Development Norms and Clearances

- 4.3.1 The Applicant may note that the Facility Provider would be responsible for obtaining necessary clearances, approvals and permits from appropriate authorities as might be required to implement the Project.
- 4.3.2 The Facility Provider shall obtain or should have already obtained all necessary approvals from Municipal and other local bodies including Kerala Water Authority, Kerala State Electricity Board, Kerala State Pollution Control Board, Kerala Public Works Department, Town Planning Department, and Revenue Department, as the case may be.
- 4.3.3 NGS may, at its discretion and on a written request from the Facility Provider assist him in getting the necessary approvals.

- 4.3.4 The Facility Provider shall make the structural design of the Facility based on latest Indian Statistical Institute (ISI)/ Bureau of Indian Standards (BIS) Codes with provisions for earthquake resistant measures.
- 4.3.5 The landscape area should clearly define the soft core and hard core landscape areas. The scope of work in the field of landscape should also include the Project Site planning vis-à-vis the services and aesthetics of the Project Site. The landscape component should include the street furniture, lighting and also landscape engineering or the Project Site, the soft core landscape to identify areas for tree plantation and other ornamental plantation of shrubs, ground covers and flowering species.
- 4.3.6 The delay in submission of Proposals, drawings, construction plans and compliance of the observations shall be the responsibility of the Facility Provider, and any delay in grant of approvals by the aforesaid Government bodies shall not relieve the Facility Provider of any of its responsibilities under the RFQ.
- 4.3.7 In case the Facility Provider violates any of the development norms, including building rules, bye-laws and master plan controls, the Facility Provider shall be liable to pay penalty to the concerned government authority/ agency/ NGS as determined under the relevant laws.
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SECTION V SALE OF FACILITY AND NAMING RIGHTS

5.1 The Facility Provider will be allowed to identify potential buyers/ allottees/ lessees for the Facility or any of its part and receive consideration. However, the Facility Provider should plan to obtain unconditional written consent on the terms and conditions of this RFQ and RFP from such parties. The possession of any such property would be given to the parties only after the Games Period.

5.2 Naming Rights

5.2.1 Any naming of the Project by the Facility Provider using any or all of the words 'National Games', shall require prior written consent from NGS.

5.2.2 It shall also be the responsibility of the Facility Provider to ensure that the names/ brands of its suppliers/ vendors are not used in any manner whatsoever which is in conflict with the branding/ sponsorship rights during the Games Period. The Facility Provider shall intimate to NGS latest within 7 days of any such branding/ naming. In case, NGS objects to the same, the Facility Provider shall within a period of 7 days of such objection by NGS re-brand/ rename in consultation with NGS.

SECTION VI USE OF FACILITY DURING 35TH NATIONAL GAMES

6.1 The complete Facility on the Project Site including all the open areas shall be used by NGS during the Games for a period of around one (1) month (“Games Period”). The Games Period will comprise 8 (eight) days period prior to the Games, 14 (fourteen) days of duration of the games, the period of Games and 8 (eight) days post-Games. Except as permitted by the Monitoring Committee, no activity by the Facility Provider or any of its sub-contractors shall be allowed in the entire premise during the Games Period.

6.2 Temporary Structure

6.2.1 Certain facilities, like team offices, service centres such as retail centre, casual dining and polyclinic etc may be required for the Games , which would be constructed as temporary Structure by NGS or an agency nominated by NGS in the common areas like lobbies, parking and the open space including the area for landscaping. The Facility Provider shall be required to plan/ coordinate/ assist in the same, including but not limited to providing connectivity for water, electricity, telephone, internet, etc. The Facility Provider shall provide for such connectivity with appropriate capacity/ load till the point from where final distribution to the independent temporary units begins.

6.2.2 These Temporary Structures shall be constructed and removed by NGS or an agency nominated by NGS at its own cost.

6.3 Damages to Facility

NGS would bear all the costs of any damages caused to the Facility during the Games Period.

ANNEXURE 1 FORMAT FOR POWER OF ATTORNEY FOR SIGNING OF APPLICATION

Know all men by these presents,
We.....(Name of the Applicant and address of their registered office) do hereby constitute, appoint and authorise Mr / Ms.....(name and residential address of Power of Attorney holder) who is presently employed with us and holding the position of

as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Application for the Project, *including signing and submission of all documents and providing information / responses to NGS, representing us in all matters before NGS, and generally dealing with NGS in all matters in connection with our Application for the said Project.*

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

For _____

Accepted

.....(signature)

(Name, Title and Address)
of the Attorney

Note:

- ◆ *The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*
- ◆ *The Power of Attorney shall be provided on Rs.100 stamp paper.*
- ◆ *The Power of Attorney should be supported by a duly authorised resolution of the board of directors of the Applicant authorizing the person who is issuing this power of attorney on behalf of the Applicant.*



ANNEXURE 2 FORMAT FOR APPLICATION

A. Covering letter format

[Date]

Chief Executive Officer
National Games Secretariat
Chandrasekharan Nair Stadium
Thiruvananthapuram, Kerala
India

Dear Sir,

Sub: Letter of Application, Accommodation for 35th National Games

1. We, the undersigned duly authorized to represent and act on behalf of [-----
-----] ("**the Applicant**"), and having reviewed and fully understood all information provided in the RFQ document, hereby apply as Applicant for the Accommodation Project, 35th National Games.
2. We are hereby submitting our Application including the following:
 - a. Application in the prescribed format (Annexure 2, Format for Application);
 - b. Power of Attorney as per the prescribed format [Annexure 1];
 - c. Other details and supporting documents in response to the requirements outlined in the RFQ document [indexed and cross referenced to Application formats and RFQ as required]
3. Our Application is valid till April 30, 2010.
4. NGS and its authorized representatives are hereby authorized to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this Application, and to seek clarification from our bankers and clients regarding any financial and technical aspects. This Letter of Application will also serve as authorization to any individual or authorized representative of any entity referred to in the supporting information, to provide such information deemed necessary and requested by you to verify statements and information provided in this Application, or with regard to the resources, experience, and competence of the Applicant.
5. We understand that;

- a. All information submitted under this Application shall remain binding upon us at the time of bidding; and
 - b. NGS may in their absolute discretion reject or accept any Application, cancel the bidding process and reject all Applications.
6. We declare that all statements made by us and all the information pursuant to this Letter of Application are complete, true and accurate to the best our knowledge and beliefs.

For and on behalf of (name of Applicant)

Signed

.....

Name

.....

B. pre-Qualification Response Sheet No. 1

Details of Applicant

1.
 - (a) Name of Company:
 - (b) Address of the corporate headquarters and its branch office(s), if any, in India:
 - (c) Date of incorporation and/ or commencement of business:

2. Brief description of the Company including details of its main lines of business:

3. Details of individual (s) who will serve as the point of contact/ communication within the Company:
 - (a) Name :
 - (b) Designation :
 - (c) Company :
 - (d) Address :
 - (e) Telephone Number :
 - (f) E-Mail Address :
 - (g) Fax Number :

4. Name, Designation, Address and Phone Numbers of Authorised Signatory of the Applicant:
 - Name :
 - Designation :
 - Address :
 - Phone No. :
 - Fax No. :
 - E-mail :

C. pre-Qualification Response Sheet No. 2

Applicant pre-Qualification Criteria

A1. Date of Incorporation and Commencement of Business: _____

A2. Experience Criteria

- Total Built-up Area (completed construction only): _____ square meters
- Built-up Area of completed individual project(s) equal to or exceeding 10,000 square meters:

Name of Assignment	Location of the Assignment	Month and year of completion	Actual Built-up Area in square meters
Assignment 1:			
Assignment 2:			
Assignment 3:			

A3. Net-worth of Applicant: Rs. _____

D. pre-Qualification Response Sheet No. 3

Project pre-Qualification Criteria

	<i>Applicant to fill up the details here</i>
Title & Nature of the Project	
Brief Description of Project including Design and Scope	
Percentage of Completion	
Location	
Total Built-up Area (in square meter)	
Number of Bedrooms	
Total Cost incurred till date	
Total Cost to be incurred till completion	
Average Area of a Bedroom (in square feet)	
Total number of Bathrooms	
Do bathrooms have non-slippery flooring?	
Does the project have 24 hour water supply?	
Does the project have provision for power back- up/ power generators?	
Area of common spaces/ open areas (in square feet)	
Is it possible to obtain unconditional written consent on all terms & conditions of this RFQ and RFP from all the owners/ customers who have booked/ bought any part of the Project?	
Details of approvals and clearances obtained	
Details of approvals and clearances pending	

Note

Bedrooms would mean lockable units/ rooms of minimum 100 square feet carpet area.

ANNEXURE 3 FORMAT FOR ANTI-COLLUSION CERTIFICATE

(On letter head of Signatory)

ANTI-COLLUSION CERTIFICATE

We hereby certify and confirm that in the preparation and submission of this Application, we have not acted in concert or in collusion with any other Applicant or other person(s) and also not done any act, deed or thing which is or could be regarded as anti-competitive.

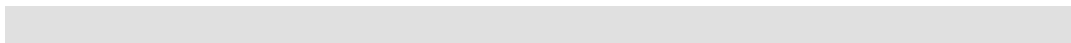
We further confirm that we have not offered nor will offer any illegal gratification in cash or kind to any person or agency in connection with the instant Application.

Date thisDay of2009.

Name of the Applicant

Signature of the Authorized Person

Name of the Authorized Person



ANNEXURE 4 FORMAT FOR PROJECT UNDERTAKING

(On the Letter head of the Applicant)

PROJECT UNDERTAKING

Date:

To:

**The Chief Executive Officer
National Games Secretariat
Chandrasekharan Nair Stadium
Thiruvananthapuram, Kerala**

Subject: Accommodation Project under 35th National Games

We have read and understood the Request for Qualification in respect of the captioned Project provided to us by NGS.

We hereby agree and undertake as under:

Notwithstanding any qualifications of conditions, whether implied or otherwise, contained in our Tender we hereby represent and confirm that our Tender is unqualified and unconditional in all respects.

Dated this.....Day of2009.

Name of the Applicant

Signature of the Authorized Person

Name of the Authorized Person