



West Bengal
Industrial Development
Corporation

TENDER REFERENCE NO: - WBIDC/IP/Daks/SDF/2025/2 (2nd Call)

NOTICE INVITING E-TENDER

FOR

SELECTION OF CONSULTANT FOR A NEW SDF BUILDING AT GEMS & JEWELLARY PARK, ANKURHATI, HOWRAH REGARDING PREPARATION OF DETAILED PROJECT REPORT WITH MASTER PLAN, ARCHITECTURAL AND STRUCTURAL DESIGN, DRAWINGS, BILL OF QUANTITIES, VETTING, BUILDING SANCTION, PREPARATION OF BID DOCUMENT FOR SELECTION OF CONTRACTOR AND PMC DURING CONSTRUCTION THROUGH E-TENDERING AND BID EVALUATION BY QUALITY & COST BASED SELECTION PROCEDURE

AT

GEMS & JEWELLARY PARK, ANKURHATI, HOWRAH

December – 2025

WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED

"Protiti",

23, Abanindranath Tagore Sarani, (Camac Street)

Kolkata - 700017,

West Bengal, India

Email: wbidc@wbidc.com
visit us at: www.wbidc.com

Notice Inviting e-Tender for SELECTION OF CONSULTANT FOR A NEW SDF BUILDING AT GEMS & JEWELLARY PARK, ANKURHATI, HOWRAH REGARDING PREPARATION OF DETAILED PROJECT REPORT WITH MASTER PLAN, ARCHITECTURAL AND STRUCTURAL DESIGN, DRAWINGS, BILL OF QUANTITIES, VETTING, BUILDING SANCTION, PREPARATION OF BID DOCUMENT FOR SELECTION OF CONTRACTOR AND PMC DURING CONSTRUCTION THROUGH E-TENDERING AND BID EVALUATION BY QUALITY & COST BASED SELECTION PROCEDURE

DISCLAIMER

The information contained in this Notice Inviting e-Tender (NIeT) document or subsequently provided to Bidder(s), whether verbally or in documentary form by or on behalf of West Bengal Industrial Development Corporation Limited (WBIDC), is provided to Bidder(s) on the terms and conditions set out in this NIeT document and any other terms and conditions subject to which such information is provided. This NIeT document is not an agreement and is neither an offer nor invitation to any other party. The purpose of this NIeT document is to provide interested Bidder(s) with information that may be useful to them to prepare their proposal including financial offers (the "Bid") pursuant to this NIeT Document. This specification includes statements, which reflect various assumptions; assessments arrived at by WBIDC in relation to the project. Such assumptions, assessments and statements do not purport to contain all the information each Bidder(s) may require. This NIeT document may not be appropriate for all persons, and it is not possible for WBIDC and their employees or advisors to consider the investment objectives, financial situation and particular needs of each Bidder(s) who reads or uses the NIeT document. The assumptions, assessments, statements and information contained in this NIeT document, may not be complete, accurate, adequate or correct. Each Bidder(s) should, therefore, conduct its own investigations and analysis, and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information in this NIeT document and obtain independent advice from appropriate sources. Information provided in this NIeT document to the Bidder(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. WBIDC, its employees, advisors and technical Consultant/s accepts no responsibility for the accuracy or otherwise for any interpretation or opinion of law expressed herein. WBIDC and their employees, advisors and technical Consultant/s make no representation or warranty and shall incur no liability under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this NIeT document or otherwise, including the accuracy, adequacy, correctness, reliability of completeness of the NIeT document and assessment, assumption, statement or information contained therein or deemed to form part of this NIeT document or arising in any way in this Bid stage. WBIDC, its employees, advisors and technical Consultant/s also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder(s) upon the statements contained in the NIeT document. WBIDC may at their absolute discretion, but without being under any obligation to do, so update, amend or supplement the information, assessment or assumptions contained in this NIeT document.

The issue of this NIeT document does not imply that WBIDC is bound to select a Bidder(s) or to appoint the preferred Bidder(s) for the project and WBIDC reserves the right to reject all or any of the Bidder(s) or Bid without assigning any reason. The Bidder(s) shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by WBIDC or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder(s) and WBIDC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder(s) in preparation or submission of the Bid regardless of the conduct or outcome of the Bidding Process.

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SECTION - 1

List of Important Dates of Bids

Name of work:

Notice Inviting e-Tender **SELECTION OF CONSULTANT FOR A NEW SDF BUILDING AT GEMS & JEWELLARY PARK, ANKURHATI, HOWRAH REGARDING PREPARATION OF DETAILED PROJECT REPORT WITH MASTER PLAN, ARCHITECTURAL AND STRUCTURAL DESIGN, DRAWINGS, BILL OF QUANTITIES, VETTING, BUILDING SANCTION, PREPARATION OF BID DOCUMENT FOR SELECTION OF CONTRACTOR AND PMC DURING CONSTRUCTION THROUGH E-TENDERING AND BID EVALUATION BY QUALITY & COST BASED SELECTION PROCEDURE**

Date and Time Schedule:

Sl. No.	Particulars	Date & Time
1	Date of uploading of N.I.T. & other Documents (online) (Publishing Date)	15.12.2025
2	Documents download/sell start date (Online)	22.12.2025 at 18.00Hrs
3	Pre Bid Meeting (At WBIDC Office)	30.12.2025 at 15.00 Hrs
4	Bid submission start date (On line)	02.01.2026 at 10:30 Hrs
5	Bid Submission closing (On line)	27.01.2026 at 15:00 Hrs
6.	Presentation by Bidders (At WBIDC Office)	02.02.2026 at 15.00 Hrs
7	Bid opening date for Technical Proposals (Online)	09.02.2026 after 11:00 Hrs
8	Date of uploading list for Technically Qualified Bidder(online)	To be notified later
9.	Date for opening of Financial Proposal (Online)	To be notified later
9.	Overall completion period for work	DPR to be submitted within 75 working days after receiving of Work order. Time required for vetting and Building Plan Sanction is not considered within these 75 days. PMC part will continue till completion of the Building.
11.	Bid validity	120 (one hundred twenty) Days from the last date of bid submission

Press Notice

E-Tender Reference No.: WBIDC/IP/Daks /SDF/2025/2 (2nd Call)

West Bengal Industrial Development Corporation (WBIDC) proposes to Notice Inviting e-Tender for **SELECTION OF CONSULTANT FOR A NEW SDF BUILDING AT GEMS & JEWELLARY PARK, ANKURHATI, HOWRAH REGARDING PREPARATION OF DETAILED PROJECT REPORT WITH MASTER PLAN, ARCHITECTURAL AND STRUCTURAL DESIGN, DRAWINGS, BILL OF QUANTITIES, VETTING, BUILDING SANCTION FROM, PREPARATION OF BID DOCUMENT FOR SELECTION OF CONTRACTOR AND PMC DURING CONSTRUCTION THROUGH E-TENDERING AND BID EVALUATION BY QUALITY & COST BASED SELECTION PROCEDURE**

SI No.	SUBJECT	DESCRIPTION
1.	Place	Gems & Jewellery Park, Ankurhati, Howrah
2.	Name of work	Notice Inviting e-Tender for SELECTION OF CONSULTANT FOR A NEW SDF BUILDING AT GEMS & JEWELLARY PARK, ANKURHATI, HOWRAH REGARDING PREPARATION OF DETAILED PROJECT REPORT WITH MASTER PLAN, ARCHITECTURAL AND STRUCTURAL DESIGN, DRAWINGS, BILL OF QUANTITIES, VETTING, BUILDING SANCTION, PREPARATION OF BID DOCUMENT FOR SELECTION OF CONTRACTOR AND PMC DURING CONSTRUCTION THROUGH E-TENDERING AND BID EVALUATION BY QUALITY & COST BASED SELECTION PROCEDURE
3.	Consultancy Fee	To be quoted in Lumpsum in Rupees in the prescribed BOQ
4.	Earnest Money Deposit	Rs. 1,00,000.00
5.	Time Allowed for Completion	75 days for submission of DPR Till completion of Building Construction for PMC
6.	Document download	The total Tender Document can be downloaded from the e-procurement portal https://wbtenders.gov.in/nicgep/app from 22.12.2025 at 18:00 Hrs.
7.	Pre Bid Meeting	30.12.2025 at 15.00 Hrs. at WBIDC Office
8.	Presentation	02.02.2026 at 15.00 Hrs. at WBIDC Office
9.	Last date and time for submission of Online Tender	27.01.2026; 15:00 hrs

INTRODUCTION

1. Amendment of Bidding Documents:

- 1.1 At any time before the submission of proposals, WBIDC may, for any reason modify the documents by amendment
- 1.2 Before the deadline for submission of bids, WBIDC may modify the bidding documents by uploading the addenda in the website.
- 1.3 Any addendum thus uploaded shall be part of the Tender documents.

2. Earnest Money Deposit (EMD)

- a. Earnest money of Rs. 1,00,000/- (Rupees One Lakh) to be submitted only through online during submission of bid.
- b. The scanned copy of the earnest money details with duly stamped and signed must be uploaded at the time of submission of bid through e-tender. The bid stands cancelled in its entirety if the EMD is not provided.
- c. EMD shall be returned to the unsuccessful Bidders within a period of one month from the date of signing of Consultancy Agreement between WBIDC.
- d. EMD shall be forfeited in the following cases:
 - i) If any information or document furnished by the Bidder turns out to be misleading or untrue in any material respect.
 - ii) If the successful Bidder fails to execute the Consultancy Agreement within the stipulated time or any extension thereof provided by WBIDC or if the bidder withdraws the contract proposal even after execution of Consultancy agreement.

3. Pre Bid Meeting

- 3.1 A prospective Bidder requiring any clarification on the RFP document may attend pre bid meeting with their queries in writing. A pre-bid meeting is scheduled at 30.12.2025 at 15:00 Hrs in the office of WBIDC.
- 3.2 The purpose of the meeting will be to clarify issues and to answer questions on any matter that may be raised at that stage. In this regard bidder(s) are requested to visit the park before meeting.
- 3.3 The bidder(s) is requested to submit any questions in writing or by mail so as to reach the Employer not later than 48 hours before the meeting.
- 3.4 Minutes of the meeting, including the text of the questions raised (without identifying the source of the enquiry) and the responses given will be uploaded in the website. Any modifications of the bidding documents listed in Clause 5 of Section IV, which may become necessary as a result of the pre-bid meeting shall be made by the WBIDC exclusively through the issue of an Addendum pursuant to Clause 5 of Section III and not through the minutes of the pre-bid meeting.
- 3.5 Non-attendance at the pre-bid meeting will not be a cause for disqualification of a bidder.

4. Address of Communication

For site visit or any further queries bidders are requested to communicate with the Project Division of WBIDC

SECTION - 2

NOTICE INVITING e-TENDER

Sealed e-tenders are invited on behalf of WBIDC by

Managing Director, WBIDC
PROTITI, 23, Abanindranath Tagore Sarani
Kolkata– 700017.

For the following work:

Sl. No.	SUBJECT	DESCRIPTION
1	Name of work	Notice Inviting e-Tender for SELECTION OF CONSULTANT FOR A NEW SDF BUILDING AT GEMS & JEWELLARY PARK, ANKURHATI, HOWRAH REGARDING PREPARATION OF DETAILED PROJECT REPORT WITH MASTER PLAN, ARCHITECTURAL AND STRUCTURAL DESIGN, DRAWINGS, BILL OF QUANTITIES, VETTING, BUILDING SANCTION, PREPARATION OF BID DOCUMENT FOR SELECTION OF CONTRACTOR AND PMC DURING CONSTRUCTION THROUGH E-TENDERING AND BID EVALUATION BY QUALITY & COST BASED SELECTION PROCEDURE E-Tender Reference No.: WBIDC/IP/Daks/SDF/2025/2 (2 nd Call)
2	Location of work	Gems & Jewellery Park, Ankurhati, Howrah, West Bengal
4	Time of completion	DPR to be submitted within 75 working days after receiving of Work order. Time required for vetting and Building Plan Sanction is not considered within these 75 days. PMC part will continue till completion of the Building or 24 months from start of Construction whichever is later.
5	Qualification criteria	The bidder must be a reputed and reliable design and consultant company having the following credentials: a) Intending organizations should have minimum 5 years experience in these fields. b) Bidder should have done at least one similar type of work i.e. Survey, Soil test, Master plan of Project (both Architectural and structural part) along with water supply line, OHR/UGR, Electrification work, Fire Fighting system and other relevant detail design drawing required for the project during last five years. c) Bidder should work as Consultant in any Industrial Park. d) Bidder should not be black listed with any Govt./semi Govt./Statutory bodies/ Organizations. e) The bidder shall have a minimum average yearly turnover of at least Rs. 70 Lakh from Consultancy services for the last three years. f) The bidder should be a profit making organization consistently for the last three financial years. g) The bidder must have an organizational set up consisting of qualified civil, structural engineers and architect and other technically qualified personnel necessary for implementation of job.
8	Availability of Tender Documents	Tender documents will be available w.e.f. 15.12.2025 at 18:00 Hrs from the e-procurement portal www.wbtenders.gov.in
9	Site Visit	Bidders are advised to visit the site before submission of bid.

10	Submission of tender	Bidding documents, digitally signed by authorized person of the bidder must be uploaded online from after 02.01.2026 at 10.30 hrs. and must be uploaded on or before 27.01.2026 at 15-00 Hrs.(as per server clock).
11	Procedure for submission of tender	Bidders are requested to submit their tenders through e-procurement portal https://wbtenders.gov.in/nicgep/app . If required, the bidders may be requested to submit the hard/ original copy of the technical bid at the time of verification of the documents.
12	Date, time and venue of opening of Technical Bid	09.02.2026 at Time: 11-00 hours (as per server clock). Place: WBIDC Office
13	Date of Opening of Financial Bid	To be notified later
14	Validity of the bid	120 (one hundred twenty) Days from the last date of bid submission
15	Taxation	Taxes applicable if any in respect of this contract whether in vogue or may be imposed in future shall be payable by the contractor and WBIDC will not entertain any claim what so ever in this respect. However any benefit due to reduction of taxes etc. may be passed onto WBIDC.

NOTE: Other details can be seen in the bidding document. WBIDC reserves to itself the right to reject any or all the tenders received without assigning any reason thereof.

SECTION – 3

Background Information

1.1 Background

- ❖ WBIDC has developed the Gems & Jewellery Park Project to promote the Gems and Jewellery Industry on 5.76 acres of land at Ankurhati, Domjur, Howrah- 711409. The Gems and Jewellery Park has two SDF and one CF Buildings for setting up supporting facilities for efficient functioning of manufacturing and has a built up space of around 2,75,000 sq.ft
- ❖ Gems & Jewellery Park, Ankurhati is a composite facility for Gems and Jewellery manufacturing units catering to both domestic & export markets. The International Standard Park provides state of the art facilities to the entrepreneurs at an affordable price. The Park has been set up to promote the growth of Gems and Jewellery industry in the state.
- ❖ The whole area of the park is surrounded by Internal roads of varying width from 4.0 to 5.50 M
- ❖ In Gems & Jewellery Park , Ankurhati there is a space of around 0.99 acre within the Park Boundary named Dakshyagram to build a new SDF Building. Demand for module space in the park is high

1.2 Advantage

- ✓ Situated by side of Kona Expressway, the Park is easily accessible from all parts of the city.
- ✓ Only 25 km from International Airport with access via 2 independent highways.
- ✓ Close to Kona Expressway providing conveniently accessible transportation for staff working in the units and coming from Kolkata or suburban areas.
- ✓ Proximity to Santragachhi Railway Station
- ✓ Nearest Port – Kolkata.
- ✓ Rail Station – Howrah (15 KM) and Santragachhi (3 KM) .

SECTION – 4

Instruction to Bidders

A. General

1. Scope of Bid

1.1 The Employer –“Managing Director, West Bengal Industrial Development Corporation Limited invited “Notice Inviting e-Tender for **SELECTION OF CONSULTANT FOR A NEW SDF BUILDING AT GEMS & JEWELLARY PARK, ANKURHATI, HOWRAH REGARDING PREPARATION OF DETAILED PROJECT REPORT WITH MASTER PLAN, ARCHITECTURAL AND STRUCTURAL DESIGN, DRAWINGS, BILL OF QUANTITIES, VETTING, BUILDING SANCTION, PREPARATION OF BID DOCUMENT FOR SELECTION OF CONTRACTOR AND PMC DURING CONSTRUCTION THROUGH E-TENDERING AND BID EVALUATION BY QUALITY & COST BASED SELECTION PROCEDURE**

1.2 The successful Bidder will be expected to complete the Works within **75 working days after receiving of Work order.** Time required for vetting and Building Plan Sanction is not considered within these 75 days. PMC part will continue till completion of the Building.

- 1.3** The intending tenderers should make them thoroughly acquainted in the prevailing conditions of the site, facilities and difficulties and together information which might influence in making the offers. They should study all the conditions and information included in the tender documents and gets these verified from actual inspection of site and collect additional information as may be necessary by them.
- 1.4** Extra claims or any concession on the ground of insufficient data or information and absence of knowledge of conditions prevailing at situation arising during the execution of the work shall not be entertained
- 1.5** Throughout these documents, the terms “bid” and “tender “and their derivatives (bidder / tenderer, bid/ tender, bidding /tendering, etc.) are synonymous.
- 1.6** The term ENGINEER will mean the authorized representative(s) from the Client who will overlook all the site activities.

1. Source of Funds

- 1.1 The Employer has decided to undertake the work envisaged in the contract and has provided funds for the same.

2. Invitation to Tender

- 2.1 The Tender Inviting Authority reserves the right to reject all the tenders or the lowest or any other tender which in the judgment of Tender Inviting Authority does not appear to be in its best interest, and the tender shall have no cause of action or claim against the Tender Inviting Authority or its officers, employees, successors or assignees for rejection of the tender.

- 2.2 ANY DEVIATION OF TECHNICAL SPECIFICATION AS WELL AS CONDITIONAL TENDER WILL NOT BE ACCEPTED. EVEN TENDER INVITING AUTHORITY WILL HAVE EVERY RIGHT TO CANCEL THE PARTICULAR OFFER AT ANY STAGE EVEN AFTER ISSUANCE OF ACCEPTANCE ORDER.**

3. Pre-Bid Conference

- 3.1 A pre-bid conference is arranged in the office of WBIDC as per Time Schedule mentioned in the Notice. Bidders are advised to attend the same. Technical queries shall preferably be forwarded at least 2 days in advance before the pre-bid conference. Site visit should be undertaken by the bidders before the pre-bid

conference.

4. Technical Presentation by the Bidder

4.1 After Final submission of Bid and before the Technical Evaluation, the Bidder has to present the Conceptual Master Plan, The Architectural Plan and 3-D view of the Building before the WBIDC Officials at the O/O WBIDC. Any observation in the Presentation meeting has to be noted and the successful bidder has to incorporate the same in the Design to be submitted. The evaluation of the presentation by WBIDC can not be challenged.

5. Completeness of Offer

5.1 If any item or details of an item are not given in various specifications of the tender documents which are required essentially for the completion of the work, it should be included in the Contractor's offer so that the offer is complete in all respects. No claim for extra payment will be entertained on the plea that the specification for an item or equipment is not complete in all respect. It is the responsibility of the Tenderer to make an offer for the Complete Project. The tenderer is to be guided by the spirit of the project and not by the wording of the specification.

6. Eligible Bidders

6.1 This Invitation for Bids is open to all eligible and renowned bidders who have previous experiences of successfully completing similar nature of Works i.e. Survey, Soil test, Master plan of Project (both Architectural and structural part) along with water supply line, OHR/UGR, Electrification work, Fire Fighting system and other relevant detail design drawing required for the project .

6.2 Bidders shall not be under a declaration of ineligibility for corrupt and fraudulent practices by the Central Government, the State Government or any public undertaking, autonomous body, authority whatever name called under the Central or the State Government.

6.3 All bidders shall upload all the information as requested in Section 4, Qualification Information along with the Technical Part and Form of Bid (Format given in Section 9) along with the financial part of the Bid Document

6.4 All bidders shall include the following information and documents with their bid in Section 4, Qualification Information:

- a. Copies of original documents defining the constitution or legal status, place of registration, and principal place of business; written power of attorney of the signatory of the Bid to commit the Bidder;
- b. Total monetary value of similar works performed for each of the last five years.
- c. Having proven experience, expertise & capabilities to undertake all the activities including preparation of detailed structural design, drawings, bill of quantities, vetting, preparation of bid documents under State or Central Government / Autonomous body/Reputed Organisation/ semi Govt. /Statutory bodies within last 5 years and details of works in progress or contractually committed with certificates from the concerned officer of the rank of Executive Engineer or equivalent.
- d. Details of the technical personnel proposed to be employed for the Contract.
- e. Reports on the financial standing of the Bidder, such as profit and loss statements and auditor's reports for the Fy 2022-2023, 2023-2024, 2024-2025.
- f. Information regarding any litigation or arbitration during the Fy 2022-2023, 2023-2024, 2024-2025 in which the Bidder is involved, the parties concerned, the disputed amount, and the matter.

6.5 **Bids from joint venture are not allowed.**

6.6 To qualify for award of the Contract, each bidder should have in the last three years:

- A. Minimum average yearly turnover of at least Rs.70 lakhs (in all cases of civil engineering design, drawing and consultancy work only).
- B. At least one similar type work experience i.e. Survey, Soil test, Master plan of Project (both Architectural and structural part) along with water supply line, OHR/UGR, Electrification work, Fire Fighting system and other relevant detail design drawing required for the project during last five years for which the bid is invited for Govt. /semi Govt. /Statutory bodies for repute.

Documentary evidence in support of the above should be submitted.

- 6.7 (a) each bidder must produce:
- i. Copies of Income Tax Return of Fy 2022-2023, 2023-2024, 2024-2025;
 - ii. An affidavit that the information furnished with the bid documents is correct in all respects; and
 - iii. Copy of Professional Tax clearance Certificate
 - iv. Copy of GST registration.
 - v. Copy of PAN Card
- (b) Each bidder must demonstrate:
- i. Availability of technical personnel for the work as stated above.
- 6.8 Even though the bidders meet the above qualifying criteria, they are subject to be disqualified if they have:
- (i) Made misleading or false representations in the forms, statements, affidavits and attachments submitted in proof of the qualification requirements; and /or
 - (ii) Record of poor performance such as abandoning the works, not properly completing the contract, inordinate delays incompletion, litigation history, or financial failures etc.

7. One Bid per Bidder

- 7.1 Each Bidder shall submit only one Bid for the work. A Bidder who submits more than one Bid will cause the proposals with the Bidder's participation to be disqualified.

8. Cost of Bidding

- 8.1 The Bidder shall bear all costs associated with the preparation and submission of his Bid, and the Employer will, in no case, be responsible or liable for those costs.

9. Site Visit

- 9.1 The Bidder, at his own cost, responsibility and risk, is encouraged to visit, examine and familiarize himself with the Site of Works and its surroundings including source of earth, water, road aggregates etc. and obtain all information that may be necessary for preparing the Bid and entering into a contract for design, drawing of all infrastructural work, preparation of bid document for selection of consultant and contractor through e-tendering etc. of the Works. The costs of visiting the Site shall be at the Bidder's own expense.

- 9.2 For site visitor for any clarifications relating to this Tender Document the bidder may contact the person (s) whose contact details are given below:

Mr.Gopinath Chattopadhyay

ADV(Engg),WBIDC

Phone No. 033-22553851, E-mail: gopinath.chattopadhyay@wbidc.com

Mr. Sumit Kumar Adak,

EA-IP, WBIDC

Phone No. 033-22553759, E-mail: sumit.adak@wbidc.com

B. Bidding Documents and Evaluation

1. Content of Bidding Documents

- 1.1. The tenders are to be submitted through online to the website stated in two folders at a time, one is Technical Proposal & the other is Financial Proposal before the prescribe date and time using the Digital Signature (DSC). The documents are to be uploaded virus scanned copy duly digitally signed. The documents will get encrypted.
- 1.2. PRE QUALIFICATION PROPOSAL

Technical Proposal:

- a. Statutory Cover containing the following digitally signed documents:

1. NIeT
2. Qualification Information
3. EMD

- b. Non Statutory cover containing the following digitally signed documents:

Sl. No.	Category Name	Sub category Description	Details
1.	Qualification Information	Section 4 of NIT	Form given in Section 4 is to be filled up, duly signed and stamped
2.	Certificate	Certificate	As per Clause 7.5 (a) Section 3 (a) The Copies of Income Tax Returns of Fy 2022-2023, 2023-2024, 2024-2025; (b) An affidavit that the information furnished with the bid documents is correct in all respects. (c) Professional Tax clearance Certificate /Sale Tax Clearance Certificate. (d) GST registration certificate. (e) PAN Card (f) Audited balance sheets and Profit and Loss Account for the Fy 2022-2023, 2023-2024, 2024-2025 (audited and unaudited as applicable)
3.	Company Details	Company Details	(a) Name of the Organization (b) Address of the Organization (c) Year of Establishment (d) Status of the firm (e) (Whether Company/Firm/Proprietary) (f) Name of Directors/ Partners/Proprietor. (g) Whether registered with the Registrar of Companies/ Registrar of Firms. If so, mention number and date. (h) Document of empanelment with other Govt. /Semi Govt. / Statutory Agency, if so, furnish details.
4.	Credentials	Credential	At least one or more as applicable similar type of work i.e. Survey, Soil test, Master plan of Project (both Architectural and structural part) along with water supply line, OHR/UGR, Electrification work, Fire Fighting system and other relevant detail design drawing required for the project during last five years..
5.	Financial Information	P/L & Balance Sheets of last three financial years	a) Fy 2022-2023, 2023-2024, 2024-2025
6.	Declaration	Declaration1	Addenda issued in accordance with Clause Of ITB and /or Minutes of Pre-Bid Meeting Other important documents

Additional Information: Any additional information may be incorporated in NIeT.

Financial Proposal:

The Financial Proposal contains the following documents:

- (i) Form of Bid as specified in Section 9;
- (ii) Priced bill of quantities for items (filled in BOQ).

[Note: In case any discrepancy, the amount which is quoted in BOQ will be considered.]

N.B.: Submission of Statutory and Non Statutory covers are compulsory for acceptance of the bid.

1.3. The bidder is expected to examine carefully all instructions, conditions of contract, forms, terms and specifications, forms and drawings in the Bid Document. Failure to comply with the requirements of Bid Documents shall be at the bidder's own risk. Pursuant to clause E/4 hereof, bids, which are not substantially responsive to the requirement so the Bid Documents, shall be rejected.

2. Clarification of Bidding Documents and Pre-bid Meeting

- 2.1. Prospective Bidder requiring any clarification of the bidding documents may raise the query /queries at the Pre-bid Meeting. Copies of the Employer's response will be uploaded to the website, including a description of the inquiry, but without identifying its source.
- 2.2. The bidder or his authorized representative is invited to attend the pre-bid meeting on 30.12.2025 at WBIDC office at 15:00 HRS.
- 2.3. The purpose of the meeting will be to clarify issues and to answer questions on any matter that may be raised at that stage. Bidders are advised to attend the same. Technical queries shall preferably be forwarded at least 2 days in advance before the pre-bid conference.
- 2.4. Minutes of the meeting, including the text of the questions raised (without identifying the source of the enquiry) and the responses given will be uploaded in the official website of WBIDCL. Any modifications of the bidding documents listed in this document of ITB, which may be commence as necessary result of the pre-bid meeting shall be made by the Employer exclusively through the issue of an Addendum pursuant to Clause of ITB and not through the minutes of the pre-bid meeting.
- 2.5. Non- attendance at the pre-bid meeting will not be cause for disqualification of a bidder.

3. Amendment of Bidding Documents

- 3.1. Before the deadline for submission of bids, the Employer may modify the bidding documents by uploading the addenda in the website.
- 3.2. Any addendum thus uploaded shall be part of the bidding documents

C. Preparation of Bids

1. Language of Bid

- 1.1. All documents relating to the Bid shall be in English.

2. Documents Comprising the Bid

- 2.1. The following documents, which are to be digitally signed on every page by the bidder and submitted with the technical bid, will be deemed to be part of the bid.

Section	Particulars
1	Notice inviting Tender
2	Instruction to the bidders
3	Qualification Information (Conditions of Contract)

3. Bid Prices

- 3.1. The Contract shall be for the whole Works, as described in Clause 1.1 of ITB, based on the priced Bill of

Quantities submitted by the Bidder.

- 3.2. The Bidder shall have to submit their financial proposal in the form of following documents:
 - i. Lump sum Financial Quote in the prescribed BOQ Format
- 3.3. The Bidder shall adopt the ***Quality and Cost Based Selection Procedure (QCBS)***.
- 3.4. **The rates quoted by the Contractor shall be deemed to be inclusive of GST, all taxes of Central and State Governments, local bodies and authorities.**
- 3.5. The rates and prices quoted by the Bidder shall be fixed for the duration of the Contract and shall not be subject to adjustment.
- 3.6. In case of any dispute with regard to interpretation of any section as contained in this EOI or as may arise by and between the contracting parties the same shall be referred to Chairman & Managing Director, WBIDC whose decision shall be Final and binding on all the parties.

4. **Currencies of Bid**

- 4.1. The unit rates and the prices shall be quoted by the bidder entirely in Indian Rupees.

5. **Bid validity**

- 5.1. Bids shall remain valid for a period 120 (one hundred twenty) days after the dead line date for bid submission Specified in Clause of ITB. A bid valid for a shorter period shall be rejected by the Employer as non-responsive.
- 5.2. In exceptional circumstances, prior to expiry of the original time limit, the Employer may request that the bidders may extend the period of validity for a specified additional period. The request and the bidders 'responses shall be made in writing or by cable. A bidder agreeing to the request will not be required or permitted to modify his bid, but will be required to extend the validity of the Bank Guarantee for a period of extension and in compliance with Clause C/6 of ITB in all respects.

6. **Earnest Money Deposit**

The Bidder shall furnish, as part of the Bid, Earnest Money Deposit, for an amount Rs.1,00,000/- online.

Any bid not accompanied by an acceptable Earnest Money, shall be rejected by the Employer as non-responsive.

The Earnest Money may be forfeited:

- a) If the Bidder withdraws the Bid after bid opening (technical bid) during the period of Bid validity.
- b) If the bidder does not accept the correction of Bid Price pursuant.
- c) In the case of a successful Bidder, if the Bidder fails within the specified time limit to:
 - i. Sign the Agreement; and/or
 - ii. Furnish the required Performance Security.

7. **Alternative Proposals by Bidders:**

- 7.1. Bidders shall submit offers that comply with the requirements of the bidding documents, including the Bill of Quantities and the basic technical design as indicated in the drawings and specifications. Alternative proposals will be rejected as non-responsive.

8. **Format and Signing of Bid:**

- 8.1. The Bidder shall submit online one set of the bid comprising of the documents as described in Clause of ITB.
- 8.2. The Bid shall be digitally signed by a person or persons duly authorized to sign on behalf of the Bidder. All pages of the Bid shall be signed by the person or persons signing the Bid.
- 8.3. The Bid shall contain no overwriting, alterations or additions, except those to comply with instructions issued by the Employer, or as necessary to correct errors made by the Bidder, in which case such corrections shall be made by scoring out the cancelled portion, making the correction, initial with date by the person or persons

signing the Bid.

9. Evaluation Of Tenders

Conditional Tender shall be summarily rejected.

The Financial Bid offered by the technically qualified bidder(s) will only be opened.

10. Department's Right To Split Package And Accept Part Offer

The Department reserves the right to split the package and accept or reject any part/ item(s) of the offer from the scope of work without assigning any reason.

11. Withdrawal of Submitted Tender

Tender once submitted cannot be withdrawn before the scheduled validity date. If any tenderer desires to withdraw his tender before such time, entire Earnest Money Deposit shall be forfeited without assigning any reason.

D. Submission of Bids

1. Submission of Bids

1.1. The Bidder shall upload his bid on or before the last date of submission of bid within the stipulated time.

2. Deadline for Submission of Bids:

2.1. The last date of uploading of Bids 27.01.2026 at 15:00 hrs, (as per server clock)

3. Late Bids:

3.1. Bids after the last date of submission cannot be uploaded.

E. Bid Opening and Evaluation

1. Bid Opening

1.1. The Employer will online open the bids received at the time, date and place as specified in the event of the specified date for the opening of bids being declared as holiday for the Employer, the Bids will be opened at the appointed time and location on the next working day.

1.2. *Quality and Cost Based Selection Procedure (QCBS)* for Evaluation of the technical bids shall be taken up and completed and a list will be drawn up of the responsive bids whose financial bids are eligible for consideration.

1.3. The date of Financial Bid Opening will be notified to the technically qualified bidders at a later date. In the event of the specified date being declared a holiday for the Employer, the bids will be opened at the appointed time and location on the next working day.

2. Process to be Confidential

2.1. Information relating to the examination, clarification, evaluation, and comparison of bids and recommendations for the award of a contract shall not be disclosed to bidders or any other persons not officially concerned with such process until the award to the successful Bidder has been announced. Any attempt by a Bidder to influence the Employer's processing of bids onward decisions may result in the rejection of his Bid.

3. Clarification of Bids and Contacting the Employer

3.1. No Bidder shall contact the Employer on any matter relating to its bid from the time of the bid opening to the time the contract is awarded.

3.2. Any attempt by the bidder to influence the Employer's bid evaluation, bid comparison or contract award decision may result in the rejection of his bid.

4. Correction of Errors

4.1. Bids which are determined to be substantially responsive will be checked by the Employer for any arithmetic errors. Errors will be corrected by the Employer as follows:

- a) Where there is a discrepancy between the rates in figures and in words, the rate in words will govern.
- b) Where there is a discrepancy between the unit rate and the line item total resulting from multiplying the

unit rate by the quantity, the unit rate as quoted will govern.

- 4.2. The amount stated in the Bid will be adjusted by the Employer in accordance with the above procedure for the correction of errors and shall be considered as binding upon the Bidder. If the Bidder does not accept the corrected amount, the Bid will be rejected and the Earnest money shall be forfeited in accordance with Clause of ITB.

5. Evaluation and Comparison of Bids

- 5.1. In evaluating the *Quality and Cost Based Selection Procedure (QCBS)* bids, the Employer will determine for each Bid the evaluated Bid price by adjusting the Bid price by making correction, if any, for errors pursuant to Clause of ITB.
- 5.2. If the Bid of the successful Bidder is seriously unbalanced in relation to the Engineer's estimate of the cost of work to be performed under the contract, the Employer may require the Bidder to produce detailed price analyses for any or all items of the Bill of Quantities, to demonstrate the internal consistency of those prices with the construction methods and schedule proposed. After evaluation of the price analyses, the Employer may require that the amount of the performance security set forth in Clause of ITB be increased at the expense of the successful Bidder to a level sufficient to protect the Employer against financial loss in the event of default of the successful Bidder under the Contract. The amount of the increased performance security shall be decided at the sole discretion of the Employer, which shall be final, binding and conclusive on the bidder

F. Award of Contract

1. Employer's Right to Accept any Bid and to Reject any or all Bids

- 1.1. The Employer reserves the right to accept or reject any Bid, and to cancel the bidding process and reject all bids ,at any time prior to the award of Contract, without incurring any liability to the affected Bidder or bidders or any obligation to inform the affected Bidder or bidders of the grounds for the Employer' section.

2. Notification of Award and Signing of Agreement.

- 2.1. The bidder whose Bid has been accepted will be notified of the award by the Employer prior to expiration of the Bid validity.
- 2.2. The notification of award will constitute the formation of the Contract, subject only to the furnish in performance security in accordance with the provisions of Clause F/3.
- 2.3. The Agreement will incorporate all agreements between the Employer and the successful Bidder. It will be signed by the Employer and the successful Bidder after the performance security is furnished.
- 2.4. Upon the furnishing by the successful Bidder of the Performance Security, the Employer will promptly notify the other Bidders that their Bids have been unsuccessful.

3. Performance Security / Security Deposit

10% of the total amount will be kept as security deposit which will be released after 12 (twelve months) from the day of awarding work to the contractor.

4. Cost of Downloaded Tender Document.

- 4.1. In terms of Government Order No.199-CRC/2M-10/2012 dated 21.12.2013, the cost of tender document is exempted for e-tendering process.

5. Corrupt or Fraudulent Practices

- 5.1. The Employer requires the bidders /Contractors to strictly observe the laws against fraud and corruption in force in India, namely, Prevention of Corruption Act, 1988.

Section 5

Qualification Information

Notes on Form of Qualification Information

The information to be filled in by bidders in the following pages will be used for purposes of assessing the technical and commercial capability of the bidder- as provided for in Clause 7 of the Instructions to Bidders. Attach additional pages as necessary.

1. Individual Bidders:

1.1	Constitution or legal status of Bidder Place of registration: Principal place of business: Power of attorney of signatory of Bid	[attach copy] _____ _____ [attach
1.2	Total annual volume of civil engineering consultancy work executed and payments received in the last five years preceding the year in which bids are invited. (Attach certificate from Chartered Accountant).	(Rs. In lakhs) 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025

Separate sheets to be attached

Section – 6

General Conditions of Contract

1. General Eligibility:

1.1 The Consultant(s) should have fulfilled the following criteria for both Part-I & Part-II:

- (a) Intending organizations should have minimum 5 years' experience in these fields.
- (b) The Consultant should have experience of Preparation of DPR for Construction of **Auditorium, Shopping Plaza, Hospitals & other Commercial/ Institutional Buildings during last 5 (five) years** prior to the date of issue of the tender notice for which the bid is invited for Govt. /semi-Govt. /Statutory for repute.
- (c) The Bidder should have completed DPR of **at least one Industrial Park during last 5 (five) years** prior to the date of issue of the tender notice for which the bid is invited for Govt. /semi-Govt. /Statutory bodies for repute.
- (d) Team Leader should be minimum **M. Tech (Structure) having fifteen (15) years' experience (Mandatorily in companies' payroll or Owner/ partner/ Director of Company); Two Architects, one of whom should have 8 years' Experience, Three Engineers, minimum B.E. (or B. Tech) Civil with 5 years' experience and must have handled large size projects. (Mandatorily in companies' payroll).**
- (e) Agencies should have necessary technical, financial and managerial capabilities;
- (f) Financial Capacity: Minimum average annual turnover of Rs. **70 Lakh (Rupees Seventy Lakh) from consultancy services in the FY 2022-23, 2023-24, 2024-25.**

1.2 Each bidder must produce

An affidavit that the information furnished with the RFP documents is correct in all respects;

- a. PAN CARD
- b. Trade License
- c. Balance Sheet (for last 3 financial years)
- d. GST Registration Certificate & GST Return Challan
- e. Income-tax clearance certificate (for last 3 financial years)
- f. PF & ESIC Certificate and latest challan (for Registered under PF and or ESIC)
- g. Professional Tax Enrolment certificate with latest challan.
- h. CV of Key Personnel along with required documents (i.e.: Passing Certificate, Appointment Letter for In House Employees / Letter of Association for Consultants)
- i. Relevant Credentials
- j. Appendix A, B, C, D & E

Section - 7
Mode of Selection

1. PROPOSAL EVALUATION

The Technical Proposal *Quality and Cost Based Selection Procedure (QCBS)* will be opened before the Screening Committee and after appraisal the technically qualified Consultants will be screened.

The date of opening of Financial Proposal will be informed later.

The Financial Proposals will be opened in presence of Screening Committee.

2. An organization will be selected from technically successful bidders under *Quality and Cost Based Selection Procedure (QCBS)*.
3. WBIDC reserves the right to cancel/accept any/all offer/tender either in part or in full at its discretion without assigning any reasons whatsoever.

3.1 Selection

3a. Selection will be done on the basis of **Quality-and-Cost-Based Selection (QCBS)** method.

3b. In the event of acceptance of the Proposal of the Preferred Bidder with or without, negotiations, WBIDC shall declare the Preferred Bidder as the Successful Bidder. WBIDC will notify the successful Bidder through a Letter of Acceptance (LOA) that its proposal has been accepted.

3c. The successful Bidders(s) shall execute the Consultancy Agreement within one week of the issue of LoA or within such further time as WBIDC may agree to in its sole discretion.

4. Evaluation Process

:

Technical Score Rating Criteria:

Project area (Building/Infrastructural) for which DPR completed successfully in last 5 years	
Description	Score (S1)
i. Single Building Project having project area of 1 Lakh Sqft or more	10
ii. Single Industrial Park Project having project area minimum 100 acre or more	10
iii. Single PMC Project with Project value at least 5 Cr.	10
Total Marks (S1)	30

Average annual turnover (only from Consultancy Services) for last 3 (three) financial years	
Value (in Rupees)	Score (S2)
i. Above 1.00 Crores	15
ii. 0.85-1.00 Crores	10
iii. 0.70-0.85 Crores	5
Maximum Marks (S2)	15

Manpower & Experience:

Description	Experience	Marks(S3)
Number of Year in Business	More than 10 years	5
	7-10 years	4
	5-7 years	3
Maximum Marks (S3)		5

Post	Min Experience (in year)	Qualification	Marks
i.Structural Engineer (Team Leader) (In House)	15	M.E(Structure)	8
ii. Geo Technical Expert	8	B.E./B.Tech	2
iii. Civil Engineer (3 nos) (In house)	5	B.E./B.Tech	3
iv.Architect (2 nos)	8	B. Arch	6
v.Electrical Engineer	5	Diploma/ B.E	1
Total Marks (S4)=			20

Technical Presentation for approach and Methodology:

Description	Marks (S5)
i.Conceptual architectural plan and elevation	15
ii.3-D Views of Proposed Building	10
iii. Previously executed projects -3D/Photographs	5
Total Marks (S5)=	30

Note: The financial bids of shortlisted agency's scoring at least 70% marks in the technical proposal (Agencies those score minimum 70% marks in the technical proposal i.e. \geq out of 100 marks) will be considered for financial proposal opening.

Total Technical Evaluation Score (T.E.S.) = S1 + S2 + S3 + S4+S5 = 30+15+5+20+30 = 100

Combined Technical Score (S_t) = 100 x (T.E.S. for Bidder under Consideration/ Highest T.E.S.)

Financial Score (S_f) = 100 x (Lowest bid value) / (Bid value for bidder under consideration)

Total Score for bid evaluation T.S. = S_t x 70% + S_f x 30%

- The decision of the Proposal Evaluation Committee in the evaluation of responses to the EOI shall be final. No correspondence will be entertained outside the process of evaluation with the Committee.
- The Proposal Evaluation Committee may ask for meetings with the Bidders to seek clarifications on their proposals.
- Proposal Evaluation Committee reserves the right to reject any or all proposal on the basis of any deviations.
- Each of the responses shall be evaluated as per the criteria and requirements specified in this EOI under the "Evaluation Process" section.

5. AWARD OF CONTRACT

The contract will be awarded following the negotiations and submission of the bank guarantee as mentioned earlier.

6. CONFIDENTIALITY :

Information relating to evaluation of proposals and recommendations concerning awards shall not be disclosed to the bidders who submitted the proposals or to other persons not officially concerned with the process, until the winning party has been notified and the contract is signed.

7. Incomplete EOIs are liable to be rejected. WBIDC reserves the right to accept or reject any of the NITs without assigning any reason thereof and without thereby incurring any liability to the affected parties. WBIDC takes no responsibility for delay, loss or non-receipt of offer or any letter sent by post either way.
8. Selection will be made based on particulars and documents furnished by the applicant as required and satisfactory verification carried out by WBIDC. If any information furnished by the applicant is found

incorrect at a later stage they shall be liable to be debarred from tendering & taking up the work. WBIDC reserves the right to verify the particulars furnished by the applicants independently.

- 9.** All related correspondence as exchanged by the Consultants along with the NIT should contain no interlineations or overwriting, except as necessary to correct errors made by Consultants themselves or to evidence provision. The persons who signed the Proposal must initial any such corrections, interlineations or overwriting. Sign should be digital.
- 10.** Any effort by a Consultant to influence WBIDC in examination, evaluation, ranking of Proposals or recommendation for award of contract will result in rejection of the Consultant's Proposal.
- 11.** For any other clarifications, intending agencies may attend the Pre bid meeting at the above mentioned date and venue as mentioned earlier in this NIT.

Section – 8

Scope of Work

A. DETAILED PROJECT REPORT

Preparation of the DPR for the proposed new SDF Building at Gems & Jewellery Park, Ankurhati, Domjur, Howrah will encompass the WBIDC's vision and State Government policies and guidelines and guideline of any other relevant statutory body. The DPR will demonstrate the sustainable innovative approach to industrial development to assist WBIDC to attract suitable industries. The DPR will set out in detail the required infrastructure to support the growth and development of the Industrial park as an internationally competitive site.

Preparation of the Detailed Project Report should include (but not be limited to) consideration of the following:

I. Survey, Base Data Collection & Analysis:

- a) Topographical and contour survey.
- b) Review of site related surveys conducted or base data collected for the project for the above purpose.
- c) Prepare analysis of present condition of existing facilities inside or outside of the proposed park area.
- d) Site Inspection and Survey Report including characteristics, strengths, features, access to site and surrounding area etc.

II. Preparation of Modified Master Plan

- a) Prepare a comprehensive Master Plan for the proposed new SDF Building at Gems & Jewellery Park, Ankurhati, Domjur, Howrah. Identifying Infrastructure accessibility and circulation pattern which includes road network , storm water drain, water supply network, pumping station, waste water collection treatment(CETP) & disposal along with ground water recharge system, solid waste disposal ,utility corridor, rain water harvesting system and any other necessary infrastructure to facilitate industries at proposed Industrial Park.
- b) Prepare a rough estimation and costing for proposed infrastructure.
- c) Time schedule to implement the job.
- d) Drawings are to be provided in soft copy and hard copy.
- e) Draft Master Plan Report.

III. Preparation of Architectural Design and Drawing

- a) Preparation of Architectural Design and Drawing.
- b) Utilisation of Maximum FAR and Ground Coverage.
- c) Height of the Structure and Permission from WB Fire Services.
- d) Necessary assistance during Building Plan Sanction by OBPAS, WBIDC.

IV. Preparation of Structural Design and Drawing

- a) Preparation of Structural Design and Drawing and submission of Hard and Soft copies
- b) All the design and drawings should be done so as to achieve safe and economical structure. Soil test report should be taken into consideration.
- c) Serviceability requirement should be satisfied. Total responsibility in regard of safety and economical of the structure should be borne by the Consultant.
- d) Necessary assistance during Vetting.by Recognised Technical University
- e) Submission of Working Drawings and Bar Bending Schedule.
- f) In case of pollution clearance for the said project may be applied by the consultant and payment of statutory fees may be paid by WBIDC.
- g) In case of Fire approval for the said project may be applied by the consultant and payment of statutory fees may be paid by WBIDC.

V. Preparation of Detail Cost Estimate and BoQ

- a) Preparation of Detail Cost Estimate based on PWD SOR
- b) For non-schedule items estimate shall be prepared based on market rates.
- c) Necessary assistance during Vetting of Estimate by PWD.

Vi. Preparation of Bid documents, & related BOQ with Cost Estimate in phase wise and assistance at the time of selecting contractor through e-tendering.

Note: - The consultant has to assist and prepare all necessary documents to obtain different sanctioned required for the project (if required). Government fees have to be paid by WBIDC separately.

B. Deliverables:

- a) Survey & Inspection report -Soft copy+1 set of hard copy.
- b) Modified Master Plan & drawing- Soft copy+2 sets of hard copies.
- c) Architectural Design & Drawing along with BOQ (submission of report to be done separately for each of the section as mentioned at para 'C' in Scope of work) – One set of Hard copy.
- d) Detailed Structural Design Report and Drawings along with BBS (submission of report to be done separately for each of the section as mentioned at para 'C' in Scope of work) – Four sets of Hard Copy + Soft Copy (word/ excel version).
- e) Working Drawing (Four sets of Hard Copy + Soft Copy)excel version).
- f) Draft Tender Document for selection of contractor through e-tendering, Bill of Quantities & Cost Estimates (submission of draft tender document to be done separately for each of the section as mentioned at para 'C' in Scope of work) – 2 sets of hard copy.
- g) Final Tender Document for selection of contractor through e-tendering, Bill of Quantities & Cost Estimates (submission of final tender document to be done separately for each of the section as mentioned at para 'C' in Scope of work) – 2 sets of hard copy + 1 soft copy (word/ excel version).
- h) Bid Evaluation Report for each tender document – Two Hard Copies + 1 soft copy (word/ excel version).

C. Liability:

The Consultant shall be liable for all consequence of errors and omissions arising from errors solely attributable to Consultant or on the part of their employees to the extent and with the limitation specified by WBIDC. The Consultant shall also be liable and shall indemnify WBIDC from and against any/all claims, damages, costs as may be raised on the Consultant by any other third party in connection with the said work.

D. Ownership of Documents & Copy Rights:

The copyright of Interim Reports, Design Reports, Tender Documents, Costs Estimates, Bill of Quantities, Calculation sheets, drawings etc. and all other similar documents (both interim and final) provided by the Consultant in connection with project/work shall remain vested in WBIDC. All written material, originated and prepared for WBIDC under the assigned agreement shall belong to WBIDC. The Consultant shall not publish, share, divulge, disclose, part with any of such papers or information without the written consent of employer or use for purpose other than those for this work, the articles, designs calculations and drawings

E. Changes or Alteration:-

Changes or alterations, as desired by WBIDC due to site considerations or otherwise as required during the pendency of the contract, will be done by the consultant. Additional charges on this account, if any, will be mutually agreed upon by WBIDC.

F. Correctness and Accuracy of data:-

The Consultant shall be fully responsible for the correctness and accuracy of the data. If any inadequacy is observed in the work performed by them, they shall at their own initiative and at no extra cost to WBIDC

take all steps necessary to remedy/rectify the said defects or inadequacies. The consultant shall incorporate all the modifications or changes as desired by WBIDC.

G. Code of Practice

The report for all works shall confirm to local building bye laws and other state regulation as well as to relevant latest Indian Standard Specifications and/or Standard code of Practice. All reports, computations etc. shall be submitted in English language and in metric/SI units.

H. Time Schedule :

Sl. No.	Stage of work	Submission time
1	Submission of Modified Master Plan	10 working days
2	Submission of Architectural Design and Drawing	20 working days after approval of Modified Master Plan.
3	Submission of Detailed Structural Design and Drawing	10 working days after approval of Architectural Design and Drawing
4	Vetting of Structural Design by recognized Technical University	Pursuance with University for vetting
5	Submission of Building Plan to KMC for Sanction	10 working days after Vetting of Structural Design by University
6	Submission of Cost Estimate with BoQ	10 working days after Sanction of Building Plan by KMC
7	Vetting of Estimate by PWD or other empowered Department	Pursuance with PWD or other empowered Department for vetting
8	Draft Tender Document, Bill of Quantities & Cost Estimates for selection of contractor through e-tendering,	10 working days after Vetting of Estimate by PWD or other empowered organisation
9	Submission of Architectural and Structural Working Drawings, BBS etc.	5 working days after opening of Technical Bid.
	Total	75 working days

I. Payment Terms :

Sl. No.	Stage of work	Percentage of the fee quoted
	PREPARATION OF DPR	
1	Submission of Modified Master Plan	5 %
2	Submission of Architectural Design and Drawing	15 %
3	Submission of Detailed Structural Design and Drawing	10 %
4	Vetting of Structural Design by recognized Technical University	5 %
5	Submission of Building Plan to KMC for Sanction	5 %
6	Submission of Cost Estimate with BoQ	10 %
7	Vetting of Estimate by PWD or other empowered Department	5 %
8	Draft Tender Document, Bill of Quantities & Cost Estimates for selection of contractor through e-tendering,	10 %
9	Bid Evaluation	5 %
	PMC WORKS	
10	Construction : Upto Piling Works	5 %
11	Construction : Upto Pile Cap & Foundation	5 %

12	Construction : Completion of Structural Works	10 %
13	Construction : Complete Finishing works	5 %
14	Completion Certificate from KMC	5 %
	Total	100%

J. PROJECT MANAGEMENT CONSULTANCY:

- A. Review of Design Details:** Thorough study of the Design Report and drawing details prepared by Consultant and provided by WBIDC and based on that submission of a Review Report within 10 working days.
- B. Preparation of Working Drawings:** Preparation of Working Drawings is in the scope of work of PMC. They will prepare all the working drawings as per field situation and will submit the same before WBIDC for approval. They will submit drawing to WBIDC within 15 working days of award of Contract.
- C. Inspection and Examination of Act of Contractors:** As an overall supervisor of the Project, monitoring of all the activities of the contractor at every stage of their operation so that the project is executed within the specific time limit ensuring desired quality level. Inspection and Examination of work must consist following
1. Inspection Equipment's before dispatch from the manufacturer's factory/ godown and during installation/ commissioning.
 2. Checking of electrical and civil instruments which will use by the contractor a t site for execution of the project.
 3. Day to Day supervision of all work.
 4. Proper commissioning of the system
 5. Coordination with regulatory agencies
 6. Complete administration and management
 7. Give proper guidance to the contractor
 8. Duration of Projects : Minimum 24 months from the start of Construction work
- At various stages of the construction process, inspection and examination of the construction methodology, type of workmanship, quality of material, performance of equipment, safety measures etc. in compliance with good construction practices. Any type of discrepancies, disparities observed during the time of inspection, both the contractor and WBIDC would be informed at the earliest and assistance to resolve the problem. Helping the contractor to overcome the problems or bottlenecks during the construction process.
- D. Daily/ Monthly/ Fortnightly Progress Report:** Preparation of detailed Monthly/fortnightly Progress Reports verified by its multi-disciplinary team members. In this report all deviations from the projected schedule in terms of time and cost will be pointed out. Necessary clarification and measures to mitigate such deviation(s) will also be mentioned in the monthly report.
- E. Certification of Bills:** Verification of all running account bills and final bill of the contractor considering the terms and conditions of the Contract Agreement. Bill of quantity to be verified through physical inspection/routine test and critical evaluation of the construction quality. Thereafter all these bills to be certified for payment along with its recommendations. Monitoring the overall cost of the project at every stage and WBIDC to be informed and advised accordingly.
- F. Variation:** Recommendations to be made for any changes or variations in the make/specification of the items to be used in the project for approval of WBIDC.

- G. Claims and Disputes:** Any claims, disputes etc. by the contractor to be analyzed and appropriate recommendations would be made to WBIDC for settlement of such claims and disputes.
- H. Expenditure Control:** Expenditure control will be one of the important aspects for successful implementation of a project. Closely monitoring the project cost at every level of operation. If it is necessary for overall cost reduction, the best suitable alternative available at lower cost should be suggested. During Project implementation, pointing out the avoidable cost(s) of the project and suggest WBIDC the necessary amendments in the time schedule of construction, alternative construction methodology, revised design features, resource planning etc.
- I. Completion and handling over of the site Stage:** Preparation and submission Project Completion Certification after successful completion of the Project, Verification and certification of Final bill of the contractor, assist to taking handover the charge by WBIDC or any agency appointed by WBIDC. Preparation and submission of 6 sets of Maintenance manual with 3 sets of soft copy before issuing job completion certificate.
- J. Defect Liability Period (DLP) Stage:** Supervision of total system. PMC will also be liable for any defects in this period and will take care of the remedial procedure through the contractor. Certify the final acceptance after DLP period (2 years).

K. Security deposit:

- a) WBIDC will retain an amount equivalent to 10% of the total fee termed as Security Deposit. After issuance of Work Order, the EMD will be converted as Initial Security Deposit and will be part of S.D. The S.D. would be released in two parts:
- i) S.D. on account of DPR Preparation would be released six months after issue of W.O. for construction
- iii) S.D. on account of PMC work would be released six months after completion of the Building.
- b) During the time of execution of the project at site by the Contractor, if the actual executed quantity for any item deviates by more than 10% of the BOQ quantities then WBIDC reserves the right to forfeit the Security Deposit.

L. Termination of Contract:

WBIDC reserves the right to terminate the work on the following grounds:-

- a) If the Consultant fails to execute the work within the time limit or the approved extended time limit as provided in this EOI.
- b) In case the Consultant fails to deliver or submit the deliverables as required under this EOI and within such time as is provided in this EOI, unless such time is extended in writing by WBIDC.
- c) If after undertaking the work the Consultant refuses or abandons the job and WBIDC has to complete the rest of the work through any other agency ;
- d) In the event of happening any of the aforementioned Defaults on part of the Consultant, WBIDC shall be entitled to terminate the contract. WBIDC shall give 7 days prior notice in writing to the agency before terminating the contract. On termination of the contract WBIDC shall forfeit the balance amount which may be payable to the Consultant and WBIDC shall be free to proceed and complete with the remaining work through any other agency, the cost of which shall be met from such moneys as forfeited or withheld by WBIDC. WBIDC shall also forfeit the Security Deposit retained.

DIFFERENT FORMS INCLUDING FORM OF BID**Draft Contract Agreement**

THIS AGREEMENT (“Contract Agreement”) is made on the _____ day of, 2026 at Kolkata.

BETWEEN:

West Bengal Industrial Development Corporation Limited, (Govt. of West Bengal undertaking), (hereinafter referred to as “WBIDC”) which expression shall, unless it be repugnant to the context or meaning thereof, include its administrators, successors in office and assigns) of One Part

AND

..... LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at (hereinafter referred to as the “Consultant”) which expression shall, unless it be repugnant to the context or meaning thereof, include its administrators, successors in office) of the Other Part.

Whereas the WBIDC has invited e-Tender, e-Tender Reference No. : WBIDC/IP/Daks/SDF/2025/2 (2nd Call) for the work “Notice Inviting e-Tender for selection of consultant regarding preparation of detailed master plan, detailed structural design, drawings, bill of quantities, vetting, preparation of bid document for selection of contractor and PMC through e-tendering and bid evaluation for new SDF Building at Gems & Jewellery Park, Ankurhati, Domjur, Howrah”.

AND WHEREAS the consultant in Pursuant to that advertisement has participated in the tender process and thus become a successful bidder accordingly and has agreed to execute upon and subject to the conditions set forth herein and Schedule of items and quantities, General Conditions of Contract, Special Conditions of Contract including all other conditions as mentioned in the tender document, specifications and all correspondence exchanged by or between the parties from the submission of tender till the award of work, both letters inclusive, (all of which are collectively hereinafter referred to as “the said conditions”) the work shown upon the said drawings and/or described in the said specification and included in the schedule of items and quantities at the respective rates therein set forth amounting to the sum of Rs..... (Rupees.....only) as therein arrived at or such other sum as shall become payable there under (Hereinafter referred to as “the said Contract amount”)

NOW IT IS HEREBY AGREED AS FOLLOWS:

1. In consideration of the said contract amount to be paid at the times and in the manner set forth in the said conditions, the Contractor shall upon and subject to the said conditions execute and complete the work show upon the said drawings and described in the said specifications and the schedule of items and quantities.
2. The WBIDC shall pay the Contractor the said amount, or such other sum as shall become payable, at the times and in the manner specified in the said conditions.
3. The said conditions and Appendices thereto shall be read and considered as forming part of this Agreement, and the parties hereto shall respectively abide by, submit themselves to the said conditions and perform the agreement on their part respectively in the said conditions contained.
4. Following documents mentioned herein shall form and part this contract:
 - a) e-Tender Document vide ref. No. Date
 - b) Section–1:List of Important Dates, Press Notice, Notice Inviting e-Tender (NIeT)
 - c) Section – 2: Background Information
 - d) Section – 3: Instructions to Bidders (ITB)
 - e) Section – 4: Qualification Information
 - f) Section – 5: General Conditions of Contract
 - g) Section – 6: Technical Specifications
 - h) Section – 7: Bill of Quantities
 - i) Section –8: Different Forms including Form of Bid
 - j) Work Order vide ref. no. Date

k) Any other documents related to this Tender Purpose.

5. The WBIDC reserves to itself the right of altering the drawings and nature of the work by adding to or omitting any items of work or having portions of the same carried out without prejudice to this contract.
6. Time shall be considered as the essence of this contract and the contractor hereby agrees to commence the work on the day of handing over of the site or within fourteenth days from the date of issue of formal work order/ LOA whichever is later as provided for in the said conditions and to complete the Annual Maintenance Work for 12 months.
7. All payments by the WBIDC under this contract will be made at Kolkata and 30 days from receipt of the bill.
8. In case of any dispute by and between the contracting parties the same shall be referred to the Chairman & Managing Director of WBIDC whose opinion shall be prevailed as final and binding on all the parties and shall be subject to Kolkata jurisdiction only.
9. The various clause & sub-clause of the tender document along with its annexures and modifications made thereon by WBIDC shall be read and be treated as forming part of this Agreement and parties hereto will respectively be bound thereby and to abide by and submit themselves to the conditions and stipulations and perform the provisions of this Agreement on their parts respectively.
10. That the several parts of this contract have been read by the contractor and fully understood by the contractor.

In witness whereof the Employer and the contractor have set their respective hands to those presents through their duly authorized official and the said two duplicates hereof to be executed on its behalf or the day and year first herein above written.

Signed on behalf of WBIDC

by its duly authorized official

In the presence of:

1. Signature_____

Name with address_____

2. Signature_____

Name with address_____

Signed on behalf of the Consultant

In the presence of:

1. Signature_____

1. Name with address_____

2. Signature_____

Name with address_____

Form of Bid

Form - II

Notes on Form of Bid

The Bidder shall fill in and submit this Bid form with the Bid.

_____ [Date]

To

[Name of Employer]

Authorised Address of communication:

Telephone No. (s): Office:.....

Mobile No.

Facsimile (FAX) No.

Electronic Mail Identification (E-mail ID).....

Description of the Works: _____

1. I/We offer to execute the works described above and remedy any defects therein, in conformity with the Conditions of Contract, specifications, drawings, Bill of Quantities and Addenda for Item Rate Contract of Total Bid Price of Rs. **Mentioned in BOQ** (BOTH IN FIGURES AND WORDS).
2. We undertake to commence the works on receiving the Notice to Proceed with work in accordance with the contract documents.
3. This Bid (including all amendments and minutes of pre-bid meeting) and your written acceptance of them shall constitute a binding Contract between us.
4. We understand that you are not bound to accept the lowest or any Bid you receive.
5. We hereby confirm that this Bid complies with the Bid validity and Earnest money required by the bidding documents and specified in the Instructions to Bidders (ITB).

Authorized Signature: _____

Name and Title of Signatory: _____

Name of Bidder: _____

Address: _____

Appendix A

Covering Letter

(On the Letterhead of the Bidder)

Date:

To:

Ref: ***.**

Dear Sir,

Being duly authorized to represent and act on behalf of (Hereinafter referred to as “the Bidder”), and having reviewed and fully understood all of the Proposal requirements and information provided and collected, the undersigned hereby submits the Proposal on behalf of.....(Name of Bidder) for the aforesaid Project with the details as per the requirements of the RFP, for your evaluation. We confirm that our Proposal is valid for a period of 180 days from _____ (insert Proposal Due Date).

We also hereby agree and undertake as under:

Notwithstanding any qualifications or conditions, whether implied or otherwise, contained in our Proposal we hereby represent and confirm that our Proposal is unqualified and unconditional in all respects and we agree to the terms of the proposed Agreement, a draft of which also forms a part of the RFP document provided to us.

If negotiations are held during the period of validity of the Proposal, we undertake to negotiate on the basis of the proposed staff. Our Proposal is binding upon us and subject to the modifications resulting from contract negotiations.

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

Yours faithfully,

For and on behalf of (Name of Bidder)

**Duly signed by the Authorized Signatory of the Bidder
(NAME, TITLE AND ADDRESS OF THE AUTHORIZED
SIGNATORY)**

Appendix B

Details of Bidder

(On the Letter Head of the Bidder)

1. Details of Organization:

- (a) Name of the Organization
- (b) Address
- (c) Year of Establishment
- (d) Status of the firm (Whether Company/Firm/Proprietary)
- (e) Name of Directors/ Partners/Proprietor.
- (f) Whether registered with the Registrar of Companies/Registrar of Firms. If so, mention number and date.
- (g) Mention PAN No. of I.T and furnish copies of I.T return for last 3 years.
- (h) Furnish copies of audited Balance Sheet and Profit & Loss Account (Audited) for the last three years.
- (i) If you are empanelled with other Govt. /Semi Govt. / Statutory Agency, if so, furnish details.
- (j) Specify turnover in last 3 years. In Rs. (Lakhs)
- (k) Other relevant information

(A separate sheet may be attached if needed)

Appendix C

POWER OF ATTORNEY

(On Stamp paper of relevant value)

Know all men by these presents, We.....(name and address of the registered office) do hereby constitute, appoint and authorize Mr. / Ms.....(name and residential address) 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 Proposal for “*****” including signing and submission of all documents and providing information/responses to WBIDC in all matters in connection with our Proposal for the said Work.

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.

Dated this the Day of 2026

For.....

(Name and designation of the person(s))

Signing on behalf of the Bidder)

Accepted

..... (Signature)

(Name, Title and Address of the Attorney)

Date:

Note:

1. To be executed only if the Bidder is a Company or Partnership firm.
2. 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 executants(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure. Copy of such document should be submitted along with the Power of Attorney.
3. Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favor of the Person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.

Appendix E

Format for Team members to be deputed

Using the format below, provide information on each team member to be deputed for the service.

Firms Name:

SL No.	Name, Contact Nos. & Email address	Qualification	Relevant Experience	Position in the Organization

Note: A separate sheet may be attached if needed

Appendix F

Draft Agreement

THIS AGREEMENT is made on the ____ day of, 2026 at Kolkata.

BETWEEN

West Bengal Industrial Development Corporation Limited, (Govt. of West Bengal undertaking), (hereinafter referred to as “**WBIDC**”) which expression shall, unless it be repugnant to the context or meaning thereof, include its administrators, successors in office and assigns) of One Part.

AND

..... LIMITED [the Firm (in case of Sole Bidder) or Lead Member of Joint Venture/LLP (in case of Joint Venture/LLP)], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at (hereinafter referred to as the “**CONSULTANT**”) which expression shall, unless it be repugnant to the context or meaning thereof, include its administrators, successors in office) of the Other Part.

WHEREAS:

- A. **WBIDC** has invited E-Tender reference no.: _____ for Project Management Consultancy (PMC) Services i.e. Technical Supervision of Infrastructural Works at _____ Park, _____, West Bengal and has caused drawings and specifications describing the work to be prepared by the Consultant.
- B. AND WHEREAS the Consultant in Pursuant to that advertisement has participated in the BID process and thus become a successful bidder accordingly and has agreed to execute upon and subject to the conditions set forth in Scope of Services in Schedule I of RFP Document vide no dated (hereinafter referred to as “the Services”) and to perform, fulfill, comply with and observe all and singular provisions, conditions and requirements of this Agreement for amounting to the sum of Rs..... (Rupees.....only) as therein arrived at or such other sum as shall become payable there under (Hereinafter referred to as “the said Consultancy amount”).
- C. In response thereto proposals were received from several persons including the Consultant. After evaluating them, the Proposal submitted by the Consultant has been accepted and Letter of Acceptance No..... dated..... was issued.

NOW IT IS HEREBY AGREED AS FOLLOWS:

1. In consideration of the said consultant amount to be paid at the times and in the manner set forth in the said conditions, the Consultant shall upon and subject to the said conditions execute and complete the work show upon the said drawings and described in the said specifications and the schedule of items and quantities. And whereas the said drawings numbered as mentioned in the RFP document
2. **WBIDC** shall pay the Consultant the said amount, or such other sum as shall become payable, at the times and in the manner specified in the said RFP document.
3. The said conditions and Appendices mentioned in RFP document thereto shall be read and considered as forming part of this Agreement, and the parties hereto shall respectively abide by, submit themselves to the said conditions and perform the agreement on their part respectively in the said conditions contained.
4. **WBIDC** reserves to itself the right of altering the drawings and nature of the work by adding to or omitting any items of work or having portions of the same carried out without prejudice to this agreement. However any opinion given by the consultant in this regard must be discussed mutually and the decision made by **WBIDC** will be final and binding.
5. The communication made by **WBIDC** to the Consultant in right of altering the drawings and nature of the work by adding to or omitting any items of work or having portions and will be considered as a part of this agreement from time to time.
6. The Consultant shall exercise the best of his professional capacity and care, expertise and experience in the performance of this agreement and shall be liable for compensation to **WBIDC** for any damage or loss arising from want of such care and capacity or expertise and experience or neglect of professional duty.
7. If any deviation or deficiency in the work done by the contractor is noticed during inspection and visits the Consultant shall ensure that all such defects or faults or lacunae are rectified to the full extent and work is made good as per the tendered specifications and quality. Consultant shall comply and report the action being taken by him in this regard. Consultant shall ensure that no payment of such work is made to the contractor till entire rectification to the fullest extent.
8. Following documents mentioned herein shall form a part of this agreement:
 - a) RFP Document vide no _____ Dated _____
 - b) Letter of Acceptance (LoA) vide ref. no _____ date _____

9. The Consultant shall indemnify and keep indemnified **WBIDC** against any damage or loss to be suffered by **WBIDC** in consequence of such neglect or incompetence of the Consultant in the performances of his duties or functions under this agreement.
10. Time shall be considered as the essence of this contract and the Consultant hereby agrees to commence the work on the day of handing over of the site or within fourteenth days from the date of issue of formal work order whichever is later as provided for in the said conditions and to complete the entire work within _____ calendar months subject nevertheless to the provisions for extension of time.
11. Any dispute arising under this Agreement will be referred by **WBIDC** to **MD, WBIDC** and the decision made by **MD, WBIDC** will be treated as final and binding upon both the parties accordingly,
12. Any dispute arising out of this agreement will be subject to Kolkata jurisdiction only.
13. Any notice, request or consent required or permitted to be given or made pursuant to this Agreement shall be in writing
14. That the several parts of this agreement and the documents mentioned above have been read by the Consultant and fully understood by the Consultant.

In witness whereof **WBIDC** and the Consultant have set their respective hands to those presents through their duly authorized official and the said two duplicates hereof to be executed on its behalf or the day and year first herein above written.

Signed on behalf of **WBIDC**

by its duly authorized official

In the presence of:

1. Signature _____

Name with address _____

2. Signature _____

Name with address _____

Signed on behalf of the Consultant

In the presence of:

1. Signature _____

1. Name with address _____

2. Signature _____

Name with address _____
