

Notice Inviting Expression of Interest
For
**Running Business in premises owned by
BHEL Tiruchirappalli on License basis
(79 Building)**

Issued by
Bharat Heavy Electricals Limited
Tiruchirappalli – 14



Bharat Heavy Electricals Limited

Powering Progress, Brightening Lives Touching Every Indian Home



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I. INVITATION FOR EXPRESSION OF INTEREST (EOI)

Introduction: This EOI seeks response from renowned organizations to run business in premises owned by BHEL Tiruchirappalli on Licence/Rental basis

About BHEL: Established in 1964, Bharat Heavy Electricals Limited (BHEL) is the largest engineering and manufacturing enterprise in India in the energy and infrastructure sector with the capability to manufacture the entire range of power plant equipment. BHEL caters to core sectors like Power Generation, Transmission, Industry, Transportation, Renewable Energy, Oil & Gas, Water, Defence & Aerospace, and e-Mobility & Energy Storage Solutions, and has references in 83 countries across the globe. More details about the entire range of BHEL's products and operations can be obtained by visiting our web site www.bhel.com.

Purpose: The purpose of this EOI is to invite applications from interested party/parties who are willing to run business in 79 Building located in BHEL Tiruchirappalli on Licence basis. Invitation for Expression of Interest from Govt. Departments, Govt. Institutions, Public Sector, Private Sector, Health, Educational Institutes etc for renting of vacant office spaces on fixed term basis

1. The EOI documents will be available up to 15.00 Hrs. on the day of the opening of the bids. The scheduled date for issue, receipt and opening of EOI is as follows.

- | | | |
|--|---|------------------------------------|
| a) Date of issue of EOI document | - | 09-02-2023 onwards |
| b) Last date and time for receipt of EOI | - | 02-03-2023 up to 11.00 Hrs. |
| c) Date and time of opening of EOI | - | 02-03-2023 15.30 Hrs. |

d) Address for communication, receipt and place of opening of bids:

Shri M. Melvin Bennet Roy
Senior Dy General Manager (Administration),
HRM Department
Admin Building, (24 Building)
BHEL
Tiruchirappalli – 600014,
Tamil Nadu, India
Ph no: 0431- 2575479,
Mob No: 9442183722
E-mail: melvin@bhel.in

The completed and sealed EOI should be submitted either by email to melvin@bhel.in or **physically sent to above address within due date and time**. EOI received after due date and time will be rejected.

2. EOI will be opened in the presence of Bidders representative(s) who choose to attend on the specified date and time, at the office of BHEL at the address given in Clause 1 (d) above. The representative will have to produce letter of authorization from the authorized signatory who has signed the bid document.
3. BHEL may, at its discretion, extend this deadline for submission of EOI by amending the EOI Documents or any other reasons, in which case all rights and obligations of BHEL and Bidders previously subject to the deadline will thereafter be subject to the deadline as extended.

4. BHEL will not be held responsible for the postal delay, if any, in the delivery of the EOI or the non-receipt of the same.
5. The bidder will be disqualified if they have any record of poor performance such as abandoning the contracts, not properly completing the contract, inordinate delays in completion, litigation history, or financial failures etc.
6. The bidder should submit the following information/documents along with the bid document;
 - a. Enquiry/ Ref No.
 - b. GST and PAN details of the bidder
 - c. An undertaking to the effect that the bidder has not been blacklisted/banned/debarred from dealing and participating in tenders by Government (Centre or State)/PSU. In case of submission of false declaration (found at any stage), such applicants shall be disqualified and BHEL reserves its rights for further legal actions.
 - d. All other documents/certificate/information as specified in the bid document.
7. The Bidder may visit the site in any working day between 10:00 Hrs and 16:00 Hrs on getting prior permission the undersigned.

Senior Dy General Manager (Administration)

II. INSTRUCTIONS TO BIDDERS

1. Expression of Interest is invited from Govt. Departments, Govt. Institutions, Public Sector, Private Sector, Health, Educational Institutes etc .Scope of Interested Party shall be limited to response and suggestions to this EOI only.
2. The details submitted by the Interested Party shall be complete in all respects and BHEL may seek clarifications/additional information as considered necessary.
3. The Interested Parties may be called for interaction on their proposed business, if required. Further award of work shall be through tendering process as per policies of the company. The total building along with land area will be allotted through Open Tender.
4. EOI is applicable for the entire premises which includes Building as well as vacant land.
5. EOI documents as above and complete in all respects shall be submitted in a sealed envelope and superscripted as **"Expression of Interest for leasing/renting of Office Space in Building 79, BHEL, Tiruchirappalli"** and addressed to

Shri M. Melvin Bennet Roy
Senior Dy General Manager (Administration),
HRM Department
Admin Building, (24 Building)
BHEL,
Tiruchirappalli – 600014,
Tamil Nadu, India
Ph no: 0431- 2575479,
Mob No: 9442183722

or by email to melvin@bhel.in

6. **The bidder should be already running a business with a turnover of minimum 50 crores per year and the proof for the same has to be submitted.**
7. Name of the bidder and address shall be clearly indicated on the sealed envelopes.
8. The authorized signatory should sign the Expression of Interest with date.
9. EOI should be sent by Speed Post/Registered Post/ Courier or by hand. BHEL takes no responsibility for any EOI not reaching in time/ not reaching at all/ reaching late/ reaching in torn and mutilated condition.
10. Proposed terms of Licence or rental are enclosed.
11. BHEL reserves the right to Licence/rent out the facilities at each locations together or separately or in parts thereof.

III. DETAILS OF PROPOSED OFFICE BUILDING**Name of the Property:** Building 79**Location:** Thiruverumbur Taluk, Tiruchirappalli on NH 83. The building is located at a distance of **300 meters** from NH – 83- Coimbatore - Nagapattinam National Highway**Distance:****From Tiruchirappalli railway Station :** 15.5 Kms**From Tiruchirappalli Airport :** 16 Kms**Area :** Total land Area: 6.40 Acres**Open Area :** 5.25 Acres**No. of Floors :** 5 (Ground + 4) with Dining Hall in Ground Floor.**Area Floor Wise:**

| S N | Floor | Sq Metre | Sq Feet |
|------------|---------------------|-----------------|-----------------|
| 1 | Ground | 890.41 | 9584.29 |
| 2 | I | 890.41 | 9584.29 |
| 3 | II | 890.41 | 9584.29 |
| 4 | III | 890.41 | 9584.29 |
| 5 | IV | 890.41 | 9584.29 |
| 6 | Dining Hall (GF) | 178.17 | 1917.89 |
| 7 | Total | 4630.22 | 49839.34 |

Type of Office:

Floor - G, I & II : Non-modular Office,

Floor - III & IV : Modular Office

Compound Wall : RCC**Air-Conditioning:** Floor - III & IV – 45 Cassette Air conditioners**Rest Rooms:** On all Floors**Lifts:** 2 Nos**Power:** Factory Supply**Water Supply:** Factory Supply**Parking:** Covered parking available for Cars and Two wheelers**Building Drawings :** Attached (as **Annex-A-3**)

IV. PROPOSED TERMS OF LICENSE

1. The allotment will be for an initial term of 05 years' period and can be extended for another two terms of 05 years each, depending on the satisfactory performance of the business, proper payment of dues, proper adherence of BHEL norms and goodwill in society.
2. The Licensee shall be allowed occupation of the premises only after submitting security deposit for an amount equivalent to 12 (twelve) months licence fee.
3. The Licence fee shall be paid on the first day of every calendar month.
4. During the currency of agreement, the licence fee shall stand enhanced on each yearly anniversary of the agreement @ 5%.
5. Building and premises will be offered for rental or licence in 'as-is-where-is' condition. The successful bidder shall do all the minor repairs and maintenance on the premises including the exclusive road to the buildings, lawn and property appurtenant to the respective office buildings.
6. No structural changes/modifications will be permitted to the existing buildings. On allotment, the bidder can renovate the interiors of the building suiting to their needs without affecting the main structure of the building.
7. Temporary/ re-locatable structures required if any may be permissible. On allotment, the Vacant land available in the premises can be utilized, if required after obtaining permission/approval from BHEL authorities and only temporary structures are allowed to be put up in the land.
8. Renovation of buildings shall be carried out at their own cost after obtaining written clearance from BHEL and the buildings as renovated shall be handed over to Lessor at the end of the licence period.
9. The successful bidder shall use the office space only for the purpose of establishing office(s) / business(s) of the bidders and not for any other purpose. No unlawful activities like betting, gambling, etc shall be allowed inside the campus. Illegal activities shall not be allowed inside the premises. The following business have been banned to be run in the building.
 - Wine Shop
 - Bars
 - Casinos
 - Clubs
 - Lotteries
 - Pawn brokers & Chit funds
 - Pan/Cigarette/Gutka shops
 - Any other shop not in the interests of the company
10. Power supply will be provided from BHEL Factory power source as per the tariff existing for factory rate. Water supply will be provided 24 hours on chargeable basis.
11. Housekeeping, Security for building/premises proposed may be arranged by the Lessee, if required.
12. The Lessee will not be entitled to transfer or part with the possession in any way to anyone else without the specific permission of Lessor. BHEL reserves the right to deny such permission.
13. The successful bidder shall be bound by the rules and regulations made by BHEL for day-to-day administration and shall co-operate with BHEL to smooth running of the affairs at the premises.
14. The successful bidder shall maintain the building and movable properties like furniture, electrical installations, equipment, etc. in good condition and shall compensate BHEL for any damages to such properties with replacement value.

15. All statutory rates, taxes as applicable on Licence rent, property tax, assessments, charges, claims, shall be borne by successful bidder.
16. Registration Charges & stamp duty as applicable will have to be paid by the successful bidder.

All correspondence relating to this EOI shall be in English, to:

Shri M. Melvin Bennet Roy
Senior Dy General Manager (Administration),
HRM Department
Admin Building, (24 Building)
BHEL
Kailasapuram P.O.,
Tiruchirappalli – 600014,
Tamil Nadu, India
Ph no: 0431- 2575479,
Mob No: 9442183722
E-mail: melvin@bhel.in

FORMAT TO SUBMIT EXPRESSION OF INTEREST(EOI)**ANNEXE A-1**

| Sl.No. | Description | Details |
|---------------|--|-----------------|
| 1 | Name of the Person/Firm/Organization | |
| 2 | Type of Organization Govt. Departments, Govt. Institutions, Public Sector Undertakings, Educational institutions and Medical establishments, Proprietary, Partnership firm etc | |
| 3 | Address of individual/Partners/Organization | 1. 2. |
| 4 | Current Business | |
| 5 | Location of Business & Business Address | |
| 6 | Yearly Turnover from the current business |(In Lakhs) |
| 7 | Type of business intended to operate in 79 Building | |
| 8 | Approximate investment can be made for the intended business |(In Lakhs) |
| 9 | Time required to start the business on signing of License Agreement | |
| 10 | Contact Details: a) Name & Designation of the Authorized Signatory (enclose valid Authorization) b) Telephone No. | |

| | | |
|----|--|--|
| | <p>c) Mobile No. d) Fax No. : e) E-mail id :</p> | |
| 11 | PAN (enclose copy) | |
| 12 | GST (enclose copy) | |
| 13 | Financials/Turnover for the last 3 years (enclose Copy of income Tax return statement, Audited Balance Sheet and Profit & Loss Account for the last three financial years). | |
| 14 | Undertaking that that the bidder has not been blacklisted / banned / debarred from dealing and participating in tenders by Government (Centre or State) / PSU (Letter to be enclosed in bidder's letter head as per Annexe A2) | |
| 15 | Any Additional Information or remarks, if any | |

Place:

(Signature of Authorized person)

Date:

Name & Seal of the Authorized Signatory

DISCLAIMER

All information contained in this EOI provided / clarified are in good interest and faith. The information contained in this Expression of Interest document or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of BHEL, is provided on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their application for qualification and subsequent selection pursuant to this EOI. This EOI is not an offer by BHEL to the prospective Applicant(s) or any other person. This EOI is neither intended nor shall it be construed as creating or requiring any ongoing or continuing relationship or commitment with any party or person. This is not an offer or invitation to enter into an agreement of any kind with any party.

Though adequate care has been taken in the preparation of this EOI document, the interested firms shall satisfy themselves that the document is complete in all respects. The information is not intended to be exhaustive. Interested Agencies are required to make their own enquiries and assumptions wherever required. Intimation of discrepancy, if any, should be given to the specified office immediately. If no intimation is received by this office by the date mentioned in the document, it shall be deemed that the EOI document is complete in all respects and firms submitting their interest are satisfied with the EOI document in all respects.

The issue of this EOI does not imply that BHEL is bound to select and shortlist Applicant(s) for next stage or to enter into any agreement(s) with any Applicant(s). BHEL reserves all right to reject any applications submitted in response to this EOI document at any stage without assigning any reasons thereof. BHEL also reserves the right to withhold or withdraw the process at any stage. Neither BHEL nor its employees and associates shall have any liability, loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI document or any matter deemed to form part of this EOI document, the information and any other information supplied by or on behalf of BHEL. BHEL accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance/use of any statements/information contained in this EOI by the Applicant. BHEL is not making any representation or warranty, express or implied, as to the accuracy or completeness of any information/statements made in this EOI.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, visit to BHEL office, expenses associated with any demonstrations or presentations which may be required by BHEL or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant and BHEL shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the EOI.

Ref No : BP:ESTATE:EOI:79 BLDG

Date: 09.02.2023

ANNEXE -A2

PROFORMA FOR UNDERTAKING BY THE BIDDER ((Letter to be enclosed in bidder's letter head)

Name of EOI: Running Business in premises owned by BHEL Tiruchirappalli on Licence basis (79 Building)

Ref No : BP:ESTATE:EOI:79 BLDG

Date: 09-02-2023

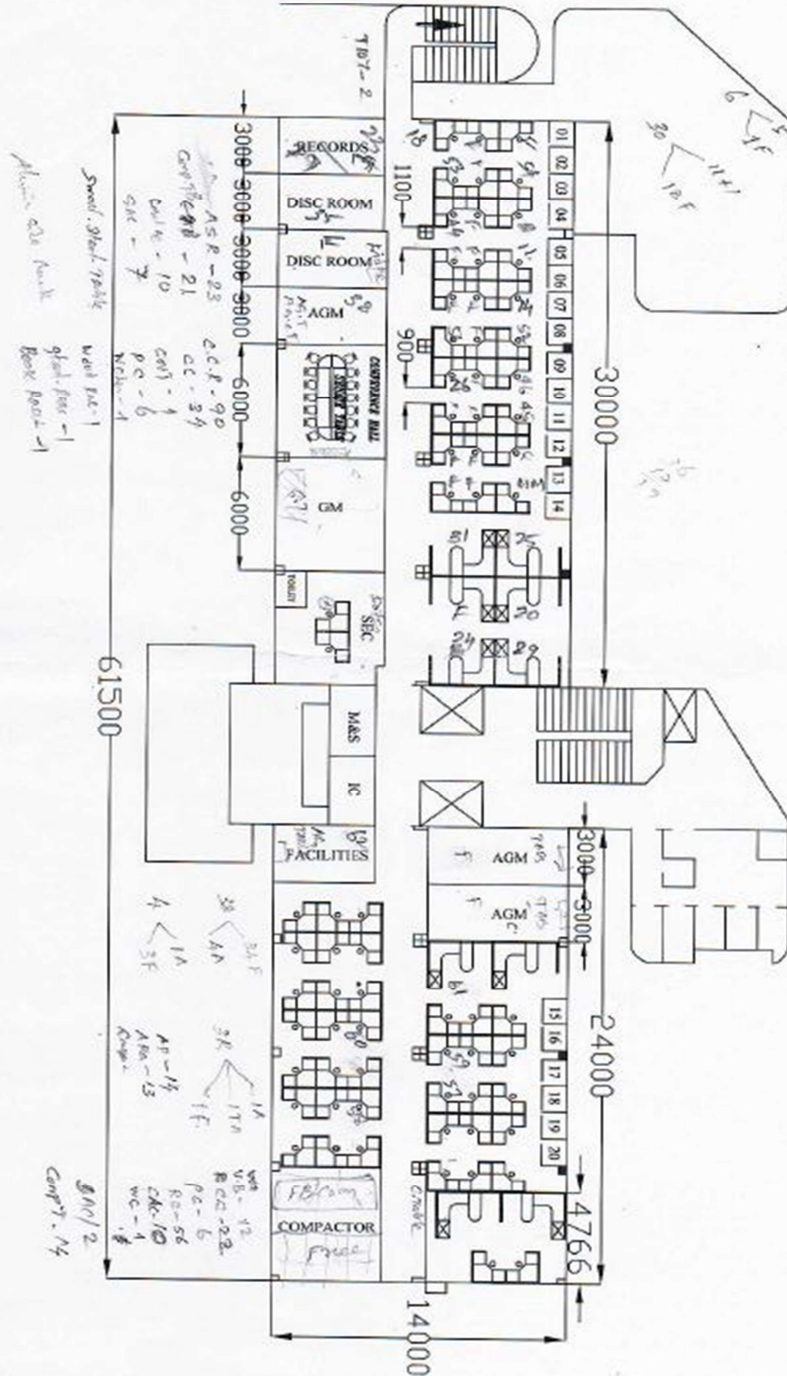
We (Name of bidder/ Company name) are willing to participate in this request for EOI. We have gone through the terms and conditions of this EOI and accept the same. We hereby Undertake that that we have not been blacklisted / banned / debarred from dealing and participating in tenders by Government (Centre or State) / PSU

Signature of bidder /Authorized Signatory
(with Date/ Name seal)

ANNEXE A-3

PROPOSED LAYOUT FOR OUTSOURCING & OLI/QC DEPT IN 79 BLDG/4TH FLOOR

MODULAR SIZE= 1500mm * 1500mm
 FRAME THICKNESS= 70 MM EACH SIDE
 ALL DIMENSIONS ARE IN mm



| | |
|---|--------------------|
| | |
| Bharat Heavy Electricals Ltd MANAGEMENT SERVICES THE CHINA WALL AREA | |
| DRAWN | SANAND/DV ENGINEER |
| CHECKED | R.PAWESHKUMAR/DGM |
| APPROVED | P.BALAKUMAR/AGM |
| DATE: 25/05/2018 | SCALE: 1:1 |
| DRG NO.: MS-RP-79-4F/R2 | |