

15<sup>TH</sup> DEC 2022

# *VIDYUT NIYANTRAN BHAVAN*

*KALYAN NAGAR  
PRE-TENDER  
PRESENTATION*



**S.S. Infrastructure Project Consultants Pvt. Ltd.**  
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Banjarahills,Hyderabad- 500034, Ph: 040 23553996,23553969  
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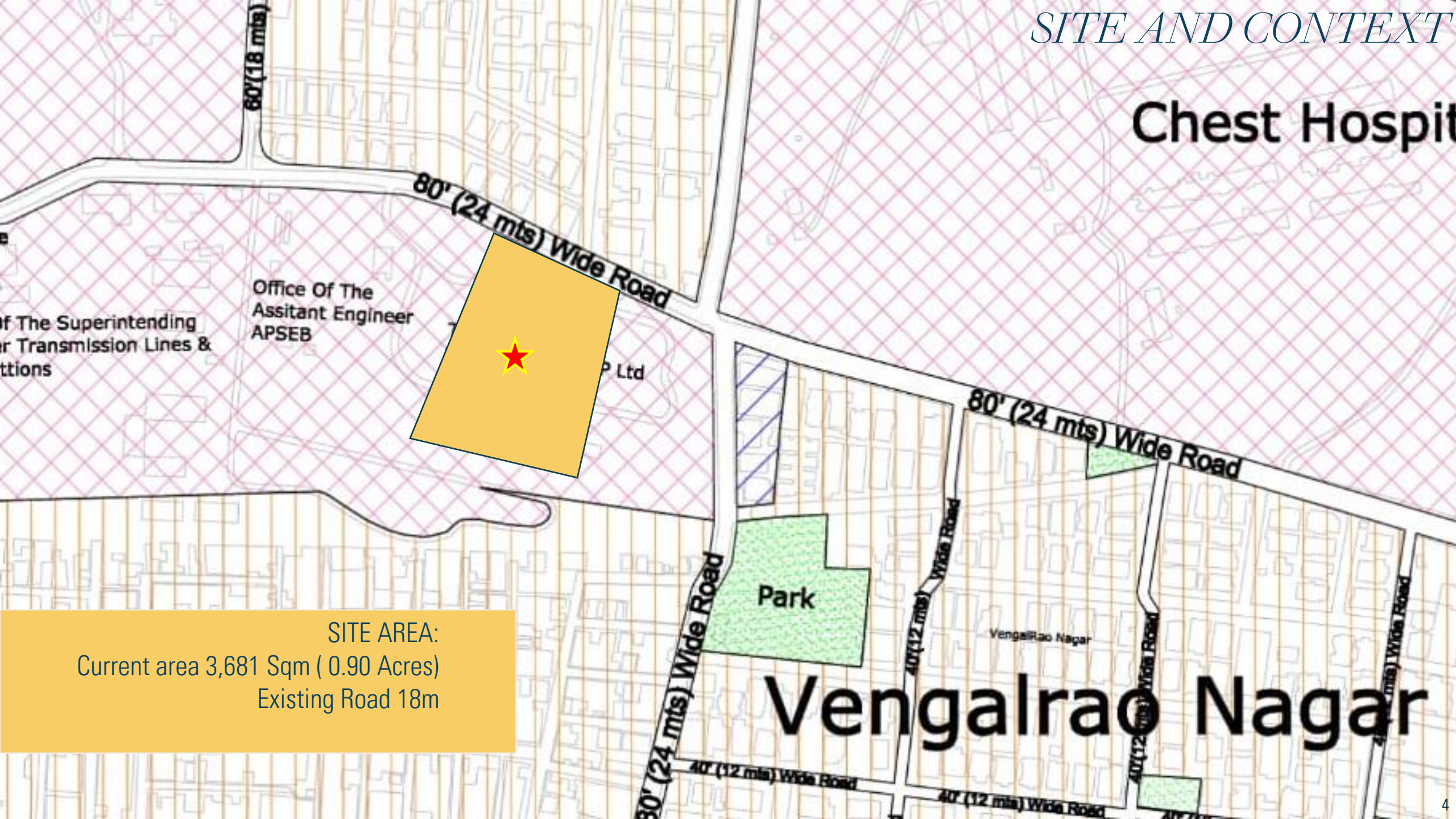
# SITE AND CONTEXT



**SITE AREA:**  
Current area 3,681 Sqm ( 0.90 Acres)



Chest Hospital



Office Of The Superintending  
Transmission Lines &  
Substations

Office Of The  
Assitant Engineer  
APSEB

P Ltd

Park

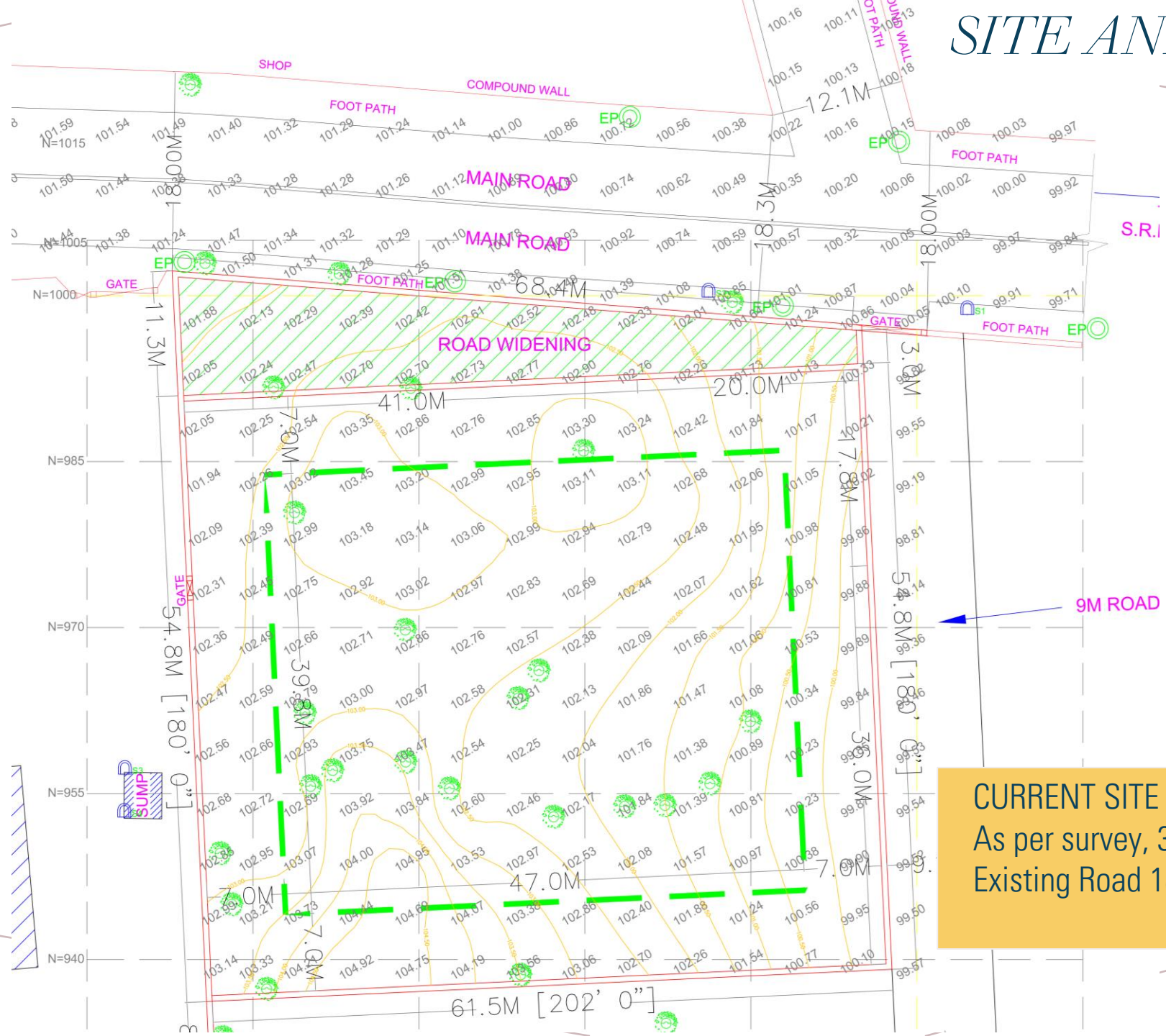
Vengalrao Nagar

Vengalrao Nagar

SITE AREA:  
Current area 3,681 Sqm ( 0.90 Acres)  
Existing Road 18m



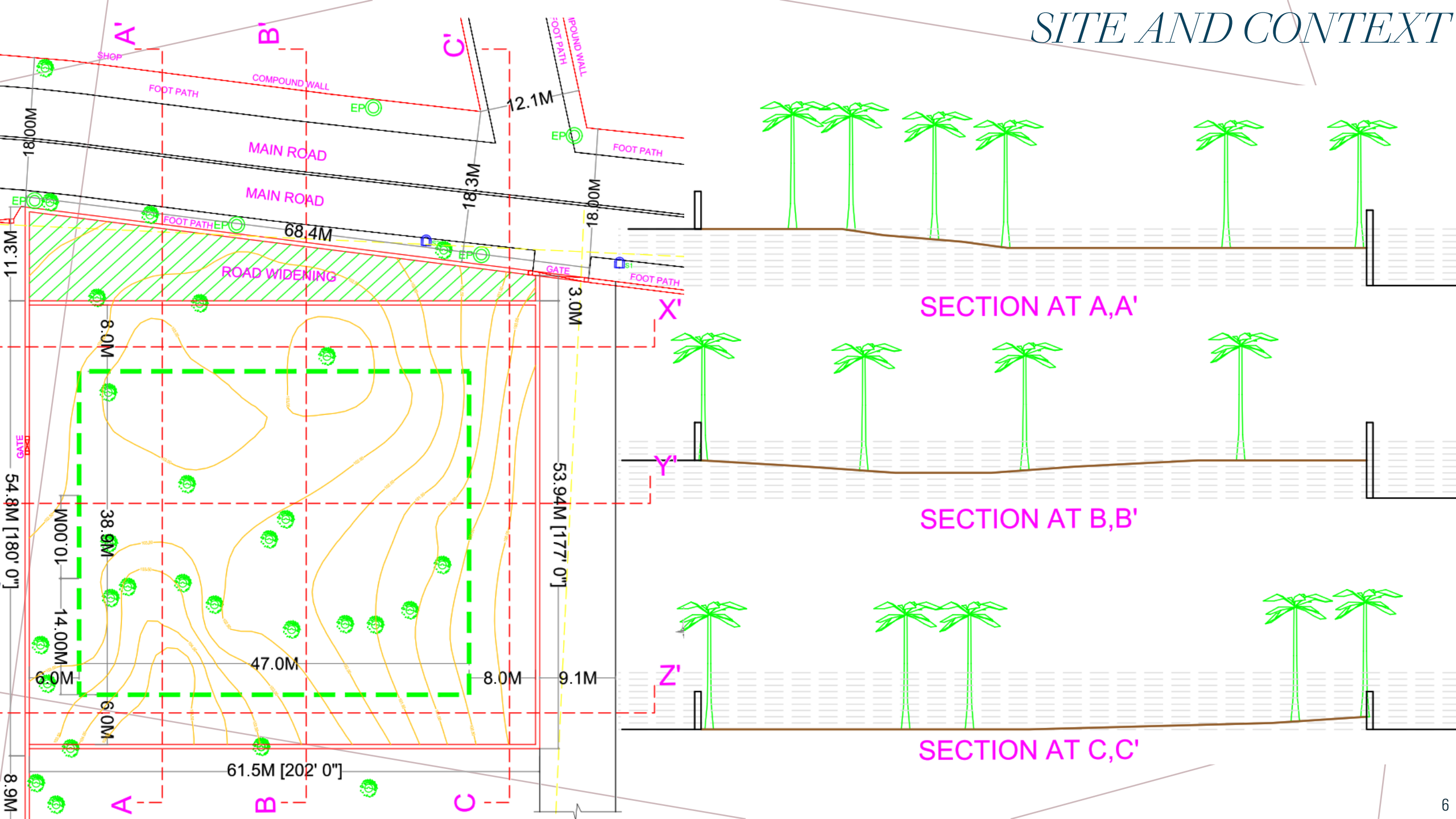
# SITE AND CONTEXT



**CURRENT SITE AREA:**  
As per survey, 3,681 Sqm ( 0.90 Acres)  
Existing Road 18m

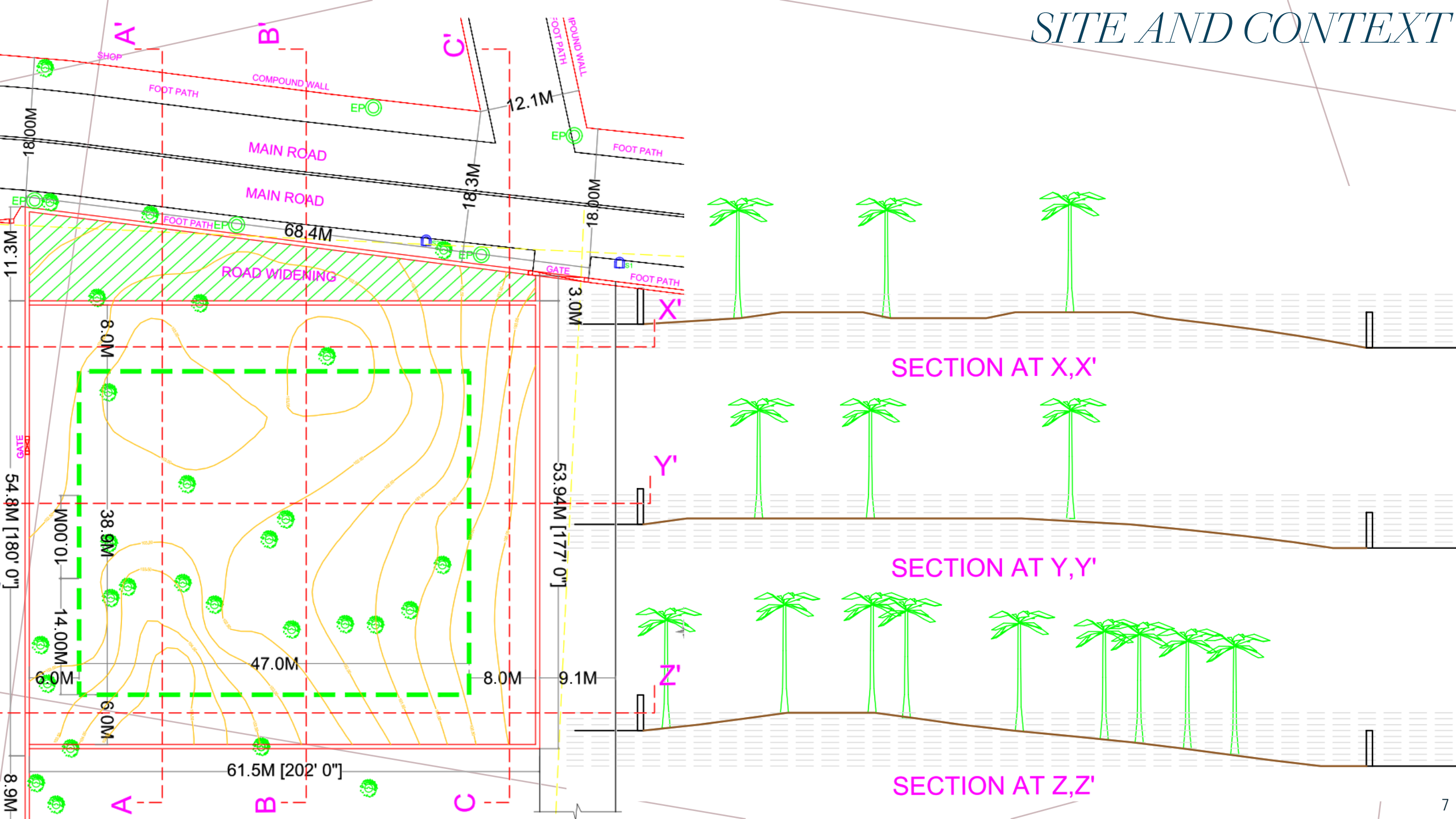


# SITE AND CONTEXT





# SITE AND CONTEXT







*CONCEPT  
EVOLUTION*



# CONCEPT

The project has been envisaged around the core occupants of the building.

Creating positive spaces and collaborative environments.

All habitable spaces have abundance of natural light

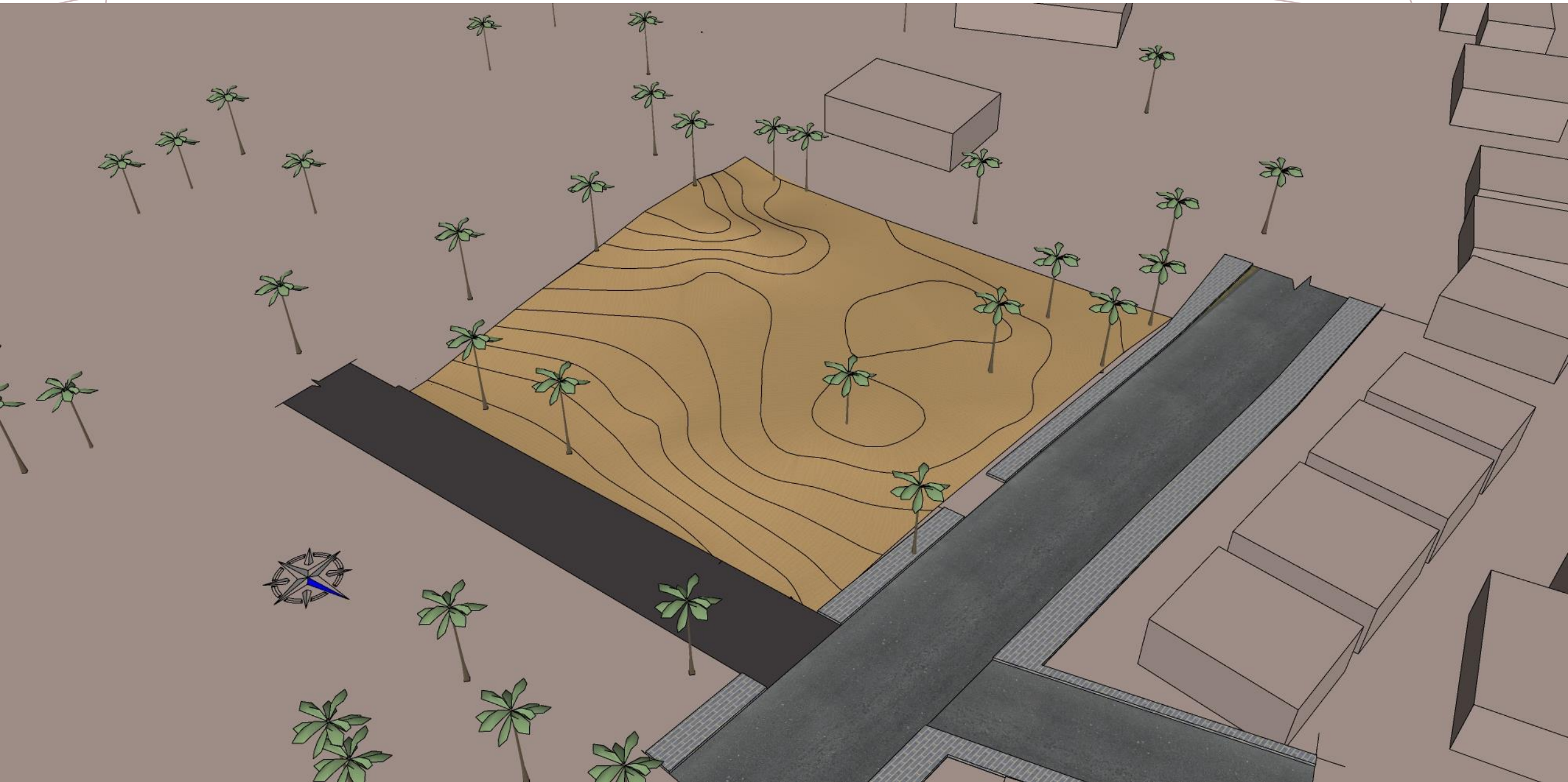
Excessive glare and heat are cut-out by self shading devices and green walls.

Indoor Green spaces aid in keeping the environment replenished with fresh air regularly





# THE RAW UNSCULPTED SITE



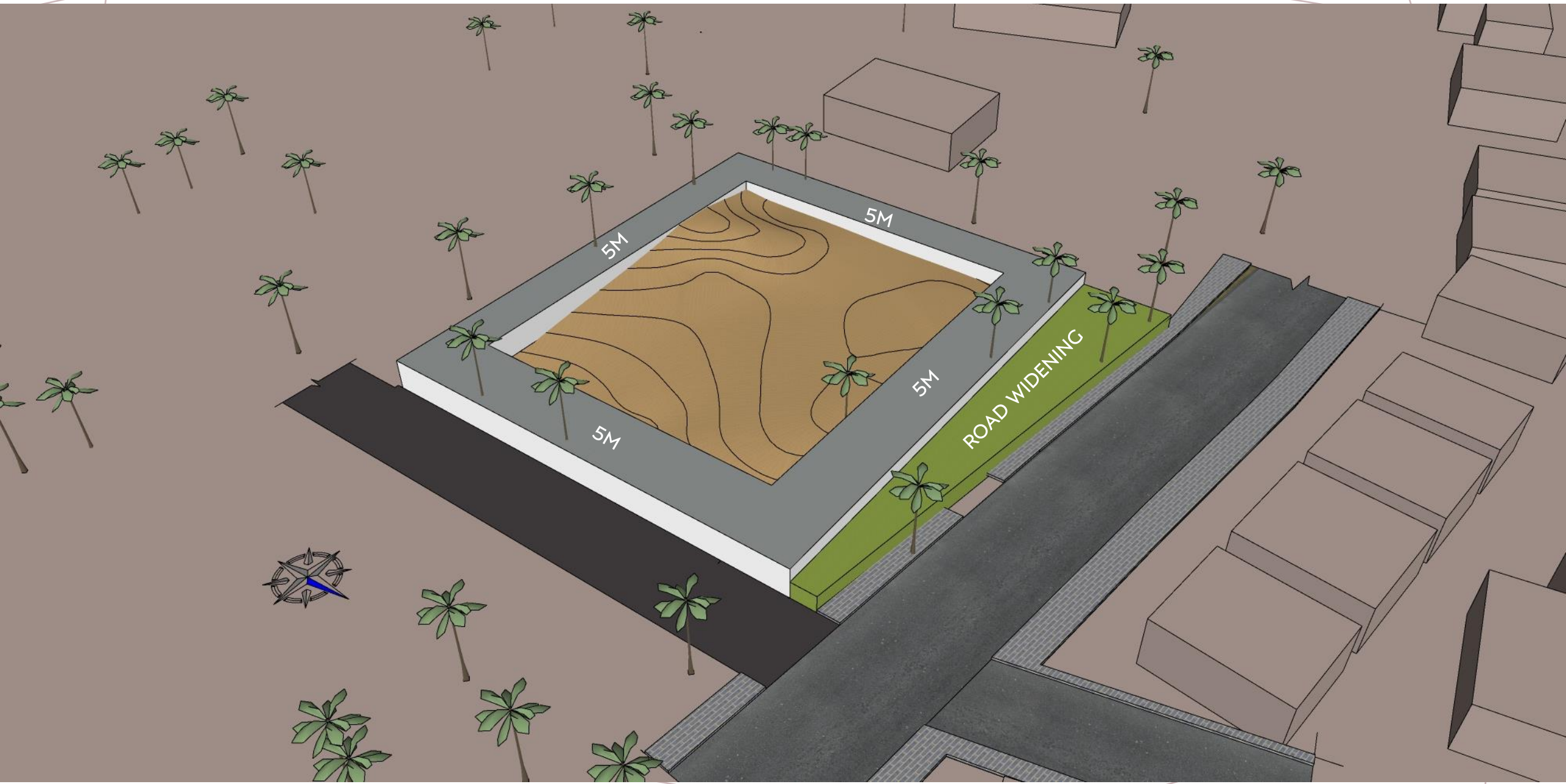


# AREA ALLOCATED FOR ROAD WIDENING

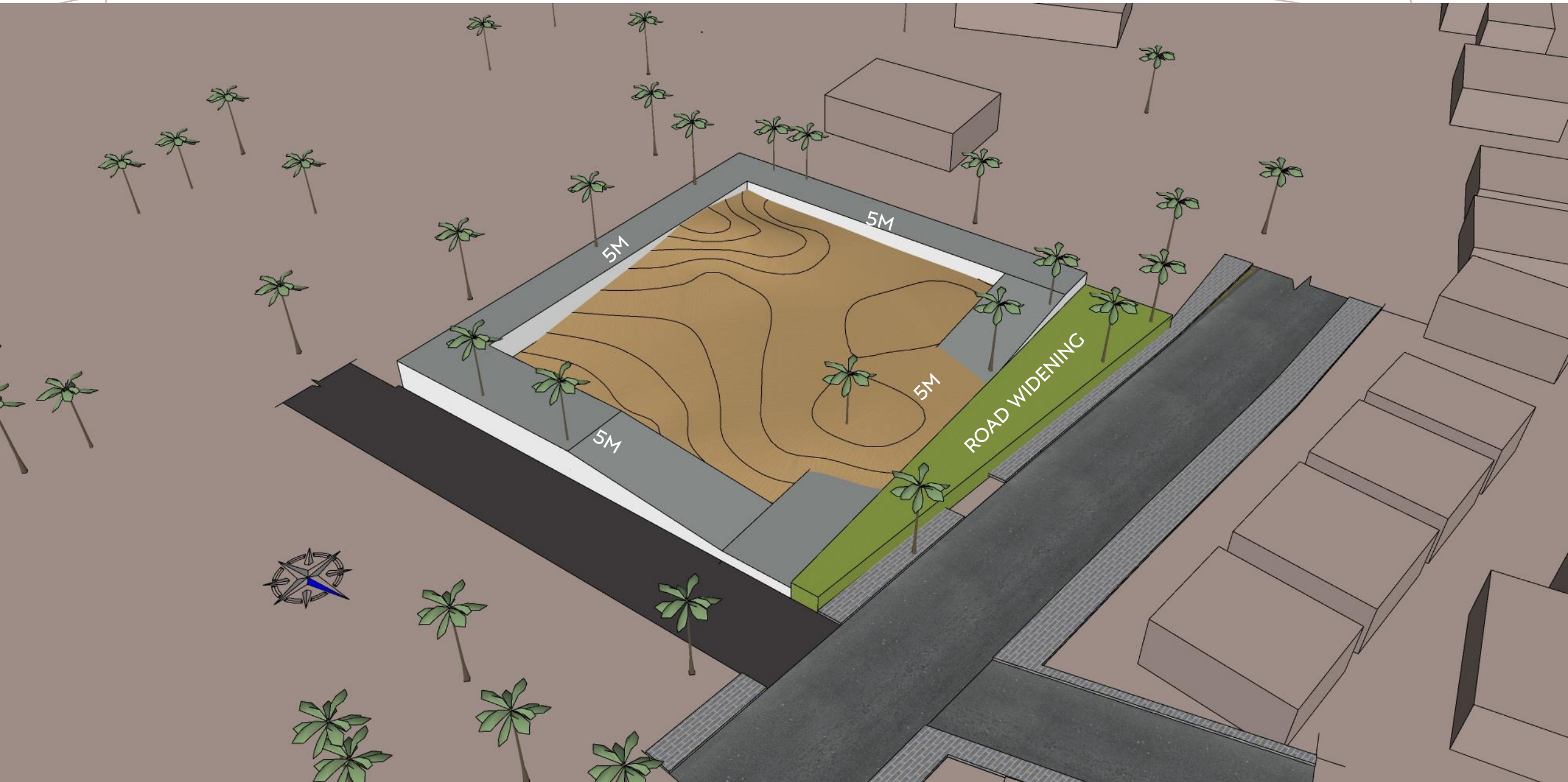




# DECIDING THE BUILDABLE AREA - SETBACKS

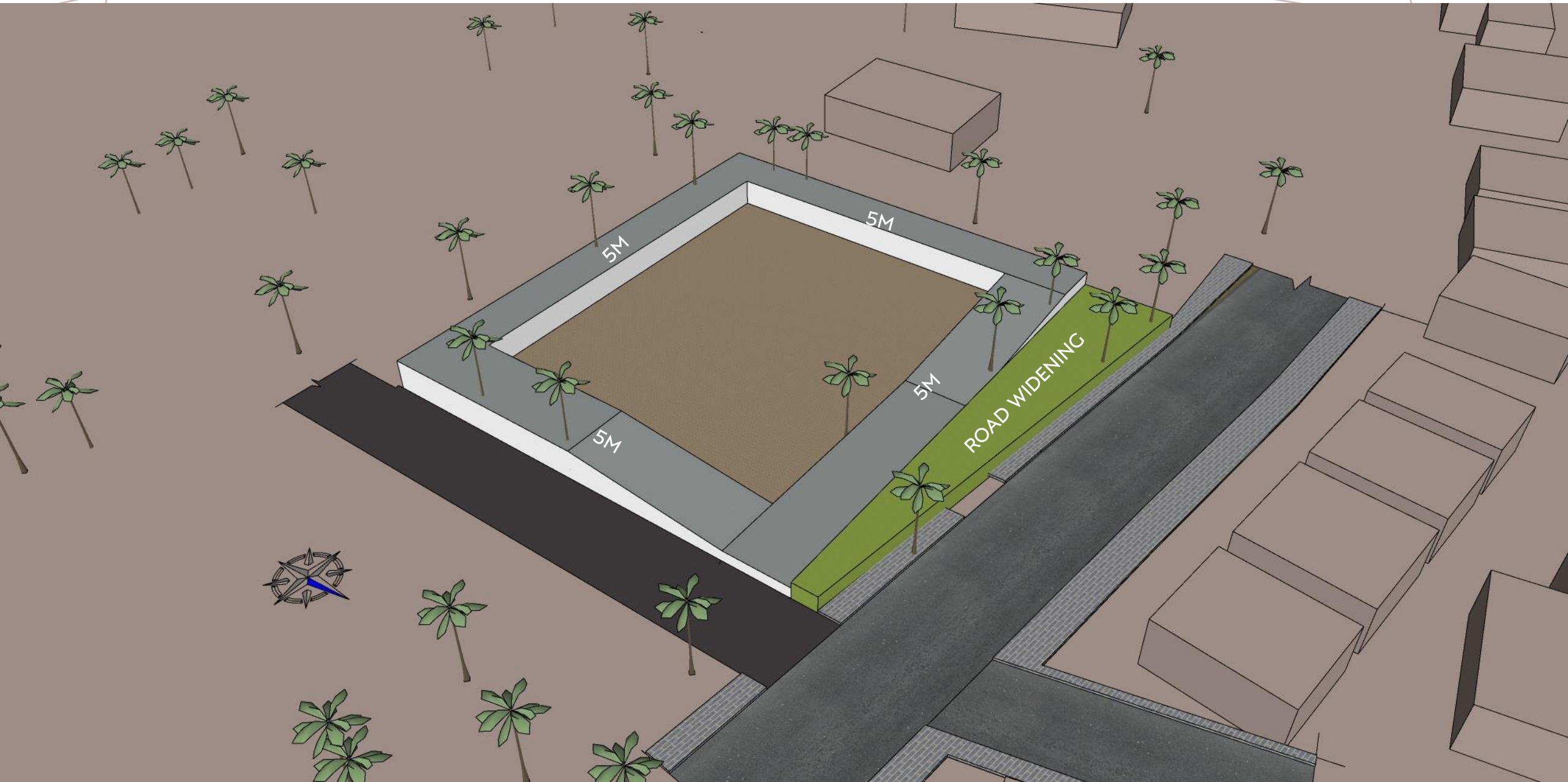


# CREATING ACCESSIBLE RAMPS TO ENSURE MINIMAL EXCAVATION





# CREATING BUILDABLE SPACE AT GROUND LEVEL



# MAXIMUM POSSIBLE BUILDING CONSTRUCTION/ MASSING





# OPTIMUM FOOT-PRINT CREATION THROUGH MASSING



# OPTIMUM FOOT-PRINT CREATION THROUGH MASSING





# REDUCING BLOCK HEIGHTS – MEETING REQUIREMENTS

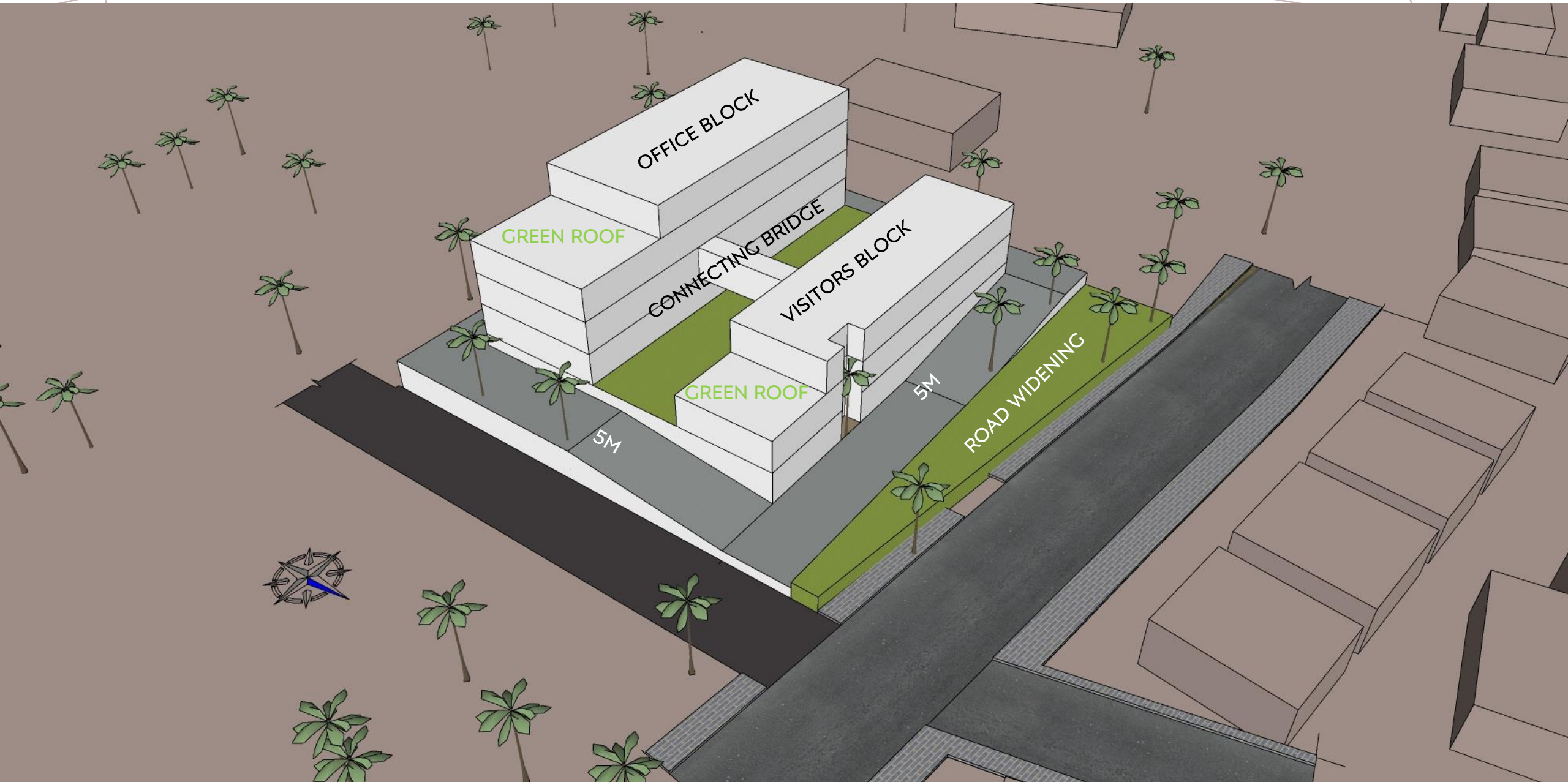


# REDUCING BLOCK HEIGHTS – MEETING REQUIREMENTS





# REDUCING BLOCK HEIGHTS – CREATING GREEN ROOFS/ TERRACES



# BUILDING MASSING





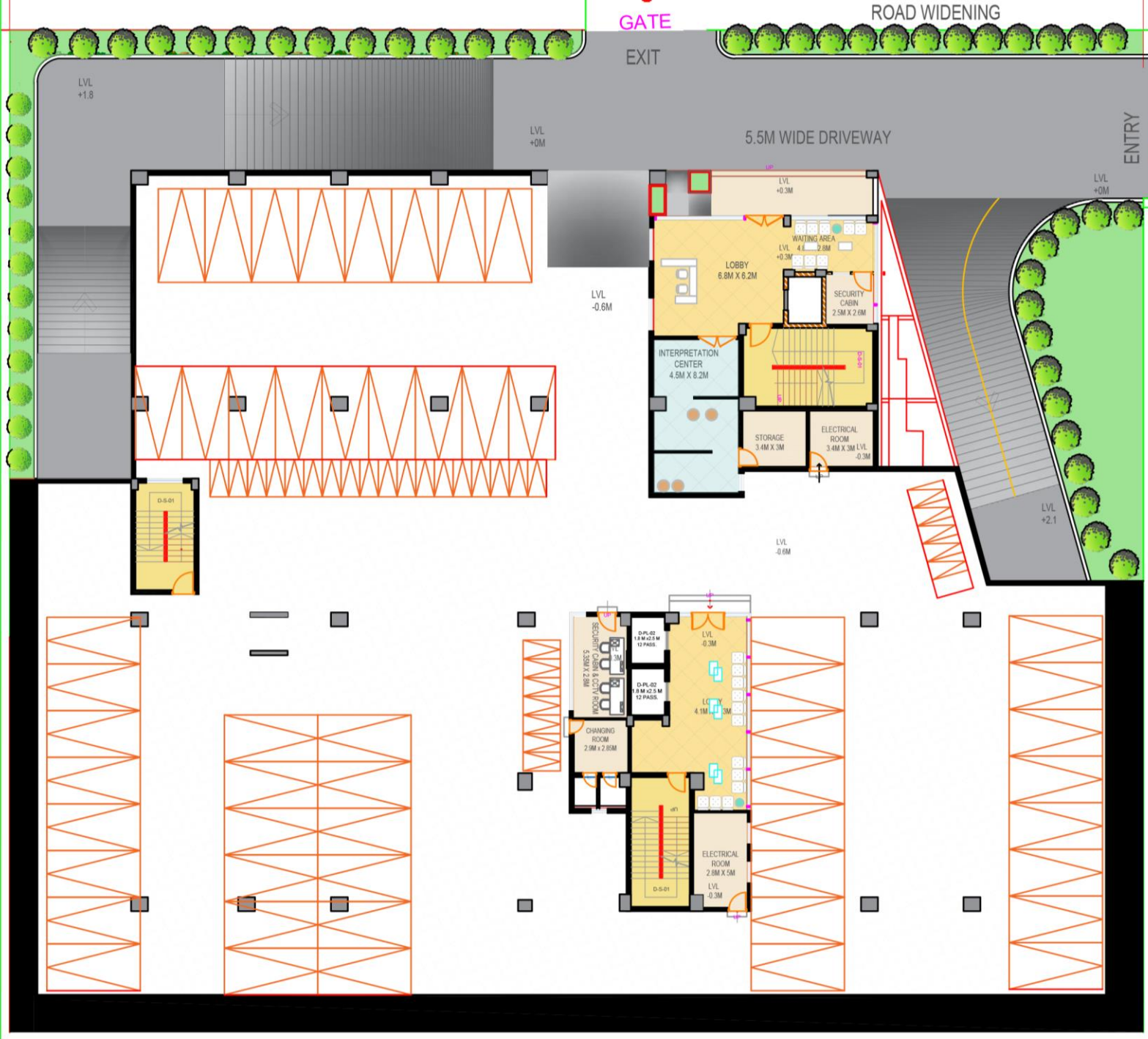
*PROPOSED PLANS*



# SITE PLAN

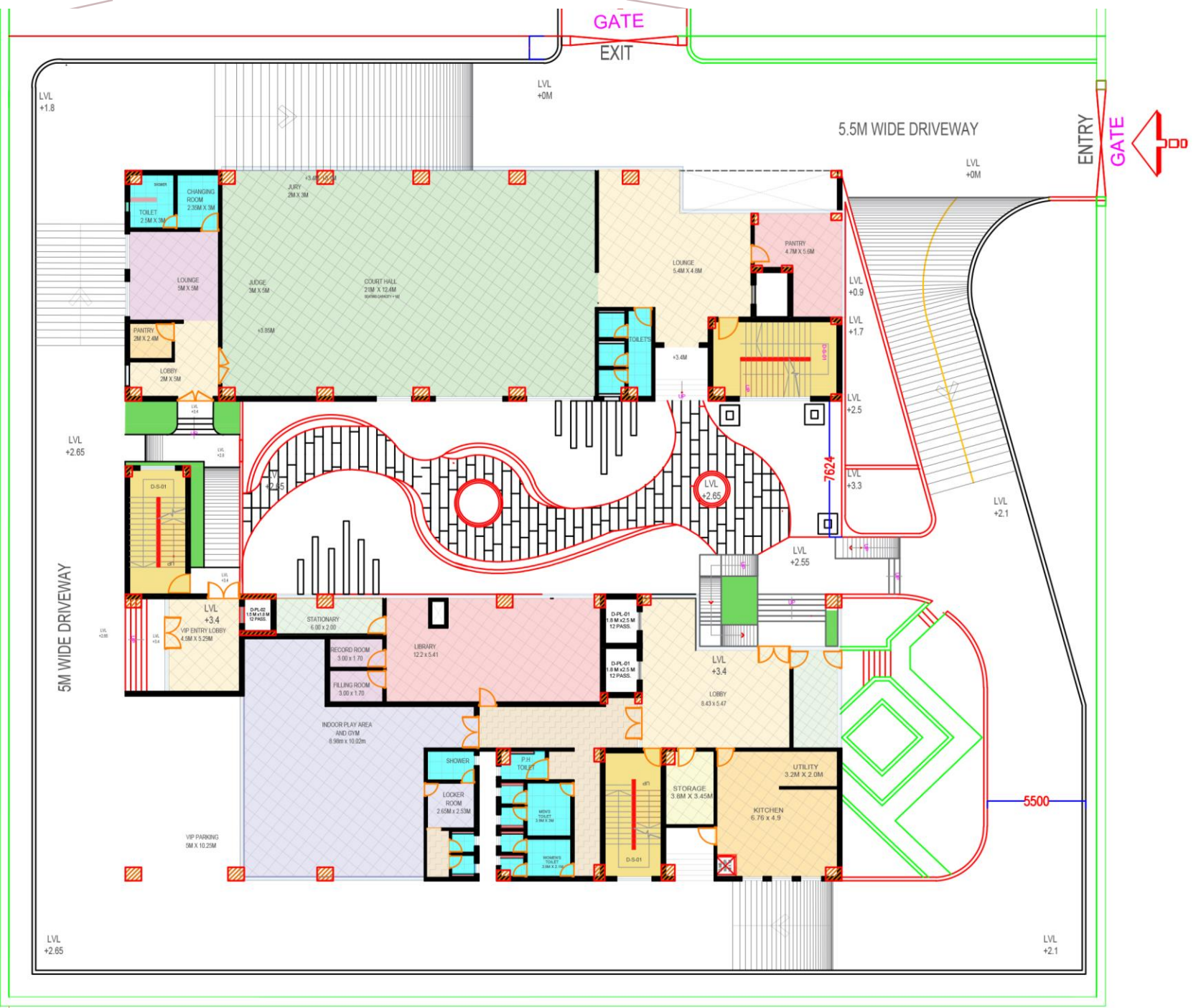






# STILT PLAN



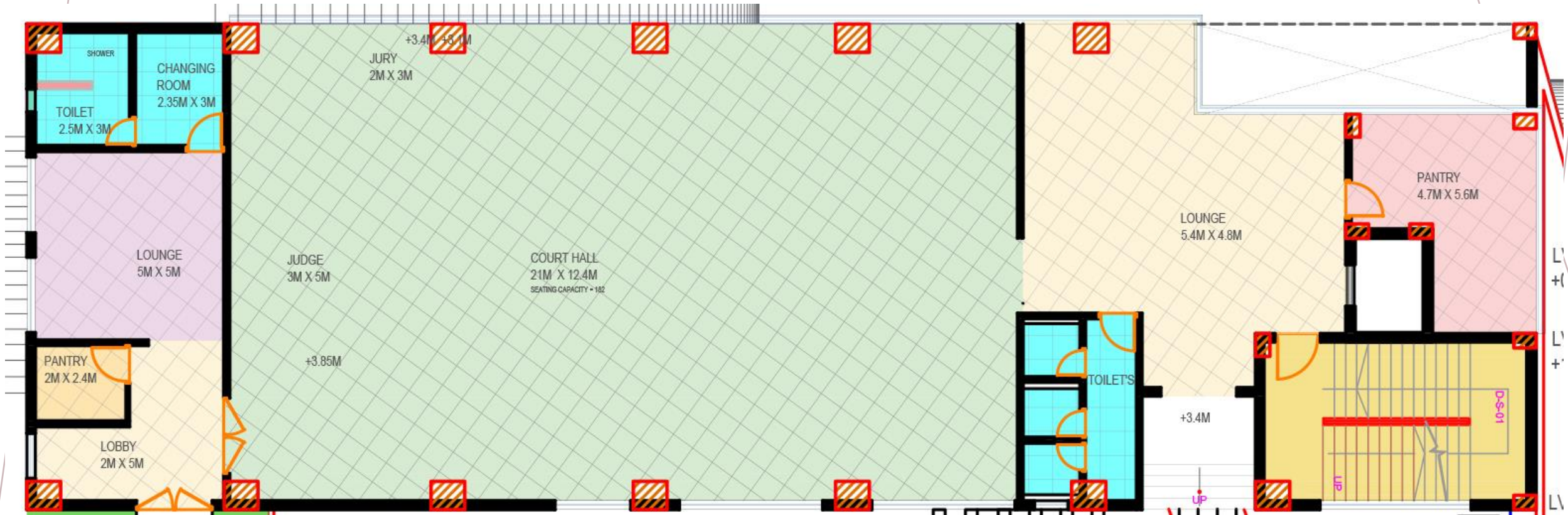


# FIRST FLOOR PLAN

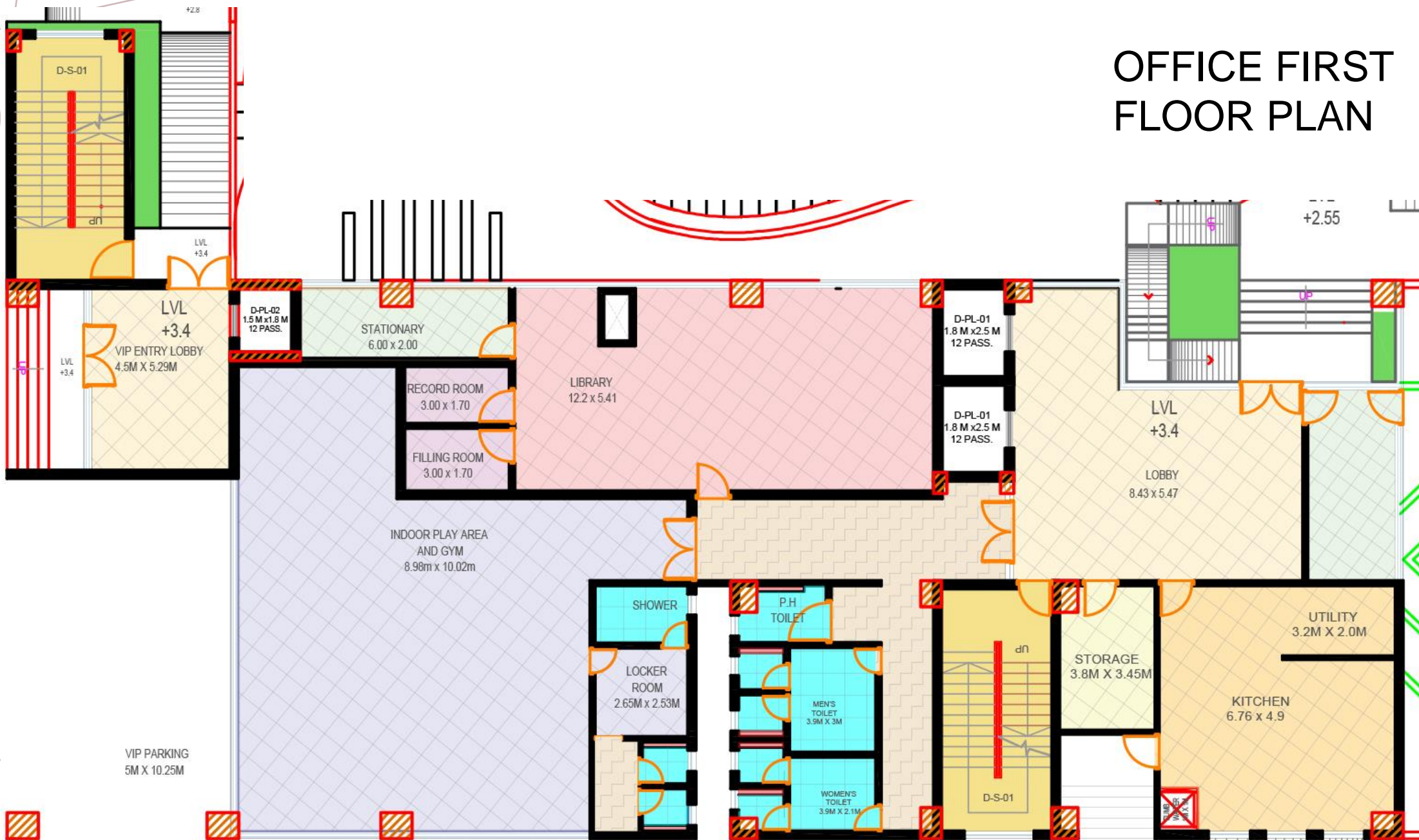




# VISITOR BLOCK FIRST FLOOR PLAN

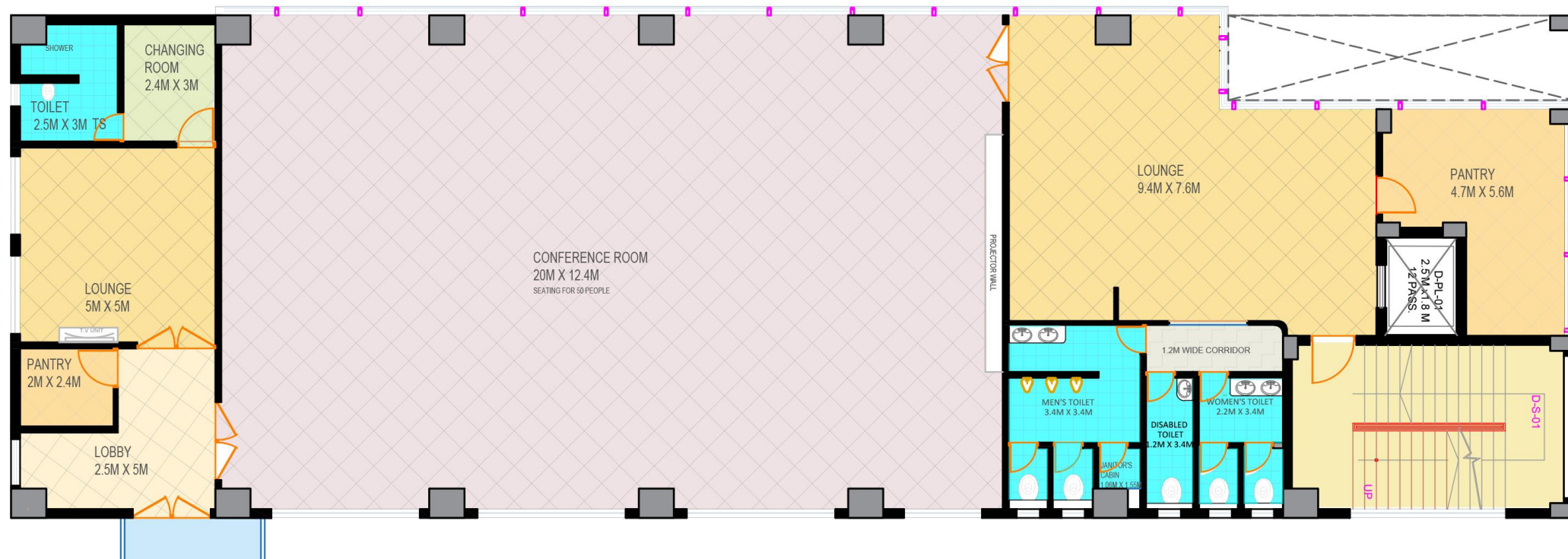


# OFFICE FIRST FLOOR PLAN

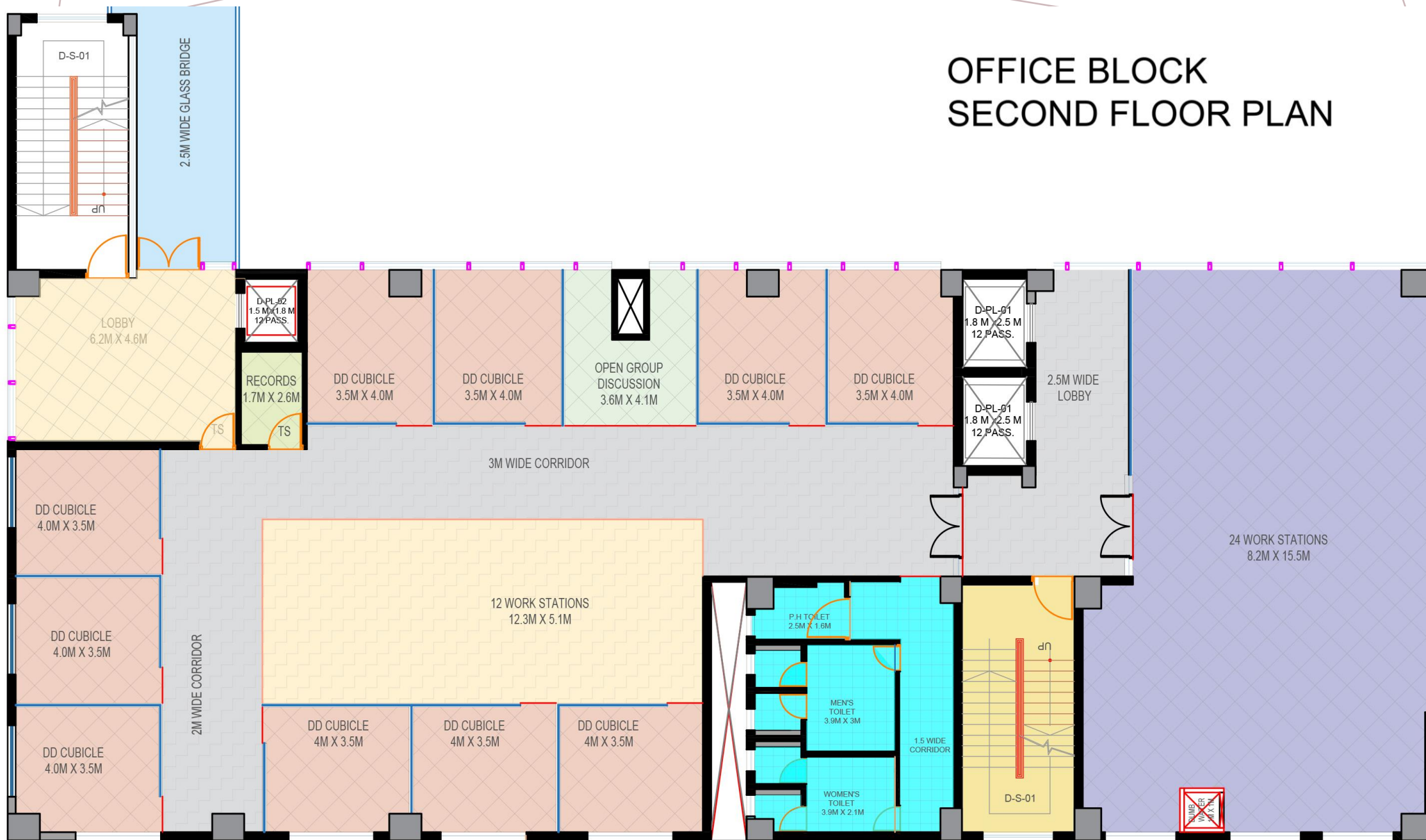




# VISITOR BLOCK SECOND FLOOR PLAN



# OFFICE BLOCK SECOND FLOOR PLAN

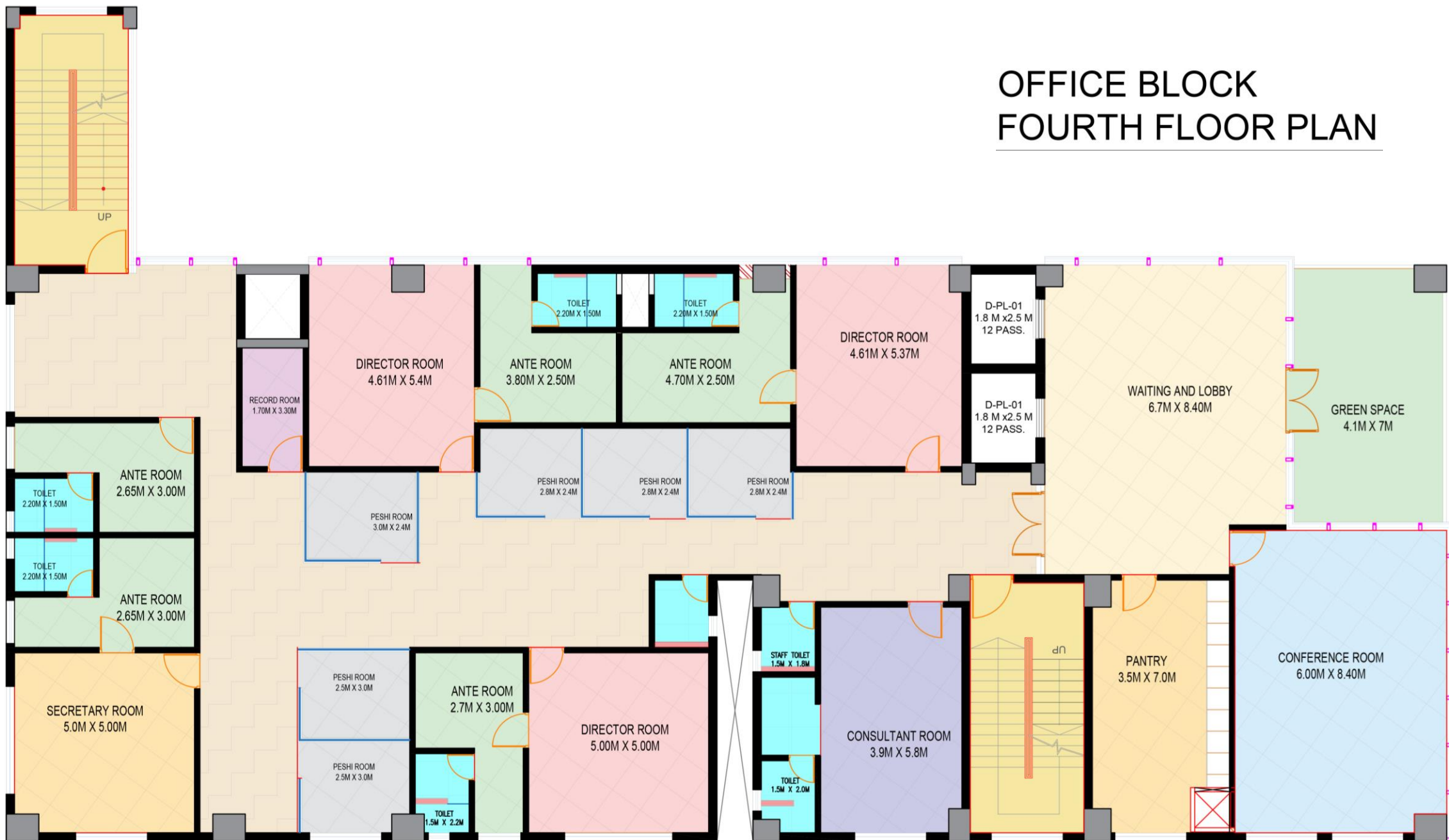




# OFFICE BLOCK THIRD FLOOR PLAN

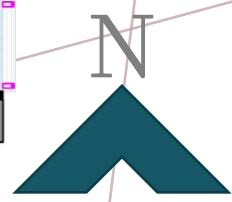


# OFFICE BLOCK FOURTH FLOOR PLAN





# OFFICE BLOCK FIFTH FLOOR PLAN



*PROPOSED VIEWS*  
*#01*





































*PROPOSED VIEWS*  
*#02*







TELANGANA STATE ELECTRICITY  
REGULATION COMMISSION



































# Eligibility Criteria For BIDDERS



**TELANGANA STATE ELECTRICITY REGULATORY COMMISSIONS (TSERC)  
HYDERABAD – 500 004**

**NOTICE INVITING TENDERS (NIT) NO. TSERC/OB/NZEB/2022-23/e-tender Package I Dt.30.11.2022**

1	Department Name	Telangana State Electricity Regulatory Commission
2	Tender Notice No.	TSERC/OB/NZEB/2022-23/e-tender Package - I Dt.30.11.2022
3	Name of the Project	Construction of “Vidyut Niyantran Bhavan” as per Super ECBC Net Zero Energy Building Concept.
4	Name of the Work	TSERC- Package -I, Civil works including STP-Construction of office building, Block-A (Stilt + 5 floors) and Block – B (Stilt + 2 Floors) for TSERC at Kalyan Nagar Hyderabad as per Super ECBC Net Zero Energy Building Concept as per the plan enclosed.
5	Estimated Contract Value (ECV)	<b>Rs.18,77,02,415</b> (Rupees Eighteen Crores Seventy-Seven Lakhs Two Thousand Four Hundred and Fifteen only)
6	Period of Contract	<b>10 months</b>
7	Form of Contract	Percentage Rate Contract
8	Bidding Type	Open
9	Bid call (Nos.)	Short call
10	Tender Category	Works



11	Type of quotation	Percentage on ECV
12	Transaction Fee Payable to 'TSTS'.	As indicated on <i>e-procurement</i> platform (to be paid online) as indicated at Sl.No.23 of this table.
13	Bid Processing Fee	Not Applicable
14	Bid Security (i.e., EMD)	<b>Rs.18,77,025/-</b> (Rupees Eighteen Lakh Seventy Seven Thousand and Twenty Five only).
15	Bid Security (i.e., EMD) payable to	<p>Out of total amount of EMD,  Rs.1,00,000/- (Rupees One Lakh only) to be paid online through Net banking/RTGS/NEFT/Credit Card/Debit Card on e-procurement platform.</p> <p><b>Rs.17,77,025/-</b>(Rupees Seventeen Lakh Seventy Seven Thousand and Twenty Five only) by way of BG issued by a Nationalised /Public/Scheduled bank in the prescribed format infavour of TSERC, The copy of the BG shall be scanned and uploaded while submitting the bid through e-procurement platform.</p> <p>Alternatively, the total amount of bid security, i.e.,<b>Rs.18,77,025/-</b> (Rupees Eighteen Lakh Seventy Seven Thousand and Twenty Five only) can be paid online through Net banking /RTGS / NEFT /Credit Card/Debit Card on e-procurement platform.</p>
16	Bid Submission	Online
17	<b><u>Important Dates:</u></b>	
	Bid document downloading Start date &	<b>30.11.2022, 12:00 Noon</b>



	time				
	Bid document downloading End date & time	<b>21.12.2022, 3.00 pm</b>			
	Pre bid Meeting	<b>15.12.2022, 11:30 am</b> (clarification if any, may be addressed to email id: <a href="mailto:tsercnetzerobuilding@gmail.com">tsercnetzerobuilding@gmail.com</a> in advance and prior to pre-bid meeting date at TSERC Conference Hall.			
	Bid submission closing date and time	<b>21.12.2022, 4.00 pm</b>			
	Bid Validity Period	180 days from the date of opening of PQB.			
	Pre-qualification/ Technical bid opening date & time (Qualification & Eligibility Stage)	<b>22.12.2022, 4.00 pm</b>			
	Price bid opening date & time (Financial bid stage)	<b>28.12.2022, 4.00 pm</b>			
18	<b><u>Geographical Particulars of the site:</u></b>				
	<b>Mandal</b>	<b>District</b>	<b>Assembly</b>	<b>Parliament</b>	
	Khairatabad	Hyderabad	Jubilee Hills	Secunderabad	
19	<b><u>Other Details:</u></b>				
	Tender Inviting Authority	Commission Secretary, TSERC			
	Address & contact details:	5 <sup>th</sup> Floor, Singareni Bhavan, Red Hills, Lakdikapul, Hyderabad - 500 004. Phone: (040) - 23311125, 23311126			
	Bid opening Authority	Commission Secretary, TSERC			
	Place of Opening of Tenders: Telephone:	TSERC office located at 5 <sup>th</sup> Floor, Singareni Bhavan, Red Hills, Lakdikapul, Hyderabad - 500 004. Phone: (040) – 23311125, 23311126,			



## Eligibility Criteria:

**Registration:** The bidder shall be a registered as Class-I or above Civil contractor or Special Class registered in Central Government or any State Government or State/Central Public Sector Undertakings in India.

## Work Experience:

- a) The bidder should have prior own experience in the construction of NZEB with Super ECBC compliance or LLEED-certified building/Green Building. Documentary evidence shall be submitted as proof as certified by the competent authority.
- b) The bidder shall have his own experience in the execution of construction of at least one multi-storied building of a minimum 5000 sq.m built-up area in the last five financial years that is from 2017-18 to 2021-22). The work completion certificate shall be submitted as proof certified by a competent authority. The bidder on his own or through a consortium shall have experience of having executed electrical installations, RE integration and low current services, HVAC (Radiant Cooling Technology) and office / commercial space Automation experience.
- c) The bidder should have successfully executed works of value not less than Rs.18.00 crores in respect of construction of multi-storied buildings one or more multi storied buildings, put together in any one year during last five financial years that is from 2017-18 to 2021-22. Preference will be given to the local bidders who have experience in construction of government/TS power utilities buildings.

## Financial Condition:

- a. The bidder should have Liquid Assets/ Credit facilities/ Solvency Certificate issued by any Nationalized/ Scheduled (Public Sector) Bank for a value not less than Rs.5.0 crores. The solvency certificate shall not be older than 12 months from the date of availability of tender specification on the e -procurement platform.
- b. Annual Turnover: The Bidder should have a minimum annual turnover of Rs.18.00 crores in any one year during the last five financial years that is 2017- 18 to 2021-22. The Annual Turnover certificate issued by a registered Chartered Accountant shall be uploaded.



## Statutory Requirements:

The Bidder shall fulfill the following statutory requirements:

- a) **Income Tax:** The contractor shall furnish their copy of the (PAN) card and copy of the latest income tax return submitted, along with the proof of acknowledgment.
- b) **EPF & GIS:** The contractor shall comply with the statutory labour rules and regulations that is EPF, GIS, CLARA etc., as applicable/in force and shall furnish the original returns and information as may be specified from time to time.
- c) **GST:** The contractor shall furnish their copy of the valid GST registration certificate issued by concerned authorities along with relevant SAC/HSN code from the Commercial Tax Department. The quoted tender percentage shall be exclusive of GST. GST as applicable as on date shall be indicated separately in each invoice and the same will be paid to the contractor. The contractor shall remit the applicable GST to the concerned department and produce documentary evidence.
- d) **Taxes & Cess etc.:** The quoted tender percentage shall be inclusive of all taxes, duties seigniorage and local cess/charges, labour cess, payment towards NAC, EPF, insurance, SMET, DMET etc., payable to the government/ quasi-government bodies excluding GST and will be recovered at rates fixed by competent authority from time to time from the contractor bills and will be paid to the government/concerned authorities.

## Procedure for bid submission:

- a. The tender should be in the prescribed form which can be obtained from <https://tender.telangana.gov.in> from the date of electronic publication up to the time and date indicated in the tender notice.  
The bidder would be required to register on the e-procurement market place i.e., <https://tender.telangana.gov.in> and submit their bids online only. Offline bids are not acceptable. Those contractors who register themselves in the 'e' procurement market place can download the tender schedules.
- b. Intending bidders can contact office of the Commission Secretary through email for any clarification / information.



- c. The bidders who are desirous of participating in e-procurement shall submit their eligibility and qualification details, certificates, Technical bid, Financial bid, etc., in the standard formats prescribed in the tender documents, displayed at e-market place. The bidder shall sign on all pages of the documents, statements, relevant certificates, owning responsibility for their correctness/ authenticity and upload the scanned copies. The bidders should invariably upload the statement showing the list of documents, certificates, etc., uploaded in the "e" market place in support of their Technical bids.
- d. All the bidders shall invariably upload the scanned copies of proof of online payment (remittance)/BG towards EMD (payment made through Net banking/ RTGS/NEFT/credit card/debit card) in e-procurement system and this will be the primary requirement to consider the bid responsive, that is to process bid further in e-procurement and to consider its eligibility.
- e. Bid evaluation of the bidders would be done solely based on the uploaded certificates/ documents, online payment of EMD in the e-procurement system.
- f. The bidder shall authenticate the bid with his digital certificate for submitting the bid electronically on e-procurement platform and the bids not authenticated by Digital certificate of the bidder will not be accepted on the e-procurement platform following the G.O.Ms.No.6, IT & C Department, Dated 28.02.2005.
- g. Hard copies:
- i. Submission of original hard copies of the uploaded scanned copies of documents by participating bidders to the tender inviting authority before opening of the price bid is dispensed as per G.O.Ms.No.174, Irrigation & CAD (PW-Reforms) Department, dated 01.09.2008.
- ii. The successful bidder will be notified for submission of original hardcopies of all the uploaded documents prior to issuing of Purchase Order (PO)/Letter of Intent (LOI).
- iii. The successful bidder shall invariably furnish the original proof of online payment (Remittance)/BG towards EMD, hard copies of certificates/ documents of the uploaded scanned copies such as registration certificate, experience certificates for similar works and minimum quantities, liquid asset/ credit facilities/ solvency certificate, EPF, GST registration certificates, etc., to the tender inviting authority, up on intimation, prior to issue of Letter of Intent, to the tender inviting authority, either personally or through courier or post and the receipt of the same within the stipulated date shall be the responsibility of the successful bidder.



- iv. The TSERC will not take any responsibility for any delay in receipt/non-receipt of the same. On receipt of documents, the TSERC shall ensure the genuineness of the certificates/documents uploaded by the bidder in e-procurement system, in support of the qualification criteria before issue of PO/LOI.
- h) If any successful bidder fails to submit the original hard copies of uploaded certificates/documents within the stipulated time or if any variation is noticed between the uploaded documents and the hard copies submitted by the bidder, the successful bidder will be suspended from participating in the tenders on e-procurement platform for a period of 3 years and the EMD will be forfeited.
- The e-procurement system would deactivate the user ID of such defaulting successful bidder based on the trigger/recommendation by the tender inviting authority in the system. Besides this, TSERC shall invoke all processes of law including criminal prosecution of such defaulting bidder as an act of extreme deterrence to avoid delays in the tender process for execution of the works/projects by TSERC
- i) The successful bidder is requested to get a confirmed acknowledgement from the tender inviting authority as a proof of Hardcopies submission to avoid any discrepancy

#### Other Payments to be made:

Apart from the Bid Security (EMD) the bidder shall be liable to pay the following:

- a) **Transaction fee:** The participating bidders have to electronically pay a non-refundable Transaction fee to M/s. TSTS, the service provider, through Payment Gateway Service on eProcurement platform, as indicated in e-procurement platform at the time of bid submission.
- b) **Corpus Fund:** Successful bidder has to pay corpus fund @ 0.04% of ECV (estimated contract value) with a cap of Rs.10,000/- (Rupees ten thousand only), for all works with ECV upto Rs.50 crore, and Rs.25,000/- (Rupees twenty five thousand only) for works with ECV above Rs.50 crore, plus applicable GST, through demand draft in favour of Managing Director, TSTS, Hyderabad, towards corpus fund at the time of concluding agreement. There shall not be any charge towards e-procurement fund in case of works, goods and services with ECV less than and upto Rs.10 lakh.



### Documents to be scanned & uploaded:

- a) The bidder shall scan and upload all the required documents/ Experience certificates / statements along with copies of registration of EPF, GST, Solvency certificate, etc.
- b) The bidder is liable to be disqualified, if it is found that the bidder have
  - misled or furnished false information in the forms / Statements/ Certificates submitted in proof of qualification requirements.
  - hidden a negative record of performance such as abandoning of work, not properly completing of earlier contracts, inordinate delay in completion of works, litigation history, financial failures and penalties imposed.
- c) If such discrepancies mentioned above are found, even during the execution of work, the contract is liable to be terminated and the bidder will be black listed and the bid security will be forfeited. The work will be carried out through any other agency for which the bidder shall be liable for all the cost and consequences.

### Tender Document:

- a) The TSERC desires that the bidder shall download the tender document and read all the terms and conditions mentioned in the tender Document and seek clarification if any from the tender inviting authority. Any offline bid submission clause appearing in the tender document may be treated as not included.
- b) The bidder has to check [www.tender.telangana.gov.in](http://www.tender.telangana.gov.in) or TSERC website ([www.tserc.gov.in](http://www.tserc.gov.in)) from time-to-time to keep track of any changes to the work/ tender conditions, by viewing the Addendum/Corrigendum issued by the tender inviting authority. The TSERC shall not be responsible for any claims made on erroneous understanding/problems confronted on such erroneous understanding arising out of not noticing the e-procurement platform, TSERC website.



## The agreement will not be concluded without meeting the above statutory norms

The bidder shall furnish the declaration that:

- i. The bidder has not been black listed in any department due to any reasons.
- ii. The bidder has not been demoted to lower category in any department for not filing the tenders after buying the tender schedules in a whole year and their registration had not been cancelled for a similar default in two consecutive years.
- iii. The bidder will explicitly agree to get disqualified themselves for any wrong declaration in respect of the above conditions and get their tender summarily rejected.
- iv. The soft copies uploaded by them are genuine and that any incorrectness/ deviation noticed can be viewed seriously and apart from cancelling the contract duly forfeiting bid security including necessary action that can be initiated for disruption of works including suspension of business and/ or black listing.
- v. The Bidder has read tender specifications and all the pages/documents uploaded by the TSERC, understood the contents and will abide by them. The bidder whoever is bidding for the work is deemed to have signed on all the pages of the tender specification/ documents uploaded by the TSERC.

## Bid Submission Acknowledgement:

The bidder shall complete all the processes and steps required for Bid submission. The system will generate an acknowledgement with a unique 'bid submission number' after completing all the prescribed steps and processes by the bidder. Users may also note that the bids for which an acknowledgement is not generated by the e-procurement system are treated as invalid or not saved in the system. Such invalid bids are not made available to the tender inviting authority for processing the bids. The Government of Telangana, M/s TSTS and TSERC are not responsible for submission of incomplete bids by the bidders with ECV above Rs.50 crore, plus applicable GST, through demand draft in favour of Managing Director, TSTS, Hyderabad, towards corpus fund at the time of concluding agreement. There shall not be any charge towards e-procurement fund in case of works, goods and services with ECV less than and upto Rs.10 lakh



**Other relevant information:**

- i. TSERC reserves the right to reject any or all the tenders without assigning any reasons thereof.
- ii. TSERC reserves the right to amend, vary or modify the tender and its conditions before the closing of bid submission period.
- iii. Any other condition regarding receipt of tenders in conventional method appearing in the tender documents may please be treated as not applicable.
- iv. The contractors have to upload the information preferably in Zip format.
- v. The contractor should upload scanned copies of the documents duly signing each and every page.



*THANK YOU*



**S.S. Infrastructure Project Consultants Pvt. Ltd.**

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