

**EXPRESSION OF INTEREST
FOR
Densification of New Aviation Division (NAD) Colony
(Buildings – B1, B2, B3, B4, D1 & E1)**

**Issued by
Mumbai International Airport Limited**

Date of issue: 16.03.2024

DISCLAIMER

1. The information contained in or as part of the Expression of Interest document (“**EOI**”) or otherwise provided to Applicants, was obtained from various sources and is offered in good faith for the guidance of the Applicants only.
2. Each Applicant is obliged to become acquainted with all of the provisions of the Applicable Laws affecting the Application, the execution of the Agreement and fulfilment of its terms. Applicants are deemed to have knowledge of and be in full compliance with all the Applicable Laws. Applicants acknowledge and agree that MIAL shall be entitled to disqualify any Applicant and exercise any other remedies it may have (including, without limitation, seek damages for loss of profit / loss of revenues), if any proceedings are brought against any Applicant and / or MIAL and / or any party, for breach of any Applicable Laws in relation to such Applicant’s Application.
3. Any communication to the Applicants from MIAL shall be valid only if received in writing from any person authorized by MIAL.
4. The EOI is not intended to form the basis of a decision to enter into any transaction with respect to the Agreement or any other investment decision and do not constitute an offer, invitation, or recommendation to enter or make any such transaction or decision.
5. Neither MIAL nor its employees, agents, directors, consultants, advisors, Agencies or sub-Agencies, make any representation or warranty, express or implied, or accept any responsibility or liability as to the accuracy or completeness of the information contained in the EOI or information made available or to be made available in connection with MIAL, its business activities or the Airport and nothing contained herein or provided or to be provided to the Applicants is or shall be relied upon as a promise or representation, whether as to the past or as to the future.

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SECTION I : INTRODUCTION TO APPLICANTS

1.1 INTRODUCTION

A. ABOUT MIAL

Mumbai International Airport Limited (“**MIAL**”) is operating, managing and developing the Chhatrapati Shivaji Maharaj International Airport, Mumbai (“**CSMIA**”) pursuant to the Operation, Management and Development Agreement dated April 4, 2006 entered into between Airports Authority of India and MIAL (“**OMDA**”).

Under the OMDA, MIAL has the exclusive right and authority, *inter alia*, to operate, manage and develop and to provide aeronautical and non-aeronautical services at CSMIA for a term of 30 years starting from May 3, 2006, with an option (subject to the provisions of the OMDA) to extend the term for an additional period of 30 years.

B. SCOPE OF WORK FOR Densification of New Aviation Division (NAD) Colony. -

MIAL intends to appoint a Contracting firm for providing Construction services, in line with approved Tender, as per specified project schedule and within approved budget, including but not limited to Enabling works, Project Execution (Civil + MEPF + Interior), necessary Infrastructure, etc., including Handing over for Proposed Densification of New Aviation Division (NAD) Colony – Buildings B1, B2, B3, B4, D1 & E1 at CSMIA, Mumbai.

C. INVITATION

MIAL hereby invites all interested companies, whether private or public, registered in India (“**Applicant(s)**”) and having experience, Construction of project “Densification of New Aviation Division (NAD) Colony” include Buildings B1, B2, B3, B4, C1, D1 & E1. To submit their expression of interest by way of an application (“**Application**”). MIAL intends to shortlist Applicants based on the Application submitted by them for further bidding process. It is clarified that mere invitation by MIAL for participating in further bidding process does not constitute any contract between MIAL and any Applicant(s).

1.2 SCHEDULE FOR EOI PROCESS

The schedule for EOI process is specified in Clause 2.2(i) below. MIAL reserves the right to change the schedule at its sole discretion. Any such changes shall be intimated to the respective Applicant at the email address specified in its Application.

1.3 CONTACT DETAILS

The following is the address and contact details for submission of Applications (by courier or registered post or hand delivery) in accordance with this EOI:

**Head - Procurement,
Mumbai International Airport Limited,
Chhatrapati Shivaji Maharaj International Airport,
Near Terminal 1B Arrivals, Santacruz (East), Mumbai - 400 099, India**

Applicants may seek clarifications in relation to this EOI by sending an email to: procurement.csmia@adani.com

For all email communications related to this EOI, please mention subject as "EOI FOR – Densification of NAD Colony Project" in the subject line of the email.

1.4 DEFINITIONS & INTERPRETATIONS

- A. Throughout this EOI, unless indicated otherwise by the context, the singular also means plural.
- B. Any reference in this EOI to any statute or statutory provision shall be construed as including a reference to that statute or statutory provision, and to all statutory instruments, orders and regulations for the time being made pursuant to it or deriving validity from it, as may be from time to time amended, modified, extended or re-enacted, whether before or after the date of this EOI.
- C. The words "hereof," "herein", "hereunder" and words of similar import when used in this EOI shall refer to this EOI as a whole and not to any particular provision of this EOI. The words "include" and "including" shall be deemed to be followed by "without limitation" or "but not limited to" whether or not they are followed by such phrases or words of like import.

- D. The headings and sub-clauses of this EOI are intended for convenience only and shall not in any way affect the meaning or construction of any provision therein.
- E. Words and abbreviations, which have well known technical or trade or commercial meanings are used in this EOI in accordance with such meanings.
- F. References to recitals, clauses are, unless the context otherwise requires, references to recitals and clauses of this EOI.
- G. References to days, months and years are references to calendar days, calendar months and calendar years respectively.
- H. References to person shall mean any natural or legal person.
- I. References in this EOI to any consent or approval or permission or satisfaction or confirmation or certificate or agreement by an Entity shall, in each case, mean in written form and signed by an authorized signatory of such Entity.
- J. "Applicable Laws" means all laws, statutes, rules, regulations, codes, treaties, of any national, state or local government or any statutory or regulatory authority; all orders, decrees, rules, directions, guidelines, notifications or interpretations of any executive, administrative, judicial or quasi-judicial body; including all Applicable Permits; all as in force and effect from time to time; that are applicable to or binding upon (i) the person the property, or matter in question; or (ii) the Work or any portions thereof.
- K. "Applicable Permits" means all consents, approvals, registrations, licenses, no-objections and permits required under or pursuant to the Applicable Laws.
- L. "BCAS" means the Bureau of Civil Aviation Security of India.

SECTION II : EOI PROCESS

2.1 AWARD PROCESS

- A. The purpose of this EOI process is to enable MIAL to appoint an Agency with capability & experience to execute similar projects. MIAL invites applications from interested parties to participate in this EOI process. The shortlisted parties would be subsequently invited to submit bids in respect of the said contract for Construction of New Aviation Division (NAD) Colony project (Buildings – B1, B2, B3, B4, D1 & E1) at **CSMIA, Mumbai**
- B. MIAL is using two stage award process to grant contract for Construction of New Aviation Division (NAD) Colony project (Buildings – B1, B2, B3, B4, D1 & E1) CSMIA, Mumbai. The stages are:
- a. Phase 1: EOI Stage
 - b. Phase 2: Tender Stage
- C. In the first phase, MIAL will shortlist Applicants based on the criteria set out in this EOI Document. The shortlisted Applicants will then be handed out the detailed tender documents and invited to submit a bid. The Applicant meeting the following eligibility criteria and complying with other terms and conditions of this EOI shall be shortlisted as Qualified Applicant.

2.2 ELIGIBILITY CRITERIA

The Applicant must fulfil the following eligibility criteria:

- (i) Capability for complete Larger Project execution, including complete Construction activities including Civil, Interior and Site developments as per Client's requirements.
- (ii) Capability for all required services Manpower and Equipment resources availability at Mumbai, Maharashtra for the complete project duration as per Client's requirements.
- (iii) Applicant should have past experience for Construction of Civil and Interior works in India of more than 200 Cr. Project value of one project or 2 more than 100 Crore projects.

- (iv) Applicant should have all required permits and agreements with required agencies and regulatory authorities to carry out the complete scope of work in India, as per Client's requirements.
- (v) Applicant should have the capability to provide all required services within the prescribed schedule.
- (vi) Past experience of completing project in Mumbai, Maharashtra with all statutory approvals in their scope will have added advantage.
- (vii) Applicant should have all relevant Licenses/ local statutory body approval to execute the similar project.

2.3 TIME SCHEDULE

Date	Event
21 March 2024	Date of newspaper advertisement
30 March 2024	Last Date for Submission of Applications

MIAL reserves the right to change the above schedule at its sole discretion. Any such changes shall be intimated to the respective Applicant at the email address specified in its Application.

2.4 APPLICATION FORM`

A. Contents

- i. The Application shall be submitted in a sealed envelope comprising of the following:
 - ❖ Application Form along with necessary documents as per **Annexure 1.**
 - ❖ Applicant credentials, company profile, relevant experience, list of clients, etc.
 - ❖ Applicant Company's financial details like certified turnover details for last three years, etc.
 - ❖ Other documents indicating competency of Applicant for the Work.

- ii. **Sealing and marking of Applications:** Applicants shall submit original version of the Application sealed in a single envelope with the following marking:

“EOI FOR Construction of New Aviation Division (NAD) Colony project (Buildings – B1, B2, B3, B4, D1 & E1) CSMIA, MUMBAI

APPLICANT’S NAME: _____

APPLICANT’S ADDRESS: _____

E-MAIL ADDRESS: _____”

This envelope shall be addressed to the addressee set forth in Clause 1.3 and shall be submitted by the due date specified in Clause 2.2(i) above.

- iii. All documents comprising the Application shall become the property of MIAL and shall not under any circumstances be returned to the Applicants. MIAL shall be free to utilize any information / data provided to it as a part of the Application in any manner that it deems fit.
- iv. MIAL shall not be responsible for the loss or non-receipt or delay in the receipt of any EOI application sent by post or courier.
- v. MIAL has the exclusive and final right of acceptance/rejection of applications from any of the parties/Applicants.

2.5 DISQUALIFICATION

MIAL shall have the right to disqualify any Applicant if, in MIAL’s opinion:

- i. the Applicant, or any employee, officer, agent, director, advisor, consultant, Agency, sub-Agency, servant or staff member of, or any person associated with such Applicant has or may reasonably be thought to have, at any time, involved in any dishonest, fraudulent, illegal or unlawful business practices whether in connection with the Application or otherwise; or
- ii. the Applicant engages in anti-competitive behavior including, collusion between Applicants or solicitation of MIAL’s employees, agents, directors, consultants, advisors, Agencies, or sub-Agencies. Applicants may only have

contact with the authorized official of MIAL solely for the limited purpose of submission of Applications and queries concerning the EOI and other matters as provided for in the EOI; or

- iii. the Applicant breaches any of the terms and conditions or does not meet the Eligibility Criteria contained in the EOI; or
- iv. the Applicant or any of the affiliates or any of their employees, directors:
 - a. has been disqualified from a tendering process by MIAL or its Application was rejected by MIAL, or a contract awarded to it is under dispute for material breach; or
 - b. has withdrawn from the tendering process conducted by MIAL subsequent to award of contract; or
 - c. is has been either directly or indirectly involved in any frivolous or vexatious litigation against MIAL; or
 - d. has been convicted in any criminal case; or
- v. any other fact or circumstance exists, which justifies such disqualification.

The decision of MIAL in this regard shall be final and binding on all the Applicants.

2.6 MISCELLANEOUS

- A. MIAL shall issue subsequent bidding documents to the shortlisted Applicants.
- B. The EOI process shall be subject to the provisions of OMDA.

Annexure 1 : Application Form

[Place, Date]

To: Head – Procurement,
Mumbai International Airport Limited,
Terminal 1, Chhatrapati Shivaji Maharaj International Airport,
Santacruz (E), Mumbai 400 099.

Dear Sir:

Sub: Application in response to the EOI for Construction of New Aviation Division (NAD) Colony project (Buildings – B1, B2, B3, B4, D1 & E1) CSMIA, Mumbai

Ref: EOI for Construction of New Aviation Division (NAD) Colony project (Buildings – B1, B2, B3, B4, D1 & E1) CSMIA, Mumbai dated _____, 2024 (“EOI”) issued by MIAL.

1. We confirm that we are submitting our Application Construction of New Aviation Division (NAD) Colony project (Buildings – B1, B2, B3, B4, D1 & E1) at Chhatrapati Shivaji Maharaj International Airport (“**CSMIA**”).
2. We hereby confirm that we meet the eligibility criteria specified in this EOI and in this regard, we have enclosed all required documents (together with the supporting documents) in accordance with Section 2.2 of the EOI.
3. We further confirm that we are not disqualified from participation in the competitive bidding process, pursuant to the provisions of the EOI.
4. We represent, warrant and covenant to MIAL that all information furnished or to be furnished by us to MIAL at any time (including without limitation, as part of our application in response to the EOI) is true, complete, accurate, unconditional and fairly presented. We undertake to forthwith inform MIAL in the event of occurrence of any circumstances that would render any information, representations or warranties in our application, untrue, incorrect or invalid.
5. Having read, carefully examined and understood the terms of the documents comprising the EOI (including without limitation, the form of the Agreement issued), we, the undersigned, hereby offer to perform the Construction of New

Aviation Division (NAD) Colony project (Buildings – B1, B2, B3, B4, D1 & E1) CSMIA, (as defined in the EOI) in accordance with:

- (a) all terms and conditions as specified in the EOI, including without limitation the form of Agreement, the annexures, exhibits, attachments, and amendments to the EOI; and
- (b) our application.

provided however that in the event of any inconsistency between (a) and (b) above, (a) shall prevail.

- 6. We hereby agree and confirm that our Application has been prepared strictly in accordance with the instructions in the EOI (including the forms set forth therein) and that we shall at all times act in good faith and abide by the terms and conditions of the EOI.
- 7. We represent and warrant to MIAL that as of the date of submission of the Application:
 - (a) the information furnished by us is true, complete, accurate, unconditional, and fairly presented.
 - (b) we have all the necessary corporate approvals and authorizations to participate in the EOI; and
 - (c) neither we nor our affiliates are in anyway, directly or indirectly, interested in, or associated with any other Applicant or its Application.

In the event of occurrence of any events or circumstances that would render any of the foregoing representations and warranties untrue or invalid, we covenant to promptly notify MIAL of the same and agree that MIAL shall be entitled to reject our Application in such event and if awarded the contract, withdraw the same, without MIAL incurring any cost or liability.

- 8. We represent and warrant that we [are / are not] [***strike out which is not applicable***] Group Entity(ies), of MIAL or its shareholders (other than AAI). We further represent and warrant that we [are / are not] [***strike out which is not applicable***] Related Party of MIAL or its shareholders or directors.
- 9. **Confidentiality undertaking:**

We hereby undertake and agree to keep the Information (as defined below) confidential. We acknowledge that the Information is confidential information of MIAL and is provided solely for the purpose of enabling the Applicant to submit its application and participate in the process for selection by MIAL of the Successful Applicant for performing the Services ("**Specified Purpose**"). We, the Applicant, hereby undertake and agree that in consideration of receipt of such Information, we shall abide and be bound by the following terms:

- (a) "**Information**" means the EOI and any and all documents and information, whether specifically mentioned as 'confidential' or not, provided by or on behalf of MIAL to the Applicant or otherwise obtained by the Applicant pursuant to the EOI, or negotiations and discussions with MIAL, including without limitation, any clarifications, amendments or documents subsequently issued, drafts of definitive agreements, information obtained through interactions with MIAL and site visits (if any), all technical, commercial, financial, operational, legal or statistical information, all agreements, plans, layouts and documents in relation to the Airport, in each case whether in writing, electronic form or other tangible form or disclosed by oral or visual presentation or other intangible method.
- (b) The Applicant shall use the Information solely for the Specified Purpose. The Applicant shall maintain the confidentiality of the Information and shall not disclose the Information to any person, other than:
 - i. its employees, professional advisors and consultants, who have a need to know in connection with the Specified Purpose; and
 - ii. a party with the prior written consent of MIAL;provided in each case that (i) Applicant shall ensure that such party agrees to appropriate confidential treatment of such Information as per the terms hereof; and (ii) Applicant shall be solely responsible for any act by such parties which results in the Information not being treated in accordance with the confidentiality provisions hereof.
- (c) Confidentiality obligations hereunder shall not apply to any Information that (i) is or becomes available in the public domain, other than by breach of

confidentiality obligations by the Applicant or any other party, (ii) is in possession of the Applicant prior to its disclosure by MIAL and rightfully received without any breach of confidentiality by any party. If Applicant is required to disclose any Information pursuant to any Applicable Laws or an order of any judicial or statutory authority, Applicant shall give MIAL reasonable prior notice of the circumstances of such requirement prior to disclosing such Information and shall co-operate with MIAL to minimize the extent of disclosure, including any effort by MIAL to contest or obtain a protective order against such requirement.

- (d) The Applicant shall, promptly upon the request of MIAL, return or destroy all Information including without limitation all originals, copies, extracts and summaries thereof (including information on electronic media), and certify to MIAL that it has returned or destroyed such Information within two days of such request by MIAL.
- (e) The Applicant agrees that the use or disclosure of the Information in breach of these confidentiality provisions will cause irreparable harm or injury to MIAL, which is incapable of recompense by way of damages. Accordingly, the Applicant agrees that MIAL is entitled to seek injunctive or other appropriate relief to restrain any breach or threatened breach of these confidentiality provisions.

10. We hereby agree that the EOI and this Application shall be construed, interpreted, enforced and governed, in all respects, by the laws of India. The courts at Mumbai will have exclusive jurisdiction in respect of all matters arising out of the EOI and this Application.

We, the Applicant, undertake that the representations, warranties, covenants, agreements and undertakings in the Application are true and correct and we shall be liable for any breach thereof. We hereby accept all the terms and conditions of the EOI. Capitalised terms used but not defined herein have the meanings set forth in the EOI.

Yours sincerely,

For and on behalf of [*name of Applicant*]

*Signature of Authorised Signatory(ies)

Name:

Title:

Phone number:

E-mail:

Annexure 2 : Scope of Work

Vendor/Bidder in this document shall mean Applicant as defined in EOI.

Scope document for Construction of New Aviation Division (NAD) Colony project (Buildings – B1, B2, B3, B4, D1 & E1) CSMIA, Mumbai

Introduction

Chhatrapati Shivaji Maharaj International Airport ('CSMIA' or 'Airport') is second busiest airport in India. Mumbai International Airports Limited ('MIAL'), a Private Limited Company under Indian Companies Act, was entrusted to develop and operate the Airport under PPP mode for a period of 30 years.

Project Background & Objective

BACKGROUND:

The existing total land area of AAI's NAD Colony is 53.13 acre. Currently, it houses staff quarters of AAI and other government agencies involved in airport operations. MIAL is required to develop this area by densifying (Constructing new Buildings in lieu of existing residential units. Hence, MIAL propose to construct six buildings namely, B1, B2, B3, B4, D1, and E1.

PROJECT BRIEF:

The proposed project is a residential development and includes the structure height approximately 40m. Buildings should include but not limited to Civil works, MEP services, Fire Fighting works, Finishes, FFE, External development and all compliances as required for fire brigade (CFO NOC). To construct these six buildings, it is necessary to demolish the existing Structures wherever required. The total approximate Built-up area of all six building is approximately 36,000 square meters which includes 426 units of various sizes. It is to be noted that some Structural

works are completed in Building B3. Agency needs to construct the balance building by treating required structural treatments to the earlier constructed structure part.

OBJECTIVE:

The main Objective of this Document is selection of Contracting Agency for providing proposed projects Construction services, for approved design, as per specified schedule of project on site completion and within approved budget, including but not limited to Enabling works, Architectural, Interior, Engineering, MEPF Design, and complete project Execution (Civil + MEPF + Interior) for Proposed Densification of New Aviation Division (NAD) Colony, CSMIA, Mumbai.

PROJECT REQUIREMENTS:

Appointed agency is required to understand and well acquaint themselves in totality with following **Requirements / Deliverables of the Project** before starting of the project process:

Built up area approximately is 36,000 square meter.

Sl. No.	Type of Building	Unit Built-Up Areas in Sqm	No. of Residential Units
1.	Type – B1	65-70	81
2.	Type – B2	65-70	80
3.	Type – B3	65-70	109
4.	Type – B4	65-70	109
5.	Type – D1	170-180	42
6.	Type – E1	195-200	5

GENERAL

Proposed Scope of Work for Construction services shall include following key requirements, along with relevant linked support services and design parameters as necessary for a comprehensive project completion, to the satisfaction of Engineer-in-charge and program requirements –

1. Civil and MEPF Construction and Site requirements
2. Interior works execution, furniture

The works shall include construction of project for all facilities, systems, services, utilities, works and enabling works required for commissioning of the project. All aspects of the works shall also be designed to allow for future expansion or refurbishment of existing building, wherever appropriate.

The scope of the Contract includes but is not limited to Planning, Site Execution, Construction of the interior and exterior part of the building, overall site development, in the manner and to the specified standards within the time frame stipulated in the Contract along with any and all other works required for completion of the Work. The scope shall also include everything necessary to provide a fully compliant and fit to purpose Works as described below in the scope of Work and shall be in compliance with the requirements set forth in this EOI, contract conditions, drawings, specifications so far as they relate to the Works.

This scope of work shall be inclusive of all related works in all respect & to the satisfaction of Design coordinator / Engineer-In-Charge / End users ensuring compliances to all applicable norms / Standards / Statutory requirements & adopting best industrial practices and Airport Regulatory norms and guidelines.

AGENCY SCOPE OF WORKS

Main objective is to execute & complete the work in stipulated time schedule in all respect including construction/installation, testing and commissioning, charging, and handing over to the Employer.

The broad scope of Works shall include but not limited to the following:

Sr. No.	Design and Construction
1	Complete Site supervision, Project Management, as per project requirements.
2	Enabling, Civil, MEPF, etc. works prior to start the work including relocation of existing structures/ Buildings.
3	Procurement, supply, installation, Testing and Commissioning of all MEPF items, connection to existing services, etc.
4	Procurement, supply, installation, and Construction of Interior works, MEPF, etc.
5	Complete Project management and construction scope of work
6	Testing, commissioning, and handing over including HOTO for all services within defined project schedule & as per approved budget.

The scope of work to include comprehensive project completion including –

Stakeholder coordination for understanding detailed functional requirements / deliverables as per project scope.

The scope of work shall include execution keeping all provisions for phasing if any, considering all requirements of the building services etc.

Any work shown, indicated or included in the EOI, conditions of contract, and/or schedule of prices, except otherwise explicitly stated as exclusions, shall be deemed to form a part of the scope of Work covered by the Contract, notwithstanding failure to show, indicate or include such work in any other or others among the documents aforesaid with the intent that the indication or inclusion of the work within any of the said documents shall be deemed to be a sufficient indication or inclusion of the work within the work covered by the Contract.

The Agency shall be required to complete all aspects of the Works such that the final infrastructure is fully operational, meeting all applicable criteria, specifications and standards, and requirements of this EOI. Specifically, the Agency shall certify that all Works meet all Applicable Laws and criteria of DGCA, AAI, and other statutory bodies or relevant authorities as applicable.

The Agency shall provide all the necessary permissions, licenses, and copyrights to the Employer for the use of all the digital or physical documents submitted by the Agency to the Employer. The Employer shall have the absolute rights to use in any form and for any purpose all the information and documents submitted by the Agency to the Employer.

Stages of the project

To provide Design and Build services for comprehensive project completion within specified time and approved budget, as follows-

a. Execution stage:

1. General Points

- i. Construction contract execution and site supervision
- ii. Regular reporting of progress and other parameters, as agreed with client representative.
- iii. Submission of project documentation like QAP (Quality Assurance Plan), HSE plan, Organization chart etc.
- iv. Procurement and supply of bought out materials including all services and finishes should be approved by MIAL design team in coordination with EIC.
- v. Installation and execution as per approved GFC drawings and manufacturer instructions
- vi. On-site support from Architectural and Interior team
- vii. Installation of various ancillary items like signages, artworks, landscapes, external works
- viii. Hook-up and connections to existing services

- ix. Provision for services and all utilities including but not limited to electrical, HVAC, plumbing, FPS, FAS, Fire suppression, PA system, VHT, parking management, BMS, CCTV, access controls etc to be executed as per approved design.
- x. Excavated materials shall be shifted and disposed at approved disposal yard with documented proof of disposal,
- xi. Anti Termite treatment to be done for substructure, super structure and all interior furniture.

2. Enabling Works

- 1. Site Logistics and project office setup
- 2. Access/Egress Ramp
- 3. Construction of barricading as per norms and as instructed by EIC.
- 4. Demolition of existing structures and services such as but not limited to DG and DG room, Water Tank, Toilet block and office area, Panel Room, AEML substation etc.
- 5. Relocation and construction of existing/temporary structures and services as but not limited to DG and DG room, Water Tank, Toilet block and office area, Panel Room, AEML substation etc.
- 6. Water and electricity will be provided at one point and electricity will be provided on a chargeable basis whereas alternate arrangement for power supply will be in vendor's scope.
- 7. Material Shifting plan with equipment.

3. Substructure

- 1. Any underground utility identified during excavation shall be re-routed/Diverted as instructed by EIC.
- 2. Construction of Foundation as per norms and approved GFC.
- 3. Provision of waterproofing internal and/or external to ensure zero water seepage with guarantee of 15 years after completion.
- 4. Supply, Installation, testing and commissioning of services and parking as per approved GFC including but not limit to FPS, FAS, Smoke

detection, ventilation system, electrical, plumbing, drain water management system, forced ventilation, rainwater pumping and harvest, parking management system, CCTV, BMS etc.

5. Provision shall be made for appropriately designed drivers resting area including washrooms.

4. Super Structure and area development works

1. Construction of required floors as per fire norms and approved GFC.
2. Area development shall be taken up for landscape and hardscape including but not limited to walkway, pathways, water bodies, etc. as per approved GFC.
3. Provision of water proofing for terrace and external walls to ensure zero water seepage with guarantee of 15 years after completion.
4. Supply, Installation, testing and commissioning of services as per approved GFC including but not limit to FPS, FAS, Smoke detection, ventilation system, electrical, plumbing, drain water management system, forced ventilation, rainwater pumping and harvest, VHT, CCTV, BMS etc.

5. Services

1. Supply, Installation, testing and commissioning of services as per approved GFC including but not limit to FPS, FAS, Smoke detection, ventilation system, electrical, earthing, plumbing, drain water management system, etc.,
2. Tracing, planning and connection of services to existing network including but not limited to electrical, plumbing, water supply, rainwater drain, CCTV, access control, PA system, AV system, ICT etc. including liaisoning and liaisoning support.
3. DLP for all systems shall be 2 years from date of handover.
4. Submission of mood boards and mockup for procurement approval as per MIAL approved make list.

6. Interior Finishes

1. Submission of mood boards and mockup for procurement approval as per MIAL approved make list.
2. Execution of all interior finishes as per GFC including but not limited to flooring, dado, ceiling, paneling, movable partitions wallpapers and paint, loose furniture, fix furniture, decorative and bought out items, carpets and area rugs, wooden flooring, white goods for office and pantries and lounges/meeting rooms, all signages, chandeliers, FF & E, operation supply equipment, sanitary fixtures and toiletries etc. as approved by MIAL.
3. All material to be designed and procured keeping High standard with Service support for future as approved by MIAL.
4. For all material, MTC and MDCC to be submitted for approved makes.
5. All furniture and fixtures to be installed as per approved makes.
6. All loose furniture and fixed furniture made at factory should be quality check and verified at different stages as per approved quality plan and as instructed by EIC.
7. Provision of attic stock for all finished works to be handed over to operations at the time of HOTO.

a. Commissioning stage:

- i. Preparation, Documentation, and support for HOTO for operational phase
- ii. Document, support and final approvals from statutory authorities.
- iii. Testing & Commissioning of all systems services etc. with all documentation as per Indian Standard and Airport Requirement.
- iv. Handing over to relevant stake holders with support for any system integration requirement

b. Closing stage:

- i. Submission of documentation for all project like As-Built drawings, Manufacturer Warranty documents, Final inspection reports, O&M Manuals etc.
- ii. DLP communication and contact list.

Agency's submittals during the execution of the projects shall include following stages of Project requirements:

- a) Procurement, supply, and implementation
- b) Civil, MEPF, ICT, HVAC, VHT, etc. - Site Execution and construction management
- c) Specialized Hi-end Interior works, Kitchen, etc. implementation.
- d) Furniture and all Interior accessories supply and installation
- e) Signage, Artworks, landscape, graphics, design, supply, and installation.
- f) Testing, commission, completion and handing over for operations as per satisfactory approval from concerned stakeholder and Project in-charge.

Project Deliverables

- Project schedule
- Material supply and delivery schedule
- Approved makes for Civil, MEPF, Interior fit outs, ICT, HVAC, etc.
- The organization chart for the project (design, construction, planning, quality, safety etc.)
- List of construction equipment (including shuttering material) owned to execute the project.
- Sub-Agencies list and man-power schedule
- Monthly project targets and monitoring
- Project Management
- Cost estimation and monitoring
- Quality and HSE compliances
- Quality Assurance Plan (QAP)
- Interior finishes, equipment, furniture, fixtures, etc.

Review Procedure

- a) The Employer's Representative shall review and comment on any Agency's documents submitted within the time specified in the contract conditions or such time as notified by the Employer ('Review Period') after receipt of the Agency's Document except in cases where the Employer's Representative determines that additional information or data is required and in such cases the Review Period shall commence only upon the submission of such additional information or data.
- b) If, before reviewing and commenting on any design contained in any Agency's Documents, the Employer's Representative considers any change or modification is necessary to such Agency's documents, the Employer's Representative may notify the Agency accordingly whereupon the Agency shall affect the same and re-submit the Agency's documents.
- c) No review, comment, suggestion, approval, or implied approval on any other communication by the Employer's Representative made in accordance with the review procedure or in any other system, method or procedure subsequently agreed, shall in any way relieve the Agency of any of its obligations under the Contract.
- d) Agency shall Incorporate inputs, comments, refinements and/or detailing to the design due to any requirements from the Employer.

Inception Deliverables

Agency shall submit the following documents within ten (10) days of execution of Contract Agreement:

- a) Document Control Index for all project development stages.
- b) CAD standards Manual & Management plan; and
- c) Overall Integrated and detailed execution program.

Project Schedule

Schedule for the works after issuance of LOI / WO shall need to be completed within and not more than 18 Months, including complete design and construction scope of work, including handing over the premises to the client for successful and efficient initiation of operations.

Project Governance

MEETINGS AND WORKSHOPS

Anticipated meeting and workshops allowances for each stage are outlined below:

- a) Kick-Off Meeting on appointment Agency and key presentation to Senior management on key design milestones, at Employer office at Mumbai,
- b) Agency's progress review meeting with Employer's representatives as per project schedule requirement

The Agency shall participate in all meetings as indicated and requested by the Employer. All the meetings discussion points shall be incorporated into the minutes of the meeting by the Agency and submitted to the Employer's representative for his review.

PROGRESS REPORTING

The Agency shall prepare a progress reporting plan ("Progress Reporting Plan") as part of the inception deliverables and submit to Employer's representatives for approval. Progress reporting shall be conducted in accordance with Progress Reporting Plan unless otherwise advised or agreed with the Employer's representatives.

PROJECT INFORMATION

The Agency is required to create a project information sharing workspace for collaborative design development. The Agency shall define the information

protocols and CAD Standard strategy that shall be duly approved by the Employer's representative.

Project documents and files shall be produced using relevant industry standard software such as Microsoft office, primavera, AutoCAD, Adobe PDF, and others. Agencies shall discuss and take prior approval from Employer's representatives before use of any special software.

The soft copy of deliverable shall be provided in native format. Wherever applicable all files should be provided in AutoCAD & PDFs. Agency shall be responsible for delivering CAD files for complete Scope of Services as per agreed CAD standards. Agency shall submit fully coordinated and clash free drawings incorporating the inputs from Employer's representatives along with period progress submission.

Annexure: Location of the NAD Colony


