

**Invitation for Expression of Interest to**  
**Civil Structure Works for Construction of a Building Complex (“Project Titan”)**  
**near Terminal-3 at IGI Airport, New Delhi**

**1. Introduction:**

Delhi International Airport Limited (“**DIAL**”), a company registered under the Companies Act, 1956, is a public private partnership venture, with equity participation by GMR Group, Airport Authority of India (“AAI”) and Fraport AG Frankfurt Services Worldwide, has been granted concession by AAI vide an Operation, Management and Development Agreement (“**OMDA**”) dated April 4, 2006 to operate, maintain, develop, design, construct, finance, upgrade, modernize and manage Indira Gandhi International Airport, New Delhi (“**IGIA**”).

**2. Scope of Expression of Interest**

DIAL invites submission of Expression of Interest (“**EOI**”), through this Invitation for Expression of Interest (“**IEOI**”) from the interested parties (“**Interested Party/ies**”), who satisfy the eligibility criteria set forth under the eligibility/ pre-qualification criteria in Clause 4 of this IEOI and wish to qualify to tender for undertaking civil structure works for construction of a building complex, which involves construction of 3 (three) level basement, G+6 (ground plus six) storied building near Terminal-3, IGI Airport, New Delhi-110037 (hereinafter referred as “**Project Titan**”), as Qualified Bidders. The constructed built-up area is of approx. 55,762 Sq. mtr. The Project needs to be completed within approx. 15 months from the date of signing of the agreement with the Successful Bidder after the completion of the Bidding Process.

**3. Brief Overview of the Bidding Process**

3.1 In respect of the Project, DIAL has adopted a two-stage competitive bidding process (collectively referred to as the “**Bidding Process**”) for selection of the successful bidder for award of the Project (“**Successful Bidder**”). The Successful Bidder shall be invited for implementing the Project.

3.2 **Qualification Stage:** The first stage (“**Qualification Stage**”) of the Bidding Process involves shortlisting and qualification of Interested Parties, who have submitted their EOI to undertake the Project in accordance with the provisions of this IEOI. In the Qualification Stage, the Interested Parties would be required to furnish all the information specified in this IEOI. DIAL shall receive the EOI, pursuant to this IEOI in accordance with the terms set forth herein, as modified, altered, amended and clarified from time to time by DIAL. Each EOI shall be prepared and submitted in accordance with terms of this IEOI, on or before the

Submission Deadline for submission of EOI. At the end of the Qualification Stage, DIAL shall shortlist the qualified bidders (“**Qualified Bidders**”), who shall be eligible for participation in the second stage of the Bidding Process (“**Bid Stage**”).

3.3 **Bid Stage:** The second stage of the Bidding Process shall comprise of the Request for Proposal (“**RFP**”). At the initial level of the Bid Stage, the Qualified Bidders shall be called upon to submit their bid (“**Bid**”) in respect of the Project, the details of which and the requirements whereof shall be more particularly set out in the RFP. Pursuant to participation of the Qualified Bidders in the Bid Stage, DIAL intends to select 1 (one) Successful Bidder, who shall undertake the implementation of the Project in accordance with the provisions of the definitive agreement/s executed between DIAL and the Successful Bidder.

#### 4. **Eligibility / Pre-qualification Criteria of Interested Party**

IEOI is open for all Interested Parties, who can apply as a single entity and shall satisfy the following eligibility criteria and submit the supporting documents to qualify for the bid Stage:

<b>SN.</b>	<b>Criteria</b>	<b>Supporting Document(s)</b>
1.	<ul style="list-style-type: none"> <li>An average annual turnover of INR 100 (one hundred) crores or more during last three years, i.e., as on 31<sup>st</sup> March, 2020, 31<sup>st</sup> March, 2021 and 31<sup>st</sup> March, 2022 from civil construction; and</li> <li>A net worth of INR 25 (twenty five) crores or more as on 31<sup>st</sup> March, 2022;</li> </ul>	<ul style="list-style-type: none"> <li>Annual financial reports of last 3 years, i.e., 31<sup>st</sup> March, 2020, 31<sup>st</sup> March, 2021 and 31<sup>st</sup> March, 2022; and</li> <li>Certificate from chartered accountant testifying the average annual turnover and net worth in the format as provided in <b>Annexure D</b> or equivalent format acceptable to DIAL;</li> </ul>
2.	<ul style="list-style-type: none"> <li>Constructed at least one similar project of worth INR 200 crore or more or two individual projects of worth INR 100 crore each or more in last 5 years.</li> </ul>	<ul style="list-style-type: none"> <li>Details of project(s).</li> </ul>
3.	<ul style="list-style-type: none"> <li>15-years of experience in developing similar building construction works, having capacity to design and</li> </ul>	<ul style="list-style-type: none"> <li>Details of experience.</li> </ul>

SN.	Criteria	Supporting Document(s)
	develop good for construction drawings, which shows detailed grids, coordinates and levels etc.	
4.	<ul style="list-style-type: none"> <li>• Experience in building construction works, for the construction of building, similar, or higher in size and scale;</li> </ul>	<ul style="list-style-type: none"> <li>• Details of similar or higher size and scale executed projects in an operational/ greenfield environment clearly stating the projects completed including client certification;</li> <li>• Details of similar type of projects in hand;</li> </ul>
5.	<ul style="list-style-type: none"> <li>• A successful track record of timely completion of projects</li> </ul>	<ul style="list-style-type: none"> <li>• Declaration regarding successful track record of timely completion of projects; and</li> <li>• Details of project timely completed.</li> </ul>
6.	<ul style="list-style-type: none"> <li>• Must have up to date GST compliance</li> </ul>	<ul style="list-style-type: none"> <li>• Detail of up to date GST compliance.</li> </ul>
7.	<ul style="list-style-type: none"> <li>• Must have experience of green building compliances.</li> </ul>	<ul style="list-style-type: none"> <li>• Details of experience in green building compliances.</li> </ul>
8.	<ul style="list-style-type: none"> <li>• Other details</li> </ul>	<ul style="list-style-type: none"> <li>• Details of the Interested Party in the format provided in <b>Annexure C</b>.</li> <li>• Details of active litigation, if any;</li> <li>• Details of strength of resource owned (Technical manpower);</li> <li>• Details of works executed and under execution with DIAL in last 5 years;</li> <li>• Details of readiness of resources for self-development of Project;</li> <li>• Bank Solvency Certificate;</li> <li>• Details of environment, health and safety policy of the Interested Party; and</li> <li>• Any other relevant information.</li> </ul>

The applications of Joint ventures/ Consortia and credential of affiliate company of the Interested Parties, will not be considered for pre-qualification.

5. The following parties would be disqualified/ debarred from applying:

a) Any entity which has been barred by the central/ state government, or any entity controlled by it, from participating in project of similar nature, and the bar subsists as on the date of the application, would not be eligible to submit application.

b) In the last 5 (five) years, the Interested Party, should have neither failed to perform its obligations under any contract, as may be evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Interested Party, nor has been expelled from any project or contract by any public entity or have had any contract terminated by any public entity for breach by such Interested Party.

c) A person black-listed/ barred by DIAL or AAI in the past 5 (five) years from participating in any open/ competitive bidding/ tendering/ other contracting processes conducted by DIAL or AAI.

d) Has against it any pending litigation or proceedings, before any court or authority, in relation to bankruptcy, insolvency, liquidation, dissolution or winding-up; or is declared a sick company.

e) A person (including its promoters, directors, partners, beneficial owners or senior management or Affiliates) who is or has been either directly or indirectly involved in any pending or previous litigation, dispute or breach of contract with DIAL or AAI which would prejudicially impact the performance in relation to the definitive agreements that may be executed for the implementation of the Project.

f) A person otherwise disqualified from participating in the bidding process.

6. The Interested Party shall bear all costs associated with the preparation and submission of its EOI and DIAL will, in no case, be responsible or liable for such costs.

**7. Qualified Bidder**

EOI received from Interested Parties, who are eligible as per Clause 4 and who are not debarred in accordance with Clause 5 shall qualify for Bid Stage.

## 8. Amendment of IEOI

8.1 At any time, DIAL may, for any reason, modify or amend the IEOI, including the timelines specified in the IEOI, by issuance of one or more addenda or amendments. Such addenda or amendments shall be posted on DIAL's website. In order to give Interested Party reasonable time to take the above amendments into account in preparing their EOI, DIAL may, at its discretion, extend the Submission Deadline. Please check DIAL's website up to the Submission Deadline for any update or notification.

8.2 DIAL reserves the right to change and/ or cancel the basis of or procedure relating to pre-qualification criteria and tender process without any prior notice or without assigning any reasons whatsoever and in such case no Interested Party shall have any claim arising out of such action. It also reserves the right to decline to discuss further with any party expressing interest. No reimbursement of cost of any type shall be paid to persons or entities expressing interest. Any decision taken by DIAL in this regard shall be final and binding on the Interested Parties. The IEOI does not give rise to any rights and is not an offer or an invitation to offer.

## 9. Submission of Expression of Interest

9.1 The EOI together with the above particulars and other information must be submitted in a sealed envelope to the address mentioned below, latest by 17:30 hours IST on or before **23<sup>rd</sup> March, 2023** ("**Submission Deadline**") and be clearly marked "**Expression of Interest to Civil Structure Works for Construction of Building Complex ("Project Titan") near Terminal-3, IGI Airport, New Delhi**".

9.2 Any submissions made by any Interested Party after the Submission Deadline shall be rejected as non-responsive. DIAL reserves the right to change the Submission Deadline, at its discretion.

9.3 Each of the envelope shall be addressed to:

**"Head- Procurement & Contracts Department  
Airport Land Development (ALD)  
Delhi International Airport Limited  
New Udaan Bhawan, Opposite Terminal 3,  
IGI Airport, New Delhi -110037  
Phone: 011-47197312"**

9.4 DIAL shall not be responsible for the loss, late receipt or non-receipt of any submission sent by an Interested Party by post or courier.

9.5 If the envelope is not sealed and/ or not marked as instructed above, DIAL assumes no responsibility for the misplacement or premature opening of the contents of the application and consequent losses, if any, suffered by the Interested Party.

9.6 Interested Party may note that mere submission of EOI and/ or submission of additional information do not automatically entitle them to any claim.

9.7 After the Submission Deadline, up to the time of issuance of the RFP to the Qualified Bidders, the Interested Parties should not contact DIAL on any matter related to its application for EOI. Any effort on the part of the Interested Party to influence DIAL in the examination, evaluation of application for EOI and recommendation for selection as Qualified Bidders may result in the rejection of the application for EOI.

#### **10. Queries/ Clarifications relating to IEOI/ EOI**

DIAL may invite one or more Interested Party for discussions or making detailed presentation on the models proposed by such Interested Party in its EOI.

#### **11. Right to Accept or Reject EOI**

11.1 DIAL reserves the right to verify all statements/ information submitted to confirm the Interested Party's claim on experience and to assess the Interested Party's capability and capacity to perform the contract.

11.2 DIAL reserves the right to reject any EOI if:

- a) at any time, it is found that the Interested Party has made any misstatement or misrepresentation of facts, or
- b) the Interested Party does not provide, within the time specified by DIAL, the supplemental information sought by DIAL for evaluation of the application.

11.3 It is clarified that DIAL reserves the right to disqualify an Interested Party from participation in the IEOI/ bidding process, in case DIAL becomes aware of any facts or circumstances, which would have rendered the Interested Party liable for disqualification under the qualification stage.

11.4 If such rejection occurs after the Submission Deadline and all or most of the Interested Parties get rejected, then DIAL reserves the right to:

- a) extend the Submission Deadline to invite more Interested Parties; or
- b) take any such measure as may be deemed fit in the sole discretion of DIAL, including annulment of the application process.

11.5 Notwithstanding anything contained in this EOI, DIAL reserves the right to accept/ reject the submissions made by any one or more of the Interested Parties/ or discontinue, withdraw or annul any part or whole of the prequalification process, reject all such submissions at any time, without any liability or any obligation for such acceptance, rejection or annulment without any reasons.

## **12. Request for Proposal**

Based on the details furnished in the EOI by the Interested Party and as per the evaluation by DIAL, DIAL may, at its sole discretion, issue the e-Procurement Portal "ARIBA" link to the Qualified Bidders for registration and download of the RFP document(s). DIAL will issue the RFP document(s) through e-Procurement Portal "ARIBA" only. Under no circumstances will DIAL be held responsible for non-receipt or failure of Qualified Bidder(s) to download of the RFP document(s).

## **13. Acknowledgement by Interested Party**

It shall be deemed by submitting the EOI, the Interested Party has:

- a) made a complete and careful examination of this IEOI, scope of work and associated risks thereto;
- b) accepted the risk of error, inadequacy or mistake in the information provided in this IEOI by or on behalf of DIAL; and
- c) Agreed to be bound by the undertakings provided by it and in terms hereof.

14. DIAL reserves the right to include/nominate any other specialized agency for any work, which is not the part of this IEOI.

## 15. **Governing Law**

All matters relating to the application and/ or bidding process shall be governed by the law of the Republic of India. Only courts at New Delhi (with exclusion of all other courts) shall have the jurisdiction to decide or adjudicate on any matter, which may arise.

### **Enclosures:**

- a) Confidentiality Statement & Disclaimer
- b) Annexure A (Scope of Work)
- c) Annexure B (Expression of Interest for Pre-Qualification)
- d) Annexure C (Details in respect of the Interested Party)
- e) Annexure D (Format of qualification)



## **CONFIDENTIALITY STATEMENT & DISCLAIMER**

1. This invitation for expression of interest document (“Invitation for EOI”) has been prepared and issued by Delhi International Airport Ltd. (DIAL), a company registered under the Companies Act, 1956 which is a public private venture, with equity participation by the GMR Group, Airports Authority of India and Fraport AG Frankfurt Services Worldwide.
  
2. Whilst this Invitation for EOI document has been prepared in good faith, DIAL shall have no responsibility or liability whatsoever in respect of any statements herein or omissions here from. Any liability is accordingly expressly disclaimed by DIAL, any of its affiliates and any of its and its affiliates' respective directors, officers or employees even if any loss or damage is caused by any act or omission on the part of DIAL, any of its affiliates or any of its or its affiliates' respective officers or employees, whether negligent or otherwise.
  
3. DIAL expressly disclaim any and all liability for representations, warranties or statements contained in this Invitation for EOI document or in any other written material furnished or information orally transmitted to a interested party, excepting only those particular representations and warranties by DIAL, which will be made to the actual contracting party in a written agreement when, as and if such agreement is ultimately executed, and subject to such limitations and restrictions as may be contained therein. Until such written agreement is executed, neither DIAL nor any of its affiliates, or its or its affiliates' directors, officers or employees will have any obligations whatsoever to any interested party.
  
4. DIAL reserves the right in its sole and absolute discretion to consider any and all factors it deems relevant in the evaluation of any Expression of Interest; to reject any and all Expressions of Interest for further consideration without specifying the reasons therefor; to amend this process (including the instructions set out in this document); and, to terminate this process in its entirety (or with respect to any prospective investor) at any time from the date of this document without notice and without specifying the reasons therefor. Neither DIAL nor any of its affiliates or its or its affiliates' respective directors, officers or employees shall have any liability to any interested party as a result of the rejection of its Expression of Interest or acceptance of another Expression of Interest.

5. DIAL must also remind the recipient that the terms of this Invitation for EOI document are confidential and the recipient and its directors, offices, employees, agents and advisors shall keep the information contained in this Invitation for EOI document and the recipient's interest or lack thereof, confidential and use such information solely for the purpose of their business decision.

## Annexure A

### **Scope of Works for the Construction of Building Complex (“Project Titan”) near Terminal-3, IGI Airport, New Delhi**

Description of work: **Civil Structure Works for Construction of Building Complex (“Project Titan”) near Terminal-3, Indira Gandhi International Airport, New Delhi.**

#### **Scope of work: The following is the scope work:**

- i) Establishment of survey points following fly levels and station points. The scope also need to verify existing stationary structures and same to be matched to project co-ordinate station points indicated in the supplied drawings.
- ii) Building comprising of 3 (Three) level basement and G+6 (ground plus six) structure, with built-up area of approximately 4 lacs sq. ft. to be developed for which barricading work is in progress. The construction activities include complete civil and structure works, backfilling, sand filling, PCC & RCC works in retaining wall, foundation and superstructure, anti-termite treatment, waterproofing, masonry/ blockwork, plastering, etc.
- iii) The scope also consists of construction of utility block / service yard for the DG cooling towers proposed outside the building
- iv) All security clearances from BCAS & DIAL whether for manpower, tools, equipment, materials, vehicles etc. will be the responsibility of the Interested Party.
- v) Construction phasing will be extremely critical considering an operational airport environment. The contractor must fully understand all the access related limitations associated therewith.

#### **Contractor credentials:**

- a) The contractor must have the capability in coordinating with mechanical, water supply and drainage system and infrastructure related requirements
- b) Contractor must have knowledge in latest NBC/UBBL standards.

- c) Contractor must be capable to supply all required construction equipment as and when required even at short notice period.
- d) Contractor must have his own minimum 60-Cum/hour capacity Concrete Batch mix plant not more than 5-years old to be established within DIAL premises.
- e) Contractor deliverables must suit the high quality international standards/ Practices
- f) Contractor must deploy experienced work force team meeting technical qualification criteria to a minimum degree level.
- g) The contractor must submit list of his own construction equipment type and capacity intend to deploy for this work.
- h) Contractors billing systems must be completely up to date with the GST laws.

**Annexure B**

**EXPRESSION OF INTEREST**

(on the letterhead of the Interested Party)

Ref: \_\_\_\_\_

Date: \_\_\_\_\_

**To,**

**“Head- Procurement & Contracts Department**

**Airport Land Development (ALD)**

**Delhi International Airport Limited**

**New Udaan Bhawan, Opposite Terminal 3, IGI Airport, New Delhi -110037**

**Sub: EXPRESSION OF INTEREST FOR PRE-QUALIFICATION FOR TO CIVIL STRUCTURE WORKS FOR CONSTRUCTION OF BUILDING COMPLEX (“PROJECT TITAN”) NEAR TERMINAL-3 AT INDIRA GANDHI INTERNATIONAL AIRPORT, NEW DELHI**

Sir,

We refer to the Invitation for Expression of Interest dated [ \_\_\_\_\_ ] inviting Expression of Interest for pre-qualification of parties by Delhi International Airport Limited (DIAL) in relation to Civil Structure works for **Construction of Building Complex (“Project Titan”) near Terminal-3 , Indira Gandhi International Airport, New Delhi**

We have understood and hereby acknowledge, agree to and accept all the terms and conditions specified in the Invitation for Expression of Interest and wish to participate in the selection process.

We confirm that we have the requisite experience, expertise and the financial capability to carry out the scope of work set out in the Invitation for Expression of Interest.

Yours truly,

**Authorized Signatory**

For and on behalf of \_\_\_\_\_

\* strike off whichever is not applicable

## ANNEXURE C

### DETAILS OF THE INTERESTED PARTY

*(To be submitted on the letterhead of the Interested Party)*

- 1.1 Details of the Interested Party:
- a) Name:
  - b) Country of Incorporation/registration:
  - c) Incorporation details (place of incorporation, registered office address), along with certified true copy of the certificate of incorporation from the concerned registrar of companies:
  - d) Date of incorporation and/ or commencement of business:
  - e) Legal nature of the Interested Party (company/ trust/ partnership):
  - f) Details of Affiliate, if any:
- 1.2 Particulars of the Authorized Signatory for the Interested Party:
- a) Name:
  - b) Designation:
  - c) Address:
  - d) Phone Number:
  - e) E-Mail Address:
- 1.3 Particulars of the single point of contact of the Interested Party for issuance of RFP document(s) to Qualified Bidder through e-Procurement Portal “**ARIBA**”:
- a) Name:
  - b) Designation:
  - c) Address:
  - d) Mobile Number:
  - e) E-Mail Address:
- 1.4 Brief description of the Interested Party including details of its type of business of the Interested Party (with details to be provided) and management strategy:

(Signature, name and designation of the authorized signatory)

Date: [●]

Place: [●]

Name and seal of Interested Party

## ANNEXURE D

[On the letterhead of the statutory auditor/chartered accountant in practice]

To,

Date: [Insert]

Delhi International Airport Limited

Address: New Udaan Bhawan

Opposite Terminal 3

Indira Gandhi International Airport

New Delhi - 110 037

India

Subject: Certification of qualification of [insert name of Interested Party] for submission of its Expression of Interest (“EOI”) to Civil Structure works for Construction of Building Complex near Terminal-3, Indira Gandhi International Airport, New Delhi, pursuant to Delhi International Airport Limited’s Invitation for Expression of Interest (“IEOI”) dated [insert].

Sir,

This is to certify that [insert name of Interested Party] possessed the following qualification (with reference to the IEOI):

S. No.	Financial Qualification	Particulars
1.	An Average annual turnover of INR 100 Crores or more during last three years, i.e., as on 31 <sup>st</sup> March, 2020, 31 <sup>st</sup> March, 2021 and 31 <sup>st</sup> March, 2022 from civil construction, calculated on the basis of the audited financial statements; and	
2.	A net worth of INR 25 (twenty five) Crores or more as on 31 <sup>st</sup> March, 2022,	

Sincerely,

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(Signature of Authorized Signatory)

Name of Authorized Signatory:

Designation of Authorized Signatory:

Registration number of the authorized signatory:

Place:

Name and Seal of the Firm

Acknowledged by:

For and on behalf of [insert name of the aforesaid of the aforesaid entity]

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(Signature of Authorized Signatory)

Name:

Designation:

Date: