



**Infrastructure Development, Port and Inland Water Transport
Department (IDP&IWTD)**

**Request For Qualification (RFQ)
for Empanelment of Transaction Advisers (TA)**

for

**Implementation of Infrastructure Projects Under
Public Private Partnership (PPP) Mode**

Issued by:

**Director (PPP Cell)
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Disclaimer

The information contained in this Request for Qualification document (the “RFQ” or “Request for Qualification”) or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of the IDP&IWTD or any of its employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this RFQ and such other terms and conditions subject to which such information is provided.

This RFQ is not an agreement and is neither an offer nor invitation by the IDP&IWTD to the prospective Applicants or any other person. The purpose of this RFQ is to provide interested parties with information that may be useful to them in the formulation of their application for Empanelment pursuant to this RFQ (the “Application”). This RFQ includes statements, which reflect various assumptions and assessments arrived at by the IDP&IWTD in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This RFQ may not be appropriate for all persons, and it is not possible for the IDP&IWTD, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFQ. The assumptions, assessments, statements and information contained in this RFQ may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this RFQ and obtain independent advice from appropriate sources.

Information provided in this RFQ to the Applicant(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The IDP&IWTD accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The IDP&IWTD, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFQ or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFQ and any assessment, assumption, statement or information contained therein or deemed to form part of this RFQ or arising in any way with Empanelment of Applicants for participation in the Bidding Process.

The IDP&IWTD also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this RFQ.

The IDP&IWTD may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFQ.

The issue of this RFQ does not imply that the IDP&IWTD is bound to select and empanel prequalified Applications for Bid Stage or to appoint the selected Bidder or Transaction Adviser, as the case may be, for the Project and the IDP&IWTD reserves the right to reject all or any of the Applications or Bids without assigning any reasons whatsoever.

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, expenses associated with any demonstrations or presentations which may be required by the IDP&IWTD or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant and the IDP&IWTD 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 Bidding Process.

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Section 1 : Introduction

1.1 Background

The Government of Karnataka has established the Infrastructure Development, Port and Inland Water Transport Department (IDP&IWTD) [erstwhile Infrastructure Development Department (IDP&IWTD)] in the year 1996, to provide the required focus on rapid development of infrastructure across the State. IDP&IWTD is playing a significant role in developing high quality infrastructure as a means to accelerated economic growth in the State.

The Government of Karnataka (GoK) brought out a separate Infrastructure Policy during 1997, which was revised during 2007. The State government has further brought out the New Infrastructure Policy vide G O NO. IDP&IWTD 07 ITS 2013 dtd. 30.10.2015, aiming to meet the growing needs of industrial land by investors. In the recent years, Karnataka is embarking upon infrastructure led development strategy. Keeping in view of the current economic scenario nationwide, the State Government has formulated a comprehensive and well designed PPP Policy for infrastructure projects and announced the same vide G O No. IDP&IWTD 14 ITS 2018 dtd.17.3.2018.

Following are the infrastructure sectors / facilities which would be governed by the PPP Policy 2018 :

1.	Agri-infrastructure	8.	Tourism
2.	Education	9.	Transportation & Logistics
3.	Energy	10.	Urban & Municipal infrastructure
4.	Healthcare	11.	Sports & Youth Services
5.	Industrial infrastructure	12.	Housing
6.	Irrigation	13.	Rural Development
7.	Public Markets	14.	Telecommunication

1.1.1 The State Government Departments / Agencies are developing PPP projects across the State. To facilitate development of PPP projects by various Departments / Agencies, it is felt by the Government that, there is a need to create panel of Transaction Advisers (TA) to provide appropriate advisory support for the implementation of PPP framework, facilitations and bid process management.

In view of this need, IDP&IWTD which is the Nodal Agency for implementation of Infrastructure Policy, had created a panel of TAs vide Notification No.IDD 1 ITS 2019 dtd.10.10.2019 and Addendum vide No. IDD 19 ITS 2022 dated 28.6.2022. TAs have been empanelled in following two categories :

Category A : For projects of cost up to Rs. 500 cr. each

Category B : For projects of cost more than Rs. 500 cr. and less than Rs.1,500 cr.

As per the Notification following are the details of empanelment.

Sector	No. of TAs empanelled	
	Category A	Category B
Energy	8	8
Tourism	9	9
Industrial Infrastructure	7	7
Transportation and Logistics	14	13
Urban and municipalities	10	18

The above said Notification was valid up to 9.10.2022 and the validity has been extended upto 9.4.2023 vide Notification dtd. 17.10.2022.

1.1.2 Further, IDP&IWTD has empanelled TAs for implementation for smaller size infrastructure projects under following two categories :

Category – A: Projects with capital outlay of more than Rs.25 crore and less than or equal to Rs. 100 crore

Category – B: Projects with capital outlay of more than Rs.100 crore and less than or equal to Rs. 200 crore.

A Notification Vide No. IDD 120 ITS 2021 dtd.13.02.2023 has been issued for empanelment of 15 Consultants under category A and 14 Consultants under Category B.

1.1.3 IDP&IWTD intends to create a new panel of Transaction Advisers so that, various State Government Departments, Corporations, Agencies and Organizations (collectively referred as **Sponsoring Agencies**) implementing the projects under PPP mode could avail the services of TA for implementation of such projects under PPP. Transaction Advisers already empanelled with IDP&IWTD vide Notification Dtd.10.10.2019 and Addendum dated 28.6.2022 are also welcome to submit their RFQ for this empanelment. Further, TAs empanelled with IDP&IWTD vide Notification

No. IDD 120 ITS 2021 dtd.13.2.2023 are also welcome to submit their RFQ for this empanelment.

1.2 Context of Empanelment of Transaction Advisers

1.2.1 The Infrastructure Development, Port And Inland Water Transport Department, Government of Karnataka (the “IDP&IWTD”) proposes empanel Transaction Advisers, through a competitive route, for Projects to be implemented under PPP Mode by various Sponsoring Agencies. The functions / role of Transaction Advisers for PPP project shall include but not limited to :

- (i) Carry out pre-feasibility studies;
- (ii) Conduct project feasibility studies, assess PPP options;
- (iii) Conduct financial analysis and modelling, and project structuring;
- (iv) Prepare Bidding documents and draft contracts;
- (v) Carry out the Bidding process until signing of the contract with the prospective private sector proponent or concessionaire and
- (vi) Provide advisory services until the financial closure of the project and to discharge its obligations as set out at **Appendix-4** of this RFQ Document.

1.2.2 It is proposed to empanel TAs, Sector-wise under the following five broad categories inline with the Updated Harmonized Master List of Infrastructure Sub-Sectors issued by Department of Economic Affairs, Ministry of Finance, GoI vide Notification dated 26.4.2021:

- 1. **Transport and Logistics**
- 2. **Energy**
- 3. **Water and Sanitation**
- 4. **Communication**
- 5. **Social and Commercial Infrastructure**

The details of Sectors and Sub-Sectors are given in **Appendix-5**.

1.2.3 A two stage process for selection of the Transaction Adviser will be followed. Under the first stage (“**Empanelment Process**”), the IDP&IWTD invites interested parties (“**Applicants**”) to submit their applications in response to the RFQ document.

The IDP&IWTD will empanel a list of Applicants who meet the minimum eligibility criteria as set out in this RFQ document by issuing a Notification. Subsequently, the Notification on empanelment of Transaction Adviser will be shared to all Sponsoring Agencies and also hosted in the website of IDP&IWTD.

- 1.2.4 In the second stage (“**Bid Stage**”), the respective Sponsoring Agencies which are implementing projects under PPP mode may call for financial bids from the empanelled Transaction Advisers (“**Empanelled Transaction Adviser**”), by issue of Request for Proposal (RFP) (“**Bidding Documents**”). The RFP will capture background of the project, information memorandum, details of project components, scope of services, details of Subject Expert(s) required to handle the assignment in addition to the five key professionals (3 common across Sectors + 2 Sector Experts) specified in this RFQ depending on the sector of the project for information of TAs. The selection of an Applicant as a Transaction Adviser for PPP projects will be based on the terms and conditions of respective RFP. The respective Sponsoring Agencies which are implementing projects under PPP mode **may prescribe project specific additional eligibility, experience criteria and requirement of Subject Expert(s) if found necessary** for their respective projects while issuing RFP.

1.3 Brief description of the Empanelment Process

- 1.3.1 The IDP&IWTD through this document is inviting applications from eligible entities for the Empanelment as Transaction Adviser (TA) for Projects implemented under PPP mode.
- 1.3.2 The eligible applicants who meet minimum eligibility criteria as set-out in this RFQ document, will be empanelled as Transaction Advisers. The Empanelment of Transaction Adviser will be **Sector-wise** under the Five Sectors specified in Clause 1.2.2 above based on their overall and Sector-wise experience. Further TAs will be categorized into **Category A, B and C** depending on the financial capacity of the TAs. The panel of Transaction Advisers thus created would be valid initially for a period of 3 (three) years from the date of Notification issued by IDP&IWTD. The validity of Empanelment may be extended further for a period of 1 (one) year on the same terms and conditions, at the discretion of the IDP&IWTD.

1.4 Pre-Proposal Meeting

1.4.1 A pre-proposal meeting, will be held as mentioned in Clause 1.5 of this Section. Entities may address their queries, if any, on the RFQ document on or before the last date as per the Clause 1.5. Changes if any in time, date & venue of the pre-proposal meeting will be uploaded in website of IDP&IWTD.

1.4.2 Contact for Communication

Address for receiving queries/clarifications for pre-proposal meeting is as follows :

CEO & Chief Adviser,
 Technical Consultancy Services Organisation of Karnataka (TECSOK)
 DIC Bangalore (Urban) Building, Ground Floor, 1st Cross,
 Rajajinagar Industrial Estate, **Bengaluru – 560 010.**
E-mail.: ceo@tecsok.com

1.4.3 IDP&IWTD shall endeavor to respond to the queries within the period specified therein. The clarifications will be uploaded in the website of IDP&IWTD. These clarifications shall form part of RFQ document.

1.4.4 IDP&IWTD reserves the right not to respond to any questions or provide any clarifications, in its sole discretion, and shall not be construed as obliging IDP&IWTD to respond to any question or to provide any clarification.

1.5 Schedule of RFQ Process

The IDP&IWTD shall endeavor to adhere to the following schedule :

Sl. No.	Event Description	Date
1	Issue of Notification / Advertisement	27.2.2023
2	Uploading of RFQ document in website of IDP&IWTD	27.2.2023
3	Last date for receipt of queries on RFQ	4.3.2023 at 4.00 pm
4	Pre-proposal conference at the office of IDP&IWTD / virtual meeting	6.3.2023 at 11.30 am
5	Last date for submission of RFQ document – Proposal Due Date (PDD) at the office of TECSOK, address of which is given in Clause 1.4.2	14.3.2023 at 4.30 pm

6	Opening of Proposals at the office of TECSOK.	15.3.2023 at 11.00 am
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Any changes in the above schedule will be uploaded in the website of IDP&IWTD and no notifications will be issued in News Papers.

Section 2 : Instructions to Applicants

2.1 General

2.1.1 Scope of RFQ

1. The IDP&IWTD wishes to receive applications from eligible entities for empanelment as Transaction Adviser (TA) for Infrastructure Projects under 5 Sectors to be implemented under PPP mode under following **three** categories :

Category A : For projects of cost > Rs.200 cr. and ≤ Rs.500 cr. each

Category B : For projects of cost > Rs.500 cr. and ≤ Rs.1000 cr. each

Category C : For projects of cost > Rs.1000 cr. and ≤ Rs.2000 cr. each

2. The empanelled agencies would be eligible for selection as Transaction Adviser by various Sponsoring Agencies for implementing projects under PPP mode.

2.1.2 Conditions for eligibility of Applicants for Empanelment

For determining the eligibility of Applicants for empanelment the following shall be the criteria :

Common to all sectors :

1. Shall be a company / firm registered under relevant Acts in India and in existence for atleast 5 years.
2. Should have valid PAN and GST Registration.
3. Must have Head Office or Branch Office in Karnataka. In case of not having Office in Karnataka, Applicant shall submit an undertaking that they will open an office in Karnataka upon getting empanelled. Such undertaking to be submitted as part of RFQ.
4. Should have minimum average annual turnover during the last three financial years (i.e. 2019-20 to 2021-22) as specified below:

For Category A : Rs.5.00 crores

For Category B : Rs.10.00 crores

For Category C : Rs.20.00 crores

Sector Specific

5. Should have provided Transaction Advisory services for atleast two PPP projects in the specific sector (amongst 5 Sectors as specified in **Clause 1.2.2** of Section-1) during last Seven financial years to any Department or Organization or agency or PSU of any State Government in India/Central Government with the Capital Outlay of more than Rs.200 crores each for Empanelment under Category A, more than Rs.500 crores each under Category B and more than Rs.1000 crores each under Category C. Out of these two projects atleast one project should have achieved financial closure before the PDD.
 6. Should have a team of permanent key personnel as specified in Clause 3.2.1 (d) & (e).
- 2.1.3 The Applicant shall meet the minimum technical and financial eligibility criteria specified under Clause 3.2.1 of this Document.
- 2.1.4 Any entity, which is barred by the Government of India, Government of Karnataka or any State Government or any Government Instrumentality from participating in any project, and the bar subsists on the date of Application for empanelment, shall be ineligible to apply for empanelment in response to this RFQ document.
- 2.1.5 No Applicant shall submit more than one Application for empanelment in response to this RFQ document.
- 2.1.6 The Applicants shall be responsible for bearing the costs of preparation of the Application and all documents that need to be submitted as part of the Application. The IDP&IWTD shall not be liable for such costs, regardless of the outcome of the Empanelment Process.
- 2.1.7 Acknowledgement by Applicant
- It shall be deemed by submitting the Application, the Applicant has:
- i. Made a complete and careful examination of this document;
 - ii. Received all relevant information requested from the IDP&IWTD;
 - iii. Accepted the risk of error, inadequacy or mistake in the information provided

- in this document by or on behalf of IDP&IWTD;
- iv. Agreed to be bound by the undertakings provided by it and in terms hereof.

2.1.8. Right to accept/ reject any Application

1. Notwithstanding anything contained in this document, IDP&IWTD reserves the right to accept or reject any Application and to annul the Empanelment Process and reject all Applications, at any time, without any liability or obligation for such acceptance, rejection or annulment, and without assigning any reason for such action. In the event that all Applications are rejected, IDP&IWTD may, at its discretion, invite all eligible Applicants to submit fresh Applications.
2. The IDP&IWTD reserves the right to reject any Application if
 - a. At any time a material misrepresentation is made or uncovered, or;
 - b. The Applicant does not submit the supplementary information required by IDP&IWTD within the time specified.
3. The IDP&IWTD reserves the right to verify all statements, information and documents submitted by the Applicant in response to this document. Any such verification or lack of such verification by it shall not relieve the Applicant of its obligations or liabilities hereunder nor will it affect any rights of the IDP&IWTD hereunder.

2.2 Documents

2.2.1 Contents of the RFQ

This RFQ comprises the following :

Invitation for Empanelment

- Section 1 : Introduction
- Section 2 : Instructions to Applicants
- Section 3 : Criteria for Evaluation
- Section 4 : Fraud & Corrupt Practices
- Section 5 : Miscellaneous

Appendices

1. Letter of submission for Empanelment
2. Particulars of Applicant
3. Power of Attorney for signing of Application
4. Broad Terms of reference for Transaction Adviser
5. List of Sectors and Sub-Sectors

2.2.2 Clarifications

The IDP&IWTD may on a suo moto basis, if deemed necessary, issue interpretations and clarifications to all Applicants through website of IDP&IWTD. All written clarifications and interpretations issued by the IDP&IWTD shall form part of this document.

2.2.3 Amendment to this Document

At any time prior to the date of submission of the Application for Empanelment, the IDP&IWTD may, for any reason whatsoever, whether on its own initiative or in response to any request for clarification modify this document through the issue of addenda.

2.3 Preparation and submission of Application

2.3.1 Language

1. The Application and all documents forming part of the Application shall necessarily be in English/Kannada language. In case certain documents are in any other language, the Applicant shall submit duly certified and authenticated English translations of the same.

2.3.2 Formats and signing of the Application

1. The Applicant shall provide all the information sought under this document. The IDP&IWTD will evaluate only those Applications that are received in the required formats and complete in all respects. Incomplete and /or conditional Applications shall be liable for rejection.
2. The Application shall be typed or written in indelible ink and signed by the authorized signatory of the Applicant who shall also initial each page. In case of printed and published documents, only the cover shall be initialed. All the

alterations, omissions, additions or any other amendments made to the Application shall be initialed by the person(s) signing the Application.

2.3.3 Submission of Application

1. Application should be accompanied by :
 - a. Letter of submission for Empanelment as per Appendix-1;
 - b. Particulars of Applicants as per Appendix-2;
 - c. Power of Attorney for signing of the Application as per Appendix-3 (if applicable).
 - d. Copy of the Registration certificate of the Applicant under relevant Acts.
 - e. Documentary proof such as Work Order supported by completion certificate issued by the client and also proof for financial closure in support of Clause 2.1.2 (3).
 - f. Details of permanent key personnel as specified in Clause 3.2.1 (d) and (e) along with CVs of such key personnel.
 - g. Statement on annual turnover during three years duly signed by the Chartered Accountant along with copies of audited Balance Sheet and Profit and Loss Account for the years 2019-20 to 2021-22.
 - h. Any other documents as required in RFQ Document.
2. Applicant should submit all the documents specified in Clause 2.3.3 (1) in a sealed envelop duly marking on the envelope as **“Empanelment of Transaction Advisers for Infrastructure Development Department (IDP&IWTD)”**. The name, address and contact number of the Applicant shall be mentioned on the envelope. This envelope should be submitted before the due date and time specified in Clause 1.5 at the following address:

CEO & Chief Adviser

Technical Consultancy Services Organisation of Karnataka (TECSOK)
DIC Bengaluru (Urban) Building, Ground Floor, 1st Cross,
Rajajinagar Industrial Estate, Bengaluru - 560 010.

3. If the envelope is not sealed and marked as instructed above, the IDP&IWTD assumes no responsibility for the misplacement or premature opening of the contents of the Application and consequent losses, if any, suffered by the Applicant.

4. Applications submitted by fax or e-mail shall not be entertained and shall be rejected.
5. IDP&IWTD may ask any original document for verification and return during evaluation of the proposal.

2.3.4 Application Due Date

1. Applications should be submitted before the Due Date specified in Clause 1.5 at the address provided in Clause 2.3.3 (2) in the manner and form as detailed in Clause 2.3.3.
2. The IDP&IWTD may, in its sole discretion, extend the Application Due Date by issuing an Addendum in accordance with Clause 2.2.3 uniformly for all Applicants.

2.3.5 Late Applications

Applications received by the IDP&IWTD after the specified time on the Application Due Date shall not be eligible for consideration and shall be summarily rejected.

2.3.6 Modifications/ substitutions of Applications

Any alteration/ modification in the Application or additional information supplied subsequent to the Application Due Date, unless the same has been expressly sought for by the IDP&IWTD, shall be disregarded.

2.4 Evaluation Process

2.4.1 Opening and evaluation of Applications

1. The IDP&IWTD shall open the Applications on the date and time specified in Clause 1.5, in the presence of the Applicants who choose to attend.
2. The IDP&IWTD shall evaluate the Applications against the eligibility criteria specified in Section-3 of this RFQ document.
3. The eligible Applicants will be requested to make presentation on their capability, if required. The date, time and venue for presentation will be intimated in advance.
4. Applicants are advised that empanelment of Applicants will be entirely at the discretion of the IDP&IWTD. Applicants will be deemed to have understood and agreed that no explanation or justification on any aspect of the Empanelment Process or selection will be given.

5. Any information contained in the Application shall not in any way be construed as binding on the IDP&IWTD, its agents, successors or assigns, but shall be binding against the Applicant if it is subsequently empanelled on the basis of such information.
6. The IDP&IWTD reserves the right not to proceed with the Empanelment Process at any time without notice or liability and to reject any or all Application(s) without assigning any reasons.
7. If any information furnished by the Applicant is found to be incomplete, or contained in formats other than those specified herein, the IDP&IWTD may, in its sole discretion, exclude the relevant parameter from consideration for Empanelment of the Applicant.

2.4.2 Confidentiality

Information relating to the examination, clarification, evaluation, and recommendation for the empanelled Applicants shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor advising the IDP&IWTD in relation to, or matters arising out of, or concerning the Empanelment Process. The IDP&IWTD will treat all information, submitted as part of Application, in confidence and will require all those who have access to such material to treat the same in confidence. The IDP&IWTD may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or is to enforce or assert any right or privilege of the statutory entity and/ or the IDP&IWTD or as may be required by law or in connection with any legal process.

2.4.3. Clarifications

1. To facilitate evaluation of Applications, the IDP&IWTD may, at its sole discretion, seek clarifications from any Applicant regarding its Application. Such clarification(s) shall be provided within the time specified by the IDP&IWTD for this purpose. Any request for clarification(s) and all clarification(s) in response thereto shall be in writing.
2. If an Applicant does not provide clarifications sought under Clause 2.4.3 (1) above within the prescribed time, its Application shall be liable to be rejected. In case the Application is not rejected, the IDP&IWTD may proceed to

evaluate the Application by construing the particulars requiring clarification to the best of its understanding, and the Applicant shall be barred from subsequently questioning such interpretation of the IDP&IWTD.

2.5 Empanelment and Bidding

2.5.1 Empanelment and Notification

After the evaluation of Applications, the IDPIWTD would announce a list of empanelled TAs, who will be eligible for participation in the Bid Stage. In case minimum three consultants are not qualified for empanelment under particular sector, in such case empanelment will not be done for that particular sector. At the same time, the IDPIWTD would notify the other Applicants that they have not been empanelled. The IDPIWTD will not entertain any query or clarification from Applicants who fail to get Empanelment.

Subsequently, the empanelled list of Transaction Adviser will be sent to all State Government Departments, Corporations, Agencies, Organizations, etc., and posted in the website of IDP&IWTD.

2.5.2 Submission of bids for respective assignments.

In the second stage ("**Bid Stage**"), the respective State Government Departments, Corporations, Agencies, Organizations, implementing projects under PPP mode may call for bids from the empanelled Transaction Advisers ("**Empanelled Transaction Advisers**") under respective Sector, by issue of Request for Proposal-RFP ("**Bidding Documents**"). The selection of an Applicant as a Transaction Adviser for PPP projects will be based on the terms of respective Bidding Documents. The respective State Government Departments, Corporations, Agencies, Organizations implementing projects under PPP mode may prescribe additional eligibility and experience criteria for their respective projects while issuing RFP.

2.6 Proprietary Data

All documents and other information supplied by the IDP&IWTD or submitted by an Applicant to the IDP&IWTD shall remain or become the property of the IDP&IWTD. Applicants are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and

submission of their Application. The IDP&IWTD will not return any Application or any information provided along therewith.

2.7 Correspondence with Applicants

Except as provided in this document, the IDP&IWTD shall not entertain any correspondence with any Applicant in relation to the acceptance or rejection of any Application.

Section 3 : Criteria for Evaluation

3.1 Test of Responsiveness

1. At the first stage Applications will be scrutinized to examine the responsiveness. An Application shall be considered responsive only if :
 - a) Duly signed Letter of submission for Empanelment as per Appendix-1 is submitted;
 - b) Particulars of Applicant is submitted as per Appendix-2;
 - c) Power of Attorney is submitted (if applicable)
 - d) It contains all the information and documents (complete in all respects) as requested in this Document;
 - e) It contains information in formats same as those specified in this Document;
 - f) It does not contain any condition or qualification.
 - g) Received on or before the application due date (proposal due date) including any extension thereof.
2. The IDP&IWTD reserves the right to reject any Application which is not substantially responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by the IDP&IWTD in respect of such Application.
3. Only those Applicants who found substantially responsive shall be considered for evaluation of technical and financial capability.

3.2 Evaluation Parameters

- 3.2.1 The applicants eligibility and capabilities shall be evaluated through following parameters:
 - a) Should be a company / firm registered under the relevant Acts in India and in existence atleast for 5 years.
 - b) Should have valid PAN and GST registrations.
 - c) Should have Assignment Experience (as specified in Clause-2.1.2(4)) in respective Sectors among the Five Sectors listed in Clause-1.2.2 of Section 2 for which the Applicant is interested to get empanelled.

d) Should have minimum average annual turnover during the last three financial years (i.e. 2019-20 to 2021-22) as specified below:

- a) For Category A : Rs.5.00 crores
- b) For Category B : Rs.10.00 crores
- c) For Category C : Rs.20.00 crores

e) Should have the following permanent key personnel with requisite qualification and experience specified against each personnel :

Position	Numbers (Min.)	Min. Qualification	Min. professional experience.	Project Experience
Team Leader / Financial Expert	1	MBA (Finance) / CA / CFA / Equivalent	10 years	Should have completed atleast two PPP projects (*) as Team Leader during last 7 years.
Market Assessment/ Procurement Expert	1	MBA or Equivalent	5 years	Should have completed atleast one PPP project (*) during last 7 years
Legal Expert **	1	Graduate in Law	5 years	Should have completed atleast one PPP project (*) during last 7 years

(*) Client of the PPP projects should be Department or Organization or Agency or PSU of any State Government in India/Central Government.

(**) In case of in-house Legal Expert is not available, the Expert can be outsourced with proper written understanding between the Legal Expert and the Applicant.

f) In addition to the above three key personnel who are common to all sectors, Applicant should have permanent Sector Experts with the following qualification and experience :

Position	Numbers (Min.)	Min. Qualification	Min. professional experience.	Project Experience
Sector Expert (among sectors specified in Clause-1.2.2)	2	Any Degree	5 years	Should have completed atleast one PPP project (*) in the relevant sector during last 7 years.

(*) Client of the PPP projects should be Department or Organization or Agency or PSU of any State Government in India/Central Government.

Note :

1. Same projects cannot be considered under Project Experience for empanelment under two / more sectors.
2. Same Sector Experts cannot be considered for empanelment under two or more sectors and applicant should have separate sector experts for each sector.

3.3 Empanelment

3.3.1. Empanelment of Applicants

The IDP&IWTD shall review the technical eligibility and financial eligibility as claimed by the Applicants and as supported by the documentary evidence submitted against each of the defined parameters. If required by IDP&IWTD, Applicants may have to make presentation on their capability on a specific date and time. Such presentation made by the Applicants will be considered for their assessment. Based on the above, Applicants shall be empanelled as Transaction Adviser (TA) for the following sectors depending on estimated capital outlay of the Project proposed under PPP :

- 1. Transport and Logistics**
- 2. Energy**
- 3. Water and Sanitation**
- 4. Communication**
- 5. Social and Commercial Infrastructure**

The applicants depending on the financial capacity of average annual turnover for 2019-20 to 2021-22 and previous assignment experience, will be empanelled for different sector, based on estimated capital outlay of the Project as detailed below :

Category	Estimated capital outlay of the Project	Average Annual Turnover of Applicant during 2019-20 to 2021-22
A	Projects > Rs.200 crores and <= Rs.500 crores	> = Rs.5 crores and <= Rs.10 crores
B	Projects > Rs.500 crores and <= Rs.1000 crores	> Rs.10 crores and <= Rs.20 crores
C	Projects > Rs.1000 crores and <= Rs.2000 crores	> Rs.20 crores
	Projects > Rs.2000 crores	The respective Departments / Organizations/ Corporations / Agencies to engage the TA individually.

Section 4 : Fraud and Corrupt Practices

4.1 General

4.1.1 Rejection of Application

1. The Applicants and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Qualification/ Empanelment Process. Notwithstanding anything to the contrary contained herein, the IDP&IWTD may reject an Application without being liable in any manner whatsoever to the applicant if it determines that the applicant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the Empanelment Process.
2. Without prejudice to the rights of the IDP&IWTD under Clause-4.1.1(1.) hereinabove, if an Applicant is found by the IDP&IWTD to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice during the Empanelment Process, such Applicant shall not be eligible to participate in any tender or EOI issued by the IDP&IWTD during a period of 2 (two) years from the date such Applicant is found by the IDP&IWTD to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as the case may be.

4.1.2. Definitions and interpretations

For the purposes of this Section 4, the following terms shall have the meaning hereinafter respectively assigned to them:

1. **“corrupt practice”** means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the Empanelment Process (for avoidance of doubt, offering of employment to, or employing, or engaging in any manner whatsoever, directly or indirectly, any official of the IDP&IWTD who is or has been associated in any manner, directly or indirectly, with the Empanelment Process or has dealt with matters concerning the Agreement or

- arising there from, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the IDP&IWTD, shall be deemed to constitute influencing the actions of a person connected with the Empanelment Process); or (ii) save and except as permitted under this document, engaging in, any manner whatsoever, whether during the Empanelment Process or after, as the case may be, any person in respect of any matter relating to the empanelment, who at any time has been or is a legal, financial or technical adviser of the IDP&IWTD in relation to any matter concerning the Empanelment Process;
2. **“fraudulent practice”** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the Empanelment Process;
 3. **“coercive practice”** means impairing or harming or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the Empanelment Process;
 4. **“undesirable practice”** means (i) establishing contact with any person connected with or employed or engaged by the IDP&IWTD with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Empanelment Process; or (ii) having a Conflict of Interest; and
 5. **“restrictive practice”** means forming a cartel or arriving at any understanding or arrangement among applicants with the objective of restricting or manipulating a full and fair competition in the Empanelment Process.

Section 5 : Miscellaneous

5. Miscellaneous

1. The Empanelment Process shall be governed by, and construed in accordance with, the laws of India and the Courts at Bangalore shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the Empanelment Process.
2. The IDP&IWTD, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to;
 - a. Suspend and/ or cancel the Empanelment Process and/ or amend and/ or supplement the Empanelment Process or modify the dates or other terms and conditions relating thereto;
 - b. Consult with any applicant in order to receive clarification or further information;
 - c. Empanel or not to Empanel any applicant and/ or to consult with any applicant in order to receive clarification or further information;
 - d. Retain any information and/ or evidence submitted to the IDP&IWTD by, on behalf of, and/ or in relation to any applicant; and/ or independently verify, disqualify, reject and/ or accept any and all submissions or other information and/ or evidence submitted by or on behalf of any applicant.
3. It shall be deemed that by submitting the Application, the Applicant agrees and releases the IDP&IWTD, its employees, agents, bid managers, consultants and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, and/ or in connection with the Empanelment Process, to the fullest extent permitted by applicable law, and waives any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.

Section 6 : Appendices

Appendix 1: Letter of submission for Empanelment

(on the letterhead of entity)

Date:

To :

The Additional Chief Secretary,
Infrastructure Development Department,
Room No. 8, Vikasa Soudha,
Bengaluru - 560 001.

Dear Sir

Sub: Application for Empanelment as Transaction Adviser for Projects to be implemented under PPP mode under various sectors.

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1. With reference to your Request for Qualification (RFQ) document, we having examined the said document and understood its contents, hereby submit our Application for Empanelment for the following sector (s) :

1.	Transport and Logistics	
2.	Energy	
3.	Water and Sanitation	
4.	Communication	
5	Social and Commercial Infrastructure	

(Please tick (✓) the appropriate box)

2. We acknowledge that the IDP&IWTD will be relying on the information provided in the Application and the documents accompanying such Application for Empanelment of the Applicants, and we certify that all information provided in the Application and in its Appendices is true and correct; nothing has been omitted, which renders such information misleading; and all documents accompanying such Application are true copies of their respective originals.
3. This statement is made for the express purpose of Empanelment as an entity eligible to application for empanelment as Transaction Adviser for Projects to be implemented

under PPP mode by various State Government Departments, Corporations, Agencies & Organizations.

4. We shall make available to the IDP&IWTD any additional information it may find necessary or require to supplement or authenticate the technical and financial eligibility.
5. We acknowledge the right of the IDP&IWTD to reject our Application without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.
6. We certify that in the last three years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract by any public authority nor have had any contract terminated by any public authority for breach on our part.
7. We declare that :
 - a. We have examined and have no reservations to the RFQ document, including any Addendum issued by the IDP&IWTD;
 - b. We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in Section 4 of the RFQ document, in respect of any tender or request for proposal issued by or any agreement entered into with the IDP&IWTD or any other public sector enterprise or any government, Central or State; and
 - c. We hereby certify that we have taken steps to ensure that in conformity with the provisions of Section-4 of this document, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
8. We understand that you may cancel the Empanelment Process at any time and that you are neither bound to accept any Application that you may receive nor to invite the empanelled Applicants for selection, without incurring any liability to the applicants, in accordance with Clause-2.1.7 of this document.
9. We certify that in regard to matters other than security and integrity of the country,

we have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which could cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community.

10. We further certify that in regard to matters relating to security and integrity of the country, we or any have not been charge-sheeted by any agency of the Government or convicted by a Court of Law.
11. We further certify that no investigation by a regulatory authority is pending either against us or against our CEO or any of our directors/managers/employees.
12. We undertake that in case due to any change in facts or circumstances during the Empanelment Process, we are attracted by the provisions of disqualification in terms of the provisions of this document; we shall intimate the IDP&IWTD of the same immediately.
13. All the documents required to be submitted as part of this application as per Clause 2.3.3 are enclosed with this application
14. We hereby irrevocably waive any right or remedy, which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the IDP&IWTD in connection with the Empanelment Process and the terms and implementation thereof.
15. We agree and undertake to abide by all the terms and conditions of this document.

In witness thereof, we submit this Application under and in accordance with the terms of the Request for Qualification document.

Yours faithfully,

(Signature, name and designation of the Authorized Signatory)

Name and seal of the applicant

Date :

Place :

Appendix - 2 : Particulars of Applicant**A. Basic details**

1. Name
2. Country of Incorporation
3. Address of the registered office
4. Addresses of branch office in Karnataka

Telephone :

e-mail ID :

(pl. provide corporate e-mail ID and not personalized e-mail ID)

5. Details of registrations :
 - i) Details of Incorporation / Registration
(Copy of the Registration Certificate to be submitted)
 - ii) Details of PAN Card
(Copy to be submitted)
 - iii) Details of GST Registration
(Copy to be submitted)
6. Brief description of the Company including details of its main lines of business
(about one / two pages write-up to be submitted)
7. Details of contact person :
 - a. Name :
 - b. Designation :
 - c. Address :
 - d. Telephone Number :
 - e. E-Mail Address :
 - f. Mobile Number :

8. Particulars of the Authorized Signatory of the applicant:

- a. Name :
- b. Designation :
- c. Address :
- d. Telephone Number :
- e. Mobile Number :

B. Assignment Experience

Previous experience in handling PPP projects to be furnished as per the following Table :(Ref.: Clause 2.1.2(4))

Sector (amongst 5 sectors)	Sl. No.	Details of Assignment	Client	Yr. of completion	Capital outlay (Rs.Cr.)	Whether financial closure achieved? If, yes details	Supporting documents submitted
Transport and Logistics	1						
	2						
Energy	1						
	2						
Water and Sanitation	1						
	2						
Communication	1						
	2						
Social and Commercial Infrastructure	1						
	2						

Note :

1. Documentary proof like work order supported by completion certificate issued by the client should be submitted for all the assignments (*supporting documents should be neatly indexed for easy reference.*).
2. The details as per the above table should be provided for each sector for which applicant is interested to get empaneled. Repetition of assignments shall not be considered for eligibility.

C. Financial Capacity

Financial Year	Annual turnover (in Rupees Lakhs)
2019-20	
2020-21	

2021-22	
Average Turnover for three years	

Certificate duly signed by Chartered Accountant shall be submitted as Documentary Proof for Turnovers. Further, copy of the audited Balance Sheets also to be submitted for the above three years.

D Details of key personnel

Details of permanent key personnel to be provided as per the following format :
(ref.: Clause 3.2.1 (d) & (e))

No.	Name of the Personnel	Educational qualification	Professional experience (yrs.)	No. of PPP projects handled
A	Common to all sectors			
1	Team Leader / Financial Expert			
2	Marketing / Procurement Expert			
3	Legal Expert			
B	Sector Experts			
1	Transport and Logistics			
i)				
ii)				
2	Energy			
i)				
ii)				
3	Water and Sanitation			
i)				
ii)				
4	Communication			
i)				
ii)				
5	Social and Commercial Infrastructure			
i)				
ii)				

The detailed Curriculum Vitae of each of the personnel mentioned above shall be provided as per the format specified in Appendix – 2A.

E. Any other details in support of capability of the applicant :

Appendix – 2A : Curriculum Vitae

1. Name of the personnel :

2. Since how long serving in the firm as permanent employee :

3. Date of Birth:

4. Nationality:

5. Education:

[Indicate college/university and other specialized education of personnel, giving names of institutions, degrees obtained, and dates of obtainment]:

6. Membership of Professional Associations:

7. Other Training:

8. International Experience:
[List countries where staff has worked in the last ten years]:

9. Languages [For each language indicate proficiency: good, fair, or poor in speaking, reading, and writing]:

10. Employment Record :

[Starting with present position, list in reverse order every employment held by staff member since graduation, giving for each employment (see format here below)]:

Sl. No.	Name of employing organization	Position held	Dates of employment		Duties & Responsibilities
			From	To	
1					
2					
3					
4					
..					

11. Assignments completed that best illustrate eligibility [Detail the assignment handled as per format below] (ref. Clause 3.2.1(d) & (e))

Sl. No.	Details of Assignment	Client	Yr. of completion	Capital outlay (Rs.Cr.)	Position in the team	Supporting documents submitted
1						
2						
.						
.						
.						

12. Certification:

I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes myself, my qualifications, and my experience. I understand that any willful misstatement described herein may lead to my disqualification or dismissal, if engaged. I am submitting copy of Certificate in proof of education qualification.

[Signature of staff member or authorized representative of the staff]

[Full name of authorized representative]:

Date :

Place :

Appendix-3 : Format of Power of Attorney for Authorized Signatory

Know all men by these presents, We.....(name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorize Mr./Ms. (name), son/daughter/wife of and presently residing at, who is presently employed with us and holding the position of, as our true and lawful attorney (hereinafter referred to as the “**Attorney**”) to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our application for empanelment as Transaction Adviser(TA) for Projects implemented under PPP mode, by the Infrastructure Development Department (the “**IDP&IWTD**”) including but not limited to signing and submission of all applications& other documents and writings, participate in pre-applications and other conferences and providing information/ responses to the IDP&IWTD, representing us in all matters before the IDP&IWTD, signing and execution of all contracts including the Agreement and undertakings consequent to acceptance of our application, and generally dealing with the IDP&IWTD in all matters in connection with or relating to or arising out of our application for the said empanelment.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE,, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF 2023

Appendix 4 : Broad Indicative Terms of Reference for Transaction Adviser

Respective State Govt. Departments, Corporations, Agencies, Organisations, implementing projects under PPP mode may draw terms of reference depending on the requirement of the individual project. The projects specific ToR will be included in the Request for Proposal (RFP) document issued by the respective agencies. However, the broad indicative terms & conditions and role of Transaction Advisor are presented below:

1. Providing commercial, financial and legal services in support of PPP project preparation and transactions, which shall include but not limited to (i) carry out pre-feasibility studies; (ii) conduct project feasibility studies, assess PPP options, (iii) carry out Value for Money (VfM) analysis (iv) conduct financial analysis and modeling, and project structuring; (v) prepare bidding documents and draft contracts; (vi) prepare concessional agreement; (vii) carry out the bidding process until signing of the contract with the prospective private sector proponent or concessionaire and (viii) provide advisory services until the financial closure of the project or as & when required, etc.
2. Coordinate with IDP&IWTD and various Other Departments, Corporations, Agencies & organizations of Government of Karnataka to identify and develop projects in the infrastructure sectors concerning such Public Infrastructure Agencies.
3. Help to structure the projects to enable recovery of the investments made in such projects through innovative business and commercial practices such as commercial sale of real estate, levy of user charges/ fee/ toll, facilitating financial contribution under the various schemes of Government of India and exploitation of development rights/ concessions etc., as appropriate under the applicable laws.
4. Proactively market the structured projects to potential investors, both domestic and foreign, at appropriate stages.
5. Structure and market the projects in such a manner that various forms of aid, grant etc. from the Government of India, national and international institutions etc. can flow into the projects.
6. Assist in providing all services including inter alia, selection of technical consultants, concessionaires, independent engineers etc. and preparation, scrutiny, legal vetting & certification of essential documents including bid documents, contracts, bank guarantees etc.

7. Propose institutional structures required for implementation of projects and operation & maintenance thereof with private sector financing and recommend a suitable project management agency for the purpose of ensuring that the project is structured and executed in line with the specifications as stipulated in the Detailed Feasibility and Investment Banking Report (DFIBR) and / Techno Economic Feasibility Report (TEFR) or other appropriate report.
8. Assist IDP&IWTD and Other Departments, Corporations, Agencies & organizations of Government of Karnataka in establishing eligibility, if possible, of the projects for financial assistance from various sources and agencies.
9. Project monitoring activities and related consultancy services during the execution/ construction period of the project.
10. Office or branch office in Karnataka shall be used by the Transaction Advisor as its common platform for rendering services in respect of all the projects assigned.
11. If desired by IDP&IWTD, mobilize financial resources for the projects on behalf of the operator/ contractor/ State Government or a Special Purpose Vehicle established for the project.
12. IDP&IWTD and various Other Departments, Corporations, Agencies & organizations of Government of Karnataka shall not bound to call for financial bids only from the Empanelled Transaction advisors and shall be free to invite offers for Transaction Advisory through open competitive bidding.
13. Transaction Advisers may be allowed to engage external technical consultants having expertise/ specialization in various areas/ subjects and for carrying out the detailed feasibility studies, preparation of Detailed Project Report/s etc., which may be considered essential during the course of development and implementation of projects. This is subject to terms & conditions of RFP (bid stage) of respective projects of State Government, Departments, Corporations, Agencies & organizations of Government of Karnataka.

Appendix 5 : Details of Sectors and Sub-Sectors

Sl. No.	Category	Infrastructure sub-sectors
1.	Transport and Logistics	<ul style="list-style-type: none"> • Roads and bridges • Ports¹ • Shipyards² • Inland Waterways • Airport • Railway track including electrical & signalling system, tunnels, viaducts, bridges • Railway rolling stock along with workshop and associated maintenance facilities • Railway terminal infrastructure including stations and adjoining commercial infrastructure • Urban Public Transport (except rolling stock in case of urban road transport) • Logistics Infrastructure³ • Bulk Material Transportation Pipelines⁴
2.	Energy	<ul style="list-style-type: none"> • Electricity Generation • Electricity Transmission • Electricity Distribution • Oil/Gas/Liquefied Natural Gas (LNG) storage facility⁵
3.	Water and Sanitation	<ul style="list-style-type: none"> • Solid Waste Management • Water treatment plants • Sewage collection, treatment and disposal system • Irrigation (dams, channels, embankments, etc.) • Storm Water Drainage System
4.	Communication	<ul style="list-style-type: none"> • Telecommunication (fixed network)⁶ • Telecommunication towers • Telecommunication & Telecom Services

5.	Social and Commercial Infrastructure	<ul style="list-style-type: none"> • Education Institutions (capital stock) • Sports Infrastructure⁷ • Hospitals (capital stock)⁸ • Tourism infrastructure viz. (i) three-star or higher category classified hotels located outside cities with population of more than 1 million, (ii) ropeways and cable cars • Common infrastructure for Industrial Parks and other parks with industrial activity such as food parks, textile parks, Special Economic Zones, tourism facilities and agriculture markets • Post-harvest storage infrastructure for agriculture and horticultural produce including cold storage • Terminal markets • Soil-testing laboratories • Cold Chain⁹ • Affordable Housing¹⁰ • Affordable Rental Housing Complex • Exhibition-cum-Convention Centre
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¹ Includes Capital Dredging

² "Shipyard" is defined as a floating or land-based facility with the essential features of waterfront, turning basin, berthing and docking facility, slipways and/or ship lifts, and which is self sufficient for carrying on shipbuilding/repair/breaking activities.

³ "Logistics Infrastructure" means and includes Multimodal Logistics Park comprising Inland Container Depot (ICD) , Cold Chain Facility and/or Warehousing Facility.

⁴ Includes Oil, Gas, Slurry, Water supply and Iron Ore Pipelines.

⁵ Includes strategic storage of crude oil.

⁶ Includes optic fibre/wire/cable networks which provide broadband / Internet.

⁷ Includes the provision of Sports Stadia and Infrastructure for Academies for Training/Research in Sports and Sports-related activities.

⁸ Includes Medical Colleges, Para Medical Training Institutes and Diagnostics Centres.

⁹ Includes cold room facility for farm level pre-cooling, for preservation or storage of

agriculture and allied produce, marine products and meat.

¹⁰ “Affordable Housing” is defined as a housing project using at least 50% of the Floor Area Ratio (FAR)/Floor Space Index (FSI) for dwelling units with carpet area[®] of not more than 60 square meters.

End-