

KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION(KINFRA)

(A statutory body of Govt of Kerala)

KINFRA HOUSE, TC 31/2312, Sasthamangalam, Thiruvananthapuram -695 010

Tel: 0471-2726585 | Fax: 0471-2724773 | Email: kinfraannexe@gmail.com | Web: www.kinfra.org




Notice Inviting Tender (NIT)

(KINFRA - 6)

Tender No	: KINFRA/SURVEY/21/2025-26
Name of Work	: Detailed topographic re-survey of total land at KINFRA Food Processing and Industrial Park, Adoor, KINFRA Industrial Park, Kunnamthanam and KINFRA Industrial Park, Piravanthoor
PAC	: Rs.2,71,450/-
EMD	: Rs.6,787/-
Period of Completion	: 1 month
Bid Submission Fee	: Rs. 641/- (Including 18% GST)

Tender Notice

 KINFRA <small>INSPIRING GROWTH</small>	KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION (KINFRA), Thiruvananthapuram, Kerala		
<p>KINFRA invites item rate, online tenders in two cover bid system for the following work from competent and eligible contractors/firms:</p> <p>Detailed topographic re-survey of total land at KINFRA Food Processing and Industrial Park, Adoor, KINFRA Industrial Park, Kunnamthanam and KINFRA Industrial Park, Piravanthoor</p>			
PAC	Bid fee	EMD	Last Date
Rs.2,71,450/-	Rs. 641/- (inclusive of 18% GST)	Rs.6,787/-	26/09/2025 at 5:00PM
<p>The tender document(s), can be downloaded from the e-Government Procurement (e-GP) website (www.etenders.kerala.gov.in). For more details visit the web site www.kinfra.org</p> <div style="display: flex; justify-content: space-between;"> <div> Place: Thiruvananthapuram Date: 12/09/2025 </div> <div style="text-align: right;"> Sd/- Managing Director </div> </div>			

GENERAL GUIDELINES

1. The book of “General Conditions of Contract” is applicable to both types of tenders i.e.” Percentage rate tenders and Item rate tenders”. Accordingly, alternative provisions for conditions Nos. 4, 10 & 12 of the General Rules and Directions are given in this book. The appropriate alternatives will be applicable in specific cases depending on whether this is used for percentage rate tender (KINFRA-7) or item rate tender (KINFRA-8). “General Conditions of Contract” shall be available in downloadable manner from website “www.kinfra.org”
2. KINFRA-6 abridged from KINFRA-7/8, Schedules A to E, special conditions/specifications will be issued to intending tenderers only. The standard form will not be issued along with the Tender Documents but the same shall form part of the agreement to be drawn and signed by both parties after acceptance of tender. The standard form shall be available in downloadable manner from website “www.kinfra.org”
3. The intending bidders will quote their rates in Schedule A, ie. Schedule of Quantities.
4. The proforma for registers and Schedules A to E are only for information and guidance. These are not to be filled in the Standard Form. The Schedules with all blanks, duly filled, shall be separately issued to all intending tenderers. For filling and returning in the manner prescribed. The **Schedule A** can be downloaded from website www.etenders.kerala.gov.in

Information & Instructions to the Bidders for e-tendering

(Forming part of Bid Document)

Managing Director, KINFRA invites **item rate** online tenders in **two cover bid** system for the following work in the prescribed form, from competent and eligible contractors/firms who fulfill the eligibility criteria prescribed.

NIT No	Name of work & Location	Estimated cost put to bid	EMD	Period of completion	Last date of submission of Tender document, EMD, Tender fee & Other documents as specified in Tender Notice	Time & Date of opening of Technical bid	Tender Cost
1	2	3	4	5	6	7	8
KINFRA/SURVEY/21/2025-26	Detailed topographic re-survey of total land at KINFRA Food Processing and Industrial Park, Adoor, KINFRA Industrial Park, Kunnamthanam and KINFRA Industrial Park, Piravanthoor	Rs.2,71,450/-	Rs.6,787/-	1 month	26/09/2025 at 5:00pm	30/09/2025 at 10:00am	Rs.641/- (Including 18% GST)

- Contractors who fulfill the following requirements shall be eligible to apply.
 - Should have satisfactorily completed similar survey work of not less than **50 acres in a single work** and experience certificate for the same has to be submitted.
- The intending bidder must read the terms and conditions of KINFRA-6 carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.
- Information and Instructions for bidders posted on website shall form part of bid document.
- The tender document(s), may be downloaded free of cost from the e-Government Procurement (e-GP) website (www.etenders.kerala.gov.in). No payment is required for downloading the tender documents from the above website however a bid submission fee, as mentioned below in this document, is required to be remitted through online payment mechanism for e-procurement system of Govt. of Kerala. Only those bidders having a valid and active registration, on the date of bid submission, shall submit bids online on the e-GP website.

5. All bids shall be submitted online on the e-GP website only in the relevant envelope(s)/ cover(s), as per the type of tender. No manual submission of bids shall be entertained for the tenders published through e-GP system under any circumstances.
6. The e-GP system shall not allow submission of bids online after the stipulated date & time. The bidder is advised to submit the bids well before the stipulated date & time to avoid any kind of network issues, traffic congestion, etc. In this regard, KINFRA shall not be responsible for any kind of such issues faced by bidder.
7. Ineligible bidders or bidders who do not possess valid experience certificate, on the date of bid submission, are strictly advised to refrain themselves from participating in this tender. If such instances are noticed, the same shall be treated as “fake bidding” by the respective bidder and such bidder shall be blacklisted as per KINFRA rules in force. The bidders, who submit their bids for this tender after digitally signing using their Digital Signature Certificate (DSC), accept that they have clearly understood and agreed the terms and conditions including the Form/ Annexures of this tender. Mention of price details at any place other than the designated place, shall disqualify the bid and the bid shall be summarily rejected.
8. Tender duly signed using bidder’s valid Digital Signature Certificate shall be submitted online on e-GP website www.etenders.kerala.gov.in
9. General Conditions of Contract (KINFRA- 7/8) shall be available in downloadable manner from www.kinfra.org and shall form part of bid document.
10. The technical bid shall be opened first on due date and time as mentioned above.
11. The time and date of opening of Price Bid of the tender shall be intimated only to the qualified and technically acceptable bidders at a later date.

List of Documents to be scanned and uploaded within the period of bid submission:

Cover 1

- I. NIT
- II. Experience Certificate of the Contractor for similar survey works of atleast 50 acres in a single work.
- III. GST registration certificate and Copy of PAN Card.
- IV. Any other Document as specified in the Tender notice.

Cover 2

- I. BoQ (Price bid)

e-Government Procurement (e-GP) - Notice Inviting Tender (KINFRA 6)

Managing Director, KINFRA invites **item rate** online tenders in **two cover** bid system for the following work in the prescribed form, from competent and eligible contractors/ who fulfill the eligibility criteria prescribed.

NIT No	Name of work & Location	Estimated cost put to bid	EMD	Period of completion	Last date of submission of Tender document, EMD, Tender fee & Other documents as specified in Tender Notice	Time & Date of opening of Technical bid	Tender Cost
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KINFRA/SURVEY/21/2025-26	Detailed topographic re-survey of total land at KINFRA Food Processing and Industrial Park, Adoor, KINFRA Industrial Park, Kunnamthanam and KINFRA Industrial Park, Piravanthoor	Rs.2,71,450/-	Rs.6,787/-	1 month	26/09/2025 at 5:00pm	30/09/2025 at 10:00am	Rs.641/- (Including 18% GST)

1. Eligibility Criteria

- 1.1 Contractors who fulfil the following requirements shall be eligible to apply.
 - a. Should have satisfactorily completed similar survey work of not less than **50 acres in a single work** and experience certificate for the same has to be submitted.
2. For composite bid, besides indicating the combined estimated cost put to bid, should clearly indicate the estimate cost of each component separately. The eligibility of bidders will correspond to the combined estimated cost of different components put to bid.
3. Agreement shall be drawn with the successful bidders on prescribed Form as directed by KINFRA. Bidders shall quote his rates as per various terms and conditions of the said form which will form part of the agreement.
4. **The time allowed for carrying out the work will be 1 Month from 10th day from the date of Work Order or 7th day from the date of receipt of this Work Order whichever is earlier.**
5. The site for the work is available.

6. The Scope of service of the agency covers:

- A) Conducting re-survey in the following existing Parks of KINFRA.
 - ***KINFRA Food Processing and Industrial Park, Adoor (85.43 Acres)***
 - ***KINFRA Industrial Park, Kunnamthanam (39.13 Acres)***
 - ***KINFRA Industrial Park, Piravanthoor (64.08 Acres)***
- B) Carry out detailed topographic survey of the existing Park area and preparing separate Digital alignment (boundary) sketch of the land with reference to revenue records, demarcation stones and documents available with KINFRA.
- C) Topographic/GIS survey including plotting the boundaries, taking contour levels at 10 M interval (10 M grid interval) and map all the existing physical features inside the Parks such as,
 - ✓ Roads (internal and external approach roads)
 - ✓ Buildings, sheds, and structures (with dimensions)
 - ✓ Utility lines (overhead & underground - electrical, water supply, sewerage, stormwater drains, telecom cables)
 - ✓ ETPs, WTPs, firefighting systems
 - ✓ Water bodies, drainage channels, wells, tanks, culverts etc
 - ✓ Trees and vegetation patches
 - ✓ Boundary walls, fences, gates, and entry/exit points
- D) Drawings for the land have to be submitted including the survey nos & boundary of the land after incorporating the details already available in KINFRA parks.
- E) Preparation of contour drawing for individual parcels of land and submitting 4 colour copies in A0 and A1 size and book form with close-up views and soft copies of the same.
- F) The quarry/pits/valley areas if any present in site may be marked separately with spot level taken in 5 mtr intervals with its L x W x H.
- G) Land allotted to different parties and “Purambokku” lands should be marked separately in the updated survey report.
- H) Any damages caused by the surveyor must be rectified at their own expense.
- I) The contractor has to arrange labours for the boundary clearance of the above said parks and expense by his own.
- J) Deliverables:
 - ✓ Hardcopy maps (minimum 3 sets for each park), with seal, signature, license / registration No. of the contractor
 - ✓ Digital files in AutoCAD, PDF, and GIS-compatible formats
 - ✓ Survey report (3 hard copies + soft copy)
 - ✓ KML/KMZ files for Google Earth view (if required)
- K) Compliance and Standards:
 - ✓ Survey work must comply with relevant IS codes, Kerala State Survey standards, and best engineering practices.
 - ✓ All safety protocols and permissions (if drones are used) must be strictly followed.

GUIDELINES FOR E-PROCUREMENT

Prospective bidders willing to participate in this tender shall necessarily register themselves with e-procurement portal (www.etenders.kerala.gov.in). The tender timeline is available in the critical date section of this tender published in www.etenders.kerala.gov.in.

A). Online Bidder registration process:

Bidders should have a Class II or above Digital Signature Certificate (DSC) to be procured from any Registration Authorities (RA) under the Certifying Agency of India. Details of RAs will be available on www.cca.gov.in. Once, the DSC is obtained, bidders have to register on www.etenders.kerala.gov.in website for participating in this tender. Website registration is a one-time process without any registration fees. However, bidders have to procure DSC at their own cost.

Bidders may contact e-Procurement support desk of Kerala State IT Mission over telephone at 0471- 2577088, 2577188, 2577388 or 0484 - 2336006, 2332262 - through email: etendershelp@kerala.gov.in for assistance in this regard.

B). Online Tender Process:

The tender process shall consist of the following stages:

- i. **Downloading of tender document:** Tender document will be available for free download on www.etenders.kerala.gov.in. However, tender document fees shall be payable at the time of bid submission as stipulated in this tender document.
- ii. **Pre-bid meeting:** As per NIT
- iii. **Publishing of Corrigendum:** All corrigenda shall be published on www.etenders.kerala.gov.in and shall not be available elsewhere.
- iv. **Bid submission:** Bidders have to submit their bids along with supporting documents to support their eligibility, as required in this tender document on www.etenders.kerala.gov.in.
- v. **Opening of Technical Bid and Financial Bid:** The technical bid will be opened at same time mentioned in Information & instruction to the bidders.
- vi. Time of opening of financial bids of pre-qualified bidders will be intimate later.

C). Tender Document Fees and Earnest Money Deposit (EMD)

The Bidder shall pay, a tender document fees and Earnest Money Deposit. The Bid security is required to protect the purchaser against risk of Bidder's conduct, which would warrant the forfeiture of security.

Online Payment modes:

All online payments specified in the tender document shall be made through Multi Option Payment System (MOPS) as per the requirement.

Steps for making tender payments in e-tender system via SBI MOPS gateway

(SBI AND NON SBI ACCOUNT HOLDERS)

- Step 1** :- Click “**Pay Online**” when you reach the payment page while Online Bid Submission.
- Step 2** :- Click “**Confirm to Pay**” to proceed with the payment gateway.
- Step 3** :- Verify that the Tender fee and EMD shown are correct, as per tender document. Then, select the payment option **SBI MOPS** and Submit.
Note: In case of any mismatch in tender payments, with reference to tender documents, please contact TIA for clarifications.
- Step 4** :- Check and Follow the **Terms and Conditions**, and then **Submit**.
- Step 5** :- Bidders may choose their respective bank for accessing Internet Banking Facility

a) SBI

- i. Bidders with SBI account may click SBI option to proceed to its Net Banking Page.
- ii. Bidders may enter SBI Net banking user ID and Password and Click on Login to proceed.
- iii. Please ensure that your account has sufficient balance, before proceeding further. After checking the same, Click Confirm button, to transfer payment. After account debit, MOPS gateway will automatically re-direct to the e-Procurement System, with the Success transaction.
- iv. You will receive bank response immediately by verifying the payment status, whether Success or not. In case, payment was debited from account and further, Payment Failure is shown, immediately contact the e-Procurement helpdesk, for resolution, before tender closing time.
Click Next to go to Bid Preparation details.
- v. Please ensure that the Pay Online option is not shown after successful payment, for confirmation. From here, you may proceed with Encrypt and Upload to upload tender documents, and further submission process.

b) OTHER BANKS :

- i. Bidders with other bank account may click Other Banks option to proceed to SBI Net Banking Page. You may select the appropriate Bank from selection page. As an example, we are proceeding with ICICI Bank in the provided dropdown box of All Banks.
- ii. After selecting ICICI Retail Banking, Click Make Payment Button to proceed to its internet banking page. Further steps may depend on the Bank Procedure.
- iii. After, successful payment, system will direct you to payment confirmation page.
- iv. You will receive bank response immediately by verifying the payment status, whether Success or not. In case, payment was debited from account and further,

Payment Failure is shown, immediately contact the e-Procurement helpdesk, for resolution, before tender closing time.
Click Next to go to Bid Preparation details.

- v. Please ensure that the Pay Online option is not shown after successful payment, for confirmation. From here, you may proceed with Encrypt and Upload to upload tender documents, and further submission process

D). SUBMISSION PROCESS:

For submission of bids, all interested bidders have to register online as explained above in this document. After registration, bidders shall submit their Technical bid and Financial bid online on www.etenders.kerala.gov.in along with online payment of tender document fees and EMD.

For page by page instructions on bid submission process, please visit www.etenders.kerala.gov.in and click “Bidders Manual Kit” link on the home page.

It is necessary to click on “Freeze bid” link/ icon to complete the process of bid submission otherwise the bid will not get submitted online and the same shall not be available for viewing/ opening during bid opening process.

Other Instructions to Bidders

1. All other relevant forms shall be in the format prescribed CPWD Manual.
2. All Statutory approvals both initial & final wherever necessary for the execution of work from the authorities concerned shall be obtained by Contractor at his own expense. However statutory fees will be reimbursed by KINFRA on submission of receipts.
3. Important Dates

Last Date of submission	-	05:00PM on 26/09/2025
Technical Bid Opening	-	10.00AM on 30/09/2025
