



Kerala State Drugs & Pharmaceuticals Ltd.
a government of Kerala enterprise

Factory & Office :
Kalavoor, Alappuzha - 688 522, India
Phone: 0477-2258184, 2258828
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E-mail: ksdpltd@gmail.com
Website : www.ksdp.co.in

KSDP/PRJ/QTN/2024-25/02

22.05.2024

GENERAL TERMS AND CONDITIONS

Kerala State Drugs & Pharmaceuticals Limited, Kalavoor, Alappuzha, Kerala, is the Special Purpose Vehicle for setting up the Oncology Pharma Park. According to the guidelines issued by KIIFB, all new building projects funded by KIIFB with a total built-up area of 2500 sqm or more (excluding parking, basement area, and typical buildings) must be designed and constructed in compliance with IGBC and EDGE standards. Following a meeting with IGBC, it was confirmed that the project could be rated under the IGBC Green Factory Buildings Rating System. The project consultant has prepared the master plan and design for this project.

In light of the above, we invite you to submit a quote for the selection of a Green Building Consultant/Firm/Company for the following scope of work:

Scope of Work

The project aims for a Silver rating or above for IGBC Green Factory and EDGE-L1 norms. (Master Plan and area statement enclosed)

1. Design Assistance: Guidance to meet Green Building standards.
2. Design or Architectural Alterations: Suggestions for design or architectural changes as per applicable Green Building standards.
3. Preparation of KIIFB ESG Compliance Documents: Preparation of necessary documents in the format prescribed by KIIFB, including IGBC Feasibility Studies and EDGE Compliance Reports.
4. Material and Equipment Selection: Assistance for the project design team in selecting materials and equipment to meet IGBC and EDGE-L1 norms.
5. Energy Performance Analysis and Modeling: Conducting energy performance analysis and model simulations in accordance with the latest IGBC and EDGE standards.

6. Whole Building Analysis: Comprehensive analysis of energy performance and climatic comfort compliance.
7. Solar Analysis: Optimization of shading and glazing areas through solar analysis.
8. Thermal/Energy Simulation: Detailed simulation to optimize building design and reduce conventional energy demand, determining the Energy Performance Index (EPI).
9. Renewable Energy Use Calculations: Calculating energy use for renewable energy applications.
10. Building Lighting Analysis: Analysis of daylighting and artificial lighting.
11. Day-lighting Simulation: Simulation for IGBC lighting credits and artificial lighting illuminance analysis.
12. Indoor Comfort Analysis: Detailed analysis to ensure indoor comfort.
13. Compliance Document Preparation: Preparation of compliance documents as required by the current KIIFB circular.
14. IGBC Feasibility Report along with detailed calculations
15. EGDE Compliance Report

Additional Documentation: Submission of any additional documents, reports, simulation, or application, freight, meeting, etc. required for the approval of the Appraisal process from KIIFB, including ESG compliance for a Silver rating or above for IGBC Green Factory and EDGE-L1 norms. Item that is not required may be excluded.

Prequalification

1. Person should be The Indian Green Building Council Accredited Professional if it is a firm then Firm should contain at least one The Indian Green Building Council Accredited Professional.
2. Completed at least one Appraisal process from KIIFB, including ESG compliance for a Silver rating or above for IGBC and EDGE-L1 norms.

Payment terms

100% payment after the approval of appraisal process from KIIFB includes compliance to Green building aspects.

Submission of documents

We are inviting bids in two cover system (sealed Cover) from reputed consultant/agency/firm for IGBC rating system.

The tenderer shall submit only one sealed Tender which consists of separate sealed cover for Technical Bid containing the documents of prequalification, and the price bid which is to be superscripted with the quotation name and number and should be sent to

**The Managing Director,
Kerala State Drugs & Pharmaceuticals Ltd.,
Kalavoor P O, Alappuzha, Kerala-688522.**

Last date of sealed quotation submission: upto 5.00 pm on 29.05.2024

Opening Date of sealed quotation: at 10 am on 30.05.2024

For Kerala State Drugs & Pharmaceuticals Ltd.,

(Sd-)

Lijesh Joy
Dy. Manager, Project

For any clarification please call or mail to 9496516035 & lijesh@ksdp.in

KERALA STATE DRUGS AND PHARMACEUTICALS LTD., KALAVOOR, ALAPPUZHA

Name of Work : Selection of a Green Buliding consultant/firm/company

SCHEDULE

Item no	Description	Amount in Rs. (Without GST*)
1	Consulting Fee (For scope mentioned in the general terms and condition)	
	Grand total	

*GST will be paid extra in actuals



Dy Manager(Project)

Contractor



MASTER SITE PLAN

DATE- 22.04.24

BUILT UP AREA STATEMENT

AREA (IN SQ.M.)

S.NO.	DISCRPTION	GROUND FLOOR AREA (SQ.M.)	AREA (IN SQ.M.)	HEIGHT IN METERS	BUILT UP AREA	
1	ONCOLOGY PRODUCTION BLOCK - 1	2352.50 4.20	1295.50 3.80	2522.00 5.50	2522.00 4.50	8872.00
2	UTILITY BLOCK	7950.00 6.00	223.05 4.50			973.05
3	SCRAP YARD	105.00 4.00				105.00
4	SOLVENT YARD	48.00 4.50				48.00
5	SECURITY OFFICE AND O.H.C	127.50 3.00				127.50
6	SECURITY OFFICE - 02	36.00 3.00				36.00
7	SECURITY OFFICE - 03	15.00 3.00				15.00
8	ETP /STP	300.00				300.00
9	FIRE/DOMESTIC WATER TANK & PUMP ROOMS	72.00				180.00
10	KILL TANK (UNDER GROUND)	4165.50	1295.50	2745.05	2522.00	10656.55
11	FUTURE ONCOLOGY PRODUCTION BLOCK - 4	1316.00 5.50		1316.00 5.50	1316.00 4.50	3948.00
12	FUTURE ONCOLOGY PRODUCTION BLOCK - 5	1786.00 5.00		1786.00 5.00	1786.00 4.50	5558.00
TOTAL AREA IN SQ. MT.		12995.50		2745.05	2522.00	10656.55
TOTAL FUTURE AREA IN SQ. MT.		3102.00		3102.00	3102.00	9306.00
TOTAL AREA IN SQ. MT.		17297.50		5847.05	5624.00	19962.55

NOTES:

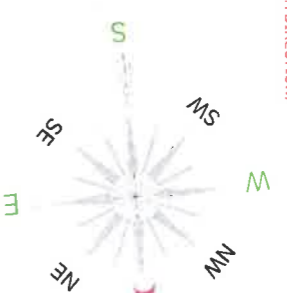
- 1. ALL DIMENSIONS AND SIZES ARE INDICATED IN MILLIMETER UNLESS OTHERWISE SPECIFIED.
- 2. FSI CALCULATION WILL BE DONE AFTER FINALIZATION OF PRODUCTION BLOCKS.

GRAPHICAL SCALE (METERS)



GRAPHICAL SCALE (METERS)

NORTH DIRECTION:-



NO.	DATE	REVISIONS	CHECKED BY
09	08.05.24	PLOT AREA, SITE VISIBILITY, ROAD WIDTH, SIGNAGE TO HAVE TO BE PURCHASED FROM KSHRI, DATED 19.04.24	BRUNO JAMES
08	23.04.24	FINISH SPECIFICATIONS, SIGNAGE, AND SIGNAGE TO BE PURCHASED FROM KSHRI, DATED 19.04.24	BRUNO JAMES
07	02.02.24	UTILITY BLOCK SIZE IS REDUCED AS RECOMMENDED BY VSDP	BRUNO JAMES
06	15.11.23	SITE PLAN REVISED AS PER DIS. AT SITE ROAD 13	SRD
05	21.11.23	SITE PLAN REVISED AS PER DIS. AT SITE ROAD 13	SRD
04	13.11.23	SITE PLAN REVISED AS PER DIS. AT SITE ROAD 13	SRD
03	09.11.23	SITE PLAN REVISED AS PER DIS. AT SITE ROAD 13	SRD
02	08.11.23	SITE PLAN REVISED AS PER DIS. AT SITE ROAD 13	SRD
01	08.11.23	SITE PLAN REVISED AS PER CLIENT COMMENTS	SRD

CLIENT:-

KERALA STATE DRUGS & PHARMACEUTICALS LTD.

Kalavoor, Alappuzha, Kerala 688572

PROJECT LOCATION:-

Doshi Consultants (P) Ltd.

401, CITY CENTER, 570 N.G. ROAD, INDORE-1, (M.P.) INDIA
 PHONE: +91-731-2541657, 931-731-4011555
 E-Mail: projects@doshi.com

PROJECT TITLE:-

ONCOLOGY PARK

DRAWING TITLE:

MASTER SITE PLAN

RELEASED FOR:-

NO.	DATE	REVISIONS	CHECKED BY
01	14.07.2022		
02	14.07.2022		
03	14.07.2022		



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Clarification

24.05.2024

Name of Work: Selection of a Green Building Consultant/Firm/Company

Tender Ref No: KSDP/PRJ/QTN/2024-25/02

The scope of work:- Till the approval of the Appraisal process from KIIFB, including ESG compliance.

Sd/-

DY Manger (Project)