



**TIDEL PARK COIMBATORE LTD**  
ELCOSEZ, VILLANKURICHI ROAD, CIVIL AERODROME POST, COIMBATORE – 641 014

**VOLUME – I**

**TECHNICAL TENDER**

**STANDARD FIRE, SPECIAL PERILS LIFT LIABILITY AND PUBLIC LIABILITY INSURANCE FOR IT PARK (SEZ)**

**Tender No. TPCL/FIN/2018/01**

**FOR OFFICIAL USE**

**NAME OF THE COMPANY TO WHOM ISSUED**

**DATE OF ISSUE**

**COST OF TENDER DOCUMENT**

**a. Amount & Receipt Number**

**b. Demand Draft No and Date**

**c. Name of Bank and Branch**

**NAME OF OFFICIAL SUBMITTING TENDER DOCUMENT**

**SIGNATURE**

Submitted to:

**THE COMMITTEE OF DIRECTORS (OPERATIONS)**

TIDEL Park Coimbatore Ltd  
ELCOSEZ, Villankurichi Road  
Civil Aerodrome Post  
Coimbatore – 641 014

Ph: 0422 2513604, Fax: 0422 2513609

E-Mail : tpcl@tidelpark-coimbatore.com, Website: www.tidelpark-coimbatore.com

**June 2018**

**SELECTION OF INSURANCE FIRMS FOR STANDARD FIRE AND SPECIAL PERILS POLICY (SFSP), LIFT (THIRD-PARTY) LIABILITY AND PUBLIC LIABILITY INSURANCE POLICY**

Tender No.	<b>TPCL/FIN/2018/01</b>
Name of Work	Selection of Insurance Firms for SFSP Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy of IT/ITES Park (SEZ) at Coimbatore as per the scope of works.
Issue of Tender Documents	Documents can be purchased by payment of Rs.1,180/- inclusive of Taxes by Demand Draft (or) by cash from TPCL in person during office hours between <b>08.06.2018</b> and <b>28.06.2018</b> .
Estimated value of Assets	<b>Rs.464 Crores</b> (Building, Plant & Machinery, Furniture and Fixtures and others).
Time and date of Pre Bid Meeting	<b>18.06.2018</b> at <b>3.00 PM</b> in TIDEL Park Coimbatore Limited, (1st Floor-TPCL Office), ELCOSEZ, Aerodrome Post, Coimbatore – 641 014.
Dead Line for receipt of Tender by TPCL	<b>28.06.2018</b> at <b>3.00 PM</b> .
Opening of Technical bids (Tender)	<b>28.06.2018</b> at <b>4.00 PM</b> in the Office of TIDEL Park Coimbatore Limited, (1st Floor-TPCL Office), ELCOSEZ, Aerodrome Post, Coimbatore – 641 014.
Officer Inviting Tender	The Committee of Directors (Operations), TIDEL Park Coimbatore Limited, (1st Floor-TPCL Office), ELCOSEZ, Aerodrome Post, Coimbatore – 641 014.
Place of submission of Tender	TIDEL Park Coimbatore Limited, (1st Floor-TPCL Office), ELCOSEZ, Aerodrome Post, Coimbatore – 641 014.
Demand Draft	D.D. should be drawn in favour of TIDEL Park Coimbatore Limited from any one of the Nationalized / Scheduled Bank, payable at Coimbatore, Tamilnadu, India. If exempted from payment, please attach copies of exemption by appropriate authority.

## **I-TENDER NOTICE**

**Tender Notice has been released in "The Hindu" and "Daily Thanthi" on 08.06.2018 and copy is reproduced below:**



**TIDEL PARK COIMBATORE LTD. (TPCL)**  
(A Joint Venture of TIDCO, ELCOT, TIDEL & STPI)  
CIN-No.U45209TN2007PLC064060  
ELCOSEZ, Aerodrome Post, Coimbatore - 641 014.  
Ph: 0422-2513604, Fax: 0422-2513609  
Web: [www.tidelpark-coimbatore.com](http://www.tidelpark-coimbatore.com) / E-mail: [tpcl@tidelpark-coimbatore.com](mailto:tpcl@tidelpark-coimbatore.com)

**Tender No: TPCL/FIN/2018/01**

**STANDARD FIRE, PERILS, LIFT (THIRD-PARTY) LIABILITY AND PUBLIC LIABILITY INSURANCE FOR IT/ITES PARK (SEZ) AT COIMBATORE**

TPCL invites proposal from reputed Insurance Firms for Standard Fire, Perils, Lift (Third-party) Liability and Public Liability Insurance Policy for the IT/ITES Park (SEZ) for insured amount of around **₹464 Crores** for One year. Please visit our website [www.tidelpark-coimbatore.com](http://www.tidelpark-coimbatore.com) for Tender Document, terms and conditions, details of plant & equipments, facilities etc. Sealed Tender may be submitted to the undersigned **on or before 3.00 p.m on 28-06-2018**. TPCL reserves right to accept / reject any one / all tenders without assigning any reason thereof.

DiPR/2208/Tender/2018 **COMMITTEE OF DIRECTORS (OPERATIONS)**

**TIDEL PARK COIMBATORE LTD.**

**COMPETITIVE TENDER FOR SELECTION OF STANDARD FIRE AND SPECIAL PERILS POLICY, LIFT (THIRD-PARTY) LIABILITY AND PUBLIC LIABILITY INSURANCE**

**TENDER NOTICE**

TIDEL Park Coimbatore Ltd., invites tender for Selection of Insurance Firms for Standard, Perils, Lift Third-Party Liability and Public Liability Insurance Policy for the IT/ITES Park (SEZ) at Coimbatore as per the scope of works. The Insurer should meet the following prequalification criteria as on 31.03.2018.

- (i) The insurer must be an IRDA approved Non-Life Company. A copy of the valid IRDA approval is to be enclosed.
- (ii) The insurer must be in the Non-Life business for a minimum period of **Fifteen years** in India. Proof of document is to be enclosed.
- (iii) The insurer must provide an undertaking that they have underwritten Multistoried Building risks of sum insured value of Rs.1,000 Crores on annual basis during the last Ten Years and have the capacity to underwrite the proposed TPCL risks as per IRDA statutory guidelines.
- (iv) The insurer must submit declaration that they have not been black-listed/de-listed or are put to any holiday by any Indian Institutional Agency/Government Department/Public Sector Undertaking in the last three years.
- (v) The insurer must have an office in Chennai/Coimbatore, which can underwrite the risks. A declaration to this effect is to be enclosed by indicating the Chennai/Coimbatore office address, phone, fax and email.
- (vi) The insurer must provide an undertaking that they shall underwrite 100% of the total business.

Tender Documents can be obtained during office hours by payment of cash / Demand Draft drawn in favour of TIDEL Park Coimbatore Limited, payable at Coimbatore for an amount of Rs.1,180/- between **08.06.2018** and **28.06.2018** Pre-bid meeting will be on **18.06.2018** at **3.00 PM**. The deadline for receipt of tender is **28.06.2018** at **3.00 PM** and the tender will be opened at **4.00 PM** on the same day.

Tender documents can also be downloaded from website [www.tidelparkcoimbatore.in](http://www.tidelparkcoimbatore.in) Those who download the tender documents from website have to enclose separate D.D. for Rs.,1,180/- including GST towards cost of tender document while submitting tender.

TPCL reserves the right to reject anyone or all tenders without assigning any reasons thereof.

**The Committee of Directors (Operations)**

TIDEL Park Coimbatore Ltd.  
[CIN U45209TN2007PLC064060]  
(1st Floor-TPCL Office), ELCOSEZ, ,  
Aerodrome Post, Coimbatore – 641 014  
Ph: 0422-2513604, Fax: 0422-2513609  
E-mail : [tpcl@tidelpark-coimbatore.com](mailto:tpcl@tidelpark-coimbatore.com)  
[md@tidelpark-coimbatore.com](mailto:md@tidelpark-coimbatore.com)

## 1. INFORMATION AND INSTRUCTIONS TO APPLICANT FIRMS

### 1.0 General

- 1.01 Applications are not transferable and Tender documents can also be downloaded from website [www.tidelpark-coimbatore.com](http://www.tidelpark-coimbatore.com) Those who download the tender documents from website have to enclose separate D.D. for Rs.1,180/- including GST towards cost of tender document while submission of tender.
- 1.02 The applicant firms are cautioned that not giving complete information called for in the application in the form required or not giving it in clear terms or making any change in the prescribed forms, may result in summary disqualification of the applicant firm. Applications made by telegram, fax, e-mail or telex and those received late may not be considered.
- 1.03 All information shall be furnished in English.
- 1.04 The Application shall be typewritten. The applicant firm's name shall appear on each page of the application.
- 1.05 Overwriting shall be avoided. Mistakes shall be scored through and corrections incorporated and attested by the authorized signatory. All pages of the tender document shall be numbered and submitted as a package along with a signed letter of transmittal.
- 1.06 References Information and Certificates from the respective clients certifying suitability, technical know-how or capability of the applicant firm shall be signed by the authorized signatory of client.
- 1.07 The applicant firm is advised to furnish any additional information, which they think is necessary in regard to its capabilities. No further information will be entertained after submission of tender document unless it is called for by the TIDEL Park Coimbatore Limited.
- 1.08 The following procedure will be adopted for submission of tender. Cover A will contain Technical Bid and will be super scribed as 'Selection of Insurance Firms for Standard Fire and Special Perils Policy, Lift Third-Party Liability and Public Liability Insurance Policy for the IT/ITES Park (SEZ) at Coimbatore as per the scope of works – **Technical Bid**'. Cover B will contain **Price Bid** and will be super-scribed as "Selection of Insurance Firms for Standard Fire and Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy for the IT/ITES Park (SEZ) at Coimbatore as per the scope of works – **Price Bid**". These two sealed covers and also Demand Draft for Rs.1,180/- towards documentation cost in a separate cover will be submitted together in another sealed cover indicating on the cover "**Selection of Insurance Firms for Standard Fire and Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy**". **Please note that under no circumstances, DD for Rs.1,180/- (Documentation cost) should be kept neither in 'Cover A Technical bid' not in Cover B - Price Bid.** The documents shall be submitted in a sealed envelope addressed to the Committee of Directors (Operations), TIDEL Park Coimbatore Limited, (1st Floor-TPCL Office), ELCOSEZ, Aerodrome Post, Coimbatore-641014. Tenders shall be received by TIDEL Park Coimbatore Limited upto **3.00 PM** on **28.06.2018**. Documents received will be treated as confidential and will not be returned.

**TIDEL Park Coimbatore Ltd (TPCL)-Standard Fire and Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy**

1.9 The cost incurred by applicant firms in preparing their application, in providing clarifications or attending discussions, conferences in connection with this document will not be reimbursed by TIDEL Park Coimbatore Limited under any circumstances.

**2.0 Definitions**

2.01 In this document the following words and expressions have the meaning hereby assigned to them.

Applicant Firm/Bidder/tenderer means proprietary firm, firm in partnership, limited company or Public Sector Corporation applying to become eligible to tender.

**3.0 Method of Applying**

3.01 Selection will be made by TIDEL Park Coimbatore Limited on the basis of qualification criteria and the strength of individual applicants and lowest premium quoted for the Assets.

3.02 Any change in the legal status of an applicant subsequent to submission of application will invalidate the tenderer.

**4.0 Final Decision Making Authority**

TPCL reserves the right to accept or reject any of the applications/tender(s) without assigning any reasons thereof. TIDEL Park Coimbatore Limited, reserve the right to increase or decrease or distribute (split) the scope of work as deemed necessary by TIDEL Park Coimbatore Limited. Decision of TIDEL Park Coimbatore Limited is final and binding.

**5.0 Provisional Particulars**

The particulars of the proposed work given herein must be considered only as an advance information and a general guide to assist applicants.

**6.0 Site Visit**

The Insurer should inspect the site and understand the risk and all the facilities available by the applicant or his representative at his own cost.

**7.0 Eligibility for Qualification**

7.01 The applicant, to be eligible for Qualification, should fulfill the following qualification criteria as on **31.03.2018** (Documentary evidence shall be submitted in reply to each of the following aspects).

- (i) The insurer must be an IRDA approved Non-Life Company. A copy of the valid IRDA approval is to be enclosed.
- (ii) The insurer must be in the Non-Life business for a minimum period of **Fifteen Years** in India. Proof of document is to be enclosed.

**TIDEL Park Coimbatore Ltd (TPCL)-Standard Fire and Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy**

- (iii) The insurer must provide an undertaking that they have underwritten Multistoried Building risks of sum insured value of Rs.1,000 Crores on annual basis during the last Ten Years and can underwrite the proposed TPCL risks per IRDA statutory guidelines.
- (iv) The insurer must submit declaration that they have not been black-listed/de-listed or are put to any holiday by any Indian Institutional Agency/Government Department/Public Sector Undertaking in the last three years.
- (v) The insurer must have an office in Chennai/Coimbatore, which can underwrite the risks. A declaration to this effect is to be enclosed by indicating the Chennai/Coimbatore office address, phone, fax and email.
- (vi) The insurer must provide an undertaking that they shall underwrite 100% of the total business.

The applicant in the same name and style should be a well established and reputed firm of long standing experience and capability in the Insurance of similar Multistoried Buildings.

## **8.0 Submission of Tender Documents**

- 8.01 To be eligible for qualification, applicants shall provide evidence to suitability of their meeting the Criteria indicated in **Para - 7** above and furnish details to establish their capacity and possession of adequate resources to carry out the contracts effectively and for this, the applications submitted shall include the following:

## **9.0 Particular Attention**

Applicants shall be disqualified at any stage at their risk and cost if they are found to have

- (i) Made untrue or false representation in the forms, statements and attachments submitted in proof of the qualification and requirements;
- (ii) Record of poor performance or financial failures etc.
- (iii) Only Registered Insurance Companies can participate in the Tender. Insurance Aggregators, Agents, Bank Assurance, Intermediaries cannot participate in the Tender.
- (iv) Wrong or misleading rating without understanding the correct occupancy of the Risk.
- (v) Non Compliance of requirements under IRDA and other guidelines including Risk Occupancy certification (refer section 1.13 a under insurance coverage details i.e. Page no 17) or any other requirements.
- (vi) The Tenderer submits more than one (multiple) Tender representing same Insurance Company / Firm with different Branch/Division should submit their respective Tender along with NOC/Authorization letter from their Regional Office

**10.0 Queries:**

The applicants are requested to submit any questions in writing, to reach, TIDEL Park Coimbatore Limited, (1st Floor-TPCL Office), ELCOSEZ, Aerodrome Post, Coimbatore - 641014, not later than **28.06.2018 @ 15.00 Hrs.** A pre-bid meeting will also be held **on 18.06.2018 at 3.00 PM.** at the above said address. The Minutes of the Pre-bid meeting minutes will be circulated to all those tenderers who have purchased the tenders. These Minutes will also form part of the tender document.

**11.0 Submission & opening of Tender Documents**

Completed Documents shall be submitted to Committee of Directors (Operations), TIDEL Park Coimbatore Limited, (1st Floor-TPCL Office), ELCOSEZ, Aerodrome Post, Coimbatore - 641014 in a sealed cover as detailed in para 1.08 above superscribed "Selection of Insurance Firms for Standard Fire and Special Perils Policy, Lift Third-Party Liability and Public Liability Insurance Policy for the IT/ITES Park (SEZ) at Coimbatore on or before **3.00 PM** on **28.06.2018**. The Technical Bid Cover A will be opened at **4.00 PM** on the same day at the above Office, in the presence of tenderers who choose to be present.

**12.0 Opening of Price Bid**

12.01 TIDEL Park Coimbatore Limited will finalise the list of eligible tenderers and inform them by registered letter/Fax. The Price Bid - Cover B of the qualified tenderers will be opened in the presence of the tenderers who choose to be present on the specified date.

**13.0 Price and currencies:**

Tenderer shall quote in Indian Rupees only. All payments under the contract shall be made in Indian Rupees only.



## **2. CONDITIONS OF CONTRACT**

### **1.00 Validity of Tender**

The tender will be valid for a period of 120 days from the last date of submission of tender.

### **2.00 Deadline for Submission of the Tender**

**3.00** Tenders must be received by the Owner at the address specified above not later than **3.00 PM** on **28.06.2018**. In the event of the specified date for the submission of tender declared a holiday for the Owner, the tenders will be received upto the appointed time on the next working day.

**3.01** The Owner may extend the deadline for submission of tenders by issuing an amendment, in which case all rights and obligations of the Owner and the tenderers previously subject to the original deadline will then be subject to the new deadline.

### **4.00 Late Tenders**

**4.01** Any Tenders received by the Owner after the deadline prescribed will not be opened and returned to the tenderer.

### **5.00 Modification and Withdrawal of Tenders**

**5.01** Tenderers may modify or withdraw their tenders by giving notice in writing before the deadline prescribed.

**5.02** The modification or withdrawal notice shall be prepared, sealed, marked, and delivered with the outer and inner envelopes additionally marked "**MODIFICATION**" or "**WITHDRAWAL**", as appropriate.

**5.03** No tender may be modified after the deadline for submission of Tenders.

**5.04** Tenderers may offer discounts, or modify the prices of their Tenders only by submitting Tender modifications in accordance with this clause, or included in the original Tender submission before the dead line prescribed for submission of tender.

### **6.00 Letter of Award (LOA)**

Letter of Award for selection of Insurer will be issued to the tenderer whose tender has been accepted by the competent authority. Once the Letter of Acceptance (LOA) of the tender is sent, then it is considered as conclusion of contract. The selected tenderer should arrange to issue the Insurance Policy within 5 days from the date of LOA.

### **7.00 Terms of Premium Payment:**

**7.10** The accepted premium value will be paid along with LOA.

### **3. SPECIAL CONDITIONS OF CONTRACT**

1. This tender, shall be duly signed & stamped on each page and sent in a sealed covers.
2. Tenders shall be opened at the time and date as specified in the tender notice in the presence of such of those Underwriters or their authorized representatives who may choose to be present.
3. Underwriters must fill up all the schedules and furnish all the required information as per the instructions given in various sections of the tender specification, failing which tender is liable to be rejected.
4. Bidders should note that the total price indicated shall be considered for Price Evaluation purpose and hence should be complete in all respect for the full scope defined and considering all terms and conditions. The quote shall be in INR, both in figures & words. The quote in words will prevail for the final quoted price
5. All corrections and insertions shall be duly counter-signed by the authorized signatory of the underwriter.
6. The selected Underwriter will be liable to meet all requirements of the Regulator (IRDA) inclusive of penalties / payment of difference in premium arising out of violations (if any), committed by the Underwriter prior to / during / after the commencement / expiry of coverage of risk under this Policy Contract and TIDEL Park Coimbatore Limited in no way will be responsible for such violations.
7. TIDEL Park Coimbatore Limited reserves the right to award the insurance contract to the L1 bidder and also reserves the right to negotiate the rates, terms and other conditions with the L1 bidder.
8. Quotes submitted by the insurance companies shall be with their Gross Automatic Capacity (without support on Facultative basis) and this should be indicated in the Bid.
9. Deviations if any should be indicated in Schedule I with the additional cost if applicable. Acceptance / rejection of the deviation will be fully at the discretion of TIDEL Park Coimbatore Limited
10. TIDEL Park Coimbatore Limited reserves the right to add / delete any sections of coverage or change the values & periods without assigning any reasons at any point of time before award of the insurance contract.
11. Validity of offer: The offer submitted by the underwriter shall be kept valid for acceptance for a period of 120 days from the date of opening of price bid.
12. The successful bidder shall also submit original tender document duly signed and returned as a token of acceptance of tender conditions subject to technical deviation mutually agreed between TIDEL Park Coimbatore Limited and successful bidder.
13. TPCL being located in SEZ (Special Economic Zone), is exempt from tax. Tax exemption certificate will be provided for availing Tax exemption.

## 4. INSURANCE COVERAGE DETAILS

### 4.01 TYPE

- a) Standard Fire and Special Perils Policy
- b) Lift (Third-Party) Liability Policy
- c) Public Liability Non Industrial Policy

### 4.02 NAME INSURED

TIDEL Park Coimbatore Limited, a company incorporated in the year 2007 as a public limited company under the companies Act, 1956. The company is hereby called as "TPCL".

### 4.03 UNDERWRITING INFORMATION

#### 4.03.1 IT/ITES PARK (SEZ):

TIDEL Park Coimbatore Limited, has constructed a state-of-the-art Multi-storey IT/ITES (SEZ) Park, with built up area of 1.7 million sq.ft., office of which is located at (1st Floor-TPCL Office), ELCOSEZ, Aerodrome Post, Vilankurichi Road, Coimbatore-641 014. TPCL provides quality business space for IT /ITES companies since May 2011. The building consists of various Electrical, Mechanical, and communication facilities. The Operation and Maintenance of the facilities are carried by OE suppliers/specialized agencies by deploying dedicated manpower on 24 x 7 basis. The support facilities viz. ATM, Bank, Food Court, Post office and Service Providers are located in Ground (list enclosed as Annexure – I). The list of IT companies and their activities are enclosed as Annexure – II. The list of OE suppliers / specialized agencies who carry out O&M of the Park are enclosed as Annexure – III.

#### 4.03.2 FIRE PROTECTION SYSTEM

Followings are the various types of fire protection systems as per respective standards:

- (a) Yard Hydrant system for outside building protection.
- (b) Wet riser with internal Hydrant system and Hose reel system.
- (c) Portable extinguisher system.
- (d) Wet sprinkler system.
- (e) High Velocity Water Spray (H.V.W.S) system for Transformer in Substation building.
- (f) The underground sump shall be common for fire water and domestic water supply and shall be located outside the main building. The U.G. sump consists of one no. exclusive fire water compartments of total capacity 2,60,000 litres. The fire water compartments are common to meet the requirement of hydrant, sprinkler and emulsifier system.
- (g) Two no. tanks of capacity 50,000 litres (each) shall be provided, at the terrace level of Block 2 and Block 6. Water supply for the terrace pumps shall be fed from the respective terrace tanks.

**4.04 VALUE OF STORES STOCK MATERIALS AS ON 31.3.2018 – Rs. 0.44 Crores**

**4.05 VALUE OF HIGH SPEED DIESEL (HSD) FOR THE FULL CAPACITY OF 60,000 Ltrs. AS ON 31.3.2018 – Rs.0.36 Crores.**

**4.06 WARRANTIES & CLAUSES**

**4.06.01** The insurance under this policy is subject to warranties & Clauses otherwise stated herein for the properties located in the premises of above said IT/ITES Park (SEZ):

- (a) Co-Insurance Condition
- (b) Endorsement-Earthquake (Fire and Shock)-Add on cover (Coimbatore falls under the Seismic Zone – III)
- (c) Terrorism damage cover Endorsement
- (d) Class of construction
- (e) Plinth and Foundation
- (f) Designation of property clause
- (g) Local Authorities Clause
- (h) Reinstatement value policies Clause
- (i) Removal of Debris Clause (up to 1% of the claim amount)
- (j) In the event of a claim under the policy Rs.1 Lakh or a claim refund of premium exceeding Rs 1 Lakh, the insured will comply with the provisions of the AML policy of the company.
- (k) Insurance of loss of rent

**4.07 PERIOD**

The period of Insurance shall be from **00.00 hrs on 09.07.2018 to Mid Night of 08.07.2019** for a period of One Year.

**4.08 INTEREST**

- Property of TPCL in the above said location
- Insured's Legal liability to third parties for Bodily Injury, Death or Property Damage arising out of the construction activities, business operations and Products/ Completed Operations.

**4.09 LIMITS OF INDEMNITY for Lift (Third-Party) Liability Policy:**

No. of Passenger Lifts	:	20 Nos.
No. of Service Lifts	:	4 Nos.
Capacity per Lift	:	20 persons
Per Accident	:	INR 25.00 Lakhs
Per Annum	:	INR 100.00 Lakhs

The insurance coverage is for all passengers including general public.

**TIDEL Park Coimbatore Ltd (TPCL)-Standard Fire and Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy**

**4.10 LIMITS OF INDEMNITY for Public Liability**

Per Person : INR 10 Lakhs  
Per Accident : INR 2.50 Crores  
Per Annum : INR 5.00 Crores

**4.11 GEOGRAPHICAL AREA**

India

**4.12 JURISDICTION**

Worldwide

**4.13 PREMIUM**

Please specify the Tariff Premium, Rate, Discount & GST, considering that TPCL is an Multistoried Electronic Software Development Park [IT/ITES Park (SEZ)] Rules and Terms to be applied as per Section IV – Industrial / manufacturing of the erstwhile All India Fire Tariff (AIFT) and not under Section-III (Dwelling, offices, Hotels, shops, etc.)

**4.14 DEDUCTIBLE**

Please specify the deductible

**4.15 CLAIMS EXPERIENCE**

(Amount in Rs.)

S.NO.	POLICY YEAR	CLAIMS SETTLED AMOUNT
1	2011-12	0
2	2012-13	0
3	2013-14	0
4	2014-15	0
5	2015-16	0
6	2016-17	0
7	2017-18	0
<b>TOTAL</b>		<b>0</b>

**4.16 NO DEVIATION CERTIFICATE**

**(Please tick the appropriate option)**

THIS IS TO DECLARE THAT WE DO NOT HAVE ANY DEVIATIONS IN THE STIPULATIONS OF YOUR TENDER AND ACCORDINGLY ACCEPT ALL THE STIPULATIONS WITHOUT ANY RESERVATIONS WHATSOEVER.

OR

WE HAVE THE FOLLOWING DEVIATIONS AND THE ADDITIONAL COST FOR DELETING / ADDIDNG THIS DEVIATION WOULD BE AS FOLLOWS.

**4.17 Risk Occupancy Certificate**

We hereby certify that the risk occupancy has been clearly understood by us based on inspection and underwriting information provided by the Insured. The following will be the Risk Occupancy based on which our Commercial bid will be quoted:

<b>AS PER (erstwhile) AIFT</b>	
Ratable under Section	
Risk Code	
Risk Code	

- ⇒ We further confirm that our rating is final and does not violate any statutory provisions, IRDA norms or GIPSA norms or any other market agreement between Insurers of regulations.
- ⇒ We further confirm that our rating is final and will not prospect for additional premium. because of wrong rating
- ⇒ We further understand that any wrong rating or misleading rating will lead to disqualification and rejection of the tender at Technical bid stage itself and the tenderer will not be considered for evaluation of commercial bid.
- ⇒ We also confirm that our rating is approved by the component person and or chief underwriter.

**DEVIATION**

**ADDITIONAL COST (Rate per Mille)**

- 1.
- 2.
- 3.

(Signature of the Bidder)

*Please note that the acceptance / rejection of the deviation is fully at the discretion of TIDEL Park Coimbatore Limited*

**4.17 STANDARD FIRE PERILS**

<b>PROPOSAL FORM UNDER “RE-STATEMENT VALUE” Standard Fire and Special Perils (add on covers) Insurance Policy for the year 2018-19 for TIDEL Park Coimbatore Limited</b>	
<b>Description</b>	<b>Sum insured (Rs. In Crores)</b>
BUILDINGS including Plinth & Foundation, compound wall and other infra structure works	278.00
Plant and Machinery	117.00
Common Facilities	8.00
Stores Stock (Material + HSD)	1.00
<b>Total SI</b>	<b>404.00</b>
DEBRIS REMOVAL	2.00
<b>Total SI including Debris removal and Loss of Rent</b>	<b>406.00</b>
<b>ESCALATION 10%</b>	41.00
<b>ADD ON PERILS</b>	
Earth quake (Fire & Shock)	
Terrorism	
<b>ADD ON COVERS</b>	
Debris Removal	
Loss of Rent	11.00
Escalation 10%	
	<b>458.00</b>

#### 4.18 LIFT (THIRD-PARTY) LIABILITY INSURANCE POLICY FOR 2018-19

Tenderer is required to quote the lowest premium for the following liabilities for the sum insured as detailed below. The final Sum Insured may change as per TPCL's decision at the time of finalizing the Insurance Policies.

Lift (Third-Party) Liability Policy:

No. of Passenger Lifts	:	20 Nos.
No. of Service Lifts	:	4 Nos.
Capacity per Lift	:	20 persons
Per Accident	:	INR 25.00 Lakhs
Per Annum	:	INR 100.00 Lakhs

**Lift (Third-Party) Liability Policy should cover the following risks:**

**General Details and Risk Factors of TIDEL Park Coimbatore Limited:**

- (a) TPCL Turn over: Rs.47 Crores.
- (b) **Population:** Around 12,000 people including TPCL / Occupant employees, contractors, vendors, visitors, foreign trade delegates etc and the lifts are being used round the clock basis by this population (including general public).
- (c) Operating hours: 24 hrs a day x 7 days week operations.
- (d) TPCL has 24 lifts (including 4 service lifts). Each lift has capacity of carrying 20 persons and travels between 3 basements (-3 to -1) and Ground to 4 Floors.



#### 4.19 PUBLIC LIABILITY INSURANCE POLICY FOR 2018-19

Now tender is to quote the lowest premium for the following liabilities for the sum insured as detailed below. The final Sum Insured may change as per TPCL's decision at the time of finalizing the Insurance Policies.

Public Liability Policy (non industrial) including Lifts:

Per Person	:	INR 10 Lakhs
Per incident	:	INR 2.50 Crores
Per Annum	:	INR 5.00 Crores

- (a) Public Liability Policy should cover the following risks:  
General Details and Risk Factors of TIDEL Park Coimbatore Limited:
- (b) TPCL Turn over: Rs.47 Crores.
- (c) **Population:** Around 12,000 people including TPCL / Occupant employees, contractors, vendors, visitors, foreign trade delegates etc., are being used on round the clock basis by this population.
- (d) Operating hours: 24 hrs a day x 7 days week operations.
- (e) In addition to software / call centre offices, there are commercial establishments like shops, banks and restaurant operating in this premises, some are on profit sharing basis with TPCL.
- (f) TPCL provides its occupants all utility services like electricity, water, sewerage disposal, vertical transportation, façade cleaning, air-conditioning, communication back-bone, backup power etc, and provides other amenities also like housekeeping, pest control, security etc.
- (g) TPCL provides covered parking and open parking for two wheelers / four wheelers and open parking for visitor vehicles and other commercial vehicles like vans, buses etc. TPCL premises are also being used by water tankers and autos / vans / Lorries for transportation of goods etc.
- (h) Dish antennas, receivers, transmitters, towers etc of some of the occupants are installed in terrace.
- (i) Building Height: About 21 meters from ground level. This building has 3 basements for vehicle parking.
- (j) TPCL is surrounded by other establishments like WIPRO, Medical College etc. In some of the adjoining properties bush like surroundings exist where snakes, bees and other insects are found regularly.

**TIDEL Park Coimbatore Ltd (TPCL)-Standard Fire and Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy**

- (k) Other risks normally applicable to a similar office complex.
- (l) The above policies should also cover Act of God perils.
- (m) This Policy is continuation of all previous policies.

**TIDEL PARK COIMBATORE LIMITED**

**1.1 LIST OF OCCUPANTS – COMMERCIAL COMPANIES**

<b>Sl. No</b>	<b>Occupants Name</b>	<b>Location / Module No.</b>	<b>Activates</b>
1	a) Hotel Sri Guru Amuthaas.	Ground Floor	Food Court Operators
	b) Bannari Amman Bakery		
	c) Jus De Fruits		
	d) Coffee House		
	e) Chat		
	f) S.S. Foods		
	g) Sai Systems & Stationeries		
	h) Sree Annapoorna Sree Gowrisankar		
	i) Soggo		
	j) AMK Global Foods		
2	State Bank of India	45 & 48	Banking
3	Ahila Consultancy Services	FC-10	Insurance Agency
4	Thulasi Pharmacy	GF-1	Pharmacy Centre
5	HDFC	8	ATM
6	Post Office	39	Postage
7	Kovai Copiers	21	Photocopy
8	A Square Gym	GF-2	Gym

**1.2 LIST OF OCCUPANTS – SERVICE PROVIDERS**

<b>Sl. No</b>	<b>Occupants Name</b>	<b>Location / Module No.</b>	<b>Activates</b>
1	Bharat Sanchar Nigam Ltd.	SP9	Tele Communication
2	TATA Communication	SP2	Tele Communication
3	TATA Tele Services	SP3	Tele Communication
4	Vodafone Cellular Ltd.	SP4	Tele Communication
5	Reliance Communications	SP5	Tele Communication
6	Bharti Airtel Ltd.	SP6	Tele Communication
7	Indus Tower	SP7	Tele Communication
8	Dishnet Wireless Ltd.	SP8	Tele Communication
9	Reliance Jio Infocomm Ltd.	SP01A	Tele Communication
10	Vijaya Comnet	SP01B	Tele Communication

**TIDEL PARK COIMBATORE LIMITED**

**1.1 LIST OF OCCUPANTS – IT / ITES COMPANIES**

Sl. No.	Occupant	Location	Activity
1.	KMIT Solutions	6	IT / ITES
2.	Owler Technologies	001/1	
3.	Aarbee Structurals	001/2	
4.	Envision Engineering	005/2	
5.	Indmax IT Services	005/1B	
6.	Prologiq Business Services	005/1A	
7.	Kovai Systems	002/1	
8.	Information Evolution	002/2	
9.	SRJ Infojnana	002/3 & 003/1	
10.	Creoson Services (India)	003/2	
11.	Payoda Technologies	120/2, 110/1, 109	
12.	AppviewX	107	
13.	Merrill Technologies	103	
14.	A.G. Resources	101/2, 308/2, 309	
15.	S&T Interior	106	
16.	Exterro R&D	104	
17.	Skava Systems	108, 401	
18.	Visionnet	105	
19.	Kavin Engg.	102	
20.	Statestreet HCL Services	201-204,206, 402	
21.	Robert Bosch	004, 205,207-210	
22.	Cameron	301-303, 304&306	
23.	Soliton Technologies	305	
24.	Technosoft Global Services	307	
25.	Next Techno Enterprises	308/1	
26.	Texila	310	
27.	Name Cheap	403	
28.	Visionary RCM Infotech	404	
29.	N Dot	405	
30.	Access Health Care Services	406 & 407	
31.	Innobot Systems Pvt. Ltd.	007	
32.	TPCL Office	101/1	Admn. office

**1.2 SME Modules**

Sl. No.	Occupant	Location	Activity
1.	Atom 8 IT Solutions	12-14,18-20	IT / ITES
2.	Vensars Technologies	22	
3.	A.G. Resources	23 & 24	
4.	Comprehend IT Solutions	25	
5.	KLR Technologies	26	
6.	Purple Rain	27,28	
7.	A.G. Resources	29	
8.	I2 Software	30,31	
9.	Welkyn Technologies	32	
10.	Tuxfield Technologies	33, 34	
11.	Unilogic	35	
12.	Green Orange	36, 37	
13.	KM Mobile Solutions	38	
14.	Wezkoz Consulting Co.	40	
15.	Brillersys	41	
16.	Zan Computech	42,43	
17.	Kovan Technologies	44	
18.	KM Medical Software	46,47,49,50	
19.	Vacant	51	
20.	SKS Techno	52	

**TIDEL Park Coimbatore Ltd (TPCL)-Standard Fire and Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy**

**1.3 IT/ITES Development Centre**

<b>Sl.No.</b>	<b>Occupant</b>	<b>Location</b>	<b>Activity</b>
1.	GDKN	DC-01	IT / ITES
2.	QBS Health	DC-02 to 04, 09 to 11	
3.	Vista	DC-05	
4.	Powerup Cloud	DC-06	
5.	Wallins Technology	DC-07	
6.	Vacant	DC-11	
7.	Telesto	DC-12	
8.	Effitrac	DC-13, DC-14	
9.	Cloud Assert	DC-15	
10.	ICX4	DC-16	
11.	ELCOT	DC-17 to 19	
12.	Alliance BPO	DC-20	
13.	Mai App Healthtech	DC-21	
14.	Deevol	DC-22	
15.	BT Global	DC-23	
16.	Sun Info	DC-24	
17.	One Globe	DC-25	
18.	Bright Bridge	DC-26	
19.	Vacant	DC-27	
20.	Flocks	DC-28	
21.	AppviewX	DC-29 to DC-34	
22.	Vacant	DC-35	
23.	Hashtag	DC-36	
24.	Lucid	DC-37	
25.	Solvanni	DC-38	
26.	Truspeq	DC-39	
27.	ZAN Computech	DC-40	
28.	Shlok	DC-41 to 43	
29.	Wavicle	DC-44 to 45	

**ANNEXURE – III**

**LIST OF OE SUPPLIERS / SPECIALIZED AGENCIES TO CARRY OUT O&M OF THE PARK**

<b>Sl. No.</b>	<b>Facility</b>	<b>Name of the Agency</b>
1.	Technical Services	TIDEL Park Ltd., Chennai
2.	Electrical Installation Works	ETA Engineering Pvt. Ltd., Chennai
3.	ACMV / BMS Works	ETA Engineering Pvt. Ltd., Chennai
4.	D.G. Sets	Power Way Solutions, Bangalore
5.	Lifts	Johnson Lifts Pvt. Ltd., Chennai
6.	Land Scapping	Habitat, Coimbatore
7.	Fire Protection Systems	Safe Infratech Pvt. Ltd., Chennai
8.	Sewage & Water Treatment	Crystal Watekk, Coimbatore
9.	Façade Cleaning	Appointment under process
10.	Security & Fire Fighting Services	Revantha Services Ltd. Bharatheeyam Security Services Pvt. Ltd.
11.	House Keeping & Waste Management Services	AMPS Facilities Management Services Pvt. Ltd. Casa Grande Propcare Pvt. Ltd.