

NUMALIGARH REFINERY LIMITED

PURCHASE OF OFFICE SPACE AT KOLKATA FOR NRL KOLKATA

Expression of Interest : NRL-EOI-OS-2021-01

Technical evaluation report dated 06.12.2021

Find attached , Annexure – 1 of the Technical Evaluation

TECHNICAL EVALUATION (ANNEXURE -I)
EOI No : NRL-EOI-OS-2021-01
Purchase of office space at Kolkata for NRL Kolkata

FEATURES	MARKS / REMARKS	EVALUATION					
Name of the party		NBCC (INDIA) LIMITED - GROUND FLOOR (1)	NBCC (INDIA) LIMITED - FIRST FLOOR (2)	MAGUS BENGAL ESTATES LLP (3)	PARASMANI PROJECTS PRIVATE LIMITED (4)	AMP UNIVERSAL REALTY PRIVATE LIMITED (5)	INDO NABIN PROJECTS LIMITED (6)
Address of the Bidder		NBCC (INDIA) Limited - A Government of India Enterprise	NBCC (INDIA) Limited - A Government of India Enterprise	9-IT Chambers, "Mani Square", 164/1, Maniktala Main Road, Kolkata -700054	52/1, Shakespeare Sarani, Unimark Asian, 14th Floor, Kolkata - 700017	AMP Universal Realty Private Limited, Block- AG, Plot-112, Sector-2, Salt Lake City, Kolkata - 700091	Indo Nabin Projects Limited, 20H, Station Road, Dhakuria, Kolkata - 700031
Address of the offered property		NBCC Square Kolkata, Unit No. G01 at Ground Floor/NBCC Square Kolkata, Ground Floor, Akandakeshari Main Road, New Town, Rajarhat Action Area III, Kolkata - 700135	NBCC Square Kolkata, Unit No. 110 at First Floor/NBCC Square Kolkata, First Floor, Akandakeshari Main Road, New Town, Rajarhat Action Area III, Kolkata - 700135	Mani Casadona, West Tower, Unit no. 2WS9, 2nd Floor, Arterial Road, Action Area IIF, Newtown, Opposite to Ecospace Newtown, Kolkata - 700156	Unimark Asian, 7th Floor, Shakespeare Sarani, Near Kala Mandir, Kolkata - 700017	AMP Vaisaakkhi Commercial Complex, Unit No.05, 5th Floor, Block-AG, Plot-112, Sector 2, Salt Lake City, Near Baisakhi Island, Kolkata-700091	Southend Conclave (Kasba New Market), 702, 7th Floor, 1582, Rajdanga Main Road, Opp. Acropolis Mall, Kolkata - 700107
(1) Carpet Area - (The Carpet Area would mean the usable carpet area of flat at any floor level based on net finished wall to wall internal)							
2850 sq. ft. upto 3150 sq. ft. , otherwise	20		20	20			
above 2700 sq. ft. upto 3300 sq. ft. , otherwise	15	15			15		
above 3300 sq. ft. upto 3600 sq. ft., otherwise	10						
above 3600 sq. ft. upto 4000 sq. ft. , otherwise	5						





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less than 2700 sq. ft. or more than 4000 sq. ft.	Disqualified					Disqualified based on documents submitted	Disqualified based on documents submitted
(2) Parking Space -							
3 Covered and 2 open, otherwise	10	10	10	10	10	NA	NA
2 Covered and 2 open, otherwise	7						
2 Covered and 1 open, otherwise	5						
1 covered and 1 open, otherwise	3						
no garage	Disqualified						
(3) Property Age -							
0 - 2 years	20	20	20		20	NA	NA
more than 2 years upto 7 years	15			15			
more than 7 years upto 12 years	10						
more than 12 years upto 15 years	7						
more than 15 years	Disqualified						
(4) Aesthetic of the property and miscellaneous -							
As assessed by the technical committee	0 - 15	5 (Refer to **)	5 (Refer to **)	15	15	NA	NA
(5) Access to property -							





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(a) Approach / Front Road (Property/building should be on main road & not on by-lanes)							
Approach / Front road of the premises : 9 metres and above	7	7	7	7	7	NA	NA
Approach / Front road of the premises : 6 metres and above & less than 9 metres	4						
Approach / Front road of the premises : 4.5 metres and above & less than 6 metres	2						
Approach / Front road of the premises : less than 4.5 metres	0						
property situated at by-lane	Disqualified						
(b) Clear Entrance (free from footpath stall, autorickshaw/ rickshaw stand, etc)	3	3	3	3	3	NA	NA
otherwise	0						
(6) Location -							
Park Street, Middleton Street, Russel Street, Camac Street, Chowringhee, AJC Bose Road, Elgin Road	15						
Golf Green, Dhakuria, Ballygunge, Kasba, Ruby Area, EM Bypass : In between Highland Park to Science City	10						
Salt Lake, Sector V, Rajarhat, Newtown	7	7	7	7		NA	NA
otherwise	0-5 (as decided by Technical Committee)				5		





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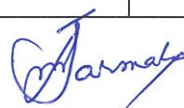
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(7) Others -							
(a) lift (complete functional lift) -							
(i) Ground floor offered property	N/A (marks shall be cumulative of ii & iii)	7				NA	NA
(ii) No. of lifts available for active use (for premises offered at 1st floor & above)	0-4		4	4	4		
(iii) Capacity of the lift	0-3		3	3	3		
(b) electricity							
24 * 7 DG power backup with dedicated feeder of Minimum 15 KVA , otherwise	15	15	15	15	15	NA	NA
24 * 7 DG power backup with provisions for feeder connection (as assessed by committee)	0 - 10						





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(c) 24 * 7 water supply							
available with sufficient force	5	5	5	5	5	NA	NA
Otherwise	0 (Disqualified)						
(d) Proper Sewage	0-3	3	3	3	3	NA	NA
(e) Fire fighting system as per govt. regulation							
available	5	5	5	5	5	NA	NA
not available	0						
(f) Attached Toilets or Provision to make (2 Nos)							
available	0 - 5	1	1	4	4	NA	NA
not available	Disqualified						
(g) Ceiling Height							
> = 11 ft from the bottom of beam	7	7	7	7		NA	NA
> = 10 ft from the bottom of beam and < 11 ft from the bottom of the beam	5				5		
> = 8.5 ft from the bottom of beam and < 10 ft from the bottom of the beam	3						


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< 8.5 ft from the bottom of beam	0 - 2						
(h) Natural lighting and ventilation							
adequate natural light and ventilation	3	3	3	3	3	NA	NA
in-adequate natural light and ventilation	0						
	TOTAL MARKS	113	118	126	122	Disqualified	Disqualified
	TOTAL MARKS CONVERTED TO PROPORTIONATE MARKS OF 70	56.5	59	63	61	Disqualified	Disqualified
	STATUS	Qualified	Qualified	Qualified	Qualified	Disqualified	Disqualified

Remarks :

- i) Out of the 6 (Six) parties, 4 (Four) has qualified during technical evaluation and as per documents submitted.
ii) **For property 1 and 2, the offered floors appeared to be built for purpose of market only. Not much aesthetic look observed by committee on visit. No available ducts/ provisional area for placing of AC outdoor units.
(iii) All the visited properties are Ready Built, Open Hall, Single Floor and Commercial Property.



