**Tamilnadu Industrial Development Corporation Limited 19-A, Rukmani Lakshmipathy Road, Egmore, Chennai – 600 008**

**Tender Notice NIT.NO.19/CD/T.NO.19/2024-25**

**Request For Proposal (RFP) for Selection of Concessionaire for Development of Plug and Play Facilities Under PPP Mode on DBFOT Basis with a Concession Period of 45 Years at Defence Industrial Park, Varapatti Village, Sulur Taluk, Coimbatore District**

**CORRIGENDUM-II**

| S. No. | Page No. | Title | For | Read as |
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| 1. | | Cover Page | Date of Release of RFP: 10-Jul-2025<br>Prebid Meeting: 22-Jul-2025 at 11.30 hr<br>Last Date for Submission of Bid: 22-Aug-2025 up to 15.00 Hrs<br>Date of Opening of Bid: 22-Aug-2025 at 16.00 Hrs | Date of Release of RFP: 10-Jul-2025<br>Prebid Meeting: 22-Jul-2025 at 11.30 hr<br>Last Date for Submission of Bid: 04-Sep-2025 up to 15:00 hrs<br>Date of Opening of Bid: 04-Sep-2025 at 16:00 hrs |
| 2. | 8 | Introduction Background (1.1.4) | In pursuance of the above, TIDCO has identified and earmarked 10.31 acres developed plot at Defence Industrial Park, Varapatti Village, Sulur Taluk, Coimbatore District for development of Plug and Play facilities which shall cater to the needs of defence components, auto components, electronics, etc. The plot is provided with basic infrastructure facilities like roads, water supply, storm water drains, power supply, streetlights, etc. | In pursuance of the above, TIDCO has identified and earmarked 10.87 acres developed plot at Defence Industrial Park, Varapatti Village, Sulur Taluk, Coimbatore District for development of Plug and Play facilities which shall cater to the needs of defence components, auto components, electronics, etc. The plot is provided with basic infrastructure facilities like roads, water supply, storm water drains, power supply, streetlights, etc. |
| 3. | 14 | 1.3 Schedule of Bidding Process | TIDCO shall endeavour to adhere to the following schedule: | TIDCO shall endeavour to adhere to the following schedule: |

<table>
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<tr><td></td><td></td><td></td><td>
<table>
<tr><th>S. No</th><th>Milestone</th><th>Date</th></tr>
<tr><td>1.</td><td>Issue of RFP</td><td>10-Jul-2025</td></tr>
<tr><td>2.</td><td>Last date for receiving queries</td><td>18-Jul-2025</td></tr>
<tr><td>3.</td><td>Pre-Bid Meeting</td><td>22-Jul-2025 at 11.30 hrs</td></tr>
<tr><td>4.</td><td>Bid Due Date</td><td>22-Aug-2025 up to 15:00 hrs</td></tr>
<tr><td>5.</td><td>Opening of Bids</td><td>22-Aug-2025 at 16:00 hrs</td></tr>
<tr><td>6.</td><td>Validity of Bids</td><td>180 days after Bid Due Date</td></tr>
<tr><td>7.</td><td>Formation of SPV and Signing of Concession Agreement</td><td>Within 45 days of award of LOA</td></tr>
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In case of particular date happens to be a Public Holiday of GoTN, the next working day will be the applicable date for the proposed event.
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In case of particular date happens to be a Public Holiday of GoTN, the next working day will be the applicable date for the proposed event.
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<tr><td>4.</td><td>15</td><td>Instruction to Bidders<br>2.1.1</td><td>TIDCO proposes to receive Bids from eligible bidders for the selection of Concessionaire for Development of Plug and Play facilities in an area of 10.31 acres under PPP mode on DBFOT basis with a concession period of 45 years at Defence Industrial Park, Varapatti Village, Sulur Taluk, Coimbatore District.</td><td>TIDCO proposes to receive Bids from eligible bidders for the selection of Concessionaire for Development of Plug and Play facilities in an area of 10.87 acres under PPP mode on DBFOT basis with a concession period of 45 years at Defence Industrial Park, Varapatti Village, Sulur Taluk, Coimbatore District.</td></tr>
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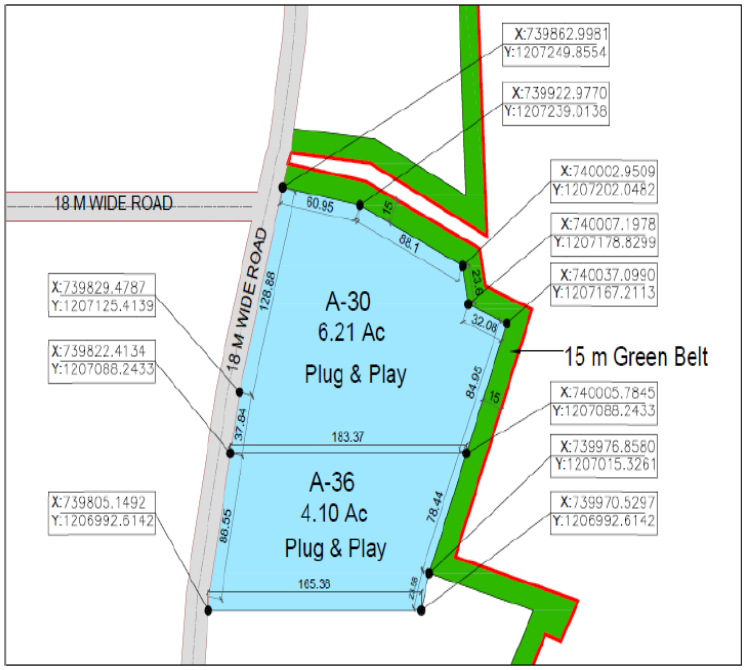
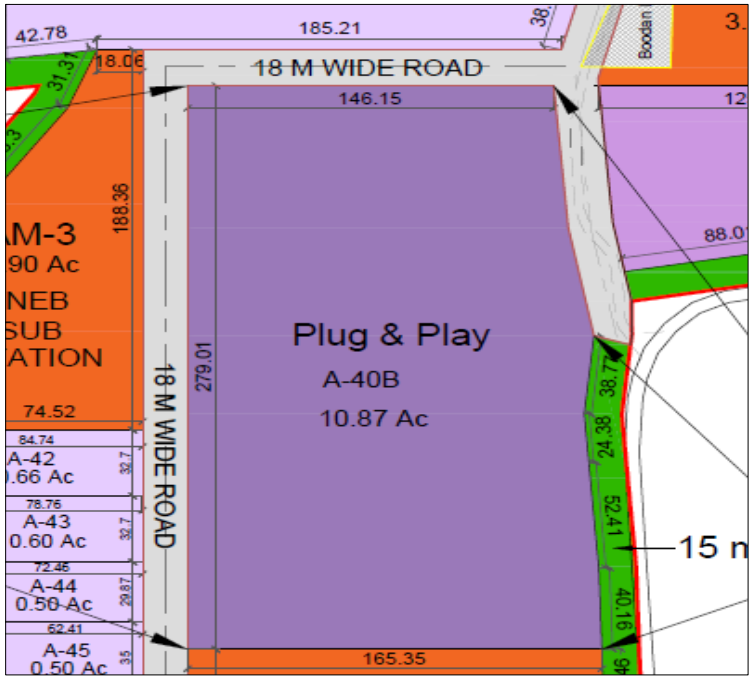
| 5. | 15 | 2. Instruction to Bidders<br><br>2.1.2 Location of the site | TIDCO has earmarked an extent of 10.31 acres of land at plot no: A-30 and A-36 at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district for development of a Plug and Play facility.<br> | TIDCO has earmarked an extent of 10.87 acres of land at plot no: A-40B at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district for development of a Plug and Play facility.<br> |

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| 6. | 39 | Annexure I<br>Letter Comprising the Bid | Sub: RFP for selection of Concessionaire for Development of Plug and Play facilities in an area of 10.31 acres under PPP mode on DBFOT basis with a concession period of 45 years at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district. | Sub: RFP for selection of Concessionaire for Development of Plug and Play facilities in an area of 10.87 acres under PPP mode on DBFOT basis with a concession period of 45 years at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district. |
| 7. | 50 | Annexure-VII<br><br>Power of Attorney for Signing of Bid (Refer Clause 2.2.4) | 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/ the Lead Member of our Consortium 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 Bid for selection of Concessionaire for Development of Plug and Play facilities in an area of 10.31 acres under PPP mode on DBFOT basis with a concession period of 45 years at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district by TIDCO including but not limited to signing and | 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/ the Lead Member of our Consortium 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 Bid for selection of Concessionaire for Development of Plug and Play facilities in an area of 10.87 acres under PPP mode on DBFOT basis with a concession period of 45 years at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district by TIDCO including but not limited to signing and |

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| | | | submission of all Bids and other documents and writings, participate in Pre-bids and other conferences and providing information/ responses to TIDCO, representing us in all matters before TIDCO, signing and execution of all contracts including the Concession Agreement and undertakings consequent to acceptance of our Bid, and generally dealing with TIDCO in all matters in connection with or relating to or arising out of our Bid for the said Project and/ or upon award thereof to us and/or till the entering into of the Concession Agreement with TIDCO.<br>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.<br>IN WITNESS WHEREOF WE, ……., THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ……DAY OF ……., 20.....<br>For……..<br>(Signature, name, designation and address) | submission of all Bids and other documents and writings, participate in Pre-bids and other conferences and providing information/ responses to TIDCO, representing us in all matters before TIDCO, signing and execution of all contracts including the Concession Agreement and undertakings consequent to acceptance of our Bid, and generally dealing with TIDCO in all matters in connection with or relating to or arising out of our Bid for the said Project and/ or upon award thereof to us and/or till the entering into of the Concession Agreement with TIDCO.<br>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.<br>IN WITNESS WHEREOF WE, ……., THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ……DAY OF ……., 20.....<br>For……..<br>(Signature, name, designation and address) |

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| 8. | 52 | Annexure – VIII<br><br>Power of Attorney for Lead Member of Consortium<br>(Refer Clause 2.2.4) | Whereas TIDCO has invited Bids from interested parties for for selection of Concessionaire for Development of Plug and Play facilities in an area of 10.31 acres under Public Private Partnership (the "PPP") Mode on Design, Build, Finance, Operate and Transfer (the "DBFOT") basis with a concession period of 45 years at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district.<br>Whereas, ……., and……. (collectively the "Consortium") being Members of the Consortium are interested in bidding for the Project in accordance with the terms and conditions of the Request for Proposal (RFP) and other connected documents in respect of the Project, and<br>Whereas, it is necessary for the Members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's Bid for the Project. | Whereas TIDCO has invited Bids from interested parties for for selection of Concessionaire for Development of Plug and Play facilities in an area of 10.87 acres under Public Private Partnership (the "PPP") Mode on Design, Build, Finance, Operate and Transfer (the "DBFOT") basis with a concession period of 45 years at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district.<br>Whereas, ……., and……. (collectively the "Consortium") being Members of the Consortium are interested in bidding for the Project in accordance with the terms and conditions of the Request for Proposal (RFP) and other connected documents in respect of the Project, and<br>Whereas, it is necessary for the Members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's Bid for the Project. |

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| 9. | 55 | Annexure – IX<br><br>**JOINT BIDDING AGREEMENT**<br>(A) | Tamilnadu Industrial Development Corporation Limited (TIDCO), having its office at 19A, Lakshmipathy Road, Egmore, Chennai – 600 008 (hereinafter referred to as the "Authority" which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors and assigns) has invited Bids (the Bids") by its Request for Proposal No. …… dated …… (the "RFP") for pre-qualification and short-listing of Bidders for selection of Concessionaire for Development of Plug and Play facilities in an area of 10.31 acres under Public Private Partnership (the "PPP") Mode on Design, Build, Finance, Operate and Transfer (the "DBFOT") basis with a concession period of 45 years at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district. | Tamilnadu Industrial Development Corporation Limited (TIDCO), having its office at 19A, Lakshmipathy Road, Egmore, Chennai – 600 008 (hereinafter referred to as the "Authority" which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors and assigns) has invited Bids (the Bids") by its Request for Proposal No. …… dated …… (the "RFP") for pre-qualification and short-listing of Bidders for selection of Concessionaire for Development of Plug and Play facilities in an area of 10.87 acres under Public Private Partnership (the "PPP") Mode on Design, Build, Finance, Operate and Transfer (the "DBFOT") basis with a concession period of 45 years at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district. |
| 10. | 62 | Annexure – XI<br><br>**Declaration Form** | a) I/We ……. having our office at ……. do declare that I/We have carefully read all the conditions of RFP floated by TIDCO vide tender Ref. No. _____ for the selection of Concessionaire for Development of Plug and Play facilities in an area of 10.31 acres under PPP mode on DBFOT basis with a concession period of 45 years at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district. | a) I/We ……. having our office at ……. do declare that I/We have carefully read all the conditions of RFP floated by TIDCO vide tender Ref. No. _____ for the selection of Concessionaire for Development of Plug and Play facilities in an area of 10.87 acres under PPP mode on DBFOT basis with a concession period of 45 years at Defence Industrial Park, Varapatti village, Sulur taluk in Coimbatore district. |

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| 11. | 30 | Concession Agreement<br><br>**ARTICLE 2 SCOPE OF THE PROJECT**<br><br>**Implementation Phase (i)** | The project site admeasuring 10.31 acres at plot no: A-30 and A-36 at Defence Industrial Park, Coimbatore district with basic infrastructure viz. water supply, storm water drainage and road connectivity will be handed over to the Concessionaire on "As-is-where-is" basis and the Concessionaire shall design, finance and construct the Plug and Play infrastructure facility for manufacturing / assembling Industrial Units and sub-lease it to potential industries in accordance with the provisions of this agreement. | The project site admeasuring 10.87 acres at plot no: A-40B at Defence Industrial Park, Coimbatore district with basic infrastructure viz. water supply, storm water drainage and road connectivity will be handed over to the Concessionaire on "As-is-where-is" basis and the Concessionaire shall design, finance and construct the Plug and Play infrastructure facility for manufacturing / assembling Industrial Units and sub-lease it to potential industries in accordance with the provisions of this agreement. |

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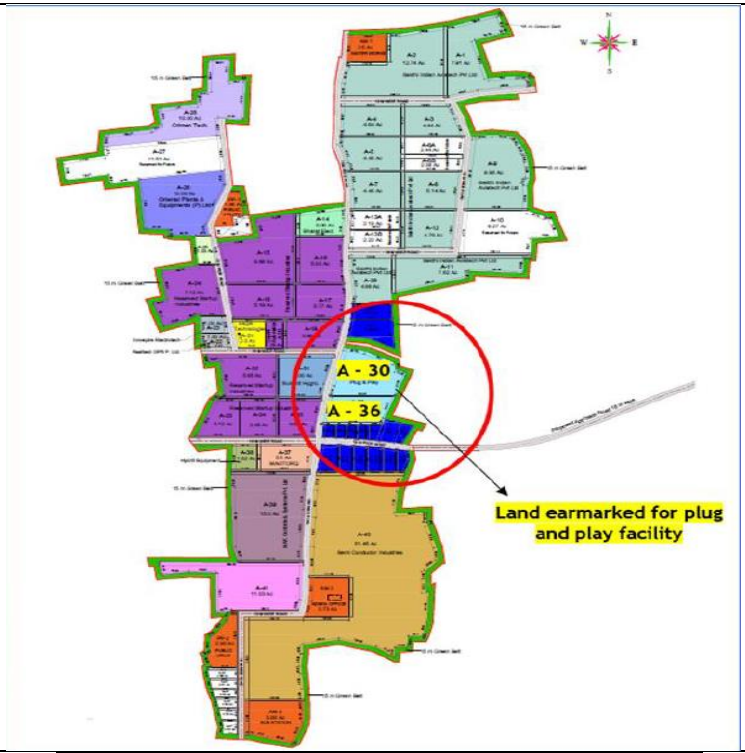
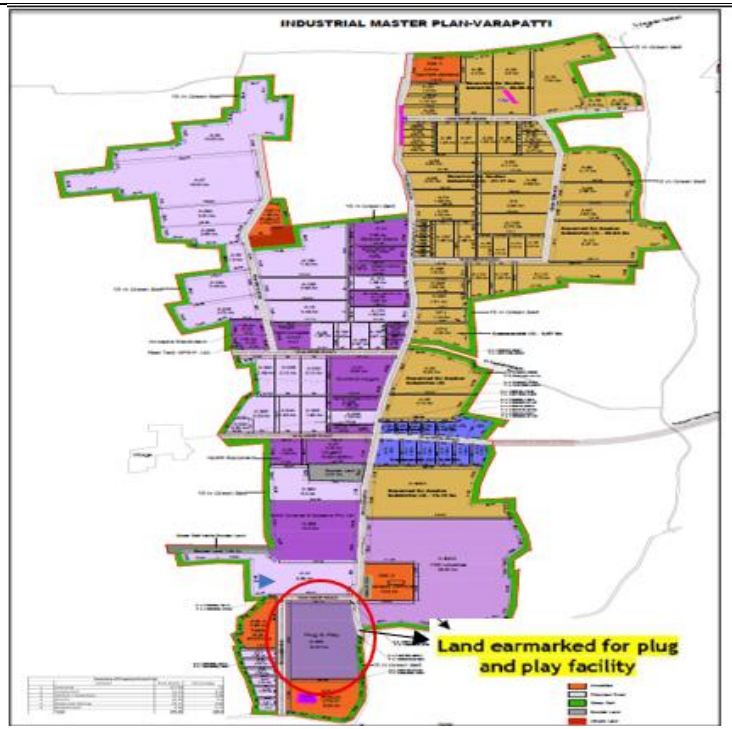
<tr><td>12.</td><td>146</td><td>Concession Agreement<br><br>Schedule A<br><br>SITE OF THE PROJECT 1.3 Overall Layout of Defence Industrial Park</td><td>
</td><td>
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<tr><td>13.</td><td>147</td><td>SITE OF THE PROJECT<br>1.4 Land Extent</td><td><table><tr><td>Plot No</td><td>Extend</td></tr><tr><td>A-30</td><td>6.21</td></tr><tr><td>A -36</td><td>4.10</td></tr><tr><td>Total</td><td>10.31</td></tr></table></td><td><table><tr><td>Plot No</td><td>Extend</td></tr><tr><td>A -40B</td><td>10.87</td></tr></table></td></tr>
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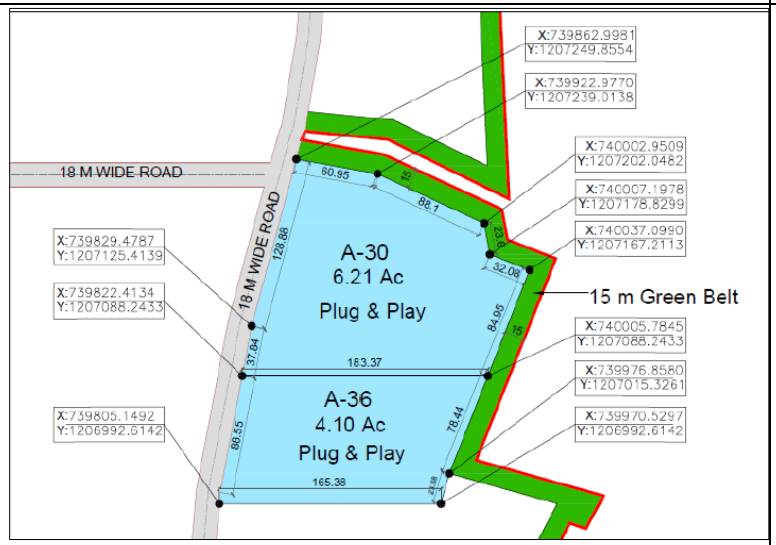
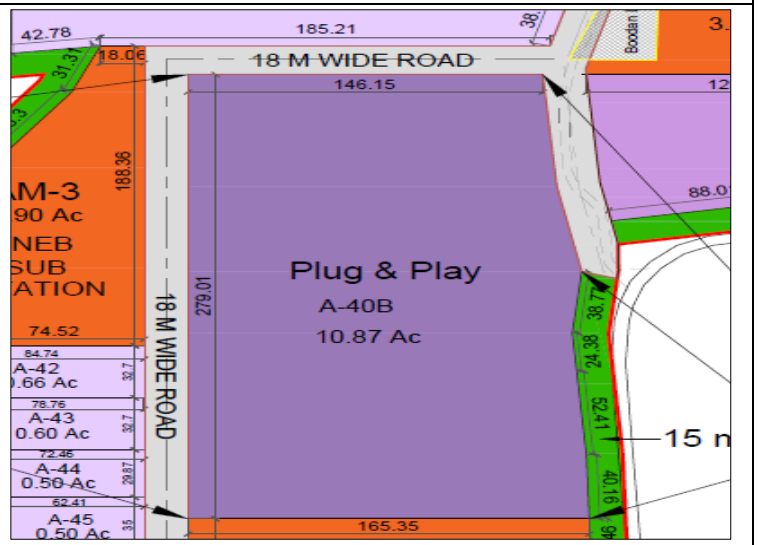
| 14. | 147 | **SITE OF THE PROJECT**<br><br>1.5 Layout map of the Land: |  |  |
| 15. | | Corrigendum I<br><br>**SCHEDULE O LEASE AGREEMENT**<br>(See Clause 10.2)<br>SCHEDULE 1 | DESCRIPTION OF LEASED AREA<br>Plot Number: A-30 and A-36<br>Village Name: Varapatti<br>Taluk: Sulur<br>District: Coimbatore<br>Land extent: 10.31 acre<br>A layout plan or sketch of the Leased Area | DESCRIPTION OF LEASED AREA<br>Plot Number: A-30 and A-36<br>Village Name: Varapatti<br>Taluk: Sulur<br>District: Coimbatore<br>Land extent: 10.87 acre<br>A layout plan or sketch of the Leased Area |