

No. Pc-11011/6/2022-NMCG

**National Mission for Clean Ganga
Department of Water Resources, River Development & Ganga Rejuvenation
Ministry of Jal Shakti
Government of India**

1st Floor, Major Dhyan Chand National Stadium,
India Gate, New Delhi-110002.

Dated: 22nd November 2022

REQUEST FOR PROPOSAL

For Selection of GST Auditor for Ramana, Varanasi STP HAM Project

National Mission for Clean Ganga (NMCG) invites bids under single-stage two envelope system (Technical Proposal and Financial Proposal) through Government e-Market Place [GeM Portal] (<https://gem.gov.in/>) from the eligible firms who are registered with the Institute of Cost Accountants of India (ICMAI) [*also known as The Institute of Cost & Works Accountants of India*], for GST Audit of one of the Special Purpose Vehicle (Varanasi STP Projects Private Limited), the project funded under Namami Gange Programme, as per the terms and conditions stipulated in this tender document.

Intending bidders who have not enrolled/registered in GeM portal (<https://gem.gov.in/>) are requested to register themselves on the website. The website also has detailed guidelines on enrollment and participation in the online bidding process (https://gem.gov.in/training/training_module).

Interested and eligible firms should submit their bids through GeM portal **on or before 9th December 2022 upto 01:00 PM**. Technical proposals will be opened on the same day at 01.30 PM.

NMCG reserves the right to cancel the tender at any time or amend / withdraw any of the terms and conditions contained in the tender document without assigning any reason thereof.

**Director General
National Mission for Clean Ganga**

I. Introduction

- Government of India, has approved the Namami Gange Programme as an integrated approach for effective abatement of pollution in river Ganga. As part of this and to ensure that no untreated domestic sewage flow into the river Ganga, various interventions are planned such as Interception & Diversion works and development & operation of Sewage Treatment Plants (STPs).
- Considering various development models in practice for the construction, operation and maintenance of Sewage Treatment Plants, Government of India has approved the Hybrid Annuity based Public Private Partnership (PPP) mode as one of the options for the development & operation of STPs. Under this model, private investor/developer will design, build, finance, operate and transfer the asset (STP) to the Project Executing Agency/Jal Nigam/Jal Sansthan/Urban Local body at the end of the Concession Period (say 15 years). 40% of the Capital cost will be paid to the developer during construction of the STP. Balance 60% along with Operation & Maintenance (O&M) cost will be paid over the Concession Period on achievement of key performance indicators as per the contract. Entire cost of development and operation of the STPs will be 100% funded by the Government of India as central sector scheme. The background note on hybrid Annuity based PPP mode is available in the website of National Mission for Clean Ganga (NMCG) at www.nmcg.nic.in.
- National Mission for Clean Ganga (NMCG) is the central level coordinating body supported by States Mission for Clean Ganga (SMCGs) for successful implementation of the programme. NMCG is the implementation wing of National Ganga Council which was set up in October, 2016 under the River Ganga (Rejuvenation, Protection and Management) Authorities order, 2016. The aim of the NMCG is abatement of pollution, conservation and rejuvenation of National River Ganga. The State Mission for Clean Ganga (SMCGs) have been established by the respective State Governments to co-ordinate & implement the NGRBA Programme activities at the state level. Investment proposals will be prepared and implemented by executing agencies selected by SMCGs.
- As part of this endeavour, with the approval of NMCG, UP Jal Nigam has undertaken the Development/ operation and maintenance of Sewage Treatment Plant (STP) of 50 MLD and associated infrastructure at Ramana, Varanasi in the State of Uttar Pradesh, through Hybrid Annuity based Public-Private Partnership (PPP) on Design, Build, Finance, Operate and Transfer (the "DBFOT") basis.

II. Project Background

- The development of 50 MLD STP at Ramana, Varanasi under Hybrid Annuity Model (HAM) has been awarded to M/s.Essel Infraprojects Limited and the concession agreement was executed on 11.10.2017. As per provisions and in accordance with the concession agreement, the concessionaire has incorporated a special purpose company in the name of M/s.Varanasi STP Projects Private Limited (VSPPL) to implement the project and undertake other obligations of the concessionaire. The project has already achieved Commercial Operation Date (COD). The capital cost of the project is Rs.102 Crores. The payment towards construction milestone will be adjusted for Price Index Multiple which is a combination of 70% of change in WPI and 30% change in CPI as on the date of assessment as stipulated in the concession agreement.
- The tender for the project was floated by Uttar Pradesh Jal Nigam (UPJN), the executing agency, and the bids were received on 16.06.2017 before the date of implementation of GST. Since the bids were to be received before GST regime, it was clarified to the bidders that GST will be treated as change in law as per the provisions of the concession

agreement. Accordingly, the bidders have quoted the project cost considering the tax rates applicable as per then tax regime such as VAT, Excise, Service Tax etc.

- In connection to the change in tax regime, NMCG has released an ad-hoc payment of Rs.3.47 Crores towards the settlement against the claim of additional payment arising due to implementation of GST, post award of work.
- Detailed information about the project including concession agreement may be accessed at <https://www.varanasihmstp.in/>

III. Scope of Work

NMCG intend to engage GST auditor to:

- Conduct a detailed review on the impact of implementation of GST and applicable payments for 50 MLD STP Project in Ramana, Varanasi under Hybrid Annuity based PPP Mode.
- Review the books of accounts of VSPPL and assess the final amount of GST payable or recoverable.
- The period of audit shall cover from the date of concession agreement to till date. The auditor shall review the impact of GST on the O&M charges payable in coming years.
- The period of assignment is 15 days from the date of issue of LoA/contract.
- Place of audit: Noida, Uttar Pradesh.

IV. Pre-bid Meeting

The Pre-Bid meeting will be conducted virtually on the date and time specified in the tender document. The meeting link is provided below:

Monday, 28 November 2022 · 2:00 PM

Google Meet joining info

Video call link: <https://meet.google.com/jfz-mdtg-nyb>

Or dial: (US) [+1 601-803-2317](tel:+16018032317) PIN: 720 176 086#

More phone numbers: <https://tel.meet/jfz-mdtg-nyb?pin=5727722947857>

V. Submission

The Bidders shall upload the electronic copy of the Proposal (with all pages numbered serially and by giving an index of submissions) through GeM portal after digitally signing of all the documents. The Bidder shall upload the Technical Proposal and the Financial Proposal separately by using the appropriate sections on GeM portal.

VI. Eligibility Criteria and Marking

S. no.	Criteria	Minimum Qualifying Criteria	Basis of Marks	Marks per criteria	Max. Marks
1	Firm's/LLP's years of experience in practice (From date of registration with the Institute of Cost	10 Years	No.of years	1 mark per year	15

S. no.	Criteria	Minimum Qualifying Criteria	Basis of Marks	Marks per criteria	Max. Marks
	Accountants of India [also known as The Institute of Cost & Works Accountants of India]) as on the date of publication of NIT. Necessary documentary evidence shall be submitted along with the technical proposal.				
2.	No. of Partners in the Firm/LLP as on the date of submitting proposal. (The partners must be associated with the Firm for at least One Year. The Partners must be holding Certificate of Practice issued by the Institute of Cost Accountants of India/Institute of Chartered Accountants of India and should be in whole time practice)	3 (Three) Partners Chartered Accountants/ Cost & Management Accountants	No. of Partners who are Chartered Accountants / Cost & Management Accountants	5 marks for every Partner holding certificate of practice	25
3	No. of GST Audit Assignments completed in infrastructure* projects for Central/State PSUs during last four years by Firm/LLP. Copy of work order/ completion certificate shall be attached	2 (Two) Assignments	No. of Assignments	10 marks per Assignment	40
4	Average Annual Turnover during last three financial years (FY 2019-20, FY 2020-21 and FY 2021-22)	Minimum Turnover of Rs.50 Lakh (Fifty Lakhs) (average)	Turnover	10 marks per fifty lakhs of Turnover (average)	20
Total					100

**Infrastructure sectors shall be as per the Harmonized Master List of Infrastructure subsector notified by Department of Economic Affairs, Ministry of Finance vide F. number 13/1/2017-INF dated 24th August 2020 (Refer Annexure-III of this RFP document).*

VII. Proposal Evaluation:

The electronic “Technical Proposals” shall be opened first, through GeM portal on the date and time specified in the tender document. The Financial Proposals of the technically qualified bidders shall be opened and the final selection will be done on the basis of total lowest fee quoted.

(i) Evaluation of Technical Proposals

In the first stage, the Technical Proposal will be evaluated on the basis of Bidder’s experience, and only those Bidders whose Technical Proposals get a score of 70 (seventy) marks or more out of 100 (one hundred) shall qualify for further evaluation process.

(ii) Evaluation of Financial Proposals

In the second stage, the financial evaluation will be carried out as per this Clause. Each Financial Proposal will be assigned a financial score (S_F). For financial evaluation, the total cost indicated in the Financial Proposal (BoQ), will be considered. The lowest Financial Proposal (F_M) will be given a financial score (S_F) of 100 points. The financial scores of other Proposals will be computed as follows:

$$S_F = 100 \times F_M / F$$

(F = amount of Financial Proposal)

(iii) Combined Evaluation of Proposals

Similar to the ranking of Financial Proposal, for calculating the final Technical Score (S_T) proposals with highest technical marks will be given a score 100 marks(T_M). The Technical Score(S_T) for other proposals will be computed as follows:

$$S_T = 100 \times T / T_M$$

Proposals will finally be ranked according to their combined technical (S_T) and financial (S_F) scores as follows:

$$S = S_T \times T_w + S_F \times F_w$$

Where S is the combined score, and T_w and F_w are weights assigned to Technical Proposal and Financial Proposal, which shall be **0.80 and 0.20** respectively.

VIII.Payment:

Payment will be made in 15 days on submission of final report and acceptance, subject to deduction of applicable TDS, if any.

IX. Other Terms:

- The proposal must remain valid and open for acceptance for a period of 60 days from the last date of submission of Bid.

- The assigned audit work or any part thereof shall not be sub-contracted.
- The audit firm has never been banned or delisted by Central/State Government or Quasi-Government Agency or any Public Sector Undertaking
- The firm shall work in strict confidence and shall ensure that the related data or information in respect of the audit is dealt with in strict confidentiality and secrecy.
- Incomplete or conditional bids would be liable for rejection.
- The audit firm must not be holding any assignment as statutory auditor or internal auditor of the SPV mentioned in this document.
- The firm shall be free from any disqualification under The Companies Act, 2013
- The fee quoted in financial proposal is inclusive of all charges and expenses to be incurred by auditor to carry out the audit work as per scope. The quoted prices shall be inclusive of GST.
- NMCG is not bound to accept the lowest bid or any bid and may at any time by giving notice in writing terminate the tendering process.
- Jurisdiction of courts for dispute resolution shall be New Delhi only.

X. Schedule:

S. No.	Event Description	Date and Time
1.	RFP Publish date	22 nd November 2022
2.	Pre-Bid Conference by Virtual Meeting Platform	28 th November 2022 at 14:00 Hrs.
3.	Clarification end date and time	28 th November 2022 at 17:00 Hrs.
4.	Last date & time for submission of proposal in GeM portal (Proposal Due Date or PDD)	9 th December 2022 up to 13:00 Hrs.
5.	Opening of Technical Proposals through GeM portal	9 th December 2022 up to 13:30 Hrs.
6.	Opening of Financial Proposal through GeM portal	To be informed later
7.	Validity of Proposal	60 days from Proposal Due Date

Format for Letter of Application
[On the Letter head of the Applicant]

Date:

To,
National Mission for Clean Ganga
1st Floor, Major Dhyan Chand National Stadium,
India Gate, New Delhi - 110002.
T: +91 11 2307 2900

Sub:

Dear Sir,

I/We (Name of the firm) hereby submit our proposal in response to the subject tender and confirm that:

- (a) We are enclosing and submitting herewith our proposal as per the requirements of the RFP document, for your evaluation and consideration.
- (b) I/We have read carefully the terms and conditions of RFP document including addenda/corrigenda if any attached hereto and hereby agree to abide by the said terms and conditions.
- (c) The bid is unconditional.
- (d) I/We undertake that documents submitted are genuine/authentic and nothing material has been concealed. I/We understand that the contract is liable to be cancelled, if it is found to be having obtained, through fraudulent means/concealment of information.
- (e) We shall make available to the NMCG any additional information it may find necessary or require to clarify, supplement or authenticate the Bid.
- (f) We agree to keep this bid valid for acceptance for a period of sixty (60) days from the date of opening the bid.
- (g) We confirm that until a formal appointment order is issued, this bid together with your written acceptance thereof and your notification of award, shall constitute a binding Contract between us.
- (h) I/We acknowledge the right of the NMCG to reject our proposal without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
- (i) We understand that you are not bound to accept any bid you may receive.
- (j) We confirm that the contents of the offer are given after fully understanding and all information furnished by us are correct and true and complete in every respect.
- (k) We confirm that all information/ documents / credentials submitted along with the offer are genuine, authentic, true, valid and complete in every respect.
- (l) We confirm that if any information or document submitted is found to be false / incorrect, the said offer shall be considered absolutely null & void and action as deemed fit may be

taken against us including termination of the contract and Banning of our firm and all partners of the firm as per provisions of law.

(m) We have never been banned or delisted by Central/State Government or Quasi-Government Agency or any Public Sector Undertaking.

(Signature of Authorised Signatory)

(Name, Title and Address)

Part-I: Details of Bidder

S. No.	Particulars	Details (to be filled in)
1	Name of the Audit Firm	
2	Year of Establishment	
3	ICMAI Registration Number of Firm (refer criteria s.no.1)	
4	PAN of the Firm	
5	GST Registration Number	
6	Address of Registered office	
7	Telephone Number	
8	Email ID	
9	Website	
10	Branch Office(s) of the Audit Firm	
11	No. and Name of Partners	

It is certified that the information given above is TRUE to the best of our knowledge. The organization shall stand liable for any information given above which is later found to be FALSE.

Place:

Signature of the Authorized Signatory

Date:

Name & Designation with Stamp

Part-II: Information required to be filled up by the Firms/LLPs for evaluation Criteria

S. no.	Criteria	Indicate Experience
1	Firm's/LLP's years of experience in practice (From date of registration with the Institute of Cost Accountants of India [<i>also known as The Institute of Cost & Works Accountants of India</i>]) as on the date of publication of NIT. Necessary documentary evidence shall be submitted along with the technical proposal.	
2.	No. of Partners in the Firm/LLP as on the date of submitting proposal. (The partners must be associated with the Firm for at least One Year. The Partners must be holding Certificate of Practice issued by the Institute of Cost Accountants of India/Institute of Chartered Accountants of India and should be in whole time practice)	(Details to be enclosed in Appendix 'A')
3	No. of GST Audit Assignments completed in infrastructure projects for Central/State PSUs during last four years by Firm/LLP. Audit of each financial Year shall be treated as a separate assignment. Copy of work order/ completion certificate shall be attached	(Details to be enclosed in Appendix 'B')
4	Average Annual Turnover during last three financial years (FY 2019-20, FY 2020-21 and FY 2021-22)	(Details to be enclosed in Appendix 'C')

Note:-

- 1) Documentary evidences of all the information as stated above are to be furnished along with the proposal.
- 2) All the pages of offers and documents to be attached are to be signed by the partner/owner of the Firms/LLPs along with seal of the Firms/LLPs.

Declaration

I, _____ Partner / Managing Partner of the Firm/LLP _____, hereby declare that the above information furnished is true & correct to the best of my knowledge and I will abide by the Terms & Conditions set by the NMCG for the appointment of GST Auditors.

Signature and seal of the Firm/LLP

Appendix-A: Details of Partners

S. no.	Name of Partner	Membership No.	Date of Joining as a Partner	Date of Issue of Certificate of Practice	Date of Fellow Membership

Note: - Copy of Partnership Deed / Relevant Document issued by the Institute/available at Institute's site and copy of Certificate of Practice of each partner are to be enclosed.

Appendix-B: Experience in GST Audit Assignments

S. no.	Name of Project	Duration of the Assignment	F.Y. for which GST Audit Conducted	Fees for the Assignment	Any other information

Note: - Copy of work order/ completion certificate shall be attached.

Appendix-C: Financial Strength of the Bidder

S. No.	Financial Year	Turnover (Rs. in Crores)
1		
2		
3		
Average Turnover		

Note:- Copy of audited balance sheet and profit and loss account for the respective three financial years must be submitted along with summary as cover page on bidder's letter head.



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असाधारण
EXTRAORDINARY
भाग I—अण्ड 1
PART I—Section 1
प्राधिकार से प्रकाशित
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No. 213]

नई दिल्ली, शुक्रवार, अगस्त 28, 2020/भाद्र 6, 1942
NEW DELHI, FRIDAY, AUGUST 28, 2020/BHADRA 6, 1942

वित्त मंत्रालय

(वार्षिक कार्य विभाग)

(अवसंरचना कीटि और सर्वोच्च अनुपात)

अधिसूचना

नई दिल्ली, 24 अगस्त, 2020

फा. सं. 13/1/2017-ईका.—सक्षम प्राधिकारी के अनुमोदन से अवसंरचना उप-क्षेत्रों की अद्यतन सुमेलित मास्टर सूची (अनुबंध-1) एतद्वारा अधिसूचित की जाती है। दिनांक 13 अगस्त, 2018 की अधिसूचना में किए गए निम्नलिखित परिवर्तनों को नई सूची में समाविष्ट किया गया है।

i. सस्ते किराये वाले आवासीय परिसर को परिभाषित करते हुए फुटनोट के साथ 'सामाजिक एवं वाणिज्यिक अवसंरचना' की श्रेणी में एक नई मंड को जोड़ने के द्वारा अवसंरचना उपक्षेत्रों की सुमेलित मास्टर सूची में 'सस्ते किराये वाले आवासीय परिसर' को जोड़ा जाता है।

बी. पुरुषार्थ, संयुक्त सचिव (आईपीएफ)

अनुबंध-1

अवसंरचना उप-क्षेत्रों की अद्यतन सुमेलित मास्टर सूची

क्र.सं.	श्रेणी	अवसंरचना उप-क्षेत्र
1.	परिवहन एवं हॉबिस्टिक्स	सड़क और पुल पत्तन ¹ पोत कारखाना ²

		<p>अन्तर्देशीय जलमार्ग एयरपोर्ट इलेक्ट्रिकल एवं मिमल प्रणाली सुरंग, पुल, सेतु सहित रेलवे ट्रैक कारखाने एवं संबद्ध रखरखाव की सुविधाओं के साथ रेलवे रोलिंग स्टॉक स्टेशन एवं समीपवर्ती वाणिज्यिक अवसंरचना सहित रेलवे टर्मिनल अवसंरचना शहरी लोक परिवहन (शहरी सड़क परिवहन के मामले में रोलिंग स्टॉक को छोड़कर) लॉजिस्टिक्स अवसंरचना⁹ भारी-भरकम सामग्री परिवहन पाइपलाइनें⁸</p>
2.	ऊर्जा	<p>विद्युत उत्पादन विद्युत पारेषण विद्युत वितरण तेल/गैस/द्रवीभूत प्राकृतिक गैस (एलएनजी) भंडारण सुविधा⁸</p>
3.	जल और स्वच्छता	<p>ठोस अपशिष्ट प्रबंधन जल शोधन संयंत्र वाहित मल संग्रहण, प्रबंधन तथा निपटान प्रणाली सिंचाई (बांध, चैनल, तटबंध आदि) स्टोर्म वाटर निकासी प्रणाली</p>
4.	संचार	<p>दूरसंचार (फिक्स्ड नेटवर्क)⁸ दूरसंचार टावर दूरसंचार और दूरसंचार सेवाएं</p>
5.	सामाजिक तथा वाणिज्यिक अवसंरचना	<p>शिक्षण संस्थाएं (कैपिटल स्टॉक) खेलकूद अवसंरचना⁷ अस्पताल (कैपिटल स्टॉक)⁸ पर्यटन अवसंरचना अर्थात् (i) 1 मिलियन से अधिक आबादी वाले शहरों से बाहर अवस्थित तीन-सितारा अथवा उच्चतर श्रेणी के वर्गीकृत होटल (ii) रोपवे एवं केबल कार औद्योगिक पार्कों तथा फूड पार्कों, टैक्सटाइल पार्कों, विशेष आर्थिक क्षेत्र, पर्यटन सुविधा तथा कृषि बाजार जैसी औद्योगिक गतिविधि सहित अन्य पार्कों हेतु माझी अवसंरचना कृषि तथा बागवानी उत्पाद हेतु शीत भंडारण सहित कटाई उपरान्त भण्डारण अवसंरचना टर्मिनल बाजार मृदा-परीक्षण प्रयोगशालाएं प्रशीतन शृंखला⁹ सस्ते आवास¹⁰ सस्ते किराये वाले आवासीय परिसर¹¹</p>

1. मुख्य तलकर्मण शामिल है।
 2. "पोत कारखाने" को तैरती हुई अथवा तटीय, घुमावदार बंदरगाह, लंगरगाह और डॉकिंग सुविधा, जलावतरण मंच और/ अथवा पोत उठाव की आवश्यक विशेषताओं वाले जल पर अथवा भूमि पर स्थित सुविधा के रूप में परिभाषित किया गया है, और जो पोत निर्माण/मरम्मत/पोत तोड़ने के कार्यकलाप करने में सक्षम है।
 3. "लॉजिस्टिक्स अवसंरचना में न्यूनतम 50 करोड़ रुपये के निवेश तथा 10 एकड़ के न्यूनतम क्षेत्रफल के साथ अंतर्देशीय कंटेनर डिपो (आईसीडी), 15 करोड़ रुपये के न्यूनतम निवेश तथा 20,000 वर्ग फुट के न्यूनतम क्षेत्रफल के साथ शीत शृंखला सुविधा तथा/अथवा 25 करोड़ रुपये के न्यूनतम निवेश तथा 1 लाख वर्ग फुट के न्यूनतम क्षेत्रफल के साथ भंडार गृह सुविधा सहित बहुविध लॉजिस्टिक्स पार्क सम्मिलित है।"
 4. तेल, गैस, स्लरी, जल आपूर्ति तथा लौह अयस्क पाइपलाइनें शामिल हैं।
 5. कच्चे तेल का महत्वपूर्ण भण्डारण शामिल है।
 6. ऑप्टिक फाइबर/वायर/केबल नेटवर्क, जो ब्राडबैंड/इंटरनेट उपलब्ध कराते हैं, शामिल हैं।
 7. खेलकूद और खेलकूद संबंधी कार्यकलाप में प्रशिक्षण/अनुसंधान के लिए प्रशिक्षणशालाओं हेतु खेलकूद स्टेडियम और अवसंरचना का प्रावधान शामिल है।
 8. चिकित्सा कालेज, पैरा-चिकित्सा प्रशिक्षण संस्थान तथा नैदानिक केंद्र शामिल हैं।
 9. कृषि तथा संबद्ध उत्पाद, समुद्री उत्पाद तथा मांस के परिरक्षण अथवा भण्डारण हेतु खेत स्तर की प्री-कूलिंग हेतु प्रशीतन कक्ष सुविधा शामिल है।
 10. "सस्ते आवास" को एक ऐसी आवासीय परियोजना के रूप में परिभाषित किया गया है जिसमें अधिकतम 60 वर्ग मीटर के कार्पेट क्षेत्रफल^७ वाली आवासीय इकाई के लिए फर्श क्षेत्रफल अनुपात (एफएसआर)/फ्लोर स्पेस इंडेक्स (एफएसआई) के कम से कम 50 प्रतिशत का उपयोग किया गया है।
 11. "सस्ते किराये वाले आवासीय परिसर" का अर्थ मूलभूत नागरिक अवसंरचना सुविधा जैसे कि जल, स्वच्छता, जल अवशिष्ट/सैप्टेज, सड़क, विद्युत के साथ आवश्यक सामाजिक/वाणिज्यिक अवसंरचना के साथ 25 वर्ष की न्यूनतम अवधि हेतु शहरी प्रवासी/गरीब (इडब्ल्यूएस/एलआईजी श्रेणियों) के लिए केवल किराये के उद्देश्य से उपयोग की जाने वाली परियोजनाओं से हैं तथा जहां यह परियोजना स्थित होगी वहां आसपास के क्षेत्र के स्थानीय सर्वे के आधार पर स्थानीय प्राधिकारियों/निर्मायों द्वारा आरंभिक किराया तय किया जाएगा।
- परियोजना का अर्थ सूचीबद्ध परियोजना से है न्यूनतम दो कमरों या एक कमरे की 40 आवासीय शयनकक्ष डोरमैट्री इकाइयों या किसी भी अनुपात में सभी तीनों के मिश्रण वाली परंतु यह दो शयनकक्ष इकाइयों के अंतर्गत कुल विकसित क्षेत्रफल के एक तिहाई से अधिक न हो।
- आवासीय इकाइयों (टीयू) का अर्थ 60 वर्ग मीटर तक कार्पेट क्षेत्रफल^७ के लिविंग क्षेत्रफल, रसोई, शौचालय एवं स्नानागार के साथ दो बैडरूम को शामिल करके एक इकाई या 30 वर्ग मीटर कार्पेट क्षेत्रफल^७ तक लिविंग क्षेत्रफल रसोई, शौचालय एवं स्नानागार के साथ एकल शयनकक्ष से है।
- डोरमैट्री इकाइयों का अर्थ 30 वर्ग मीटर कार्पेट क्षेत्रफल^७ में उभयनिष्ठ रसोई, शौचालय एवं स्नानागार के साथ तीन डोरमैट्री शयन के समुच्चय से है अर्थात् प्रति डोरमैट्री शयन पर 10 वर्ग मीटर कार्पेट क्षेत्रफल^७।
- ^७ "कार्पेट क्षेत्रफल" का तात्पर्य वही होगा जो स्थावर संपदा (विनियम और विकास) अधिनियम, 2016 की धारा 2 के खंड (ट) में दिया गया है।

MINISTRY OF FINANCE

(Department of Economic Affairs)

(INFRASTRUCTURE POLICY & PROGRAMME SECTION)

NOTIFICATION

New Delhi, the 24th August, 2020

F. No. 13/1/2017-INF.—With the approval of the Competent Authority, an updated Harmonized Master List of Infrastructure Sub-sectors (**Annexure-I**) is hereby notified. The new list incorporates the following change to the notification dated 13th August, 2018:

i. “Affordable Rental Housing Complex” is included in the Harmonized Master List of Infrastructure Sub-sectors by insertion of a new item in the category of ‘Social and Commercial Infrastructure’, with a footnote defining Affordable Rental Housing Complex.

B. PURUSHARTHA, Jt. Secy. (IPF)

Annexure-I

Updated Harmonized Master List of Infrastructure Sub-sectors

Sl.No.	Category	Infrastructure sub-sectors
1.	Transport and Logistics	<ul style="list-style-type: none"> • Roads and bridges • Ports¹ • Shipyards² • Inland Waterways • Airport • Railway track including electrical & signalling system, tunnels, viaducts, bridges • Railway rolling stock along with workshop and associated maintenance facilities • Railway terminal infrastructure including stations and adjoining commercial infrastructure • Urban Public Transport (except rolling stock in case of urban road transport) • Logistics Infrastructure³ • Bulk Material Transportation Pipelines⁴
2.	Energy	<ul style="list-style-type: none"> • Electricity Generation • Electricity Transmission • Electricity Distribution • Oil/Gas/Liquefied Natural Gas (LNG) storage facility⁵
3.	Water and Sanitation	<ul style="list-style-type: none"> • Solid Waste Management • Water treatment plants • Sewage collection, treatment and disposal system • Irrigation (dams, channels, embankments, etc.) • Storm Water Drainage System
4.	Communication	<ul style="list-style-type: none"> • Telecommunication (fixed network)⁶ • Telecommunication towers • Telecommunication & Telecom Services
5.	Social and Commercial Infrastructure	<ul style="list-style-type: none"> • Education Institutions (capital stock) • Sports Infrastructure⁷ • Hospitals (capital stock)⁸ • Tourism infrastructure viz. (i) three-star or higher category classified hotels located outside cities with population of more than 1 million, (ii) ropeways and cable cars

	<ul style="list-style-type: none"> • Common infrastructure for Industrial Parks and other parks with industrial activity such as food parks, textile parks, Special Economic Zones, tourism facilities and agriculture markets • Post-harvest storage infrastructure for agriculture and horticultural produce including cold storage • Terminal markets • Soil-testing laboratories • Cold Chain⁹ • Affordable Housing¹⁰ • Affordable Rental Housing Complex¹¹
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¹ Includes Capital Dredging

² "Shipyard" is defined as a floating or land-based facility with the essential features of waterfront, turning basin, berthing and docking facility, slipways and/or ship lifts, and which is self sufficient for carrying on shipbuilding/repair/breaking activities.

³ "Logistics Infrastructure" means and includes Multimodal Logistics Park comprising Inland Container Depot (ICD) with minimum investment of Rs. 50 crore and minimum area of 10 acre, Cold Chain Facility with minimum investment of Rs. 15 crore and minimum area of 20,000 sq ft, and/or Warehousing Facility with investment of minimum Rs. 25 crore and minimum area of 1 lakh sq ft.

⁴ Includes Oil, Gas, Slurry, Water supply and Iron Ore Pipelines

⁵ Includes strategic storage of crude oil.

⁶ Includes optic fibre/wire/cable networks which provide broadband / Internet.

⁷ Includes the provision of Sports Stadia and Infrastructure for Academies for Training/Research in Sports and Sports-related activities.

⁸ Includes Medical Colleges, Para Medical Training Institutes and Diagnostics Centres.

⁹ Includes cold room facility for farm level pre-cooling, for preservation or storage of agriculture and allied produce, marine products and meat.

¹⁰ "Affordable Housing" is defined as a housing project using at least 50% of the Floor Area Ratio (FAR)/Floor Space Index (FSI) for dwelling units with carpet area[®] of not more than 60 square meters.

¹¹ "Affordable Rental Housing Complex" means a project to be used for rental purpose only for urban migrant/poor (EWS/LIG categories) for a minimum period of 25 years with basic civic infrastructure facilities such as water, sanitation, sewerage/septage, road, electricity along with necessary social/commercial infrastructure and the initial rent fixed by Local Authority/Entities based on local survey of surrounding area wherein the project is situated.

Project means a listed project having at least 40 Dwelling Units of double room or single room or equivalent Dormitory Units or a mix of all three in any ratio but not more than one third of total built up area under double bedrooms units.

Dwelling Units (DUs) means a unit comprising of double bed room with living area, kitchen, toilet and bathroom of up to 60 square meters carpet area[®] or single bed room with living area, kitchen, toilet and bathroom of up to 30 square meters carpet area[®].

Dormitory Units means a set of 3 Dormitory Bed with common kitchen, toilet and bathroom in 30 square meters carpet area[®] meaning 10 square meters carpet area[®] per Dormitory Bed.

[®] "Carpet Area" shall have the same meaning as assigned to it in clause (k) of section 2 of the Real Estate (Regulation and Development) Act, 2016.

FORM OF FINANCIAL PROPOSAL (BOQ)

(This form is provided at <https://gem.gov.in/>. Bidders are advised to download and fill the required details in the permitted cells and upload the same)