



Basic Details

Organisation Chain	Santacruz Electronics Export Processing Zone Special Economic Zone Mumbai		
Tender Reference Number	SEEPZM/57/2026-EO		
Tender ID	2026_SEEPZ_929129_1	Withdrawal Allowed	Yes
Tender Type	Open Tender	Form of contract	Item Rate
Tender Category	Works	No. of Covers	2
General Technical Evaluation Allowed	No	ItemWise Technical Evaluation Allowed	No
Payment Mode	Offline	Is Multi Currency Allowed For BOQ	No
Is Multi Currency Allowed For Fee	No	Allow Two Stage Bidding	No

Payment Instruments

Offline	S.No	Instrument Type
	1	R-T-G-S
	2	NEFT

Cover Details, No. Of Covers - 2

Cover No	Cover	Document Type	Description
1	Fee/PreQual/Technical	.pdf	Technical Bid
2	Finance	.xls	Financial

Tender Fee Details, [Total Fee in ₹ * - 0.00]

Tender Fee in ₹	0.00		
Fee Payable To	Nil	Fee Payable At	Nil
Tender Fee Exemption Allowed	No		

EMD Fee Details

EMD Amount in ₹	20,00,000	EMD Exemption Allowed	No
EMD Fee Type	fixed	EMD Percentage	NA
EMD Payable To	SEEPZ SEZ AUTHORITY FUND	EMD Payable At	SEEPZ SEZ, Mumbai

Work /Item(s)

Title	DEVELOPMENT OF A 1 MLD WATER TREATMENT PLANT ON THE DEVAL TALAO AND CAMPUS DUG WELL SOURCE AND ASSOCIATED INFRASTRUCTURE AT SEEPZ SEZ MUMBAI ON HYBRID ANNUITY MODEL				
Work Description	DEVELOPMENT OF A 1 MLD WATER TREATMENT PLANT ON THE DEVAL TALAO AND CAMPUS DUG WELL SOURCE AND ASSOCIATED INFRASTRUCTURE AT SEEPZ SEZ MUMBAI ON HYBRID ANNUITY MODEL				
Pre Qualification Details	Please refer Tender documents.				
Independent External Monitor/Remarks	NA				
Tender Value in ₹	NA	Product Category	Civil Works - Water Works	Sub category	NA
Contract Type	Tender	Bid Validity(Days)	180	Period Of Work(Days)	NA
Location	SEEPZ SEZ, Andheri (E), Mumbai	Pincode	400096	Pre Bid Meeting Place	ONLINE
Pre Bid Meeting Address	ONLINE	Pre Bid Meeting Date	19-Oct-2026 11:00 AM	Bid Opening Place	ONLINE
Should Allow NDA Tender	No	Allow Preferential Bidder	No		
Tenderer Class	As per Tender Document				

Critical Dates

Publish Date	07-Oct-2026 09:00 AM	Bid Opening Date	29-Oct-2026 04:00 PM
Document Download / Sale Start Date	07-Oct-2026 09:00 AM	Document Download / Sale End Date	28-Oct-2026 03:00 PM

Clarification Start Date	NA	Clarification End Date	NA
Bid Submission Start Date	21-Oct-2026 03:00 PM	Bid Submission End Date	28-Oct-2026 03:00 PM

Tender Documents

NIT Document	S.No	Document Name	Description	Document Size (in KB)	
	1	Tendernotice_1.pdf	NIT	178.20	
Work Item Documents	S.No	Document Type	Document Name	Description	Document Size (in KB)
	1	Tender Documents	VF_SEEPZ_WTP_HAM_RFP_R1_230826.pdf	DEVELOPMENT OF A 1 MLD WATER TREATMENT PLANT ON THE DEVAL TALAO AND CAMPUS DUG WELL SOURCE AND ASSOCIATED INFRASTRUCTURE AT SEEPZ SEZ MUMBAI ON HYBRID ANNUITY MODEL	891.98
	2	BOQ	BOQ_976394.xls	Financial BoQ	413.00

Tender Inviting Authority

Name	Deputy Development Commissioner
Address	Office Of The Development Commissioner SEEPZ SEZ



SEEPZ

SPECIAL ECONOMIC ZONE AUTHORITY

Bid Document for

DEVELOPMENT OF A 1.0 MLD WATER TREATMENT PLANT ON THE DEVAL TALAO AND CAMPUS DUG WELL SOURCE AND ASSOCIATED INFRASTRUCTURE AT SEEPZ-SEZ, MUMBAI ON HYBRID ANNUITY MODEL

TENDER No.: SEEPZM/57/2026-EO

Date of Issue : 07/10/2026

ISSUING AUTHORITY:

Development Commissioner, SEEPZ- SEZ, Mumbai

**Postal Address: SEEPZ SEZ, MIDC Central Road, Andheri
East, Mumbai – 400096.**

E – Mail: amank.g142101@gov.in
with cc to ddcseepz-mah@nic.in & seepz.pmu@gov.in

Helpline No.: 022-28290857

Landline: 022-28294728/29

(From 9:30 A.M. to 6:00 P.M.)

E-TENDER NOTICE

**Office of the Zonal Development Commissioner, SEEPZ–SEZ, Andheri (East),
Mumbai 400 096**

TENDER No.: SEEPZM/57/2026-EO

Dated: 07 October 2026

On behalf of the SEEPZ–SEZ Authority, the undersigned invites online e-tenders from eligible Bidders for the work described below. Interested Bidders may view and download the bid document and upload their bid, duly completed, online as set out in this notice.

1	Name of work	Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and campus dug well sources, including raw water lifting works, treated water storage, a Sector-1 booster station, an automatic municipal-supply changeover facility and dedicated delivery mains to nine Sector-1 building storage reservoirs, together with Operation and Maintenance for 15 years, through Hybrid Annuity Model based Public Private Partnership.
2	Scope in brief	Raw water intake and lifting from Deval Talao and the campus dug well; raw water transmission; water treatment plant of 1.0 MLD design capacity with a guaranteed minimum production of 0.5 MLD on every day of the year; treated water storage of 200 m ³ ; Sector-1 booster station with hydropneumatic pressure control; automatic changeover facility interconnecting the existing MCGM supply through SEEPZ distribution network bulk supply as standing backup; approximately 1.4 km of dedicated ductile iron delivery mains serving nine Sector-1 building storage reservoirs with level-based demand control and telemetry; supervisory control, instrumentation and online water quality analysers; on-site NABL-conformant laboratory; solar photovoltaic generation of not less than 40 kWp; Operation and Maintenance for 15 years from COD.
3	Treated water quality	Potable water conforming at all times to IS 10500:2012 (Drinking Water — Specification), as amended, at the acceptable limits.
4	Estimated capital works cost / construction period	INR 9.60 Crore / 12 months for construction and 3 months for trial operation of the new facilities.
5	Estimated Operation and Maintenance cost / O&M period	INR 10.10 Crore (at Q1 2026 price levels, excluding Power Charges) / 15 years from the COD.
6	Bid Security	INR 20,00,000 (Rupees Twenty Lakh only), or a Bid Securing Declaration in the format at Annexure 1H.
7	Date of availability of bid documents	From 07-10-2026
8	Site visit and source inspection	Up to 14-10-2026, 17:00 hours. Attendance is strongly recommended; the Deval Talao and dug well sites will be opened for inspection and sampling.
9	Last date for receipt of queries	16-10-2026, 16:00 hours
10	Pre-bid meeting	19-10-2026 at 11:00 hours, in hybrid mode, at the Office of the Zonal Development Commissioner, SEEPZ–SEZ https://seepz.webex.com/seepz/j.php?MTID=me7c9610b40219348d925bbef51b7dbae Meeting number: 2518 609 3665 Password: Prebid@19
11	Bid Due Date	28-10-2026 at 15:00 hours
12	Opening of Qualification Proposals	29-10-2026 at 16:00 hours
13	For clarifications, contact	The Deputy Development Commissioner (Infrastructure), SEEPZ–SEZ, Andheri (East), Mumbai 400 096

14. Bids must be submitted through the Central Public Procurement Portal at <https://eprocure.gov.in> before the date and time specified as the Bid Due Date. The Authority takes no responsibility for delay or non-availability of internet connectivity, network traffic, holidays or any other cause.

15. Details of the tender, any corrigendum, and updates on the pre-bid meeting will be published on the same portal and on the Authority's website. Bidders are advised to check the portal regularly until the Bid Due Date.

16. The Authority reserves the right to accept or reject any or all bids without assigning any reason, and to annul the Bid Process at any stage, without any liability or obligation to the Bidders.

Sd/-

Deputy Development Commissioner
for and on behalf of the SEEPZ–SEZ Authority

DISCLAIMER

The information contained in this Request for Proposal (RFP) or subsequently provided to Bidders, whether verbally or in documentary form, by or on behalf of the SEEPZ–SEZ Authority (the Authority) or any of its employees, advisers or representatives, is provided to Bidders on the terms and conditions set out in this RFP and any other terms and conditions subject to which such information is provided.

This RFP is not an agreement and is neither an offer nor an invitation by the Authority to any party other than the entities qualified to submit Bids. The purpose of this RFP is to provide interested parties with information that may be useful to them in making their financial offers pursuant to this RFP. This RFP includes statements which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require.

This RFP may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisers to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFP. The assumptions, assessments, statements and information contained in this RFP may not be complete, accurate, adequate or correct. Each Bidder should therefore conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this RFP and obtain independent advice from appropriate sources.

Source data. The yield, water level and water quality data relating to Deval Talao and the campus dug well set out in this RFP and its annexures are indicative only. They derive from the bathymetric survey of 29 January 2026 and from limited historical records. The Authority makes no representation or warranty as to the sustained yield or the quality of either source. Each Bidder is required to satisfy itself, by its own investigation and sampling during the site visit period, as to the characteristics of both sources. The Concessionaire will carry out the Raw Water Characterisation Programme set out at Volume III, Section 4 before the Basic Engineering Design is frozen, and bears the risk of process selection.

Information provided in this RFP to the Bidders is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise of any interpretation or opinion on law expressed in this RFP.

The Authority, its employees and advisers make no representation or warranty and shall have no liability to any person, including any Bidder, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way with the qualification of Bidders for participation in the Bid Process.

The Authority also accepts no liability of any nature, whether resulting from negligence or otherwise, howsoever caused, arising from reliance of any Bidder upon the statements contained in this RFP. The Authority may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP.

The issue of this RFP does not imply that the Authority is bound to select a Bidder or to appoint a Concessionaire for the Project, and the Authority reserves the right to reject all or any of the Bids without assigning any reason whatsoever. The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid, including but not limited to preparation,

copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority, site visits, sampling and analysis, or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bid Process.

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Structure of Bid Document

Volume	Title	Content
I	Request for Proposal	Disclaimer; definitions; Section I — Introduction; Section II — Eligibility and Qualification Criteria; Section III — Instructions to Bidders; Annexures comprising the bid forms and formats
II	Draft Concession Agreement	The commercial and legal architecture of the concession: articles governing scope, conditions precedent, construction, operation and maintenance, payment, default, termination and dispute resolution, together with Schedules 1 to 13
III	Employer's Requirements and Technical Specifications	Scope of work; the site and the sources; the Raw Water Characterisation Programme; process selection; design basis; treated water quality standard; the testing and monitoring treatment facility requirements; storage, the delivery system and network interconnection; controls and instrumentation; key performance indicators
IV	Financial Proposal Formats	The Bid Price Sheet and the schedule of quoted items

DEFINITIONS

In this RFP, the following words and expressions shall, unless repugnant to the context or meaning thereof, have the meaning assigned to them below. Words and expressions used in this RFP but not defined here shall have the meaning assigned to them in the Concession Agreement.

Term	Meaning
Appointed Date	the date on which all conditions precedent other than CP-1 have been fulfilled or waived and the Authority has so notified the Concessionaire, being the date from which the Construction Period is reckoned; where that date has not occurred within 90 days of signature, the extension and compensation provisions of Volume II (Article 3 provisions) apply.
Applicable Laws	all laws, brought into force and effect by the Government of India, the Government of Maharashtra or any local body having jurisdiction, including the Special Economic Zones Act 2005 and the Rules made thereunder, the Water (Prevention and Control of Pollution) Act 1974, the Environment (Protection) Act 1986, the Maharashtra Groundwater (Development and Management) Act 2009, the Wetlands (Conservation and Management) Rules 2017, and the Mumbai Municipal Corporation Act 1888, in each case as amended.
Applicable Permits	all clearances, licences, permits, authorisations, no-objection certificates, consents, approvals and exemptions required to be obtained or maintained under Applicable Laws in connection with the construction, operation and maintenance of the Facilities during the term of the Concession Agreement.
Authority	the SEEPZ–SEZ Authority constituted under Section 31 of the Special Economic Zones Act 2005, acting through the Zonal Development Commissioner, SEEPZ–SEZ.
Bid	the Qualification Proposal and the Financial Proposal submitted by a Bidder in response to this RFP.
Bid Due Date	the date and time specified in the e-Tender Notice, or as extended by the Authority, by which Bids must be received.
Bid Project Cost	the capital cost of the Facilities quoted by a Bidder in its Financial Proposal, inclusive of all taxes and duties but excluding Goods and Services Tax, being the amount on which the Construction Payments and the Capex Annuity are computed.
Building GSR	a ground or terrace storage reservoir serving a Sector-1 building, owned and maintained by the Authority or the unit occupant, and outside the Facilities save for the connections and instrumentation installed on it under the Concession Agreement.
Capex Annuity	the 60% of the Bid Project Cost payable to the Concessionaire in 30 equal half-yearly instalments over the O&M Period, together with interest computed in accordance with Clause 9 of the Concession Agreement.
COD	the Commercial Operations Date, being the date on which the Independent Engineer certifies that the Facilities have completed the Trial Run successfully and are fit to commence commercial operation.
Concessionaire	the Special Purpose Vehicle incorporated by the Selected Bidder which executes the Concession Agreement with the Authority.
Construction Payments	the 40% of the Bid Project Cost payable to the Concessionaire during the Construction Period against certified completion of Payment Milestones.
Construction Period	the period of 12 months from the Appointed Date within which the construction works must be completed, as may be extended in accordance with the Concession Agreement.
Delivery Infrastructure	the Sector-1 booster station, the existing distribution network Changeover Facility, the dedicated delivery mains from the booster header to the GSR Delivery Points, the GSR connections, check meters, level instrumentation, remote terminal units and associated telemetry, all forming part of the Facilities.

Term	Meaning
Delivery Point	the Payment Metering Point, being the flanged outlet of the treated water bulk meter chamber on the feed to the Sector-1 booster station header, upstream of the existing distribution network Changeover Facility, at which the quantity and quality of treated water produced by the Facilities are measured for payment; water drawn through the existing distribution network Changeover Facility is excluded from the quantity so measured. Delivery Point and Payment Metering Point are used interchangeably.
Design Maximum Production	1,000 cubic metres per day (1.0 MLD) of treated water, being the maximum daily quantity the Facilities must be capable of producing and delivering, callable by the Authority during the Monsoon Season.
Dug Well	the existing masonry dug well within the SEEPZ–SEZ campus, together with any additional production wells developed by the Concessionaire under the Concession Agreement, collectively forming the dug well.
ESHS	environmental, social, health and safety.
Facilities	the raw water intake and lifting works, raw water transmission mains, the water treatment plant, the treated water storage reservoir, the treated water pumping station and transmission main, the Delivery Point works, the Delivery Infrastructure including the Sector-1 booster station, the existing distribution network Changeover Facility, the dedicated delivery mains, the GSR connections and the GSR instrumentation, the laboratory, the solar photovoltaic installation, the supervisory control and instrumentation system, and all associated civil, mechanical, electrical and instrumentation works forming the subject of the Project.
GSR Delivery Points	the inlet flange at each of the nine Building GSRs listed in the GSR schedule issued with this RFP, at which the Concessionaire delivers treated water and at which quality is verifiable by sampling.
Guaranteed Energy Consumption	the maximum number of units of grid power per cubic metre of treated water delivered, quoted by a Bidder in its Financial Proposal for each production and raw water quality band, which it expects the Concessionaire to consume during the O&M Period.
Guaranteed Minimum Production	500 cubic metres per day (0.5 MLD) of treated water conforming to the Treated Water Standard, which the Concessionaire must deliver at the Delivery Point on every day of the year throughout the O&M Period, subject only to Force Majeure and to the Authority's own scheduling.
Independent Engineer	the firm or person appointed by the Authority to supervise construction, certify Payment Milestones and monitor compliance with the Key Performance Indicators during the O&M Period.
Lake	Deval Talao, the water body within the SEEPZ–SEZ campus, having an area of 1.30 hectares and gross storage of 26.43 ML as established by the bathymetric survey of 29 January 2026.
Existing distribution Changeover Facility	the motorised changeover, non-return, isolation, metering and control works interconnecting the municipal bulk supply with the Sector-1 booster header as standing backup, forming part of the Facilities.
Monsoon Season	the period from 1 July to 30 November in each year.
O&M Charges	the amount quoted by a Bidder per month, inclusive of all taxes but excluding Goods and Services Tax and excluding Power Charges, to operate and maintain the Facilities during the O&M Period, escalated in accordance with the Concession Agreement.
O&M Period	the period of 15 years commencing on the COD.
Payment Milestones	the milestones set out in Schedule 5 of the Concession Agreement, on certified completion of which the Construction Payments become due.
Potable Induction Date	the date on which the Independent Engineer certifies that treated water delivered at the Delivery Point has conformed to the Treated Water Standard for twelve consecutive months from the COD, from which date the Facilities assume primary drinking-water duty for Sector-1.
Potable Induction	the period from the COD to the Potable Induction Date, during which

Term	Meaning
Period	drinking-water duty for Sector-1 remains with the municipal supply and plant output is directed to non-potable and kiosk duty in accordance with Volume III, Clause 11.2.4.
Power Charges	the amount payable to the Concessionaire on account of grid power actually consumed in operating the Facilities, capped at the Guaranteed Energy Consumption applicable to the relevant production and raw water quality band.
Process Selection Report	the report to be submitted by the Concessionaire under Volume III, Section 5, setting out the treatment process selected on the basis of the Raw Water Characterisation Programme and the pilot trial, together with the supporting design calculations.
Raw Water Characterisation Programme	the programme of raw water sampling, analysis and pilot testing set out at Volume III, Section 4, which the Concessionaire must complete before the Basic Engineering Design is submitted for approval.
Reference Annual Production	266,500 cubic metres of treated water per annum, being the quantity adopted for the purpose of evaluating Financial Proposals; it is not a guarantee of offtake.
Scheduled COD	the date which is 15 months from the Appointed Date.
Selected Bidder	the Bidder whose Bid is declared successful in accordance with Section III of this RFP.
Site	the land and interests in land made available by the Authority to the Concessionaire for the Facilities, comprising the treatment plant plot, the Lake intake location, the Dug Well head, the dug well area and the corridors for the raw water and treated water transmission mains.
Treated Water Standard	the requirement that treated water delivered at the Delivery Point conforms at all times to the acceptable limits specified in IS 10500:2012, Drinking Water — Specification, as amended, and to any additional or more stringent requirement specified in Volume III, Section 7.
Trial Run	the period of 3 months following the Construction Completion Date during which the Facilities are operated continuously to demonstrate compliance with the Treated Water Standard and the Key Performance Indicators.

SECTION I — INTRODUCTION

1. Background

- 1.1** The Santacruz Electronics Export Processing Zone was established on 1 May 1973 and was converted to a Special Economic Zone in November 2000. It occupies 110 acres of land leased through the Maharashtra Industrial Development Corporation at Andheri (East), Mumbai, and accommodates 260 operational units over approximately 33,01,967 square feet of built-up area, with an annual export turnover of the order of INR 37,000 Crore.
- 1.2** The Zone draws its entire potable water supply from the bulk connection of the Municipal Corporation of Greater Mumbai. That supply is constrained, and the shortfall has historically been met by tanker water at several times the mains tariff. The Authority has determined that a second, campus-controlled potable water source should be developed to improve security of supply, reduce dependence on the municipal connection and reduce the cost of water to units in the Zone.
- 1.3** Two water resources exist within the campus. The first is Deval Talao, a water body of 1.30 hectares with a gross storage of 26.43 ML and live storage of 18.28 ML above the ecological reserve level of 24.0 m, as established by the bathymetric survey carried out on 29 January 2026. The second is the campus dug well, together with the dug well potential of the surrounding aquifer. Neither source is presently developed for potable supply.
- 1.4** The Authority has accordingly decided to develop a water treatment plant of 1.0 MLD design capacity on these two sources, to treat the abstracted water to drinking water quality conforming to IS 10500:2012, and to deliver it, through a dedicated booster and delivery system with the municipal supply interconnected as standing backup, to the building storage reservoirs of Sector-1. The Project is to be implemented on a Hybrid Annuity Model basis through a Public Private Partnership, so that design, construction, financing, operation and long-term performance risk are borne by a single competent party over a 15-year operating term.

2. Description of the Project

- 2.1** The Project comprises the design, construction, financing, operation and maintenance of the Facilities described below.

Component	Description
Raw water lifting — Lake	Intake structure at Deval Talao with coarse and fine screening, low-level cut-off at the 24.0 m ecological reserve level, raw water sump and duty-and-standby raw water pumps with variable speed drive, telemetered abstraction metering.
Raw water lifting — Dug Well	Rehabilitation of the existing dug well including dewatering, desilting, plugging of contamination points and plinth protection; development of the dug well as required to meet the seasonal abstraction treatment facility requirements; submersible pumping, well head works, flow metering to IS 13010, piezometer and telemetry.
Raw water transmission	Rising mains from each source to the treatment plant raw water sump, with isolation, non-return and air valves, and separate metering of each source.
Water treatment plant	A treatment plant of 1.0 MLD design capacity producing water conforming to the Treated Water Standard as per IS 10500:2012 (recent amendment if any). The process train is to be selected by the Concessionaire on the basis of the Raw Water Characterisation Programme and pilot trial, subject to the minimum requirements at Volume III, Section 5.
Treated water storage	A reinforced concrete treated water reservoir of not less than 200 cubic metres capacity, in two interconnected compartments so that one may

Component	Description
	be isolated for cleaning without interrupting supply; its low-level initiates the automatic municipal changeover under Volume III, Clause 9.5.
Treated water pumping and transmission	Duty-and-standby treated water pumps with variable speed drive, residual chlorine dosing and contact provision, and a transmission main to the Delivery Point.
Delivery Point works	Bulk meter chamber at the Payment Metering Point, on the booster station feed upstream of the existing distribution network Changeover Facility, with electromagnetic bulk flow meter, isolation and non-return valving, pressure and residual chlorine monitoring, and sampling provision.
Sector-1 booster station	Booster pumping station drawing from the treated water storage: not fewer than 2 working and 1 standby variable-speed pump sets, hydropneumatic vessel for zero-demand pressure holding, common header with surge protection, and the bulk flow meter at the Payment Metering Point.
Existing water distribution network standing backup and automatic changeover	Changeover facility interconnecting the existing 400 mm municipal bulk main, through the existing 150 mm tapping, with the booster header: motorised changeover valve, double non-return protection, isolation, metering of both feeds, automatic operation on low storage level, source-yield restriction or plant trip, failing open to the municipal feed on loss of power or control.
Dedicated delivery mains	Approximately 1.4 km of ductile iron K9 delivery mains, 100 to 150 mm diameter, from the booster header to the nine Sector-1 Building GSRs, with isolation at every takeoff, connection to each Building GSR with strainer, check meter and float-valve interface, testing, disinfection and road reinstatement.
GSR-level demand control	Level instrumentation on each Building GSR with remote terminal units, battery backup and dual-path telemetry to the plant control system; booster duty control on Building GSR levels; integration with the campus command centre.
Reject and residuals management	Collection, conveyance and disposal of all process reject, backwash and sludge streams by routes approved under the Consent to Establish.
Laboratory	An on-site water testing laboratory equipped to perform the daily and weekly analyses specified at Volume III, Section 8, together with a contract with an NABL-accredited laboratory for the monthly and less frequent analyses.
Controls and instrumentation	Online analysers for turbidity, residual chlorine, pH and conductivity on the raw water, at each treatment stage and on the treated water; flow metering at every source, at the plant outlet and at the Delivery Point; a supervisory control system integrated with the campus command centre.
Solar photovoltaic installation	A rooftop or ground-mounted solar photovoltaic installation to offset part of the electrical load of the Facilities, of not less than 40 kWp.

3. Production (Plant Capacity)

- 3.1** The Facilities shall be designed for a Design Maximum Production of 1,000 cubic metres per day and shall deliver a Guaranteed Minimum Production of 500 cubic metres per day on every day of the year. Production between these limits will be called by the Authority against a Monthly Production Schedule issued not less than 15 days before the start of each month.
- 3.2** The indicative seasonal production and abstraction treatment facility requirements, which forms the basis of the Reference Annual Production and of the source allocation, is set out below. The treatment facility requirements will be refined following the Raw Water Characterisation Programme and finalised in the Basic Engineering Design.

Season	Days	Treated water production (m ³ /day)	Raw water abstraction at 65% recovery (m ³ /day)	Lake (m ³ /day)	Dug well (m ³ /day)
Monsoon — 1 July to 30 November	150	1,000	1,538	1,538	Nil
Winter — 1 December to 28/29 February	90	600	923	650	273
Summer — 1 March to 30 June	125	500	769	154	615
Annual total	365	266,500 m³	409,895 m³	308,450 m³	101,445 m³

Table 1.1 — Indicative seasonal production and source allocation treatment facility requirements.

3.3 The treatment facility requirements reflect the physical characteristics of the two sources. Deval Talao is drawn most heavily during and immediately after the monsoon when it is at or near full supply level and the aquifer is resting and recharging. Abstraction shifts progressively to the dug well through the winter and summer as the Lake is drawn down under telemetered level control. The live storage of the Lake gives limited autonomy at full abstraction, and the dry-season duty therefore falls on the dug well; the specific quantity the dug well must sustain is the principal matter to be established by the Raw Water Characterisation Programme.

Abstraction cap. At all times the low-level cut-off at the 24.0 m ecological reserve level of Deval Talao shall be hard-wired and shall not be capable of being overridden by the operator. Groundwater abstraction shall not exceed the quantity permitted by the abstraction consent granted by the competent authority, and the cap shall be enforced automatically through the supervisory control system. Abstraction in excess of either limit is an Event of Default.

4. The Hybrid Annuity Model structure

- 4.1** The Project will be implemented on a Hybrid Annuity Model basis. The essential features of the model, as applied to this Project, are as follows.

Element	Provision
Construction Payments	40% of the Bid Project Cost will be reimbursed to the Concessionaire during the Construction Period, linked to certified completion of the works corresponding to the Payment Milestones set out in Schedule 5 of the Concession Agreement.
Capex Annuity	The balance 60% of the Bid Project Cost will be paid to the Concessionaire in 30 equal half-yearly instalments over the O&M Period, together with interest on the reducing balance at the Bank Rate published by the Reserve Bank of India plus 3 per cent per annum, reset half-yearly.
O&M Charges	The O&M Charges quoted by the Bidder will be paid quarterly in arrears from the COD, adjusted for inflation in accordance with Clause 9 of the Concession Agreement, and abated for any failure to meet the Key Performance Indicators.
Power Charges	Grid power consumed in operating the Facilities will be reimbursed at actual, subject to a cap equal to the Guaranteed Energy Consumption quoted by the Bidder for the applicable production and raw water quality band. Consumption above the cap is to the Concessionaire's account. Energy generated and consumed from the solar photovoltaic installation is to the Concessionaire's benefit and is excluded from the cap.
Mobilization Advance	An interest-free Mobilization Advance of 10% of the Bid Project Cost will be released against an unconditional bank guarantee for 110% of the advance, and will be recovered in equal instalments from the Construction Payments.
Escrow	The Authority shall maintain an escrow account funded, from the COD and at all times thereafter, with the Capex Annuity, the O&M Charges and the estimated Power Charges for the succeeding 12 months.
Transfer	On expiry of the O&M Period all Facilities, including the solar photovoltaic installation, shall be transferred to the Authority free of encumbrance after rectification of defects, in accordance with Clause 19 of the Concession Agreement.

- 4.2** The Concessionaire shall operate the Facilities at its own risk for the term of the Concession Agreement. Payment of the O&M Charges is conditional upon delivery of treated water conforming to the Treated Water Standard in the quantities called under the Monthly Production Schedule, and upon achievement of the Key Performance Indicators set out in Schedule 9.
- 4.3** The Authority will appoint an Independent Engineer prior to the Appointed Date to supervise construction, certify Payment Milestones and monitor compliance with the Key Performance Indicators during the O&M Period. The costs of the Independent Engineer will be borne solely by the Authority.
- 4.4** The Selected Bidder is required to incorporate a Special Purpose Vehicle to implement the Project. The Special Purpose Vehicle will execute the Concession Agreement with the Authority in the format attached to this RFP as Volume II.

5. Conditions precedent particular to this Project

- 5.1** **Bidders are directed to the following conditions precedent, which are unusual and which bear directly on the risk they are asked to price.** These conditions are set out in full at Clause 3 of the Concession Agreement.

Ref.	Condition precedent	Responsibility
CP-1	Grant of permission by the competent authority under the Wetlands (Conservation and Management) Rules 2017, and by the Municipal Corporation of Greater Mumbai where required, for abstraction from Deval Talao and for the use of that abstraction for potable water	Concessionaire

Ref.	Condition precedent	Responsibility
	supply. The Authority acknowledges that the statutory position governing potable use of the Lake requires express determination and undertakes to pursue it. Until this condition is satisfied, the Facilities shall be operated on the Dug Well source alone.	
CP-2	Grant of the groundwater abstraction consent by the Central Ground Water Authority and the competent State authority for the quantity established by the Raw Water Characterisation Programme, and registration of the Dug Well.	Concessionaire
CP-3	Grant of Consent to Establish by the Maharashtra Pollution Control Board, including approval of the reject, backwash and sludge disposal routes proposed by the Concessionaire.	Concessionaire
CP-4	Completion of the first 90 days of the Raw Water Characterisation Programme and submission of the Raw Water Characterisation Report and the Process Selection Report.	Concessionaire
CP-5	Handover of the Site by the Authority, free of encumbrance, including the treatment plant plot, the Lake intake location, the Dug Well head, the dug well area and the transmission corridors.	Authority
CP-6	Incorporation of the Special Purpose Vehicle, achievement of Financial Close, and furnishing of the Performance Security, the ESHS Performance Security and the Mobilization Advance Guarantee.	Concessionaire
CP-7	Completion by the Authority of the physical isolation works segregating the nine Building GSRs from the legacy Sector-1 distribution feed. The network configuration, the GSR schedule and the delivery mains alignment are issued with this RFP as Reliable Data under Clause 12.4 and are not post-award confirmations.	Authority
CP-8	Grant to the Concessionaire of standing access licences to the nine Building GSR locations, procured by the Authority from the unit occupants, for the installation, operation and maintenance of the GSR connections, check meters, level instrumentation and telemetry.	Authority
Effect of CP-1 on the risk to be priced. Bidders must note that if permission for potable use of the Lake is not obtained, the Facilities will be operated on the Dug Well alone. In that event the Guaranteed Minimum Production of 500 cubic metres per day will continue to apply but the Design Maximum Production will be restricted to the quantity the well can sustain under the abstraction consent. The Concession Agreement provides at Clause 3.6 for a proportionate adjustment to the O&M Charges and for an extension of the Scheduled COD in that event. Bidders should price accordingly and should state in their Technical Proposal how their proposed process would perform on groundwater alone.		

6. Brief description of the Bid Process

- 6.1** The Authority has adopted a single-stage Bid Process for declaration of the Selected Bidder, divided into two sub-stages. Bidders shall submit, in a single online submission, a Qualification Proposal and a Financial Proposal in separate envelopes on the e-procurement portal.
- 6.2** In the first sub-stage the Authority will open and evaluate the Qualification Proposals against the eligibility and qualification criteria set out in Section II. Only those Bidders determined to be qualified will proceed to the second sub-stage.
- 6.3** In the second sub-stage the Authority will open the Financial Proposals of the qualified Bidders and evaluate them in accordance with Clause 29 of this RFP. The Bidder offering the lowest Evaluated Bid Price will be declared the Selected Bidder.
- 6.4** The Authority will hold a pre-bid meeting on the date specified in the e-Tender Notice. Bidders are strongly encouraged to visit the Site and to take their own samples from both sources during the site visit period, at their own cost and risk, before submitting queries.

7. Deleted

SECTION II — ELIGIBILITY AND QUALIFICATION CRITERIA

8. Eligibility of Bidders

8.1 Nature of Bidder

- (a) A Bidder may be a natural person, a company registered under the Companies Act 2013 or an equivalent law outside India, or any other private entity or State-owned entity, acting in its individual capacity or as a Consortium of not more than three members. The term Bidder applies to both a single entity and a Consortium.
- (b) Bidders that are Government-owned enterprises or institutions in India may participate only if they establish that they are legally and financially autonomous, operate under commercial law, and are not dependent agencies of the Authority.
- (c) A Bidder from a country which shares a land border with India will be eligible to bid only if registered with the Competent Authority in accordance with the applicable Order of the Department for Promotion of Industry and Internal Trade.
- (d) A Bidder shall not have a conflict of interest. A Bidder shall be disqualified if it, or any of its members or associates, has been engaged by the Authority to provide consulting services for the preparation of this Project, or is a member of more than one Bidder, or has a controlling shareholder in common with another Bidder.
- (e) A Bidder shall not be under a declaration of ineligibility, blacklisting or debarment by any Government, statutory authority or multilateral agency on the Bid Due Date, and shall furnish an undertaking to that effect in the format at Annexure 1I.

8.2 Consortium requirements

- (a) Members of a Consortium shall execute a binding and enforceable Joint Bidding Agreement in the format at Annexure 1K, shall nominate one member as the Lead Member, and shall be jointly and severally liable for performance of the Project until the end of the term of the Concession Agreement.
- (b) The Lead Member shall hold not less than 51 per cent of the capital and voting rights of the Concessionaire until the COD and not less than 26 per cent for 3 years thereafter.
- (c) Any member whose Technical Capacity or Financial Capacity is assessed for qualification shall hold at least 26 per cent of the capital and voting rights of the Concessionaire for 3 years after the COD.
- (d) After the expiry of 3 years from the COD a member may exit, provided that the member which demonstrated the operating experience continues to be part of the Concessionaire, or the acquiring entity meets the technical qualification criteria, or the Concessionaire appoints an operator meeting those criteria.

9. Qualification Criteria

A Bidder must satisfy each of the technical criteria at Clause 9.1 and the financial criteria at Clause 9.2 to qualify for evaluation of its Financial Proposal.

9.1 Technical Criteria

- (a) **Technical Capability.** During the 7 financial years immediately preceding the Bid Due Date, the Bidder shall have paid for, or received payments for, construction of Eligible Projects, or paid for development of Eligible Projects, or collected and appropriated revenues from Eligible Projects, such that the sum total exceeds INR 9.60 Crore (Rupees Nine Crore Sixty Lakh only). Where the Bidder is a Consortium the requirement shall be demonstrated cumulatively.
- (b) **Eligible Projects.** For the purpose of Clause 9.1(a), an Eligible Project is a project in the water supply, water treatment, wastewater treatment, sewerage, irrigation, industrial water

or municipal infrastructure sector, having a capital cost of not less than INR 4.5 Crore, executed either as a public-private partnership on a build-operate-transfer or similar basis, or as an engineering-procurement-construction contract. Experience in respect of any project may be quoted under one category only; double counting is not permitted.

- (c) **Project-specific water treatment experience.** The Bidder, or a member of the Consortium, or a Nominated Technology Partner, shall have designed, constructed and commissioned at least one water treatment plant of not less than 0.5 MLD capacity producing water conforming to IS 10500:2012 or an equivalent international drinking water standard, which has been in successful commercial operation for a continuous period of not less than 3 years as on the Bid Due Date. Evidence shall comprise a completion certificate and a performance certificate from the owner, together with water quality test reports for any three months in the preceding twelve.
- (d) **Operation and maintenance experience.** The Bidder, or a member of the Consortium, shall have operated and maintained at least one water treatment plant of not less than 0.5 MLD capacity for a continuous period of not less than 3 years within the 7 financial years preceding the Bid Due Date.
- (e) **Source development experience.** The Bidder, or a member of the Consortium, or a nominated specialist sub-contractor, shall have executed at least one project involving surface water intake works or groundwater production well development, of a scale not less than 500 cubic metres per day (0.50 MLD) of abstraction.
- (f) **Nominated Technology Partner.** A Bidder which does not itself hold the experience at Clause 9.1(c) may rely upon a Nominated Technology Partner, provided that the Nominated Technology Partner executes an undertaking in the format at Annexure 1L to remain associated with the Project for the whole of the Construction Period and for not less than 5 years from the COD, and provided that not less than 25 per cent of the Threshold Technical Capability is met by such Nominated Technology Partner.

9.2 Financial Criteria

- (a) **Net Worth.** In each of any three financial years within the period from 2021-22 to 2025-26, the Bidder's Net Worth as per its audited annual financial statements shall be not less than INR 3.60 Crore (Rupees Three Crore Sixty Lakh only). Where the Bidder is a Consortium, the requirement shall be demonstrated cumulatively, and any member whose Net Worth is assessed shall hold at least 26 per cent of the capital and voting rights of the Concessionaire for 3 years after the COD.
- (b) **Annual turnover.** The Bidder's average annual turnover from construction, operation or maintenance of infrastructure projects during the three financial years immediately preceding the Bid Due Date shall be not less than INR 7.20 Crore.
- (c) **Solvency.** The Bidder shall furnish a solvency certificate of not less than INR 3.00 Crore issued by a Scheduled Bank within 6 months preceding the Bid Due Date.
- (d) Where the annual accounts for the financial year immediately preceding the Bid Due Date are not audited, the Bidder shall provide provisional accounts together with an undertaking that audited accounts will be submitted before the Effective Date and that the Net Worth per the audited accounts will not vary by more than 5 per cent from the provisional accounts.

9.3 Summary of qualification

Criterion	Threshold	Format
Threshold Technical Capability over 7 financial years	INR 9.60 Crore	Annexure 1E, Parts III and IV
Minimum capital cost of an Eligible Project	INR 4.5 Crore	Annexure 1E, Part IV
Water treatment plant designed, built and commissioned	≥ 0.5 MLD to IS 10500, operating ≥ 3 years	Annexure 1F

Criterion	Threshold	Format
Water treatment plant operated and maintained	≥ 0.5 MLD for ≥ 3 continuous years	Annexure 1F
Source development experience	≥ 500 m ³ /day abstraction	Annexure 1F
Net Worth in any 3 of the last 5 financial years	INR 3.60 Crore	Annexure 1E, Part II
Average annual turnover, last 3 financial years	INR 7.20 Crore	Annexure 1E, Part II
Bank solvency certificate	INR 3.00 Crore	Scheduled Bank certificate

SECTION III — INSTRUCTIONS TO BIDDERS

Part A — General

10. Scope of the Bid

- 10.1** The Authority invites Bids for the design, construction, financing, operation and maintenance of the Facilities on Hybrid Annuity Model basis, as described at Section I and specified in Volume III.
- 10.2** The successful Bidder will be expected to complete the construction works within 12 months from the Appointed Date and to achieve COD within 15 months from the Appointed Date, and thereafter to operate and maintain the Facilities for 15 years.

11. Cost of bidding

- 11.1** The Bidder shall bear all costs associated with the preparation and submission of its Bid, including the cost of site visits, sampling and laboratory analysis undertaken during the site visit period. The Authority shall in no case be responsible or liable for those costs, regardless of the conduct or outcome of the Bid Process.

12. Site visit and verification of information

- 12.1** Bidders are encouraged, at their own cost and risk, to visit and examine the Site and to obtain for themselves all information that may be necessary for preparing the Bid. The Authority will open the Deval Talao intake location, the Dug Well head and the proposed treatment plant plot for inspection during the site visit period notified in the e-Tender Notice.
- 12.2** **Bidders are expressly permitted, and are encouraged, to take their own raw water samples from both sources during the site visit period and to have them analysed at their own cost.** The Authority will provide safe access and will witness sampling on request. Any data so obtained is for the Bidder's own use; the Authority makes no representation as to its representativeness of conditions over a full hydrological year.
- 12.3** It shall be deemed that by submitting a Bid, the Bidder has satisfied itself as to the nature and location of the Site, the quantities and quality of water available from each source, the character of the ground and subsoil, the means of access, the requirements of Applicable Permits, and all other matters affecting the execution and operation of the Facilities. This deemed verification is subject to Clause 12.4: items there classified as Reliable Data are provided and warranted by the Authority, and the yield and quality of the sources remain governed by the Raw Water Characterisation Programme and Clauses 4.7.3 and 4.7.4 of Volume III.

12.4 Data which can be viewed at authority office -

Ref.	Data item
D-01	Bathymetric survey report, Deval Talao (29 January 2026) — area, capacity curve, bed and full supply levels, siltation
D-02	Historical raw water quality analyses for both sources, with dates and laboratories; no representation as to completeness
D-03	Seasonal and diurnal source characterisation over a full hydrological year
D-04	Topographical survey and campus GIS extract — plant plot, transmission and delivery corridors, ground levels along the delivery mains alignment
D-05	Geotechnical investigation — plant plot boreholes and safe bearing capacity; trial pits along the delivery mains corridor
D-06	Utility network drawings, including Water Supply Network drawing 25-02-26_F and the sewer and stormwater sheets for corridor clash checking
D-07	Site plan and land availability statement — plot boundary, leasehold basis, access,

	intake and wellhead locations
D-08	Sector-1 GSR schedule and datasheets for the nine Building GSRs — location, capacity, inlet level and size, float valve status, condition, access route
D-09	MCGM bulk connection particulars — the 400 mm bulk main connected through 300 mm dia., bulk water main and connected to 400 mm dia., and 150 mm tapings for Sector -1 network, supply hours, pressure record, twelve months of billed volumes, tariff
D-10	Sector-1 demand data — the metered basis of the sector demand
D-11	Dug well construction record and condition survey – if available
D-12	Power supply particulars — connection point, sanctioned load headroom, tariff category, feeder outage record
D-13	Campus sewage treatment plant acceptance envelope for filter backwash routing under Volume III, Clause 6.4
D-14	Consents and applications status log — CP-1 and CP-2 filings made and responses received
D-15	Rainfall and catchment data supporting the design basis at Volume III, Clause 2.3 – Can be procured or referred of SantaCruz station – Mumbai
D-16	Prior studies and reports — the utility programme report, the dug well proposal and the comprehensive survey report, for information
D-17	Supervisory control and command-centre integration specification — protocols, data model, historian and security requirements
D-18	Operation and maintenance records — not applicable; the Facilities are greenfield

12.5 Any other data available beyond listed above will be shared by the Authority. Reliance on any item is subject to bidders' judgement; the yield and quality of the sources remain matters for the Raw Water Characterisation Programme in all cases.

13. Contents of the bid document

13.1 The bid document comprises Volumes I to IV as set out in the Table of Contents, together with any addendum issued in accordance with Clause 15.

13.2 The Bidder is expected to examine all instructions, forms, terms, specifications and other information in the bid document. Failure to furnish all information required by the bid document, or submission of a Bid not substantially responsive to the bid document, is at the Bidder's risk and may result in rejection of its Bid.

14. Clarifications and pre-bid meeting

14.1 A Bidder requiring clarification may notify the Authority in writing, by the date specified in the e-Tender Notice, in the format at Annexure 1M. Queries received after that date will not be entertained.

14.2 The Authority will hold a pre-bid meeting on the notified date. Attendance is not mandatory but is strongly recommended. Minutes of the meeting, together with responses to all queries received, will be published on the e-procurement portal without identifying the source of the query.

14.3 The Authority reserves the right not to respond to any query or provide any clarification, and such non-response or non-provision shall not be a ground for extension of the Bid Due Date.

15. Amendment of the bid document

15.1 At any time before the Bid Due Date the Authority may, for any reason, whether at its own initiative or in response to a clarification requested by a Bidder, modify the bid document by the issue of an addendum published on the e-procurement portal.

- 15.2** In order to give Bidders reasonable time to take an addendum into account, the Authority may at its discretion extend the Bid Due Date. All addenda form part of the bid document and are binding on Bidders.

Part B — Bid Security, Performance Security and Other Securities

16. Bid Security

- 16.1** Each Bidder shall furnish, as part of its Qualification Proposal, a Bid Security of INR 20,00,000 (Rupees Twenty Lakh only), or in lieu thereof a Bid Securing Declaration in the format at Annexure 1H.
- 16.2** Where furnished as a security, it shall be by way of an unconditional and irrevocable bank guarantee issued by a Scheduled Bank in the format at Annexure 1G, valid for 210 days from the Bid Due Date, or by online payment through the e-procurement portal.
- 16.3** The Bid Security of unsuccessful Bidders will be returned within 30 days of the earlier of the execution of the Concession Agreement by the Selected Bidder or the expiry of the bid validity period. The Bid Security of the Selected Bidder will be returned on furnishing of the Performance Security.
- 16.4** The Bid Security shall be forfeited, or the Bid Securing Declaration invoked with consequent debarment for 2 years, if the Bidder withdraws or modifies its Bid during the bid validity period; or if the Selected Bidder fails to incorporate the Special Purpose Vehicle, to furnish the Performance Security or the ESHS Performance Security, or to execute the Concession Agreement, within the periods stipulated; or if the Bidder is found to have engaged in corrupt, fraudulent, coercive, collusive or obstructive practice.

17. Performance Security

- 17.1** Within 30 days of the Letter of Award and in any event before execution of the Concession Agreement, the Selected Bidder shall cause the Concessionaire to furnish a Performance Security equal to 5 per cent of the Bid Project Cost, by way of an unconditional and irrevocable bank guarantee from a Scheduled Bank in the format at Annexure 4, valid until 2 years from the COD.
- 17.2** The Performance Security secures the Concessionaire's obligations during the Construction Period and the first 2 years of the O&M Period, and may be appropriated by the Authority towards liquidated damages, the cost of rectification of defects, or any other sum due from the Concessionaire.

18. ESHS Performance Security

- 18.1** The Concessionaire shall additionally furnish an ESHS Performance Security equal to 1 per cent of the Bid Project Cost, in the format at Annexure 5, valid until 6 months after the Construction Completion Date, securing compliance with the environmental, social, health and safety obligations under the Concession Agreement.

19. O&M Security

- 19.1** Within 60 days of the Construction Completion Date, or 30 days before the COD, whichever is earlier, the Concessionaire shall furnish an O&M Security by way of an unconditional and irrevocable bank guarantee for an amount corresponding to 9 per cent of the annual O&M Charges, excluding Power Charges.
- 19.2** The O&M Security shall be maintained and renewed throughout the O&M Period, and its amount shall be revised annually to reflect the escalated O&M Charges.

20. Mobilization Advance

- 20.1** An interest-free Mobilization Advance of 10 per cent of the Bid Project Cost will be released to the Concessionaire after the Appointed Date, against an unconditional and irrevocable bank guarantee for 110 per cent of the advance amount.

- 20.2** The Mobilization Advance shall be recovered in equal instalments from the Construction Payments payable on completion of the Payment Milestones, such that it is fully recovered by the Construction Completion Date.

Security	Amount	Form	Validity
Bid Security	INR 20,00,000	Bank guarantee, online payment, or Bid Securing Declaration	210 days from the Bid Due Date
Performance Security	5% of Bid Project Cost	Unconditional bank guarantee	Until 2 years from COD
ESHS Performance Security	1% of Bid Project Cost	Unconditional bank guarantee	Until 6 months after Construction Completion
O&M Security	9% of annual O&M Charges	Unconditional bank guarantee, renewed annually	Throughout the O&M Period
Mobilization Advance Guarantee	110% of the advance	Unconditional bank guarantee	Until full recovery of the advance

Table 3.1 — Summary of securities required.

Part C — Preparation and Submission of Bids

21. Language, currency and validity

- 21.1** The Bid and all correspondence and documents shall be in English. Supporting documents in another language shall be accompanied by a certified translation, which shall govern.
- 21.2** All amounts shall be quoted in Indian Rupees. The Bid shall remain valid for 180 days from the Bid Due Date. The Authority may request an extension of validity, which a Bidder may refuse without forfeiting its Bid Security.

22. Contents of the Qualification Proposal

The Qualification Proposal shall comprise the following, uploaded as separate legible files:

No.	Document
1	Covering letter in the format at Annexure 1A, on the Bidder's letterhead, signed by the authorised signatory
2	Bid Security or Bid Securing Declaration — Annexure 1G or 1H
3	Power of attorney for the authorised signatory — Annexure 1B
4	Power of attorney for the Lead Member, where the Bidder is a Consortium — Annexure 1C
5	Joint Bidding Agreement, where the Bidder is a Consortium — Annexure 1K
6	Particulars of the Bidder and of each Consortium member — Annexure 1D
7	Financial capacity statement, certified by a chartered accountant, with audited financial statements — Annexure 1E, Parts I and II
8	Technical capacity statement and details of Eligible Projects — Annexure 1E, Parts III and IV
9	Details of the water treatment plant experience relied upon, with completion and performance certificates and water quality test reports — Annexure 1F
10	Undertaking of the Nominated Technology Partner, if relied upon — Annexure 1L
11	Declaration of no conflict of interest, no blacklisting and no litigation history — Annexure 1I
12	Outline Technical Proposal in accordance with Clause 23
13	Bank solvency certificate, certificate of incorporation, memorandum and articles of association, PAN and GST registration

23. Outline Technical Proposal

23.1 The Qualification Proposal shall include an Outline Technical Proposal of not more than 30 pages, which shall not contain any price or cost information. Inclusion of price information in the Outline Technical Proposal is a ground for rejection of the Bid.

23.2 The Outline Technical Proposal shall address each of the following, and will be reviewed for responsiveness and for consistency with the Financial Proposal, but will not be separately scored:

- The Bidder's understanding of the two raw water sources and of the risks each presents, based on the site visit and on any sampling the Bidder has carried out
- The proposed approach to the Raw Water Characterisation Programme, including the sampling plan, the laboratory to be engaged and the proposed pilot trial arrangement
- The candidate treatment processes under consideration, and the criteria by which the Bidder will select between them once characterisation data is available
- How the proposed process would perform if permission for potable use of the Lake is not obtained and the Facilities are operated on groundwater alone
- The proposed approach to reject, backwash and sludge management, and the disposal routes to be applied for under the Consent to Establish
- The proposed approach to disinfection, to maintenance of a residual through the Sector-1 network, and to controlled interconnection with the municipal supply through the existing distribution network Changeover Facility
- The proposed sizing approach for the Sector-1 booster station and hydropneumatic vessel, and the surge protection philosophy
- The control philosophy for the existing distribution network Changeover Facility, including triggers, fail-safe behaviour and the monthly live test
- The proposed alignment methodology, trenching and reinstatement approach for the dedicated delivery mains
- The GSR interface, level instrumentation and telemetry approach, including battery autonomy and dual-path communications
- The proposed laboratory arrangement and the sampling and testing treatment facility requirements
- The construction programme, showing the critical path to the Scheduled COD
- The operation and maintenance organisation proposed for the 15-year O&M Period, including manning, competence and shift arrangements
- The health, safety and environmental management approach, including working over water at the Lake intake and in confined spaces at the Dug Well

24. Contents of the Financial Proposal

24.1 The Financial Proposal shall be submitted only in the Bid Price Sheet format uploaded on the e-procurement portal, and shall comprise the quoted items set out at Volume IV. No conditional, alternative or qualified Financial Proposal will be entertained.

24.2 The Financial Proposal shall be inclusive of all taxes, duties, cess and levies but exclusive of Goods and Services Tax, which shall be paid additionally at the rate prevailing on the date of the relevant invoice.

25. Submission of Bids

25.1 Bids shall be submitted online through the Central Public Procurement Portal before the Bid Due Date. Bids submitted by any other means, or received after the Bid Due Date, will not be accepted.

25.2 All documents shall be digitally signed by the authorised signatory using a valid Class III digital signature certificate. Scanned documents shall be legible; illegible documents may be treated as not submitted.

- 25.3** A Bidder may modify or withdraw its Bid on the portal before the Bid Due Date. No Bid may be modified or withdrawn after the Bid Due Date.

Part D — Opening and Evaluation of Bids

26. Opening of Qualification Proposals

- 26.1** The Authority will open the Qualification Proposals online on the date and time notified. Authorised representatives of Bidders may attend.
- 26.2** The Authority will examine each Qualification Proposal to determine whether it is complete, whether the required securities and powers of attorney have been furnished, whether the documents are properly signed, and whether the Bid is substantially responsive.

27. Clarification during evaluation

- 27.1** The Authority may, at its discretion, seek clarification or supporting documents from any Bidder. The request and the response shall be in writing and shall not permit any change in the substance of the Bid or in the quoted prices.
- 27.2** The Authority may request a Bidder to make a presentation on its Outline Technical Proposal. Attendance at such a presentation shall be at the Bidder's own cost.

28. Evaluation of Qualification Proposals

- 28.1** The Authority will evaluate each Qualification Proposal against the eligibility criteria at Clause 8 and the qualification criteria at Clause 9. Qualification is on a pass or fail basis; no marks are awarded and no ranking is made at this stage.
- 28.2** Bidders determined to be qualified will be notified, and the Financial Proposals of qualified Bidders alone will be opened. The Financial Proposals of Bidders determined not to be qualified will remain unopened.

29. Evaluation of Financial Proposals

- 29.1** The Financial Proposal will be evaluated on the Evaluated Bid Price, computed as the sum of the following, discounted to the Bid Due Date at a discount rate of 9 per cent per annum:
- **the Bid Project Cost; plus**
 - **the fixed O&M Charges quoted per month extended over 180 months, plus the variable O&M rate applied to the Reference Annual Production, escalated at 5 per cent per annum; plus**
 - **the Power Cost**, computed as the weighted average Guaranteed Energy Consumption quoted across the production and raw water quality bands, applied to the Reference Annual Production of 266,500 cubic metres per annum, valued at INR 9.00 per kWh and escalated at 4 per cent per annum over 15 years.
- 29.2** The weighting of the Guaranteed Energy Consumption bands for the purpose of Clause 29.1 shall be as set out in Volume IV, and reflects the seasonal production and source allocation treatment facility requirements at Table 1.1. The escalation rates at Clause 29.1 are uniform evaluation assumptions applied identically to every Bidder; the entitlement to escalation of the O&M Charges is governed solely by the indexation formula in the Concession Agreement (Volume II, Article 9 provisions).
- 29.3** The Bidder offering the lowest Evaluated Bid Price will be declared the Selected Bidder. In the event of a tie, the Bidder with the lower Bid Project Cost will be preferred; if still tied, the Bidder with the greater project-specific water treatment experience under Clause 9.1(c) will be preferred.
- 29.4** The Authority reserves the right to reject any Financial Proposal which, in its assessment, is abnormally low such that it raises material concern about the Bidder's ability to perform the Concession Agreement. Before rejecting such a Proposal the

Authority will seek a written explanation and a detailed cost breakdown from the Bidder, and will consider the explanation before deciding.

Part E — Award of the Project

30. Letter of Award

- 30.1** The Authority will issue a Letter of Award to the Selected Bidder. Within 7 days of receipt the Selected Bidder shall acknowledge the Letter of Award and confirm its acceptance in writing.
- 30.2** Failure to acknowledge and accept within that period entitles the Authority to forfeit the Bid Security or invoke the Bid Securing Declaration, to annul the award, and to award the Project to the next ranked Bidder or to annul the Bid Process.

31. Incorporation of the Special Purpose Vehicle and execution of the Concession Agreement

- 31.1** Within 30 days of the Letter of Award the Selected Bidder shall incorporate the Special Purpose Vehicle and furnish its certificate of incorporation, memorandum and articles of association and shareholding pattern to the Authority.
- 31.2** Within 45 days of the Letter of Award the Selected Bidder shall cause the Concessionaire to execute the Concession Agreement, having first furnished the Performance Security, the ESHS Performance Security and evidence of insurance.

32. Fraud and corrupt practices

- 32.1** The Authority requires Bidders, and the Concessionaire, to observe the highest standard of ethics during the Bid Process and the term of the Concession Agreement. The Authority will reject a Bid, and may debar a Bidder for a period of up to 2 years, if it determines that the Bidder has engaged in corrupt, fraudulent, coercive, collusive, undesirable or restrictive practice.
- 32.2** The definitions of those practices shall be as set out in the General Financial Rules 2017 and the guidance of the Central Vigilance Commission, as amended. In particular: (a) “corrupt practice” means offering, giving, receiving or soliciting, directly or indirectly, anything of value to influence the action of any person connected with the Bid Process; (b) “fraudulent practice” means a misrepresentation or omission of facts, made knowingly or recklessly, in order to influence the Bid Process or to obtain a financial or other benefit; (c) “coercive practice” means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or the property of any person, to influence its participation in the Bid Process; (d) “collusive practice” means any arrangement between two or more persons designed to establish bid prices at artificial, non-competitive levels; (e) “undesirable practice” means establishing contact with any person connected with the Bid Process with the object of canvassing or influencing it, or the existence of a conflict of interest; and (f) “restrictive practice” means forming a cartel or arriving at any arrangement with the object of restricting or manipulating full and fair competition.

33. Authority's right to accept or reject

- 33.1** The Authority reserves the right to accept or reject any Bid, and to annul the Bid Process and reject all Bids, at any time before the award of the Project, without thereby incurring any liability to the affected Bidder or Bidders or any obligation to inform them of the grounds for its action.

Part F — Miscellaneous

34. Number of Bids

- 34.1** A Bidder may submit only one Bid for the Project. A person or entity that submits or participates in more than one Bid, whether individually, as a member of a Consortium or through an Associate, shall cause every Bid in which it has participated to be rejected.

35. Confidentiality and proprietary data

- 35.1** Information relating to the examination, clarification, evaluation and comparison of Bids, and recommendations for the award of the Project, shall not be disclosed to Bidders or to any other person not officially concerned with the Bid Process until the Selected Bidder has been notified.
- 35.2** This RFP and all data issued with it, including the Reliable Data and the data-room items at Clause 12.4, remain the property of the Authority, are issued solely for the preparation of Bids, and shall not be used or disclosed for any other purpose. An unsuccessful Bidder shall, on the request of the Authority, return or destroy all such data in its possession.
- 35.3** Disclosure is permitted to the extent required by Applicable Law or by any judicial or statutory process, or to a Bidder's professional advisers bound by an equivalent duty of confidence.

36. Governing law and jurisdiction

- 36.1** The Bid Process and this RFP shall be governed by and construed in accordance with the laws of India, and the courts at Mumbai shall have exclusive jurisdiction over any dispute arising out of or in connection with the Bid Process.

VOLUME III

Employer's Requirements and Technical Specifications

SECTION 1 — SCOPE OF WORK

1.1 General

- 1.1.1** The Concessionaire shall design, construct, finance, commission, operate and maintain the Facilities so as to abstract raw water from Deval Talao and from the campus dug well, treat it to the Treated Water Standard, store it, and deliver it through the Sector-1 booster station and the dedicated delivery mains to the Building GSRs in Sector-1, with the municipal supply interconnected as standing backup through the existing distribution network Changeover Facility, at the quantities called under the Monthly Production Schedule, throughout the Construction Period and the O&M Period.
- 1.1.2** The scope is output-based. The Authority specifies the quantity, the quality and the point of delivery; the Concessionaire selects the process, sizes the units and takes the risk that the process it selects achieves the specified output on the raw water actually available. Nothing in these Employer's Requirements relieves the Concessionaire of that responsibility.
- 1.1.3** The scope includes everything necessary for the Facilities to function as a complete and integrated whole, whether or not expressly mentioned, including all civil, mechanical, electrical, instrumentation, control, plumbing, drainage, access, lighting, security, fire safety and landscaping works, all spares and consumables, all Applicable Permits within the Concessionaire's responsibility, and all training of the Authority's personnel.
- 1.1.4** Statutory Approvals and Compliance- The Concessionaire shall, at its own cost, risk and responsibility, obtain, maintain, renew and comply with all approvals, permissions, licenses, registrations, consents, clearances, No Objection Certificates (NOCs), sanctions and authorisations whatsoever required from any Central Government Department, State Government Department, Local Authority, Statutory Body, Regulatory Authority, Utility Agency or any other competent authority for the design, survey, investigation, construction, commissioning, operation, maintenance and performance of the Facilities throughout the Concession Period. Except for those approvals expressly identified in the Bid Document and Concession Agreement as being the responsibility of the Authority, all statutory approvals and compliances shall be deemed to be included in the scope of the Concessionaire. No claim for additional cost, compensation, extension of time or relief shall be entertained on account of failure, delay or difficulty in obtaining such approvals, permissions, licenses, registrations, consents or clearances by the Concessionaire.

1.2 Detailed scope

No.	Work	Requirement
A	Lake intake and lifting	Intake structure at Deval Talao positioned to draw from below the surface layer and above the bed; coarse bar screen and mechanically cleaned fine screen; hard-wired low-level cut-off at 24.0 m above mean sea level which cannot be overridden; raw water sump; not fewer than one duty and one standby raw water pump with variable speed drive; electromagnetic abstraction meter with telemetry; walkway, handrail and fall-arrest provision for working over water.
B	Dug well rehabilitation	Dewatering and disposal of standing water; desilting and removal of accumulated deposits; inspection and repair of the lining; plugging of all identified contamination points; repair of surrounding drainage; construction of a plinth to prevent surface percolation; jet cleaning to open the water-bearing strata; permanent covering and lockable access.
C	Dug well development	Development of additional production wells as required to sustain the dry-season abstraction, following a hydrogeological assessment and constant-rate pumping test to IS 11624; well head works; submersible pumps; flow meters to IS 13010; piezometers with telemetry at each well and at not fewer than two observation points.

No.	Work	Requirement
D	Raw water transmission	Rising mains from the Lake intake and from the dug well to the treatment plant raw water sump, in ductile iron or high-density polyethylene of appropriate pressure class; isolation, non-return and air valves; washouts; separate metering of each source so that Lake and groundwater abstraction are independently recorded.
E	Water treatment plant	A complete treatment plant of 1.0 MLD design capacity, of a process configuration selected under Section 5, including all pre-treatment, primary treatment, polishing, disinfection and conditioning stages, chemical storage and dosing, clean-in-place provision where membranes are used, and all interconnecting pipework, valves and instrumentation.
F	Treated water storage	Reinforced concrete treated water reservoir of not less than 200 cubic metres, in two interconnected compartments each independently isolatable and drainable, constructed to IS 3370:2021, with food-grade internal lining, mosquito-proof vents, level instrumentation and provision for sampling from each compartment. The storage low level shall initiate the automatic changeover under Clause 9.5.
G	Treated water pumping and transmission	Not fewer than one duty and one standby treated water pump with variable speed drive; surge protection; residual chlorine boosting and contact provision; transmission main to the Delivery Point of adequate class and diameter, pressure tested, swabbed, disinfected and cleared bacteriologically before commissioning.
H	Delivery Point works	Bulk meter chamber at the Payment Metering Point, on the booster station feed, housing an electromagnetic bulk flow meter of accuracy class 1 or better, isolation valve, non-return valve, pressure transmitter, online residual chlorine and turbidity analysers, and a dedicated sampling tap. The chamber shall be lockable and jointly sealed by the Authority and the Concessionaire.
I	Controlled interconnection	Treated water and the municipal supply shall be interconnected only at, and through, the existing distribution network Changeover Facility in accordance with Clause 9.3.3, with double non-return protection, motorised isolation and separate metering of each feed. No other interconnection or uncontrolled cross-connection shall exist anywhere in the Facilities or the delivery system.
J	Reject and residuals management	Collection, conveyance, treatment where required, and disposal of all process reject, filter backwash, membrane cleaning waste and sludge streams, by routes approved in the Consent to Establish. Discharge of any untreated stream to the campus stormwater system, to Deval Talao or to the ground is prohibited.
K	Laboratory	An on-site laboratory with the instruments, reagents, glassware and trained personnel necessary to perform the continuous, daily and weekly analyses at Section 8, together with a contract with an NABL-accredited laboratory for the monthly and less frequent analyses.
L	Instrumentation and control	Online analysers as specified at Section 8; flow metering at every abstraction point, at the plant inlet and outlet, and at the Delivery Point; a supervisory control and data acquisition system with local human-machine interface and a data link to the campus command centre; historian retaining not less than 5 years of data at not more than 5-minute interval.
M	Solar photovoltaic installation	A grid-connected solar photovoltaic installation of not less than 40 kWp with net metering where permitted, to offset the electrical load of the Facilities.
N	Buildings and site works	Plant building, chemical store, laboratory, control room, store, toilet and rest facilities; internal roads and hardstanding; boundary treatment; lighting; fire detection and fighting provision; landscaping and restoration of all areas disturbed by the works.
O	Operation and	Complete operation and maintenance of all Facilities for 15 years

No.	Work	Requirement
	maintenance	from the COD, including all manpower, power, chemicals, consumables, spares, membrane or media replacement, planned and breakdown maintenance, statutory returns, water quality testing and reporting.
P	Handover	Transfer of the Facilities to the Authority on expiry of the O&M Period in the condition specified at Clause 19 of the Concession Agreement, with a residual life of not less than 5 years on all major assets.
Q	Sector-1 booster station	A booster pumping station drawing from the treated water storage, comprising not fewer than two working and one standby identical variable-speed pump sets, a hydropneumatic vessel maintaining set-point pressure at zero demand without pump cycling exceeding six starts per hour, a common delivery header, surge protection determined by the surge analysis, the bulk flow meter at the Payment Metering Point, and all associated civil, electrical and control works.
R	MCGM water supply through existing distribution network as standing backup and automatic changeover	A changeover facility interconnecting the existing 400 mm municipal bulk main, through the existing 150 mm tapping, with the booster delivery header, comprising a motorised changeover valve operating within 60 seconds of trigger, double non-return protection between the two feeds, isolation valves, electromagnetic bulk metering of both feeds, and control logic that opens the changeover automatically on low storage level, source-yield restriction or plant trip and fails open to the municipal feed on loss of power or control. The firm capacity of the municipal connection shall be retained undiminished.
S	Dedicated delivery mains and GSR connections	Approximately 1.4 km of ductile iron K9 delivery mains of 100 to 150 mm diameter from the booster header to the nine Building GSRs, generally along the alignment issued with this RFP, including trenching and reinstatement, laying and jointing to IS 12288, valve chambers, isolation at every takeoff, connection to each Building GSR with strainer, check meter and float-valve interface with air gap, hydrostatic testing, swabbing, disinfection and bacteriological clearance, and identification per the campus convention for potable water.
T	GSR-level demand control	Level instrumentation on each Building GSR with remote terminal unit, battery autonomy of not less than 24 hours and dual-path telemetry to the plant control system; automatic duty control such that the booster pumps start, modulate and stop on Building GSR levels; low-low and high alarms; and integration of all delivery-system data with the campus command centre.
U	Delivery-system electrical works	Power distribution, cabling, earthing and protection for the booster station and the existing distribution network Changeover Facility, incorporated in the plant electrical scheme and in the solar photovoltaic offset under item M.

1.3 Exclusions

- 1.3.1** The following are outside the Concessionaire's scope and will be provided by the Authority: the Site, free of encumbrance; only those permissions, approvals and consents specifically identified in Clause 5.1 as the responsibility of the Authority. All other statutory approvals, permissions, licenses, registrations, NOCs, consents and compliances shall be the sole responsibility of the Concessionaire.; the high-tension / LT power connection up to the metering point of the Concessionaire; the legacy Sector-1 distribution network; the Building GSRs themselves and all building-side plumbing beyond the GSR Delivery Points; and the municipal bulk main and tapping upstream of the isolation valve of the existing water distribution network.
- 1.3.2** The Concessionaire is not responsible for water quality within a Building GSR or in the building-side plumbing beyond a GSR Delivery Point, save that it shall maintain at each GSR Delivery Point a free residual chlorine of not less than 0.2 mg/l, as demonstrated

under Section 8; the quarterly consumer-tap survey at Clause 8.3 continues for information and joint review with the Authority.

SECTION 2 — THE SITE AND THE SOURCES

2.1 Deval Talao

Parameter	Value	Source of information
Area	1.30 hectares	Bathymetric survey, 29 January 2026
Gross storage	26.43 ML	Bathymetric survey, 29 January 2026
Bed level	22.6 m above mean sea level	Bathymetric survey, 29 January 2026
Full supply level	25.4 m above mean sea level	Bathymetric survey, 29 January 2026
Maximum depth	2.8 m	Bathymetric survey, 29 January 2026
Ecological reserve level	24.0 m above mean sea level	Adopted by the Authority; not to be drawn below
Live storage above reserve level	18.28 ML	Derived
Siltation	Approximately 16% of capacity, about 4,900 cubic metres	Bathymetric survey, 29 January 2026
Measured annual inflow	Approximately 198,800 cubic metres	Estimated from catchment analysis; indicative only
Statutory status	Protected under the Wetlands (Conservation and Management) Rules 2017 and the Mumbai Municipal Corporation Act 1888. Use for potable supply is subject to CP-1.	Legal review

Desilting. Desilting of Deval Talao is not within the Concessionaire's scope and will be undertaken by the Authority under a separate package. The Concessionaire shall design the intake and its screening on the assumption that desilting may not have been completed at the Appointed Date and shall state in the Basic Engineering Design what allowance it has made for suspended and settleable solids in the interim.

2.2 The Dug Well

- 2.2.1** The existing dug well is a masonry structure of traditional construction within the campus. It is presently unregistered, unmetered and without abstraction control, and has not been maintained. No reliable yield record exists.
- 2.2.2** The Authority makes no representation as to the yield or quality of the Dug Well or of the surrounding aquifer. Establishing both is the purpose of the Raw Water Characterisation Programme at Section 4 and of the hydrogeological assessment and constant-rate pumping test at Clause 4.6.
- 2.2.3** The campus lies within a notified area for the purposes of groundwater regulation. Abstraction is permitted only to the extent of the consent obtained under CP-2, and the consented quantity will be set by reference to the demonstrated safe yield established under the Raw Water Characterisation Programme.

2.3 Rainfall and catchment

Parameter	Value
Campus area	110 acres, approximately 4,45,150 square metres
Annual rainfall — normal year	2,200 mm

Parameter	Value
Annual rainfall — design basis	2,400 mm
One-day maximum, 25-year return period	944.2 mm
Gross campus rainfall endowment	0.99 to 1.07 million cubic metres per annum
Annual abstraction proposed under this Project	409,895 cubic metres, being 38 to 41 per cent of the endowment

2.4 Delivery to Sector-1 — booster, changeover and Building GSRs

- 2.4.1 The delivery system for Sector-1 comprises the Sector-1 booster station drawing from the treated water storage, the existing distribution network Changeover Facility interconnecting the existing bulk supply as standing backup, and approximately 1.4 km of dedicated ductile iron delivery mains serving the nine Building GSRs listed in the GSR schedule issued with this RFP, generally along the alignment of drawing 25-02-26_F. The Delivery Point (Payment Metering Point) is on the booster station feed, upstream of the changeover.
- 2.4.2 The Building GSRs, their float valves and the building-side plumbing remain with the Authority and the unit occupants. The Concessionaire installs and maintains the GSR connections, check meters and level instrumentation under the access licences at CP-8, and operates the delivery system on Building GSR level control in accordance with Clause 9.5. The physical isolation of the nine Building GSRs from the legacy distribution feed is completed by the Authority under CP-7.
- 2.4.3 The Concessionaire shall deliver at each GSR Delivery Point a residual head of not less than 5 metres at the float-valve inlet of the hydraulically most unfavourable Building GSR at peak draw, shall limit the maximum system pressure to the pressure rating of the delivery mains and fittings, and shall verify the delivery system by surge analysis at the Basic Engineering Design stage.

2.5 The backup connection

- 2.5.1 The existing water supply from municipal bulk supply enters the campus through a 400 mm bulk main and connected through a 300 mm dia., bulk meter and thereafter internal distribution is managed by the SEEPZ through 400 mm dia., and at present multiple tapings are provided to Sector -1, refer the existing water distribution network with an existing 150 mm tapping. The particulars of the connection — supply hours, pressure record, twelve months of billed volumes to each building / consumer will be provided — are provided in the data room (Volume I, Clause 12.4) for information.
- 2.5.2 Availability of the municipal supply at the changeover is at the risk of the Authority; the function of the existing water distribution network Changeover Facility — detection, operation and fail-safe — is at the risk of the Concessionaire and is measured by KPI-14. Water drawn through the changeover is to the account of the Authority and is excluded from the quantity measured for payment.

2.6 Sector-1 Building GSRs

- 2.6.1 Sector-1 comprises nine buildings served by ground and terrace storage reservoirs, including the DC Office, NEST-2, NEST-III, SDF-VI and SDF-VII and the adjoining buildings listed in the GSR schedule issued with this RFP as Reliable Data, which sets out for each Building GSR the location, capacity, inlet level and size, float valve status, condition and access route. The delivery mains alignment of approximately 1.4 km follows the Water Supply Network drawing 25-02-26_F.

SECTION 3 — DESIGN BASIS

Parameter	Requirement
Design capacity	1,000 cubic metres per day (1.0 MLD) of treated water conforming to the Treated Water Standard
Guaranteed Minimum Production	500 cubic metres per day on every day of the year
Design Maximum Production	1,000 cubic metres per day, callable during the Monsoon Season
Turndown	The plant shall be capable of stable, compliant operation continuously at any output between 500 and 1,000 cubic metres per day without recirculation to waste
Net operating hours	Not more than 22 hours per day at the Design Maximum Production, so that not less than 2 hours per day is available for backwash, cleaning and standby
Minimum overall recovery	Not less than 65 per cent, measured as treated water delivered at the Delivery Point divided by raw water abstracted, averaged over any calendar month
Redundancy	Not less than one standby unit for every duty pump, blower, dosing pump and compressor. Membrane racks or filter units shall be arranged so that the plant can meet the Guaranteed Minimum Production with any one rack or unit out of service
Design life	Civil structures 50 years; mechanical and electrical equipment 15 years; membranes and media as per the replacement schedule in the Concessionaire's proposal
Seismic and wind	IS 1893 for Seismic Zone III (Mumbai) and IS 875 for wind loads
Structural design	IS 456:2000 for reinforced concrete; IS 3370:2021 for liquid-retaining structures; IS 800 for structural steel
Electrical	Relevant parts of IS and IEC; the Central Electricity Authority (Measures relating to Safety and Electric Supply) Regulations
Materials in contact with water	All materials in contact with treated water shall be certified as suitable for potable water use and shall not impart taste, odour, colour or toxicity
Noise	Not more than 75 dB(A) at 1 metre from any equipment; not more than 55 dB(A) at the Site boundary during the day and 45 dB(A) at night
Accessibility	All units requiring routine attention shall be accessible without confined-space entry wherever practicable; where confined-space entry is unavoidable, permanent provision for safe entry shall be made
Delivery system hydraulics	Design flow equal to the peak hourly demand of the connected Building GSRs with a peak factor of 2.0 on the average day demand; velocity 0.6 to 1.8 m/s in the delivery mains; Hazen-Williams C = 140 for new cement-mortar-lined ductile iron; residual head not less than 5 m at the float-valve inlet of the hydraulically most unfavourable Building GSR at peak draw
Booster station	Not fewer than 2 working and 1 standby identical variable-speed pump sets, each rated for 50 per cent of the peak flow; hydropneumatic vessel holding set-point pressure at zero demand without pump cycling exceeding 6 starts per hour; pump efficiency not less than 70 per cent at the duty point
Existing water distribution network changeover	Motorised changeover valve operating within 60 seconds of trigger; double non-return protection between the feeds; electromagnetic metering of accuracy class 1 on both feeds; fail-safe open to the municipal feed on loss of power or control
GSR instrumentation	Level sensor accuracy ± 0.5 per cent of full scale; remote terminal unit

Parameter	Requirement
and telemetry	in IP65 enclosure with not less than 24 hours battery autonomy; dual-path radio or fibre telemetry to the plant control system; data interval not more than 60 seconds
Surge	Surge analysis of the treated water pumping and delivery system at the Basic Engineering Design stage; protection as determined by the analysis; maximum system pressure not more than the pressure rating of the mains and fittings
Standby power	Grid outage at the plant is covered by the existing distribution network Changeover Facility; controls, instrumentation and telemetry on uninterruptible power supply of not less than 30 minutes autonomy; a grid outage is not a failure of KPI-1 or KPI-13 while the changeover performs
Metering hierarchy	Payment — the bulk meter at the Payment Metering Point; verification — the nine GSR check meters and the municipal feed meter; reconciliation — the quarterly water balance under KPI-15; all bulk meters calibrated annually by an accredited agency

SECTION 4 — RAW WATER CHARACTERISATION PROGRAMME

4.1 Purpose

- 4.1.1** The purpose of the Raw Water Characterisation Programme is to establish, on evidence rather than assumption: the quality of raw water available from each source and its variation through the year; the quantity each source can sustain, and in particular the dry-season yield of the dug well and Deval talao; and the treatment process necessary to convert that raw water into water conforming to the Treated Water Standard as per IS 10500: 2012 at the specified recovery.

4.2 Phasing

Phase	Period	Requirement
Phase 1 — Baseline	First 90 days from the Appointed Date	Weekly sampling and analysis of both sources for the full parameter suite at Clause 4.4; hydrogeological desk study; commencement of the constant-rate pumping test
Phase 2 — Pilot	Days 60 to 120 from the Appointed Date	Continuous 30-day pilot trial on actual raw water in accordance with Clause 4.5, overlapping Phase 1 so that pilot feed reflects characterised water
Phase 3 — Seasonal	To the end of the Construction Period	Monthly sampling of both sources; completion of the pumping test and of a full monsoon and dry-season observation of Lake level and well water table
Phase 4 — Operational	Throughout the O&M Period	Monthly raw water characterisation of both sources, reported with the monthly water quality report at Section 8.7

4.3 Sampling

- 4.3.1** Samples shall be drawn separately from Deval Talao and from each production well. Lake samples shall be drawn at not fewer than three points and at not fewer than two depths at each point and shall be composited and also analysed discretely for turbidity, algae and organics.
- 4.3.2** Sampling, preservation, transport and storage shall be in accordance with IS 3025 (Part 1) and the relevant Parts for each determined. Chain of custody shall be documented for every sample.
- 4.3.3** All Phase 1 and Phase 2 analyses shall be performed by an NABL-accredited laboratory. The Authority and the Independent Engineer shall be given not less than 3 working days' notice of every sampling occasion and shall be entitled to witness sampling and to take split samples.

4.4 Parameters to be Assessed

Group	Assessment
Physical and organoleptic	Temperature, colour, odour, taste, turbidity, total dissolved solids, electrical conductivity, total suspended solids
General chemical	pH, total alkalinity, total hardness, calcium, magnesium, chloride, sulphate, nitrate, nitrite, ammoniacal nitrogen, fluoride, silica, sodium, potassium, phosphate
Metals	Iron, manganese, aluminium, copper, zinc, arsenic, cadmium, chromium (total and hexavalent), lead, mercury, nickel, selenium, barium, molybdenum, boron
Organic	Total organic carbon, dissolved organic carbon, ultraviolet absorbance at 254 nm, specific ultraviolet absorbance, anionic detergents, phenolic compounds, mineral oil
Biological	Total coliform, faecal coliform, Escherichia coli, heterotrophic plate

Group	Assessment
	count, algal count and dominant species, chlorophyll-a, presence of Cryptosporidium and Giardia (Phase 1 and annually thereafter)
Oxygen demand	Dissolved oxygen, biochemical oxygen demand, chemical oxygen demand
Sulphide and gases	Hydrogen sulphide, sulphide, carbon dioxide
Treatability indicators	Jar test optimum coagulant dose, settled water turbidity, silt density index, membrane fouling index, Langelier saturation index, chlorine demand and decay curve, disinfection by-product formation potential
Pesticides	The full suite specified in IS 10500:2012 (Phase 1 and annually thereafter)
Radioactivity	Gross alpha and gross beta activity (Phase 1 and annually thereafter)

4.5 Pilot trial

- 4.5.1** The Concessionaire shall install and operate a pilot plant on the Site, drawing actual raw water from both sources in the proportions of the seasonal treatment facility requirements then applicable, at a throughput of not less than 5 cubic metres per hour, continuously for not less than 30 days.
- 4.5.2** The pilot shall demonstrate: achievement of the Treated Water Standard on the actual raw water; the recovery achievable and the volume and character of every reject stream; the chemical doses required; the specific energy consumption; and the rate of fouling or head loss development, with at least one complete cleaning cycle performed and its effectiveness measured.
- 4.5.3** The Authority and the Independent Engineer shall have unrestricted access to the pilot and to all pilot data. A Pilot Trial Report shall be submitted within 15 days of completion.

4.6 Hydrogeological assessment and pumping test

- 4.6.1** The Concessionaire shall carry out a hydrogeological assessment of the campus aquifer and a constant-rate pumping test on the Dug Well and on production well in accordance with IS 11624, of not less than 72 hours' duration, with recovery monitored to not less than 90 per cent.
- 4.6.2** The assessment shall determine the transmissivity and storage coefficient of the aquifer, the sustainable yield of each well, the interference between wells, the zone of influence, and the recommended safe yield of the dug well expressed as a daily rate for each season.
- 4.6.3** Water table observations shall be recorded at not less than weekly interval at every well and at not fewer than two observation points throughout the Construction Period, and monthly thereafter.

4.7 Reports and gate

- 4.7.1** The Concessionaire shall submit a Raw Water Characterisation Report at the end of Phase 1 and a consolidated report at the end of Phase 3, each setting out all data, the analytical methods used, the laboratory accreditation, and the Concessionaire's interpretation.
- 4.7.2** **The Basic Engineering Design shall not be submitted for approval, and no permanent process equipment shall be ordered, until the Phase 1 Raw Water Characterisation Report, the Pilot Trial Report and the Process Selection Report have been submitted and accepted by the Authority.** This is a hard gate. Equipment ordered before the gate is passed is at the Concessionaire's sole risk and shall not found any claim for extension of time or additional payment.
- 4.7.3** If the characterisation establishes that the raw water differs materially from the indicative data in this RFP such that the Concessionaire's proposed process cannot achieve the

Treated Water Standard at the specified recovery, the matter shall be dealt with as a Variation under Clause 20 of the Concession Agreement.

- 4.7.4 If the Raw Water Characterisation Programme, including the hydrogeological assessment and pumping tests at Clause 4.6, establishes that the demonstrated safe yield of the dug well, together with the permissible abstraction from the Lake under the Applicable Permits and the ecological reserve level, is insufficient to sustain the Guaranteed Minimum Production or the seasonal treatment facility requirements at Table 1.1 in any season, the Parties shall record the demonstrated quantities, and the Guaranteed Minimum Production, the Design Maximum Production, the basis of the Monthly Production Schedule and the O&M Charges shall be adjusted pro rata as a Variation under Clause 20 of the Concession Agreement; the abstraction consent under CP-2 shall be pursued for the demonstrated quantities. No such adjustment relieves the Concessionaire of the Treated Water Standard, nor of the obligation to deliver the adjusted quantities.**

SECTION 5 — PROCESS SELECTION

5.1 Principle

- 5.1.1** The Authority does not prescribe the treatment process. The Concessionaire shall select the process on the evidence of the Raw Water Characterisation Programme and the pilot trial and shall justify its selection in the Process Selection Report. The Concessionaire warrants that the process it selects will achieve the Treated Water Standard on the raw water actually available, at not less than the minimum recovery, for the whole of the O&M Period.

5.2 Minimum process requirements

Whatever process is selected shall satisfy each of the following as a minimum.

No.	Requirement
a	Multiple barriers. The train shall provide not fewer than three independent barriers to pathogens, of which at least one shall be a physical barrier and at least one a disinfection barrier.
b	Physical barrier. The train shall include either a membrane barrier of nominal pore size not exceeding 0.1 micron, or a validated conventional clarification and filtration train whose performance on the actual raw water has been demonstrated at pilot scale.
c	Pre-treatment. Provision shall be made for coagulant dosing and for powdered activated carbon or equivalent assist to address the seasonal algal and organic load of the Lake, whether or not the Concessionaire expects to use it routinely. A claim that no chemical assist will be required is not acceptable unless demonstrated over a full monsoon at pilot scale.
d	Iron and manganese. Where the characterisation shows iron or manganese above the acceptable limits of IS 10500:2012, a dedicated removal stage shall be provided; reliance on the physical barrier alone is not acceptable.
e	Dissolved solids. Where the characterisation shows total dissolved solids, hardness, chloride, sulphate, nitrate or fluoride above the acceptable limits, a stage capable of reducing them shall be provided, and the design shall address blending, remineralisation and pH correction.
f	Disinfection. A disinfection stage with a contact tank sized for the contact time and concentration product necessary to achieve the required log inactivation at the design flow and at the lowest expected water temperature, with a maintained free residual chlorine at the Delivery Point.
g	Conditioning. Where the process produces water of low alkalinity or negative Langelier saturation index, remineralisation and pH correction shall be provided so that the delivered water is neither corrosive nor scale-forming in the Sector-1 network.
h	Recovery. Overall recovery of not less than 65 per cent, with a reject management plan for every reject stream.
i	Automation. The plant shall be capable of unattended operation for not less than 8 continuous hours with automatic shutdown and alarm on any excursion of a critical control parameter.
j	Critical control points. The Concessionaire shall identify the critical control points of its process, the critical limit at each, the monitoring method, and the corrective action, and shall operate to that plan throughout the O&M Period.

5.3 Process Selection Report

The Process Selection Report shall contain, at a minimum:

- A statement of the design raw water quality for each source and for the blend, derived from the characterisation data, with the basis on which design values were chosen from the observed range
- The candidate processes considered and the reasons for rejecting those not selected

- A complete process flow diagram and hydraulic profile from each source intake to the Delivery Point
- A mass balance at the Design Maximum Production and at the Guaranteed Minimum Production, showing every stream including every reject stream, and demonstrating the overall recovery
- Sizing calculations for every unit process, with the design parameter adopted, the source of that parameter and the margin allowed
- The chemical dosing schedule with expected and maximum doses
- The specific energy consumption by stage, referred to a cubic metre of treated water, at the Design Maximum Production and at the Guaranteed Minimum Production
- The disinfection calculation demonstrating the contact time and concentration product achieved
- The critical control point plan under Clause 5.2(j)
- The reject management plan under Section 6
- The membrane or media replacement schedule and the basis of the sinking provision made for it
- The pilot trial data supporting each of the above

SECTION 6 — REJECT, BACKWASH AND RESIDUALS MANAGEMENT

- 6.1** The Concessionaire shall prepare, and obtain approval of, a reject management plan covering every liquid and solid residual stream generated by the Facilities, including pre-treatment sludge, filter backwash, membrane cleaning waste, process reject, laboratory waste and desludging from the raw water sump.
- 6.2** For each stream the plan shall state the quantity at the Design Maximum Production and at the Guaranteed Minimum Production, its expected quality, the proposed treatment if any, and the proposed disposal route, together with the statutory basis on which that route is permitted.
- 6.3** **The following are prohibited:** discharge of any untreated stream to Deval Talao; discharge of any stream to the campus stormwater system; discharge to ground or to any soak pit; and discharge of any stream of elevated dissolved solids to the campus sewerage system in a quantity which would impair the quality of recycled water produced by the campus sewage treatment plant.
- 6.4** Streams of low dissolved solids and high suspended solids, such as filter backwash, may be settled and recycled to the head of the works, or routed to the campus sewage treatment plant inlet, subject to approval. Streams of elevated dissolved solids shall be disposed of by a route approved in the Consent to Establish, which may include beneficial use for road washing or dust suppression where the quality permits.
- 6.5** All disposal routes shall be metered and recorded, and the record shall form part of the monthly report.

SECTION 7 — TREATED WATER STANDARD

7.1 The standard

7.1.1 Treated water delivered at the Delivery Point shall conform at all times to the acceptable limits specified in IS 10500:2012, Drinking Water — Specification, as amended. The permissible limits in the absence of an alternate source shall not be relied upon: the Authority requires the acceptable limits to be met, because an alternate source, namely the municipal supply, is available to the Zone.

7.1.2 Conformity is required in respect of every parameter in Tables 1 to 6 of IS 10500:2012. The parameters set out below are those on which the Facilities will be routinely judged and against which the Key Performance Indicators are drawn; they do not limit the requirement at Clause 7.1.1.

7.2 Principal parameters

Parameter	Unit	Requirement at the Delivery Point	Reference
Colour	Hazen	Not more than 5	IS 10500 Table 1
Odour	—	Agreeable	IS 10500 Table 1
Taste	—	Agreeable	IS 10500 Table 1
Turbidity	NTU	Not more than 1	IS 10500 Table 1
pH value	—	6.5 to 8.5	IS 10500 Table 1
Total dissolved solids	mg/l	Not more than 500	IS 10500 Table 1
Total hardness as CaCO ₃	mg/l	Not more than 200	IS 10500 Table 2
Total alkalinity as CaCO ₃	mg/l	Not more than 200	IS 10500 Table 2
Calcium as Ca	mg/l	Not more than 75	IS 10500 Table 2
Magnesium as Mg	mg/l	Not more than 30	IS 10500 Table 2
Chloride as Cl	mg/l	Not more than 250	IS 10500 Table 2
Sulphate as SO ₄	mg/l	Not more than 200	IS 10500 Table 2
Nitrate as NO ₃	mg/l	Not more than 45	IS 10500 Table 2
Fluoride as F	mg/l	Not more than 1.0	IS 10500 Table 2
Iron as Fe	mg/l	Not more than 0.3	IS 10500 Table 2
Manganese as Mn	mg/l	Not more than 0.1	IS 10500 Table 2
Aluminium as Al	mg/l	Not more than 0.03	IS 10500 Table 2
Copper as Cu	mg/l	Not more than 0.05	IS 10500 Table 2
Zinc as Zn	mg/l	Not more than 5	IS 10500 Table 2
Ammonia as total ammonia-N	mg/l	Not more than 0.5	IS 10500 Table 2
Anionic detergents as MBAS	mg/l	Not more than 0.2	IS 10500 Table 2
Phenolic compounds as C ₆ H ₅ OH	mg/l	Not more than 0.001	IS 10500 Table 2
Mineral oil	mg/l	Not more than 0.5	IS 10500 Table 2
Sulphide as H ₂ S	mg/l	Not more than 0.05	IS 10500 Table 2
Free residual chlorine	mg/l	Not less than 0.2 and not more than 1.0	IS 10500 Table 2
Total coliform bacteria	per 100 ml	Shall not be detectable in any 100 ml sample	IS 10500 Table 3
Escherichia coli	per 100 ml	Shall not be detectable in any 100 ml sample	IS 10500 Table 3

Parameter	Unit	Requirement at the Delivery Point	Reference
Arsenic as As	mg/l	Not more than 0.01	IS 10500 Table 4
Cadmium as Cd	mg/l	Not more than 0.003	IS 10500 Table 4
Total chromium as Cr	mg/l	Not more than 0.05	IS 10500 Table 4
Lead as Pb	mg/l	Not more than 0.01	IS 10500 Table 4
Mercury as Hg	mg/l	Not more than 0.001	IS 10500 Table 4
Nickel as Ni	mg/l	Not more than 0.02	IS 10500 Table 4
Selenium as Se	mg/l	Not more than 0.01	IS 10500 Table 4
Cyanide as CN	mg/l	Not more than 0.05	IS 10500 Table 4
Barium as Ba	mg/l	Not more than 0.7	IS 10500 Table 4
Molybdenum as Mo	mg/l	Not more than 0.07	IS 10500 Table 4
Pesticide residues	µg/l	Within the individual limits of IS 10500	IS 10500 Table 5
Gross alpha activity	Bq/l	Not more than 0.5	IS 10500 Table 6
Gross beta activity	Bq/l	Not more than 1.0	IS 10500 Table 6

Table 7.1 — Principal parameters of the Treated Water Standard. The complete requirement is conformity with IS 10500:2012 in full. Where the standard is amended during the term, the amended standard shall apply from the date notified, and the consequences shall be dealt with under Clause 13 of the Concession Agreement (Change in Law).

7.3 Additional requirements

- 7.3.1** Disinfection by-products, in particular total trihalomethanes and haloacetic acids, shall be monitored quarterly and shall not exceed the limits of IS 10500:2012 or, where the standard is silent, the guideline values of the World Health Organization.
- 7.3.2** Where the selected process includes reverse osmosis or nanofiltration, the delivered water shall have a total dissolved solids content of not less than 100 mg/l and a Langelier saturation index between –0.5 and +0.5, so that the water is neither aggressive nor scale-forming in the Sector-1 network.
- 7.3.3** The Concessionaire shall not add any substance to the treated water other than those necessary for treatment, disinfection and conditioning, and every such substance shall be of a grade certified for use in potable water.

SECTION 8 — TESTING, MONITORING AND REPORTING

8.1 Sampling points

Ref.	Sampling point	Purpose
SP-1	Deval Talao intake, upstream of screening	Raw water characterisation, Lake
SP-2	Dug well and each production well head	Raw water characterisation, groundwater
SP-3	Combined raw water at the plant inlet	Blended feed quality and plant loading
SP-4	Outlet of each principal treatment stage	Process control and barrier verification
SP-5	Plant outlet, before treated water storage	Process performance
SP-6	Treated water storage outlet	Storage integrity and residual maintenance
SP-7	Payment Metering Point, on the booster station feed upstream of the existing water distribution connections - Changeover Facility	Contractual compliance with the Treated Water Standard
SP-8	Two nominated consumer taps in Sector-1	Verification of residual and quality at the point of use
SP-9	Each reject and residuals discharge point	Consent compliance
SP-10	Each GSR Delivery Point	Verification of delivered quality and residual chlorine at the Building GSRs

8.2 Continuous online monitoring

8.2.1 The following shall be monitored continuously by online instruments, logged to the supervisory control system at not more than 5-minute interval, and made visible in real time to the Authority:

Location	Parameters monitored continuously
Each raw water source (SP-1, SP-2)	Flow, turbidity, pH, electrical conductivity, level (Lake level and well water table)
Plant inlet (SP-3)	Flow, turbidity, pH, electrical conductivity
Each principal treatment stage (SP-4)	Differential pressure or head loss, flow, and the parameter critical to that stage
Plant outlet (SP-5)	Flow, turbidity, pH, electrical conductivity, free residual chlorine
Delivery Point (SP-7)	Flow, cumulative volume, pressure, turbidity, free residual chlorine
Reject points (SP-9)	Flow and cumulative volume
Existing distribution Changeover Facility and Building GSRs	Changeover valve position and mode; municipal feed flow and cumulative volume; Building GSR levels with low-low and high alarms, via remote terminal unit telemetry

8.2.2 Every online analyser shall be calibrated at not more than monthly interval against a laboratory determination, and the calibration record shall be available for inspection. An analyser out of service for more than 24 hours shall be reported to the Authority and shall be replaced or repaired within 72 hours.

8.3 Routine testing treatment facility requirements

8.3.1 The Concessionaire shall carry out the testing set out in Table 8.1 throughout the O&M Period. Testing shall be by the Concessionaire's own laboratory where indicated as 'site', and by an NABL-accredited laboratory where indicated as 'NABL'.

Frequency	Sampling points	Determinands	Laboratory
Continuous	SP-1 to SP-3, SP-5, SP-7, SP-9	As Table at Clause 8.2.1	Online instruments
Daily — every production day	SP-5 and SP-7	Colour, odour, taste, turbidity, pH, total dissolved solids, electrical conductivity, free residual chlorine, temperature	Site
Daily	SP-3	Turbidity, pH, electrical conductivity, temperature	Site
Weekly	SP-5, SP-6, SP-7, SP-8 and SP-10	Total coliform, Escherichia coli, heterotrophic plate count, iron, manganese, total hardness, total alkalinity, chloride, nitrate, fluoride, ammonia, residual chlorine profile	Site for chemical; NABL for bacteriological
Weekly	SP-1 and SP-2	Turbidity, pH, conductivity, total dissolved solids, iron, manganese, hardness, alkalinity, algal count	Site
Monthly	SP-1, SP-2, SP-3, SP-5, SP-7	The complete suite of IS 10500:2012 Tables 1, 2 and 3, together with calcium, magnesium, sulphate, aluminium, copper, zinc, anionic detergents, phenolic compounds, mineral oil, sulphide, total organic carbon and ultraviolet absorbance at 254 nm	NABL
Quarterly	SP-5 and SP-7	IS 10500:2012 Table 4 toxic substances in full — arsenic, cadmium, total chromium, lead, mercury, nickel, selenium, cyanide, barium, molybdenum, boron, polychlorinated biphenyls and polynuclear aromatic hydrocarbons — together with total trihalomethanes and haloacetic acids	NABL
Quarterly	SP-8 and network survey	Residual chlorine, turbidity and bacteriological quality at not fewer than 6 consumer taps distributed across Sector-1	Site and NABL
Half-yearly	SP-5 and SP-7	Pesticide residues, the full suite of IS 10500:2012 Table 5	NABL
Annually	SP-1, SP-2, SP-5, SP-7	The complete IS 10500:2012 suite including Table 6 radioactive residues, Cryptosporidium and Giardia, performed by an NABL-accredited laboratory other than the laboratory used for routine monthly testing	Independent NABL
Annually	Treated water storage	Internal inspection, cleaning and disinfection of each compartment in turn, with bacteriological clearance before return to service	Site and NABL

Table 8.1 — Routine testing treatment facility requirements. The treatment facility requirements is a minimum; the Concessionaire shall test more frequently where its critical control point plan or an adverse result requires it.

8.4 Response to an adverse result

Situation	Required response
Any online analyser at SP-7 indicates turbidity above 1 NTU or free residual chlorine below	Automatic alarm; investigation begun immediately; the Authority notified within 1 hour; resample and confirm within 3 hours

Situation	Required response
0.2 mg/l	
A confirmed exceedance of any chemical parameter of the Treated Water Standard at SP-7	Notify the Authority within 4 hours; identify cause and submit a corrective action plan within 24 hours; resample daily until three consecutive conforming results are obtained
Total coliform or Escherichia coli detected at SP-6, SP-7 or SP-8	Notify the Authority and the Independent Engineer immediately; increase disinfection; resample the same day; if confirmed, suspend delivery at the Delivery Point and notify the Maharashtra Pollution Control Board and the Authority's medical officer; do not resume delivery until two consecutive sets of conforming results 24 hours apart are obtained
Any parameter of IS 10500:2012 Table 4 exceeded	Suspend delivery immediately; notify the Authority, the Independent Engineer and the pollution control board; investigate the source; resume only with the written approval of the Authority
Raw water quality departs materially from the design basis	Notify the Authority within 24 hours; assess whether the process remains capable; where it is not, raise the matter as a Variation under Clause 20 of the Concession Agreement
Suspension of delivery is not a Force Majeure event and does not relieve the Concessionaire. Where delivery is suspended because the treated water does not conform to the Treated Water Standard, the O&M Charges shall abate for the period of suspension in accordance with Schedule 9, and the liquidated damages at Schedule 7 shall apply. The Authority will draw on the municipal supply during any such period and the cost of doing so shall be recoverable from the Concessionaire.	

8.5 Records and reporting

Report	Content	Frequency and timing
Daily log	Production, abstraction from each source, all online parameters, all daily test results, chemical consumption, power consumption, any alarm or excursion and its resolution	Daily; available on the supervisory system in real time
Weekly report	Summary of production against the Monthly Production Schedule, weekly test results, plant availability, any maintenance carried out	Weekly, by the second working day of the following week
Monthly water quality report	All test results for the month against the Treated Water Standard, with trend charts; raw water characterisation for both sources; recovery achieved; specific energy consumption; reject quantities and disposal; a statement of conformity signed by the Concessionaire's competent person	Monthly, by the seventh day of the following month
Monthly performance report	Achievement against each Key Performance Indicator; abstraction against the consented quantity; Lake level and well water table record; incidents and corrective actions; planned maintenance for the following month	Monthly, by the seventh day of the following month
Quarterly compliance report	Quarterly test results; consent compliance; statutory returns filed; a summary for the Authority's own reporting to the pollution control board and groundwater authority	Quarterly, within 15 days of quarter end
Annual report	Annual complete IS 10500 suite; independent laboratory cross-check results; annual draft and recharge audit; asset condition report; membrane or media condition and replacement forecast; energy performance	Annually, within 30 days of year end

- 8.5.1** All records shall be retained for the whole of the O&M Period and shall be handed over to the Authority on expiry. The Authority and the Independent Engineer shall have unrestricted access to all raw data, laboratory worksheets and instrument records at all times.
- 8.5.2** The Authority reserves the right to take split samples at any sampling point at any time, and to have them analysed at a laboratory of its choosing at its own cost. Where a split sample result differs materially from the Concessionaire's result, a referee analysis shall be carried out at a third NABL-accredited laboratory agreed between the Parties, whose result shall be final and whose cost shall be borne by the Party whose result is shown to be in error.

SECTION 9 — STORAGE, DELIVERY SYSTEM AND NETWORK INTERCONNECTION

9.1 Treated water storage

Parameter	Requirement
Capacity	Not less than 400 cubic metres, in two compartments, providing buffer storage between the plant and the Sector-1 booster station; distributed storage subsists downstream in the nine Building GSRs, and the storage low level is a trigger of the existing distribution Changeover Facility under Clause 9.5
Configuration	Two interconnected compartments of equal volume, each independently isolatable, drainable and cleanable without interrupting delivery
Construction	Reinforced concrete to IS 3370:2021, with a food-grade internal lining certified for potable water contact
Protection	Mosquito-proof and vermin-proof vents; lockable access covers; no direct connection between any vent or overflow and any drain
Instrumentation	Continuous level measurement on each compartment with high and low alarms; sampling tap on each compartment outlet
Retention	The Concessionaire shall manage retention so that water age does not cause loss of residual or deterioration of quality; where retention exceeds 24 hours the compartments shall be operated in rotation
Cleaning	Each compartment to be drained, inspected, cleaned and disinfected annually, with bacteriological clearance before return to service

9.2 Treated water transmission

- 9.2.1** The transmission main from the treated water pumping station to the Delivery Point shall be of ductile iron with cement mortar lining to IS 8329, or high-density polyethylene PE100 to IS 4984, of a pressure class appropriate to the duty, with a minimum cover of 1.0 metre in carriageway and 0.75 metre in footpath.
- 9.2.2** The main shall be hydrostatically tested at 1.5 times the working pressure, swabbed, disinfected and cleared bacteriologically to IS 3114 before being placed in service, and shall be provided with isolation valves, air valves at summits, washouts at low points and sampling points at not more than 500 metre interval.
- 9.2.3** The main shall be laid within the campus common services corridor, with the codified separations from other services, and shall be identified along its length in accordance with the campus convention for potable water.

9.3 Payment metering and controlled interconnection

- 9.3.1** The Delivery Point works shall include an electromagnetic / ultrasonic bulk flow meter of accuracy class 1 or better, calibrated before commissioning and annually thereafter by an accredited agency, with the calibration certificate furnished to the Authority.
- 9.3.2** The meter shall be the sole basis for measurement of the quantity delivered for payment. It shall be housed in a lockable chamber jointly sealed by the Authority and the Concessionaire, and the seal shall be broken only in the presence of both Parties. Water drawn through the existing water distribution network of SEEPZ Changeover Facility is measured on the municipal feed meter, is excluded from the quantity delivered, and is to the account of the Authority under its municipal bulk supply arrangement; where the changeover operates by reason of a failure attributable to the Concessionaire, the cost of the substitute municipal supply during the failure is recoverable from the Concessionaire in accordance with Section 8.4.
- 9.3.3** Treated water from the Facilities and the municipal supply shall be interconnected only at, and through, the existing distribution network Changeover Facility. The arrangement shall physically prevent flow from the delivery system back into the municipal main and

from the municipal feed back into the Facilities, by double non-return protection and motorised isolation, and shall meter each feed separately. No other interconnection, and no uncontrolled cross-connection, between the two supplies shall exist anywhere in the Facilities or the delivery system. The arrangement shall be reviewed and approved by the Independent Engineer before commissioning, tested live monthly, inspected annually, and recorded on the as-built drawings.

- 9.3.4 The Concessionaire shall operate and maintain the Delivery Infrastructure, including the existing distribution Changeover Facility, in accordance with the approved operating protocol. The Concessionaire shall not operate any valve of the legacy campus distribution network, nor any valve or fitting on the building side of a GSR Delivery Point, without the written authority of the Authority.

9.4 Booster station, changeover facility and delivery mains

- 9.4.1 The Sector-1 booster station shall comprise not fewer than two working and one standby identical variable-speed pump sets drawing from the treated water storage, a hydropneumatic vessel maintaining set-point pressure at zero demand without pump cycling exceeding six starts per hour, a common delivery header with surge protection determined by the surge analysis, and the bulk flow meter at the Payment Metering Point.
- 9.4.2 The existing water distribution network of SEEPZ Changeover Facility shall connect the existing 400 mm municipal bulk main, through the existing 150 mm tapping, to the booster delivery header with a motorised changeover valve operating within 60 seconds of trigger, double non-return protection between the two feeds, motorised isolation, and electromagnetic bulk metering of accuracy class 1 on both feeds. The triggers shall be: low level in the treated water storage; a source-yield restriction; a plant trip; and loss of control power, on which the facility shall fail open to the municipal feed. The firm capacity of the municipal connection shall be retained undiminished.
- 9.4.3 The delivery mains shall be ductile iron K9 to IS 8329 with cement mortar lining, of 100 to 150 mm diameter, laid, jointed and tested to IS 12288 with a minimum cover of 1.0 metre in carriageway and 0.75 metre in footpath, hydrostatically tested at 1.5 times the working pressure, swabbed and disinfected to IS 3114 with bacteriological clearance before service, with an isolation valve and a sampling point at every Building GSR takeoff, marker tape, and identification along the length per the campus convention for potable water.
- 9.4.4 Each GSR connection shall comprise isolation, strainer, a check meter of accuracy class 2 or better to IS 779 / ISO 4064, and a float-valve interface preserving an air gap in accordance with IS 1172 at the tank inlet. Work on building premises shall be carried out under the access licences at CP-8 with not less than 48 hours notice to the occupant, save in emergency.
- 9.4.5 Each Building GSR shall be provided with level instrumentation and a remote terminal unit in an IP65 enclosure with not less than 24 hours battery autonomy and dual-path telemetry to the plant control system, reporting at not more than 60-second interval, with low-low and high alarms.

9.5 Delivery system operation

- 9.5.1 The delivery system shall operate in three modes, hard-coded, logged and alarmed: NORMAL — the Facilities feed Sector-1 on Building GSR level control with the municipal feed on standby; LOW YIELD — the municipal feed blends automatically at the booster header to sustain Building GSR service while a source-yield restriction subsists; PLANT OUTAGE — the municipal feed carries the whole sector. There shall be no operator override of the fail-safe.
- 9.5.2 A live changeover test shall be performed and logged monthly and witnessed quarterly by the Independent Engineer (KPI-14).

- 9.5.3 Payment shall in all modes be based solely on the quantity measured at the Payment Metering Point. A failure of grid power at the plant is not a failure of KPI-1 or KPI-13 while the distribution network Changeover Facility performs and the control system remains on its uninterruptible supply.

SECTION 10 — KEY PERFORMANCE INDICATORS

The following Key Performance Indicators apply throughout the O&M Period. Failure to achieve a Key Performance Indicator attracts the abatement or liquidated damages set out against it, computed and applied quarterly in accordance with Schedules 7 and 9 of the Concession Agreement.

Ref.	Key Performance Indicator	Requirement	Measurement	Consequence of failure
KPI-1	Quantity delivered	Not less than the quantity called under the Monthly Production Schedule, and in no case less than the Guaranteed Minimum Production of 500 m ³ /day	Delivery Point bulk meter, daily	Abatement of the O&M Charges pro rata to the shortfall, plus liquidated damages under Schedule 7
KPI-2	Treated water quality	Full conformity with the Treated Water Standard at the Delivery Point	The testing treatment facility requirements at Section 8	Abatement for each day of non-conformity; suspension of delivery and recovery of the cost of substitute municipal supply for a bacteriological failure
KPI-3	Plant availability	Not less than 95 per cent of days in any quarter with the plant available to produce at the called quantity	Supervisory system record, verified by the Independent Engineer	Abatement of 1 per cent of the quarterly O&M Charges for each percentage point below 95
KPI-4	Overall recovery	Not less than 65 per cent, averaged over any calendar month	Raw water meters and Delivery Point meter	Abatement where the shortfall causes abstraction to exceed the consented quantity
KPI-5	Abstraction compliance	Abstraction from each source within the consented quantity and within the seasonal treatment facility requirements; Lake never drawn below 24.0 m	Source meters, Lake level and well water table telemetry	An Event of Default if abstraction exceeds the consent or the Lake is drawn below the reserve level
KPI-6	Specific energy consumption	Not more than the Guaranteed Energy Consumption for the applicable band	Energy meters and Delivery Point meter	Consumption above the cap is to the Concessionaire's account
KPI-7	Residual chlorine at the GSR Delivery Points	Not less than 0.2 mg/l at each GSR Delivery Point	Weekly testing at the GSR Delivery Points (SP-10); quarterly consumer-tap survey for information	Abatement and a corrective action plan
KPI-	Reject	All reject and residual	Reject meters,	An Event of Default

Ref.	Key Performance Indicator	Requirement	Measurement	Consequence of failure
8	compliance	streams disposed of by the approved routes, with no unauthorised discharge	records and inspection	for any unauthorised discharge to the Lake, the stormwater system or the ground
KPI-9	Reporting	All reports at Clause 8.5 submitted complete and on time	Receipt by the Authority	Abatement of 0.5 per cent of the quarterly O&M Charges for each report more than 7 days late
KPI-10	Statutory compliance	All Applicable Permits maintained in force and all statutory returns filed on time	Documentary record	An Event of Default if a permit lapses or is revoked through the Concessionaire's act or omission
KPI-11	Health, safety and environment	No reportable lost-time injury; no environmental incident; compliance with the ESHS management plan	Incident record and audit	Appropriation from the ESHS Performance Security and, for a repeated failure, an Event of Default
KPI-12	Asset condition	Assets maintained so that the residual life at handover is not less than 5 years on all major items	Annual asset condition report and independent inspection in years 10 and 14	Rectification at the Concessionaire's cost before handover; appropriation from the O&M Security
KPI-13	Building GSR service	No Building GSR below its low-low level for more than 2 continuous hours for reasons attributable to the Concessionaire, while either the Facilities or the municipal feed is available	Remote terminal unit level logs	Liquidated damages under Schedule 7, plus abatement under Schedule 9
KPI-14	Changeover availability	The existing water distribution network of SEEPZ Changeover Facility passes its monthly live test and operates within 60 seconds on every genuine trigger	Test log and supervisory system event record	Abatement of 1 per cent of the quarterly O&M Charges per failed or omitted test; failure on a genuine trigger is treated as a KPI-13 event for every affected building
KPI-15	Delivery-main losses	Quarterly water balance losses not exceeding 5 per cent	Payment Metering Point and municipal feed meters against the sum of the Building GSR check meters	Investigation and rectification plan; abatement under Schedule 9 where losses persist above 5 per cent for two consecutive quarters

Table 10.1 — Key Performance Indicators.

SECTION 11 — CONSTRUCTION, COMMISSIONING AND TRIAL RUN

11.1 Programme

Milestone	Time from the Appointed Date
Raw Water Characterisation Programme Phase 1 complete; Raw Water Characterisation Report submitted	90 days
Pilot trial complete; Pilot Trial Report and Process Selection Report submitted	120 days
Basic Engineering Design approved	150 days
Detailed engineering complete; all major equipment ordered	180 days
Civil works of the treatment plant and treated water reservoir complete	270 days
Source works, raw water and treated water transmission mains complete and tested	300 days
Mechanical, electrical and instrumentation installation complete	330 days
Delivery Infrastructure complete — booster station and the existing water distribution network of SEEPZ Changeover Facility installed and live-tested; delivery mains tested, disinfected and cleared; GSR connections and telemetry operational	340 days
Construction Completion Date	12 months
Trial Run complete and Treated Water Standard demonstrated	15 months
Scheduled COD	15 months

- 11.1.1 The Authority and the Independent Engineer shall review each design submission and furnish a single consolidated set of comments, or approval, within 21 days of receipt. A submission on which no comments are furnished within that period shall be deemed approved for the purpose of the programme, without relieving the Concessionaire of its design responsibility. Resubmission cycles attract the same period. Delay in review beyond the period extends the affected milestone day for day.
- 11.1.2 The existing distribution network and water supply Changeover Facility shall be commissioned, live-tested and in service before the Trial Run commences, so that Building GSR service is protected throughout the Trial Run.

11.2 Trial Run

- 11.2.1 The Trial Run shall be of 3 months' continuous duration. During the Trial Run the Facilities shall be operated at the quantities called by the Authority, and the full testing treatment facility requirements at Section 8 shall apply. The existing water distribution network of SEEPZ Changeover Facility shall be in service throughout, so that Building GSR service is protected.
- 11.2.2 The Trial Run shall be regarded as successful, and the Independent Engineer shall certify the COD, only when all of the following are demonstrated over a continuous period of not less than 30 days within the Trial Run: delivery of the called quantity on every day; full conformity with the Treated Water Standard on every test; achievement of the minimum overall recovery; specific energy consumption within the Guaranteed Energy Consumption; and correct functioning of every online analyser, meter and interlock, including the Lake low-level cut-off and the abstraction cap.
- 11.2.3 If the Trial Run is not successful, it shall be extended until it is, at the Concessionaire's cost and without extension of the O&M Period. Where the Trial Run extends beyond 3 months for reasons attributable to the Concessionaire, liquidated damages under Schedule 7 shall apply from the Scheduled COD.
- 11.2.4 Potable Induction Period. Notwithstanding certification of the COD, drinking-water duty for Sector-1 shall remain with the municipal supply until the Potable Induction Date. During the Potable Induction Period the Facilities shall be operated and tested in full

under Sections 8 and 10, with the quantities called under the Monthly Production Schedule directed to non-potable duty, the water kiosk and network commissioning and measured at the Payment Metering Point, and with the existing water supply Changeover Facility open to the municipal feed for Building GSR service. The Construction Payments, the Capex Annuity, the O&M Charges and the Power Charges shall be payable in full during the Potable Induction Period, and the Key Performance Indicators shall apply with delivery measured at the Payment Metering Point. On the Potable Induction Date, certified by the Independent Engineer on twelve consecutive months of conformity with the Treated Water Standard, the delivery system shall assume the NORMAL mode and the Facilities shall assume primary drinking-water duty for Sector-1.

11.3 Training and documentation

- 11.3.1** Before the COD the Concessionaire shall train not fewer than four persons nominated by the Authority in the operation, monitoring and emergency response procedures of the Facilities, and shall repeat the training annually thereafter.
- 11.3.2** The Concessionaire shall furnish, before the COD, complete as-built drawings, operation and maintenance manuals, equipment manuals, the critical control point plan, the emergency response plan, the calibration and test certificates for every instrument, and the asset register in a format compatible with the Authority's asset management system.

SECTION 12 — ENVIRONMENTAL, SOCIAL, HEALTH AND SAFETY REQUIREMENTS

- 12.1** The Concessionaire shall comply with all Applicable Laws relating to environment, labour, health and safety, including the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act 1996, the Contract Labour (Regulation and Abolition) Act 1970, the Child and Adolescent Labour (Prohibition and Regulation) Act 1986, the Minimum Wages Act 1948, the Environment (Protection) Act 1986, the Water (Prevention and Control of Pollution) Act 1974, the Air (Prevention and Control of Pollution) Act 1981 and the Noise Pollution (Regulation and Control) Rules 2000, together with the conditions of every Applicable Permit and the security, access and safety regulations of the Zone.
- 12.2** Within 45 days of the Appointed Date, and before any works other than survey and investigation commence, the Concessionaire shall submit for the Authority's approval an ESHS Management Plan covering, at a minimum: construction health and safety, including working over water at the Lake intake with life jackets, fall-arrest and rescue provision; confined-space entry at the Dug Well and in chambers, under a permit-to-work system with gas testing, tripod-and-harness recovery and a trained attendant; excavation and trenching along the delivery mains corridor, with shoring, barricading and traffic and pedestrian management within the operating Zone; chemical handling and chlorine safety, including leak detection and emergency kits; electrical safety and lock-out tag-out; personal protective equipment, induction and toolbox training; first aid and emergency response; labour welfare and a worker code of conduct; and a grievance mechanism for workers and Zone occupants.
- 12.3** The Concessionaire shall deploy a designated safety officer for the whole of the Construction Period, and trained first-aiders on every shift during both the Construction Period and the O&M Period.
- 12.4** Every lost-time injury, dangerous occurrence or environmental incident shall be reported to the Authority within 24 hours, and an investigation report with a corrective action plan shall be submitted within 7 days. Statutory reporting obligations remain with the Concessionaire.
- 12.5** During the O&M Period the ESHS Management Plan shall be maintained and reviewed annually, and monthly ESHS statistics shall be included in the monthly performance report under Clause 8.5. Performance against this Section is measured by KPI-11.
- 12.6** Compliance with this Section is secured by the ESHS Performance Security under Clause 18 of the RFP, which the Authority may appropriate in accordance with KPI-11. A repeated failure under KPI-11 is an Event of Default.

VOLUME II

Draft Concession Agreement — Principal Terms and Schedules

VOLUME II — DRAFT CONCESSION AGREEMENT

This Volume. This Volume sets out the principal commercial and legal terms which the Concession Agreement will contain, and the Schedules which will form part of it. The full engrossed Concession Agreement, drawn on the model agreement approved for Hybrid Annuity Model water sector projects, is issued together with this RFP; where any Schedule is completed later, it shall issue not later than 21 days before the pre-bid meeting, and the Bid Due Date shall stand extended so that not less than 30 days intervene between that issue and the Bid Due Date. Bidders shall be deemed to have priced on the terms set out in this Volume. Any Bidder wishing to comment on these terms shall do so in writing before the pre-bid meeting; no deviation proposed after the Bid Due Date will be entertained.

Parties and structure

- A.1** The Concession Agreement will be executed between the SEEPZ–SEZ Authority, acting through the Zonal Development Commissioner, and the Concessionaire, being the Special Purpose Vehicle incorporated by the Selected Bidder.
- A.2** The Authority grants to the Concessionaire the exclusive right and obligation, during the term, to abstract raw water from Deval Talao and the campus dug well to the extent permitted by the Applicable Permits, to design, construct, finance, operate and maintain the Facilities, and to deliver treated water at the Delivery Point, in consideration of the payments set out at Article 9.

Articles of the Concession Agreement

Article	Subject	Principal provisions for this Project
1	Definitions and interpretation	As Volume I, Definitions, together with the additional definitions required by the Agreement
2	Scope of the Project and grant of the Concession	Grant of the concession for the term; the scope as Volume III; the Concessionaire's obligation to deliver the Guaranteed Minimum Production
3	Conditions precedent, effectiveness and term	The conditions precedent at Clause 5.1 of the RFP, with CP-1 relating to potable use of the Lake as an Authority condition; consequences of non-fulfilment; the adjustment mechanism at Clause 3.6 where CP-1 is not satisfied; the redefined Appointed Date, the construction phasing of the Lake intake and compensation for Authority-side delay, as set out below
4	Site and asset ownership	Licence of the Site to the Concessionaire; ownership of all assets vesting in the Authority; the Concessionaire's right of access and use
5	Securities	Performance Security at 5% of Bid Project Cost; ESHS Performance Security at 1%; O&M Security at 9% of annual O&M Charges; Mobilization Advance Guarantee at 110% of the advance
6	Independent Engineer	Appointment, scope, powers of certification and of direction, and the binding nature of certifications subject to dispute resolution
7	Construction Period	Basic Engineering Design submission and approval; the hard gate at Volume III Clause 4.7.2; Payment Milestones; testing and inspection; Construction Completion; the Trial Run; the COD
8	Operations and Maintenance Period	The 15-year O&M obligation; the Monthly Production Schedule; the Key Performance Indicators; the Potable Induction Period; scheduled and unscheduled maintenance; the Scheduled Maintenance Programme; records and reporting
9	Payment and invoicing	Construction Payments at 40%; the Capex Annuity at 60% with

Article	Subject	Principal provisions for this Project
		interest; the O&M Charges and their escalation; Power Charges against the Guaranteed Energy Consumption; abatement; the escalation indexation and the invoicing, payment and interest provisions set out below; the Escrow Account and its application order
10	Financing arrangements and security	Financial Close; permitted security over the Concessionaire's receivables; the lenders' rights and the Substitution Agreement; lodgement of the base-case financial model at Financial Close, to be used thereafter for termination and Variation computations
11	Insurance and indemnities	Contractors' all-risk, erection all-risk, third-party liability, workmen's compensation, and during the O&M Period, public liability, business interruption and product liability appropriate to a potable water supply
12	Change in ownership	The lock-in at Clause 8.2 of the RFP; restrictions on transfer of shares; the Authority's consent rights
13	Change in Law	Relief where a change in Applicable Law, including any amendment to IS 10500:2012, materially affects cost or performance; the threshold and the compensation mechanism
14	Force Majeure	Non-political, indirect political and political events; the consequences; the relief and the compensation for each category
15	Suspension	The Authority's right to suspend on a material breach; the Concessionaire's right to cure; the consequences
16	Events of Default	Concessionaire events including abstraction in excess of consent, unauthorised discharge, and persistent failure of the Treated Water Standard; Authority events including persistent failure to pay
17	Consequences of Termination	Transfer of the Facilities; the transfer notice; the handover requirements
18	Termination Compensation	The formulae for Authority Default, Concessionaire Default and Force Majeure termination, computed on the unamortised Capex Annuity
19	Transfer on Termination	Condition of the Facilities on handover; the divestment requirements; the residual life requirement of not less than 5 years on major assets
20	Variation	The mechanism for a Variation, including where the Raw Water Characterisation Programme establishes raw water materially different from the design basis
21	Dispute Resolution	Amicable settlement; conciliation; arbitration under the Arbitration and Conciliation Act 1996 seated at Mumbai; the Independent Engineer's role
22	Representations and warranties	Of each Party, given on the Appointed Date and repeated
23	Miscellaneous	Governing law, notices, assignment, waiver, severability, entire agreement, and the jurisdiction of the courts at Mumbai

Schedules to the Concession Agreement

Schedule	Title	Content
1	Scope of Work	Volume III, Sections 1 to 11, incorporated in full
2	Substitution Agreement	The form of agreement between the Authority, the Concessionaire and the lenders

Schedule	Title	Content
3	Escrow Agreement	The form of agreement governing the operation of the Escrow Account
4	Mobilization Advance Guarantee	The form of bank guarantee
5	Payment Milestones	The milestones and the percentage of the Construction Payments released against each, as set out below
6	Independent Engineer	Terms of reference, scope and powers
7	Liquidated Damages	The scale of liquidated damages for delay and for failure of the Key Performance Indicators
8	Applicable Permits	The schedule of permits, the Party responsible for each, and the time by which each is to be obtained
9	Key Performance Indicators and Abatement	Volume III, Section 10, together with the abatement formulae
10	Reporting Requirements	Volume III, Clause 8.5, together with the report formats
11	Insurance	The policies to be maintained, the minimum sums insured and the deductibles
12	Technical Specifications	Volume III in full, together with the approved Basic Engineering Design once approved
13	Termination Payments	The termination compensation formulae

Schedule 5 — Payment Milestones

The Construction Payments, being 40 per cent of the Bid Project Cost, shall be released against certified completion of the following milestones. The Mobilization Advance shall be recovered in equal instalments from milestones M-2 to M-8.

Ref.	Payment Milestone	Per cent of the Construction Payments
M-1	Appointed Date; Mobilization Advance released against guarantee	Nil (advance of 10% of Bid Project Cost released separately)
M-2	Raw Water Characterisation Report, Pilot Trial Report and Process Selection Report submitted and accepted	8
M-3	Basic Engineering Design approved and all major equipment ordered, evidenced by purchase orders and advance payments	12
M-4	Source works complete — Lake intake, dug well rehabilitation development, tested and metered	13
M-5	Civil works of the treatment plant and the treated water reservoir complete, including water-tightness testing of the reservoir	15
M-6	Raw water and treated water transmission mains laid, pressure tested, swabbed, disinfected and cleared	12
M-7	Mechanical, electrical and instrumentation installation complete; Delivery Point works complete; supervisory system integrated	15
M-7A	Delivery Infrastructure complete — booster station and the existing water distribution network of SEEPZ -Changeover Facility installed and live-tested; delivery mains laid, tested, disinfected and bacteriologically cleared; GSR connections, level instrumentation and telemetry operational	15
M-8	Construction Completion certified by the Independent Engineer; Trial Run commenced	10

Ref.	Payment Milestone	Per cent of the Construction Payments
	Total	100
B.1	No Payment Milestone shall be certified until the works comprised in it have been completed in accordance with the approved design and the Technical Specifications, and all tests specified for that milestone have been passed.	
B.2	The Capex Annuity shall commence on the COD and shall be paid in 30 equal half-yearly instalments, together with interest on the reducing balance of the unpaid 60 per cent at the Bank Rate published by the Reserve Bank of India plus 3 per cent per annum, reset on 1 April and 1 October each year.	

Schedule 7 — Liquidated Damages

Event	Liquidated damages
Delay in achieving the Construction Completion Date	0.05 per cent of the Bid Project Cost for each day of delay, subject to a cap of 10 per cent of the Bid Project Cost
Delay in achieving the COD beyond the Scheduled COD	0.05 per cent of the Bid Project Cost for each day of delay, subject to a cap of 10 per cent of the Bid Project Cost
Failure to deliver the Guaranteed Minimum Production on any day	INR 25 per cubic metre of shortfall, in addition to abatement of the O&M Charges
Failure of the Treated Water Standard on any chemical parameter	INR 20,000 for each day on which a confirmed non-conformity subsists
Bacteriological failure at the Delivery Point	INR 1,00,000 per occurrence, together with the cost of substitute municipal supply during the period of suspension
Abstraction in excess of the consented quantity, or drawing the Lake below the ecological reserve level	INR 2,00,000 per occurrence, and a repeated occurrence is an Event of Default
Unauthorised discharge of any reject or residual stream	INR 2,00,000 per occurrence, together with the cost of remediation, and a repeated occurrence is an Event of Default
Failure to submit a report within 7 days of its due date	Abatement of 0.5 per cent of the quarterly O&M Charges per report
Failure of Building GSR service (KPI-13), attributable to the Concessionaire	INR 10,000 per building per day or part thereof, in addition to abatement under Schedule 9
Aggregate limit: the aggregate of abatements and liquidated damages relating to the Key Performance Indicators in any quarter shall not exceed 20 per cent of the O&M Charges for that quarter; failure which would exceed the cap in two consecutive quarters is an Event of Default	—

Payment, escalation and invoicing — provisions to be embodied in Article 9

- C.1** Escalation. The O&M Charges (both components) shall be adjusted on each anniversary of the COD by the factor $E = 0.70 \times (WPI_n \div WPI_0) + 0.30 \times (CPI_n \div CPI_0)$, where WPI is the all-commodities Wholesale Price Index, CPI is the all-India Consumer Price Index for Industrial Workers, n denotes the latest index published three months before the adjustment date and 0 the corresponding index three months before the COD.
- C.2** Invoicing and payment. The Independent Engineer shall verify each invoice within 10 days of receipt. The Authority shall pay each verified invoice, from the Escrow Account, within 30 days of the invoice date. Amounts not in dispute shall be paid notwithstanding any dispute on the balance. Amounts remaining unpaid after the due date carry interest

at the Bank Rate published by the Reserve Bank of India plus 2 per cent per annum from the due date to the date of payment.

- C.3 Escrow application. Amounts in the Escrow Account shall be applied in the following order: first, Power Charges and O&M Charges due to the Concessionaire; second, the Capex Annuity instalment and interest due; third, amounts due to the Authority by way of abatement set-off and liquidated damages; fourth, surplus to the Authority.
- C.4 Blended municipal volumes. Water drawn through the existing water distribution network of SEEPZ Changeover Facility is measured on the municipal feed meter, is excluded from the quantity delivered for payment, and is to the account of the Authority under its municipal bulk supply arrangement; where the changeover operates by reason of a failure attributable to the Concessionaire, the cost of the substitute municipal supply during the failure is recoverable from the Concessionaire.
- C.5 Taxes. Goods and Services Tax, where applicable to any payment stream — Construction Payments, Capex Annuity, O&M Charges or Power Charges — shall be paid additionally at the prevailing rate. A change after the Bid Due Date in the rate or applicability of any tax shall be dealt with under Article 13 (Change in Law).

Conditions precedent — provisions to be embodied in Article 3

- D.1 Appointed Date. The Appointed Date is as defined in Volume I. Where it has not occurred within 90 days of signature for reasons not attributable to the Concessionaire, the affected milestones shall extend day for day; beyond 120 days the Concessionaire shall additionally be entitled to its documented and audited time-related establishment costs.
- D.2 CP-1 phasing. Construction of the Lake intake shall commence only upon fulfilment of CP-1. All other Facilities shall proceed independently of CP-1, and the adjustment at Clause 3.6 applies while, and if, CP-1 remains unfulfilled.
- D.3 GSR access. The access licences at CP-8 shall be procured by the Authority from the unit occupants before the Appointed Date.

Schedule 8 — additional Applicable Permits

The permits schedule shall additionally list: the existing water distribution network of SEEPZ tapping and changeover operation permission — Authority — before the Appointed Date; road opening permissions for the delivery mains corridor — Concessionaire, with the assistance of the Authority — before commencement of laying; and electrical inspectorate approval for the booster station installation — Concessionaire — before commissioning.

Schedule 9 — abatement formulae

- E.1 Quantity. For each day on which the quantity delivered falls short of the quantity called, the O&M Charges for the quarter abate by $D \times S \div Q$, where D is the daily equivalent of the quarterly O&M Charges (the quarterly O&M Charges divided by the number of days in the quarter), S the shortfall in cubic metres and Q the quantity called for that day; in addition to the liquidated damages at Schedule 7.
- E.2 Quality. For each day of confirmed non-conformity with the Treated Water Standard, an abatement equal to $2 \times D$, in addition to the liquidated damages at Schedule 7.
- E.3 Availability and service. Abatement of 1 per cent of the quarterly O&M Charges for each percentage point of plant availability below 95 per cent (KPI-3); 1 per cent per failed or omitted monthly changeover test (KPI-14); 0.5 per cent per report more than 7 days late (KPI-9); and, where delivery-main losses persist above 5 per cent for two consecutive quarters, 1 per cent for each full percentage point above 5 until rectified (KPI-15).
- E.4 Worked example. Quarterly O&M Charges of INR 30,00,000 over 91 days give $D = \text{INR } 32,967$. On a day with 600 cubic metres called and 450 delivered, the quantity abatement is $32,967 \times 150 \div 600 = \text{INR } 8,242$, plus liquidated damages of $150 \times \text{INR } 25 = \text{INR } 3,750$.

- E.5 Cap. The aggregate of abatements and Key Performance Indicator liquidated damages in any quarter shall not exceed 20 per cent of the O&M Charges for that quarter; failure which would exceed the cap in two consecutive quarters is an Event of Default.

Schedule 11 — minimum insurance requirements

Contractors and erection all-risk — the full reinstatement value of the Bid Project Cost; third-party liability during construction — INR 1 Crore per occurrence, unlimited in aggregate; public and product liability during the O&M Period — INR 2 Crore per annum in aggregate, with product liability appropriate to potable water supply; workmen compensation — statutory; maximum deductible per claim — 1 per cent of the sum insured of the relevant policy. The Delivery Infrastructure is included in all reinstatement values.

Schedule 13 — Termination Payments

- F.1 Authority Default — 100 per cent of the Debt Due plus 150 per cent of the Adjusted Equity, less insurance proceeds, and in no case less than the unamortised balance of the Capex Annuity together with interest accrued.
- F.2 Concessionaire Default — 90 per cent of the Debt Due, less insurance proceeds; no payment on account of equity.
- F.3 Force Majeure — for Non-Political events, 90 per cent of the Debt Due plus 110 per cent of the Adjusted Equity; for Indirect Political and Political events, as for Authority Default.
- F.4 Debt Due and Adjusted Equity have the meanings given in the engrossed Concession Agreement, and the base-case financial model lodged at Financial Close is the basis of computation.

VOLUME IV

Financial Proposal Formats

VOLUME IV — BID PRICE SHEET

The Financial Proposal shall be submitted only in the electronic Bid Price Sheet uploaded on the e-procurement portal. The format below sets out the items to be quoted and is provided for the Bidder's preparation. All amounts shall be in Indian Rupees, inclusive of all taxes, duties, cess and levies but exclusive of Goods and Services Tax. Goods and Services Tax, where applicable to any payment stream, shall be paid additionally at the prevailing rate; any change after the Bid Due Date in the rate or applicability of Goods and Services Tax shall be dealt with under Article 13 of the Concession Agreement (Change in Law).

Item A — Bid Project Cost

Ref.	Item	Unit	Quantity	Quoted amount (INR)
A.1	Bid Project Cost — the total capital cost of the Facilities, comprising all works described at Volume III, Section 1, including design, construction, testing, commissioning and the Trial Run	Each	1	_____

Note: 40 per cent of the quoted Bid Project Cost is payable as Construction Payments against the Payment Milestones at Schedule 5; the balance 60 per cent is payable as the Capex Annuity over the O&M Period with interest. The Bidder shall satisfy itself as to the adequacy of the quoted amount; no escalation on the Bid Project Cost is payable.

Item B — Operation and Maintenance Charges

Ref.	Item	Unit	Quantity	Quoted amount (INR)
B.1	O&M Charges (non-power) — fixed component: the fixed amount required per month to operate and maintain the Facilities irrespective of the quantity delivered, exclusive of Power Charges and of Goods and Services Tax, quoted for the first month from the COD	INR per month	180	_____
B.2	O&M Charges (non-power) — variable component: the rate per cubic metre of treated water delivered at the Payment Metering Point, covering chemicals, consumables and the volume-linked share of media or membrane replacement, exclusive of Power Charges and of Goods and Services Tax	INR per m ³	266,500 per annum	_____

Note: Both components will be escalated by the indexation formula in Volume II (Article 9 provisions). For the purpose of evaluation under Clause 29.1 of the RFP the fixed component will be extended over 180 months, and the variable component will be applied to the Reference Annual Production of 266,500 cubic metres per annum, both escalated at a uniform evaluation assumption of 5 per cent per annum. The fixed component shall include all manpower, spares, planned and breakdown maintenance, laboratory and testing costs, statutory compliance costs and insurance; the variable component shall cover chemicals, consumables and the volume-linked share of membrane or media replacement provision.

Item C — Guaranteed Energy Consumption

The Bidder shall quote the maximum grid energy it expects to consume per cubic metre of treated water delivered, for each of the bands below. Power Charges will be reimbursed at actual, capped at the applicable quoted figure. Energy generated and consumed from the solar photovoltaic installation is excluded.

Ref.	Band	Unit	Evaluation weight	Quoted GEC
C.1	Production not more than 600 m ³ /day and raw water total dissolved solids less than 1,000 mg/l	kWh per m ³	0.14	_____

Ref.	Band	Unit	Evaluation weight	Quoted GEC
C.2	Production not more than 600 m ³ /day and raw water total dissolved solids 1,000 to 1,500 mg/l	kWh per m ³	0.16	_____
C.3	Production not more than 600 m ³ /day and raw water total dissolved solids more than 1,500 mg/l	kWh per m ³	0.11	_____
C.4	Production more than 600 m ³ /day and raw water total dissolved solids less than 1,000 mg/l	kWh per m ³	0.35	_____
C.5	Production more than 600 m ³ /day and raw water total dissolved solids 1,000 to 1,500 mg/l	kWh per m ³	0.16	_____
C.6	Production more than 600 m ³ /day and raw water total dissolved solids more than 1,500 mg/l	kWh per m ³	0.08	_____
C.7	Weighted average Guaranteed Energy Consumption	kWh per m³	1.00	_____

Note: The evaluation weights reflect the seasonal production and source allocation treatment facility requirements at Table 1.1 of Volume I. The weighted average at C.7 is computed automatically from C.1 to C.6 and is the figure applied to the Reference Annual Production of 266,500 cubic metres in the evaluation under Clause 29.1 of the RFP. During the O&M Period, raw water total dissolved solids for band determination shall be measured at the plant inlet (SP-3) as the monthly average of the daily online conductivity-derived value, and the applicable band shall be determined month by month.

Evaluated Bid Price

Component	Basis of computation
Capital component	Item A.1, taken at its quoted value
O&M component	Item B.1 × 180 months, plus Item B.2 × 266,500 m ³ per annum over 15 years, escalated at 5 per cent per annum, discounted to the Bid Due Date at 9 per cent per annum
Power component	Item C.7 × 266,500 m ³ per annum × INR 9.00 per kWh, escalated at 4 per cent per annum over 15 years, discounted to the Bid Due Date at 9 per cent per annum
Evaluated Bid Price	The sum of the three components above. The Bidder offering the lowest Evaluated Bid Price will be declared the Selected Bidder.

I confirm that this Financial Proposal is submitted in accordance with the terms of the bid document, that the quoted amounts are inclusive of all taxes and duties other than Goods and Services Tax, and that this Financial Proposal is valid for 180 days from the Bid Due Date.

Signature of the authorised signatory: _____

Name and designation: _____

For and on behalf of: _____

Date: _____

ANNEXURES

Bid Forms and Formats

ANNEXURES — INDEX

Annexure	Title
1A	Letter comprising the Bid
1B	Power of Attorney for the authorised signatory
1C	Power of Attorney for the Lead Member of a Consortium
1D	Particulars of the Bidder and of each Consortium member
1E	Financial and Technical Capacity — Parts I to IV
1F	Details of water treatment plant and source development experience
1G	Form of Bid Security (bank guarantee)
1H	Bid Securing Declaration
1I	Declaration of eligibility, no conflict of interest and no blacklisting
1J	Undertaking on anti-collusion and fair practice
1K	Joint Bidding Agreement
1L	Undertaking of the Nominated Technology Partner
1M	Format for pre-bid queries
2	Form of Letter of Award and its acceptance
3	Format of the Outline Technical Proposal
4	Form of Performance Security
5	Form of ESHS Performance Security

ANNEXURE 1A — LETTER COMPRISING THE BID

(On the letterhead of the Bidder or of the Lead Member of the Consortium)

To

The Zonal Development Commissioner

SEEPZ-SEZ, Andheri (East), Mumbai 400 096

Subject: Bid for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ-SEZ, Mumbai, on Hybrid Annuity Model basis

Dear Sir,

1. With reference to your Request for Proposal dated _____, we, having examined the bid document and understood its contents, hereby submit our Bid for the Project. The Bid is unconditional and unqualified.
2. All information provided in the Bid and in the Annexures is true and correct, and all documents accompanying the Bid are true copies of their respective originals.
3. We acknowledge the right of the Authority to reject our Bid without assigning any reason, and we hereby waive any right we may have to challenge that decision on any ground whatsoever.
4. We certify that in the last 3 years we have neither failed to perform on any contract, as evidenced by an imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement against us, nor been expelled from any project or contract, nor had any contract terminated for breach on our part.
5. We declare that we are not a member of any other Consortium submitting a Bid for the Project, and that no other member of our Consortium is a member of any other Consortium.
6. We have visited the Site, examined both sources and satisfied ourselves as to the conditions under which the Facilities are to be constructed and operated, and we accept the risk of process selection in accordance with Volume III, Section 5.
7. We acknowledge the conditions precedent at Clause 5.1 of the RFP and in particular that, should permission for potable use of Deval Talao not be obtained, the Facilities will be operated on the dug well alone on the terms set out in Clause 3.6 of the Concession Agreement. We have priced our Bid accordingly.
8. We undertake, if declared the Selected Bidder, to incorporate the Special Purpose Vehicle, to furnish the Performance Security and the ESHS Performance Security, and to execute the Concession Agreement, within the periods stipulated in the RFP.
9. Our Bid is valid for 180 days from the Bid Due Date and is binding upon us.
10. We enclose the Bid Security / Bid Securing Declaration as required by Clause 16 of the RFP.

Yours faithfully, signature: _____

Name and designation of the authorised signatory: _____

For and on behalf of: _____

Place and date: _____

ANNEXURE 1B — POWER OF ATTORNEY FOR THE AUTHORISED SIGNATORY

(To be executed on non-judicial stamp paper of appropriate value and duly notarised)

Know all men by these presents that we, _____, a company incorporated under the Companies Act 2013 / [nature and law of incorporation of the entity], having our registered office at _____ (the “Principal”), do hereby irrevocably constitute, nominate, appoint and authorise Mr / Ms _____, son / daughter of _____, presently residing at _____ and holding the position of _____ in the Principal, as our true and lawful attorney (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 the preparation and submission of our Bid for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ–SEZ, Mumbai, on Hybrid Annuity Model basis (the “Project”), including signing and submission of the Bid and all other documents and writings, attendance at the pre-bid meeting and other conferences, responding to queries and furnishing information and clarifications, and generally dealing with the Authority in all matters connected with or relating to or arising out of our Bid and, upon award, until the execution of the Concession Agreement.

We hereby agree to ratify and confirm, and do hereby ratify and confirm, all acts, deeds and things lawfully done or caused to be done by the Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney, and all such acts, deeds and things shall always be deemed to have been done by us.

IN WITNESS WHEREOF the Principal has executed this Power of Attorney on this _____ day of _____ 2026.

For _____ — signature, name, designation and seal:

Witnesses: 1. _____ 2. _____

Accepted — signature, name and designation of the Attorney: _____

Note: Where the Principal is a company, this Power of Attorney shall be supported by a certified copy of the board resolution authorising its execution. A Power of Attorney executed outside India shall be legalised or apostilled as required under Applicable Laws.

ANNEXURE 1C — POWER OF ATTORNEY FOR THE LEAD MEMBER OF THE CONSORTIUM

(To be executed on non-judicial stamp paper of appropriate value by all Members of the Consortium and duly notarised)

Whereas _____, _____ and _____ (collectively the “Consortium”) are interested in bidding for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ–SEZ, Mumbai, on Hybrid Annuity Model basis (the “Project”) in accordance with the Request for Proposal, and whereas it is necessary for the Members of the Consortium to designate one Member with all necessary power and authority to do, for and on behalf of the Consortium, all acts, deeds and things connected with or incidental to the Bid;

Now therefore know all men by these presents that we, the Members named above, do hereby irrevocably designate, nominate, constitute, appoint and authorise _____, being one of the Members, as the Lead Member of the Consortium, and hereby authorise the Lead Member (with power to sub-delegate to its authorised signatory under Annexure 1B) to represent and act on our behalf and on behalf of the Consortium in all matters connected with the Bid, including submission and signing of the Bid and all documents comprised in it, attendance at the pre-bid meeting, responding to queries, furnishing the Bid Security or the Bid Securing Declaration, receiving and accepting the Letter of Award and, upon selection, taking all steps for the incorporation of the Special Purpose Vehicle and the execution of the Concession Agreement.

We hereby agree to ratify and confirm all acts, deeds and things lawfully done or caused to be done by the Lead Member pursuant to and in exercise of the powers conferred by this Power of Attorney, and all such acts, deeds and things shall always be deemed to have been done by us.

IN WITNESS WHEREOF the Members have executed this Power of Attorney on this _____ day of _____ 2026.

For and on behalf of the First Member — signature, name, designation and seal:

For and on behalf of the Second Member — signature, name, designation and seal:

For and on behalf of the Third Member — signature, name, designation and seal:

Witnesses: 1. _____ 2. _____

Note: This Power of Attorney shall be read together with the Joint Bidding Agreement at Annexure 1K.

ANNEXURE 1D — PARTICULARS OF THE BIDDER

No.	Particulars	Details
1	Name of the Bidder or of the Consortium	_____
2	Status — single entity or Consortium	_____
3	Where a Consortium, name of the Lead Member and of each member, with proposed shareholding in the Special Purpose Vehicle	_____
4	Country of incorporation and registered address	_____
5	Corporate Identity Number, PAN and GST registration number	_____
6	Address for correspondence in India	_____
7	Name, designation, telephone and email of the contact person	_____
8	Name and designation of the authorised signatory, with reference to the Power of Attorney at Annexure 1B	_____
9	Name and address of the Nominated Technology Partner, if any	_____
10	Name and address of the bankers	_____

ANNEXURE 1E — FINANCIAL AND TECHNICAL CAPACITY

Part I — Summary

No.	Criterion	Minimum	Claimed by the Bidder	Reference to supporting document
1	Threshold Technical Capability over 7 financial years	INR 9.60 Crore	_____	_____
2	Net Worth in each of any 3 of the last 5 financial years	INR 3.60 Crore	_____	_____
3	Average annual turnover, last 3 financial years	INR 7.20 Crore	_____	_____
4	Bank solvency	INR 3.00 Crore	_____	_____

Part II — Financial capacity

Financial year	Net Worth (INR Crore)	Turnover from infrastructure works (INR Crore)	Reference to audited accounts
2021-22	_____	_____	_____
2022-23	_____	_____	_____
2023-24	_____	_____	_____
2024-25	_____	_____	_____
2025-26	_____	_____	_____

Certified that the above figures are extracted from the audited annual financial statements of the Bidder.

Signature, name, membership number and seal of the Chartered Accountant:

Part III — Technical capacity summary

Financial year	Category 1 — development (PPP)	Category 2 — construction	Total (INR Crore)
Each of the 7 financial years preceding the Bid Due Date, one row per year	_____	_____	_____
Aggregate over 7 financial years	_____	_____	_____

Part IV — Details of each Eligible Project

Field	Details
Name and location of the project	_____
Name and address of the owner or client	_____
Category claimed — 1 or 2	_____
Nature of the project and sector	_____
Capital cost of the project (INR Crore)	_____
Role of the entity claiming experience, and its equity holding where Category 1	_____
Date of commencement and date of completion	_____
Amount paid or received, financial year by financial year (INR Crore)	_____

Field	Details
Reference to the completion certificate enclosed	

ANNEXURE 1F — WATER TREATMENT AND SOURCE DEVELOPMENT EXPERIENCE

Part A — Water treatment plant designed, constructed and commissioned

Field	Details
Name and location of the plant	_____
Owner and address	_____
Design capacity (MLD)	_____
Raw water source and its principal characteristics	_____
Treatment process employed	_____
Drinking water standard achieved — IS 10500:2012 or equivalent, with the standard named	_____
Date of commissioning	_____
Period in continuous commercial operation as on the Bid Due Date	_____
Role of the entity claiming the experience	_____
Reference to the completion certificate and performance certificate enclosed	_____
Reference to the water quality test reports for any three months in the preceding twelve, enclosed	_____

Part B — Operation and maintenance experience

Field	Details
Name and location of the plant operated	_____
Design capacity (MLD) and the capacity actually operated	_____
Period of continuous operation, with dates	_____
Basis of engagement — concession, O&M contract or in-house	_____
Compliance record, with any penalty or notice disclosed	_____
Reference to the performance certificate enclosed	_____

Part C — Source development experience

Field	Details
Name and location of the project	_____
Nature — surface water intake or groundwater production well development	_____
Abstraction capacity developed (m ³ /day)	_____
Whether a pumping test to IS 11624 or equivalent was carried out, and by whom	_____
Date of completion and reference to the certificate enclosed	_____

ANNEXURE 1G — FORM OF BID SECURITY (BANK GUARANTEE)

(To be issued by a Scheduled Bank on non-judicial stamp paper of appropriate value)

Bank Guarantee No.: _____ Date: _____

In consideration of _____ (the “Bidder”) submitting its Bid to the SEEPZ-SEZ Authority (the “Authority”) for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ-SEZ, Mumbai, on Hybrid Annuity Model basis, and the Bid being required under Clause 16 of the Request for Proposal to be accompanied by a Bid Security of INR 20,00,000 (Rupees Twenty Lakh only):

We, _____ Bank, having our registered office at _____ and acting through our branch at _____, do hereby unconditionally and irrevocably guarantee and undertake to pay to the Authority, forthwith on first written demand and without protest, demur or proof or condition, and without reference to the Bidder, any sum or sums up to an aggregate of INR 20,00,000 (Rupees Twenty Lakh only), upon the Authority stating in its demand that the Bidder has committed one or more of the breaches set out in Clause 16.4 of the Request for Proposal.

This guarantee shall remain valid for 210 days from the Bid Due Date, and our liability shall not be discharged or affected by any extension of the bid validity period, any variation of the terms of the Bid Process, or any forbearance or indulgence shown to the Bidder.

Notwithstanding anything contained above, our liability under this guarantee is restricted to INR 20,00,000 (Rupees Twenty Lakh only), this guarantee shall remain in force until _____, and we shall be discharged from all liability unless a claim in writing is lodged with us on or before that date.

For and on behalf of the Bank, signature: _____

Name, designation and employee code: _____

Branch, address and bank seal: _____

Date: _____

ANNEXURE 1H — BID SECURING DECLARATION

(On the letterhead of the Bidder)

We, the undersigned, declare that we understand that, according to the terms of the Request for Proposal, Bids must be supported by a Bid Securing Declaration in lieu of a Bid Security.

We accept that we will automatically be suspended from being eligible for bidding in any contract with the SEEPZ–SEZ Authority for a period of 2 years from the date of notification if we are in breach of our obligations under the bid conditions, because we:

- have withdrawn or modified our Bid during the period of bid validity specified in the Request for Proposal; or
- having been notified of the acceptance of our Bid by the Authority during the period of bid validity, have failed to incorporate the Special Purpose Vehicle, to furnish the Performance Security or the ESHS Performance Security, or to execute the Concession Agreement, within the periods stipulated; or
- have been found to have engaged in corrupt, fraudulent, coercive, collusive, undesirable or restrictive practice in connection with the Bid Process.

We understand that this Bid Securing Declaration shall expire if we are not the Selected Bidder, upon the earlier of our receipt of notification of the name of the Selected Bidder, or 28 days after the expiry of the period of bid validity.

Signature of the authorised signatory: _____

Name, designation and seal: _____

Date: _____

ANNEXURE 1I — DECLARATION OF ELIGIBILITY

(On the letterhead of the Bidder, and of each Consortium member separately)

We hereby declare and confirm that, as on the Bid Due Date:

1. We are not, and none of our directors, promoters or associates is, under a declaration of ineligibility, blacklisting, debarment or suspension by the Government of India, any State Government, any public sector undertaking, any statutory authority or any multilateral or bilateral agency.
2. We do not have a conflict of interest within the meaning of Clause 8.1(d) of the RFP. In particular, we have not been engaged by the Authority to provide consulting services for the preparation of this Project, and we are not a member of any other Bidder.
3. No insolvency, bankruptcy, winding-up or corporate insolvency resolution proceeding is pending or threatened against us, and we have not been declared insolvent or bankrupt.
4. There is no litigation, arbitration or proceeding pending or threatened against us which, if determined adversely, would materially and adversely affect our ability to perform the Concession Agreement, save as disclosed in the schedule appended to this declaration.
5. No performance security, ESHS performance security or similar security furnished by us has been called or forfeited by any employer, in the 5 years preceding the Bid Due Date, for reasons related to environmental, social, health or safety performance, save as disclosed in the schedule appended to this declaration.
6. All information furnished in our Bid is true, correct and complete, and we acknowledge that any material misstatement or omission is a ground for rejection of our Bid, for forfeiture of the Bid Security, and for termination of the Concession Agreement if discovered after award.

Signature of the authorised signatory: _____

Name, designation and seal: _____

Date: _____

ANNEXURE 1J — UNDERTAKING ON ANTI-COLLUSION AND FAIR PRACTICE

(On the letterhead of the Bidder, and of each Consortium member separately)

We hereby certify and confirm, in relation to our Bid for the Project, that:

1. our Bid has been prepared and submitted independently, and we have not entered into any agreement, arrangement or understanding, formal or informal, with any other Bidder or prospective Bidder regarding prices, the terms of the Bid, or the decision to submit or to refrain from submitting a Bid;
2. we have not engaged, and shall not engage, in any corrupt, fraudulent, coercive, collusive, undesirable or restrictive practice, as described in Clause 32 of the RFP, in connection with the Bid Process;
3. we have not offered, promised or given, directly or indirectly, any gratification, gift, commission or inducement to any officer, employee, adviser or representative of the Authority in connection with the Bid Process, and we shall not do so at any time;
4. we have not attempted, and shall not attempt, to canvass, lobby or otherwise influence the evaluation of Bids or the award of the Project; and
5. we acknowledge that a breach of this undertaking is a ground for rejection of our Bid, forfeiture of the Bid Security or invocation of the Bid Securing Declaration, debarment for up to 2 years, and termination of the Concession Agreement if discovered after award.

Signature of the authorised signatory: _____

Name, designation and seal: _____

Date: _____

ANNEXURE 1K — JOINT BIDDING AGREEMENT

(To be executed on non-judicial stamp paper of appropriate value by all Members of the Consortium)

This Joint Bidding Agreement is entered into on this ____ day of _____ 2026 among _____ (the “First Part”), _____ (the “Second Part”) and _____ (the “Third Part”, and together with the First Part and the Second Part, the “Members”, constituting the “Consortium”), for the purpose of submitting a joint Bid for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ–SEZ, Mumbai, on Hybrid Annuity Model basis (the “Project”) pursuant to the Request for Proposal issued by the SEEPZ–SEZ Authority. The Members agree as follows.

1. The Members hereby associate as a Consortium for the Bid and designate the First Part as the Lead Member, holding the power of attorney at Annexure 1C to represent and bind the Consortium in all matters connected with the Bid.
2. The Members shall be jointly and severally liable to the Authority for the performance of all obligations in connection with the Bid and, upon award, under the Concession Agreement, until the end of the term of the Concession Agreement.
3. The role and responsibility of each Member, and the technical and financial capacity contributed by each Member for qualification, are set out in the schedule appended to this Agreement and shall not be varied without the prior written consent of the Authority.
4. If declared the Selected Bidder, the Members shall incorporate the Special Purpose Vehicle in accordance with Clause 31 of the RFP, with shareholding conforming to Clause 8.2, namely: the Lead Member holding not less than 51 per cent of the capital and voting rights of the Concessionaire until the COD and not less than 26 per cent for 3 years thereafter, and each Member whose Technical Capacity or Financial Capacity is assessed for qualification holding not less than 26 per cent for 3 years after the COD.
5. No Member shall withdraw from the Consortium, assign its rights or obligations under this Agreement, or transfer its proposed shareholding, before the execution of the Concession Agreement, and thereafter except in accordance with Clause 8.2(d) of the RFP, without the prior written consent of the Authority.
6. This Agreement shall be governed by the laws of India, and the courts at Mumbai shall have exclusive jurisdiction. It shall remain in force until the obligations of the Members under the RFP and the Concession Agreement are discharged, unless terminated earlier with the consent of the Authority.

IN WITNESS WHEREOF the Members have executed this Agreement on the date first written above.

For the First Part — signature, name, designation and seal: _____

For the Second Part — signature, name, designation and seal: _____

For the Third Part — signature, name, designation and seal: _____

Witnesses: 1. _____ 2. _____

ANNEXURE 1L — UNDERTAKING OF THE NOMINATED TECHNOLOGY PARTNER

(On the letterhead of the Nominated Technology Partner)

1. We confirm that we have agreed to act as the Nominated Technology Partner of _____ (the Bidder) for the Project, and that the Bidder is relying upon our experience to satisfy Clause 9.1(c) of the RFP.
2. We confirm that the water treatment plant experience set out at Annexure 1F, Part A, is our own experience, that the particulars given are true and correct, and that the plant referred to has been in successful commercial operation for not less than 3 years as on the Bid Due Date.
3. We undertake that, if the Bidder is declared the Selected Bidder, we shall remain associated with the Project as the technology provider for the whole of the Construction Period and for not less than 5 years from the COD, and shall not withdraw without the prior written consent of the Authority.
4. We undertake to make available to the Concessionaire, throughout that period, the process design, the proprietary equipment, the technical support and the trained personnel necessary for the Facilities to achieve and maintain the Treated Water Standard.
5. We confirm that not less than 25 per cent of the Threshold Technical Capability required by Clause 9.1(a) is met by us, and we have furnished the supporting particulars at Annexure 1E.
6. We acknowledge that this undertaking is given for the benefit of the Authority and may be enforced by the Authority directly against us.

Signature of the authorised signatory: _____

Name, designation and seal: _____

Date: _____

ANNEXURE 1M — FORMAT FOR PRE-BID QUERIES

No.	Volume and clause reference	Page	Provision as stated in the bid document	Query or suggested amendment, with reasons
1	_____	_____ –	_____	_____
2	_____	_____ –	_____	_____
3	_____	_____ –	_____	_____
4	_____	_____ –	_____	_____

Queries shall be submitted in editable electronic format to the address in the e-Tender Notice by the last date for receipt of queries. Queries received in any other format, or after that date, will not be entertained. The Authority will publish responses without identifying the source of the query.

ANNEXURE 2 — FORM OF LETTER OF AWARD AND ITS ACCEPTANCE

Part A — Letter of Award (to be issued by the Authority on its letterhead)

To: _____ (the Selected Bidder)

Subject: Letter of Award — the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ-SEZ, Mumbai, on Hybrid Annuity Model basis

1. With reference to your Bid dated _____, the Authority is pleased to inform you that you have been declared the Selected Bidder for the Project on the basis of the Evaluated Bid Price computed in accordance with Clause 29 of the RFP, comprising a Bid Project Cost of INR _____, O&M Charges of INR _____ per month (fixed component) and INR _____ per cubic metre (variable component), and a weighted average Guaranteed Energy Consumption of _____ kWh per cubic metre.

2. You are required, in accordance with the RFP: to acknowledge and accept this Letter of Award within 7 days, in the format at Part B below; to incorporate the Special Purpose Vehicle and furnish its certificate of incorporation, memorandum and articles of association and shareholding pattern within 30 days; and to cause the Concessionaire to furnish the Performance Security and the ESHS Performance Security and to execute the Concession Agreement within 45 days.

3. Failure to comply with any requirement at paragraph 2 entitles the Authority to forfeit the Bid Security or invoke the Bid Securing Declaration and to annul this award in accordance with Clause 30.2 of the RFP. Your Bid Security will be returned on furnishing of the Performance Security.

For and on behalf of the SEEPZ-SEZ Authority — signature, name and designation:

Date: _____

Part B — Acceptance of the Letter of Award (on the letterhead of the Selected Bidder, to be returned within 7 days)

We acknowledge receipt of Letter of Award No. _____ dated _____ for the Project and unconditionally accept it. We confirm that we shall comply with each of the requirements set out in it within the stipulated periods.

Signature of the authorised signatory: _____

Name, designation and seal: _____

Date: _____

ANNEXURE 3 — FORMAT OF THE OUTLINE TECHNICAL PROPOSAL

The Outline Technical Proposal shall be submitted as part of the Qualification Proposal in accordance with Clause 23 of the RFP. It shall not exceed 30 A4 pages including annexes, and shall contain no price or cost information; inclusion of price information is a ground for rejection of the Bid (Clause 23.1). It shall follow the structure below. The page allocations are indicative.

No.	Content — corresponding to Clause 23.2 of the RFP	Indicative pages
1	Understanding of the two raw water sources and the risks each presents	2
2	Approach to the Raw Water Characterisation Programme — sampling plan, laboratory to be engaged, pilot trial arrangement	3
3	Candidate treatment processes and the criteria for selecting between them	4
4	Performance of the proposed process on groundwater alone, if CP-1 is not fulfilled	2
5	Reject, backwash and sludge management, and the disposal routes to be applied for under the Consent to Establish	2
6	Disinfection, maintenance of residual through the Sector-1 network, and controlled interconnection through the Changeover Facility	2
7	Sizing approach for the Sector-1 booster station and hydropneumatic vessel; surge protection philosophy	2
8	Control philosophy for the Changeover Facility — triggers, fail-safe behaviour, monthly live test	1
9	Alignment methodology, trenching and reinstatement for the dedicated delivery mains	2
10	GSR interface, level instrumentation and telemetry — battery autonomy, dual-path communications	2
11	Laboratory arrangement and the sampling and testing requirements	1
12	Construction programme, showing the critical path to the Scheduled COD	2
13	Operation and maintenance organisation for the 15-year O&M Period — manning, competence, shifts	3
14	Health, safety and environmental management, including working over water and in confined spaces	2

Every page of the Outline Technical Proposal shall be signed by the authorised signatory, and it shall be accompanied by a declaration that it contains no price or cost information.

ANNEXURE 4 — FORM OF PERFORMANCE SECURITY

(To be issued by a Scheduled Bank on non-judicial stamp paper of appropriate value)

In consideration of the SEEPZ–SEZ Authority (the Authority) having awarded to _____ (the Concessionaire) the Concession Agreement dated _____ for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ–SEZ, Mumbai, on Hybrid Annuity Model basis, and the Concessionaire being required to furnish a Performance Security of INR _____ (Rupees _____ only), being 5 per cent of the Bid Project Cost:

We, _____ Bank, having our registered office at _____ and acting through our branch at _____, do hereby unconditionally and irrevocably guarantee and undertake to pay to the Authority, forthwith on first written demand and without protest, demur or proof of satisfaction of any condition and without reference to the Concessionaire, any sum or sums up to an aggregate of INR _____ (Rupees _____ only).

We further agree that the guarantee shall remain in full force and effect until _____, being 2 years from the COD, and that our liability shall not be discharged or affected by any variation of the Concession Agreement, any extension of time, or any forbearance or indulgence granted to the Concessionaire.

Notwithstanding anything contained above, our liability under this guarantee is restricted to INR _____, this guarantee shall remain in force until _____, and we shall be discharged from all liability unless a claim in writing is lodged with us on or before that date.

For and on behalf of the Bank, signature: _____

Name, designation and employee code: _____

Branch, address and bank seal: _____

Date: _____

Note on Annexure 5. The Form of ESHS Performance Security shall be in the same terms as this Annexure 4, save that the amount shall be 1 per cent of the Bid Project Cost and the validity shall be until 6 months after the Construction Completion Date.