

**REQUEST FOR PROPOSAL FOR DEVELOPING IRRIGATION TOURISM &  
IRRIGATION MUSEUM PROJECT IN THE GOVERNMENT OWNED  
VACANT LAND AT CHERUTHONI, IDUKKI DISTRICT**

**PUBLIC PRIVATE PARTNERSHIP**

**RFP NOTICE NO: KIIDC/RFP/AUGUST-07-RENOTIFICATION (1)**

**DATE: 22.09.2025**



**KERALA IRRIGATION INFRASTRUCTURE DEVELOPMENT  
CORPORATION LTD. (KIIDC)**  
*(A Government of Kerala Undertaking)*

Jalabhavan Campus, Vellayambalam, Thiruvananthapuram, Kerala - 695 033.

Email: [iidctvm@gmail.com](mailto:iidctvm@gmail.com)

[www.kiidc.kerala.gov.in](http://www.kiidc.kerala.gov.in)

## **DISCLAIMER**

The information contained in this Request for Proposal (RFP) document or subsequently provided to Bidder(s), whether verbally or in documentary or any other form, by or on behalf of the Authority or any of its employees or advisors, is provided to Bidder(s) on the terms and conditions set out in this RFP and such other terms and conditions subject to which such information is provided. This RFP is not an agreement and is neither an offer nor invitation by the Authority to the prospective Bidders or any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in making their technical and financial offers (Bids) 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 advisors 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.

Information provided in this RFP to the Bidder(s) 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 for any interpretation or opinion on law expressed herein. The Authority, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder or 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 for participation in this RFP.

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 the Bidder or Concessionaire, as the case may be, for the Project and the Authority reserves the right to reject all or any of the Bids without assigning any reasons 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 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 bidding process.

## **REQUEST FOR PROPOSAL FOR DEVELOPING IRRIGATION TOURISM & IRRIGATION MUSEUM PROJECT IN THE GOVERNMENT OWNED VACANT LAND AT CHERUTHONI, IDUKKI DISTRICT**

### **1. INTRODUCTION**

The Kerala Irrigation Infrastructure Development Corporation Ltd. (KIIDC) is a wholly owned company of the Government of Kerala under the Water Resources Department, formed for the development and promotion of small, medium and large-scale irrigation and water supply project units in the State of Kerala. KIIDC represented by the Managing Director (the “Authority”) having its head office at Jalabhavan Campus, Vellayambalam, Thiruvananthapuram, Kerala - 695 033 is designated as the nodal implementing agency for Irrigation Tourism for establishing a unique brand of Irrigation Tourism utilizing the logistics and infrastructure available with the Irrigation Department vide G.O.(Ms) No. 68/2022/WRD dated 19.12.2022.

Guidelines were issued for the implementation of the Irrigation Tourism projects vide G.O.(Ms) No. 53/2023/WRD dated 19.09.2023. And as part of this endeavour, the Authority has decided to undertake the project titled ‘**Developing Irrigation Tourism & Irrigation Museum Project in the Government Owned Vacant Land at Cheruthoni, Idukki District**’ (the “Project”) under MI Division, Idukki (Irrigation Department, Govt. of Kerala) through Public Private Partnership. Authority has, therefore, decided to carry out the bidding process for selection of a Bidder to whom the project may be awarded. The Executive Engineer (MI Division, Idukki) Irrigation Department will be the Irrigation Tourism Nodal Officer for the area.

### **2. PURPOSE / OBJECTIVE**

Request for Proposal (RFP) is hereby invited from prospective Local Self-Government Organisations/Institutions or Other Government Organisations/Institutions or Private Organisations/Institutions or Individuals or Societies for submitting proposals for Developing Irrigation Tourism & Irrigation Museum Project in the Government Owned Vacant Land at Cheruthoni, Idukki District. The scope of work will broadly include the development of Irrigation Tourism activities based on the guidelines as per the G.O.(Ms) No. 53/2023/WRD dated 19.09.2023 in the land at Cheruthoni, Idukki District with Design Build Finance Operate Maintain and Transfer basis.

### **3. PROPOSED PROJECT**

Idukki is one of the 14 districts of Kerala State, India. This beautiful high range district of Kerala is geographically known for its mountainous hills and dense forests. For the people of Kerala, Idukki is always associated with power generation. About 66% of the State’s power needs come from the hydroelectric power projects in Idukki. Idukki which lies in the Western Ghats of

Kerala is the second largest district in area but has the lowest population density. Idukki has a vast forest reserve area; more than a half of the district is covered by forests. The urban areas are densely populated whereas villages are sparsely populated. Idukki is also known as the spice garden of Kerala.

The district of Idukki has a distinctive landscape with midland areas towards the west and highland areas towards the east. A moderate climate is experienced in the midland areas and the temperature here varies between 21°C and 31°C, with minimal seasonal variation. In the highlands, which include Kumily Panchayat, there is a comparatively cold climate with the temperature falling down to 13°C during winter. Cheruthoni dam a 138 m tall concrete gravity dam is a part of Idukki hydroelectric project and is located in Idukki District. Idukki Arch dam, Cheruthoni dam and Kulamavu dam together form the Idukki reservoir. The spill way of this reservoir is provided in Cheruthoni dam. The proposed project location at Cheruthoni (9°50'56"N & 76°58'15"E) has a land area of about 22.1474 acre (land behind Cheruthoni Dam).

### **3.1 Transport, Connectivity, Important Areas/Landmarks**

#### **(a) Road**

Cheruthoni Dam is accessible by road and is well-connected to other parts of Idukki and Kerala.

#### **(b) Airport**

The nearest airport is the Cochin International Airport, popularly known as Kochi International Airport or Nedumbassery Airport approximately 100 km away.

#### **(c) Railway Station**

The nearest railway station is the Kottayam railway station approximately 102 km away.

#### **(d) Bus Stop**

Cheruthoni bus stand is the closest bus stop, located near the dam.

#### **(e) Important Areas/Landmarks**

Idukki Arch Dam, located close to Cheruthoni Dam, it forms part of the Idukki reservoir along with Cheruthoni and Kulamavu dams. Another dam forming the Idukki reservoir is the Kulamavu dam.

### **3.2 Location Details**

#### **Google Earth Location (9°50'56"N & 76°58'15"E)**

- Download **Idukki Museum KML.kmz** file from the KIIDC website
- Open **<https://earth.google.com>**
- Click **File** > Click **Open local KML file**

- Select the **Idukki Museum KML.kmz** file > Click **Open**



### 3.3 Proposed Project Components

- Entrance with parking facilities.
- Eco-friendly cafeteria and restrooms.
- Irrigation Museum (Mandatory) – Museum/research zone with museum complex, irrigation research centre, knowledge centre, library/resource centre etc.
- Lifestyle and fitness park – Biodiversity Park, performance and wellness zones.
- Event zone – Motor adventure park, amphitheatre and performance space, open lawns and flexible gathering areas.
- Business zone (Hospitality) – Wellness and Ayush rejuvenation centre, convention centre.
- Resorts.
- Watch towers.
- Adventure tourism.
- Waste management systems.
- Area development by providing walkway, kids park, theatre, open fitness stations, garden, landscaping, signages etc.

**Note:** The Bidder is permitted to effectively integrate their own innovative and appealing concepts, environmentally sustainable components, and state-of-the-art techniques.

### **3.4 Irrigation Museum (Mandatory)**

In addition to the Irrigation Tourism activities, the project shall encompass development of the Irrigation Museum at Idukki, showcasing ancient to modern irrigation systems and technologies, models of various irrigation systems/structures, etc. to provide opportunity to the public a venue to acquire knowledge, research ideas, skills in irrigation and water resources management. The museum shall have a curator, collections manager, registrar, educator, exhibit designer, conservator etc. and shall host exhibitions and interactive demonstrations related to irrigation / water resources management. Apart from the irrigation and water resource management, the museum shall showcase the history, cultural history, geography etc. of Idukki District and the major events.

## **4. BIDDING PROCESS**

This RFP document can be downloaded from the official website of KIIDC. Any amendment, update will be published in the above website only.

- 4.1.1 The Authority has adopted a single-stage bidding process (collectively referred to as the “Bidding Process”) for selection of the Bidder for award of the project. The first part (the “Technical Bid”) of the process involves Pre-qualification (the “Pre-qualification”) of interested parties who submit a bid in accordance with the provisions of this RFP. The second part of the process involves the financial proposals (the “Financial Bid”) of the Bidders pre-qualified in the Technical Bid. The Technical Bid and Financial Bid shall collectively be referred as Bid (the “Bid”).
- 4.1.2 A bid submission fee shall be remitted, in the form of a demand draft, drawn in favour of the Managing Director, Kerala Irrigation Infrastructure Development Corporation Ltd., during the time of bid submission.
- 4.1.3 Prior to participation in the Bidding Process, the Bidder shall pay to the Authority a sum of ₹5,00,000.00 (Rupees Five Lakhs only), in the form of a demand draft issued by a Scheduled Bank in India, drawn in favour of the Managing Director, Kerala Irrigation Infrastructure Development Corporation Ltd., as the Bid Security / Earnest Money Deposit.
- 4.1.4 The Bidders would be required to furnish all the information specified in this RFP. The Bid shall be valid for a period of not less than 180 (one hundred and eighty) days from the Bid due date.
- 4.1.5 At the pre-qualification stage, the Technical Bids of the Bidders would be evaluated and only those Bidders that are pre-qualified by the Authority shall be eligible

for the second part of the Bidding process comprising opening and evaluation of their Financial Bids.

4.1.6 Technical Bids will be evaluated based on the following.

- (a) Documents submitted related to company profile, registration, PAN, GST, etc.
- (b) Experience and past performance during the last 5 years.
- (c) Capability with respect to personnel, equipment and plants etc.
- (d) Financial capability to take up the proposed project: net worth, annual turnover, audited balance sheets for the last 5 years, documents showing the details of source of funding to cover the total project cost including funded limits, credit facility from the financing agency / all other sources etc.
- (e) Details of present works in hand with the agreed cost.
- (f) Experience in executing similar nature of works.
- (g) New creative, attractive idea, environment friendly components etc.

4.1.7 Financial Bids will be evaluated based on the following.

- (a) Proposed project cost.
- (b) Percentage of the proposed revenue share with the Authority / Government.
- (c) Mode of income generation.
- (d) Proposal and viability of the proposed project.
- (e) Period of construction, concession period, break-even point details etc.

4.1.8 The Bidder must have the financial capability to execute the project as per their proposed project cost and shall submit the Net Worth certified by a Chartered Accountant with Unique Document Identification Number (UDIN), income tax return statements, Balance Sheet, Profit & Loss statement certified by Chartered Accountant (past 5 years), details of source of funding to cover the total project cost including funded limits, credit facility from the financing agency / all other sources etc. In case of a Consortium/Joint Venture, all members of the consortium have to submit the financial capacity details, profit and loss statement etc. (necessary documentary evidence shall be submitted).

4.1.9 Bidders are invited to examine the project in greater detail, and to carry out, at their cost, such studies as may be required for submitting their respective Bids for award of the project including implementation thereof.

4.1.10 The Authority shall receive Bids pursuant to this RFP in accordance with the terms set forth in this RFP and other documents provided by the Authority pursuant to this RFP, as modified, altered, amended and clarified from time to time by the Authority (collectively the “Bidding Documents”), and all Bids shall be prepared and submitted in accordance with such terms on or before the due date specified in the RFP.

4.1.11 All queries by prospective Bidders must be sent only via email to the following email address only: iidctvm@gmail.com. All communications pertaining to the RFP shall clearly bear the following identification / title:

**RFP NOTICE NO. KIIDC/RFP/AUGUST-07**  
**REQUEST FOR PROPOSAL FOR DEVELOPING IRRIGATION TOURISM & IRRIGATION**  
**MUSEUM PROJECT IN THE GOVERNMENT OWNED VACANT LAND AT CHERUTHONI,**  
**IDUKKI DISTRICT**

4.1.12 Bidders are advised to visit the following websites regularly to keep them updated, for any changes/ modifications related to this RFP.

Official website of KIIDC: [www.kiidc.kerala.gov.in](http://www.kiidc.kerala.gov.in)

4.1.13 Contact details of the officials are as follows:

Chief Executive Officer, KIIDC – +91 9447332645 (Sri. Thilakan S.)

General Manager, KIIDC – +91 9946771389 (Sri. Baji Chandran)

## 5. SCHEDULE OF BIDDING PROCESS

Bid submission start date	22.09.2025
Last date and time for bid submission	21.10.2025
Bid submission fee	₹15,000.00
Bid security / Earnest Money Deposit	₹5,00,000.00
Validity of bids	180 days

**Note:** Bids must be submitted within the designated timeframe, and requests for extensions on bid submissions will not be entertained.

## 6. INSTRUCTIONS TO BIDDERS

### 6.1 General

#### 6.1.1 Scope of the Bid

(a) The Authority wishes to receive Bids under this RFP from capable Bidders. No Bidder shall submit more than one Bid for the Project. A Bidder bidding individually or as a

member of a Consortium shall not be entitled to submit another bid either individually or as a member of any Consortium, as the case may be.

- (b) All conditions mentioned in the G.O. (Ms) No. 53/2023/WRD dated 19.09.2023 are applicable to this Bid.
- (c) Concession period and period of project construction completion shall be kept minimum.
- (d) The Technical Bid and Financial Bid should be furnished respectively along with all enclosures, duly signed by the Bidder's authorized signatory with seal. The Financial Bid shall clearly indicate the bid amount in both figures and words, in Indian Rupees and the percentage of revenue share with the Authority / Government. In the event of any difference between figures and words, the amount indicated in words shall be taken into account.
- (e) The Bidder shall deposit a Bid Security of ₹5,00,000.00 (Rupees Five Lakhs only) in accordance with the provisions of this RFP. The Bidder has the option to provide the Bid Security either as a Demand Draft. If the successful bidder fails to meet the conditions within the stipulated time as specified in the Section 6.6 Selection & Awarding of Project, the Bid Security / Earnest Money Deposit will be forfeited. The Bid Security / Earnest Money Deposit of the unsuccessful Bidders will be retained by the Authority till project is awarded to the successful Bidder. The Bid Security / Earnest Money Deposit of the successful Bidder will be refunded after the execution of the agreement.
- (f) In case the Bidder is a Consortium, the members thereof should furnish a Power of Attorney in favour of the lead member.
- (g) Not complying with any condition or qualification or any other stipulation contained in the Bid shall render the Bid liable to rejection as a non-responsive Bid.
- (h) The documents including this RFP and all details, provided by the Authority are and shall remain or become the property of the Authority and are transmitted to the Bidders solely for the purpose of preparation and submission of a Bid in accordance herewith. Bidders are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Bid.
- (i) All taxes, registrations, levies and any other Government stipulations required as per law arising out of this contract shall be the responsibility of the bidder.

- (j) The information submitted in response to this RFP may be subjected to the public release (as per RTI norms). Applicants responding to this invitation assume the risk of public disclosure.
- (k) The Authority reserves the right to verify all statements, information and documents submitted by the Bidder in response to the RFP or the Bidding Documents and the Bidder shall, when so required by the Authority, make available all such information, evidence and documents as may be necessary for such verification. Any such verification or lack of such verification by the Authority shall not relieve the Bidder of its obligations or liabilities hereunder nor will it affect any rights of the Authority thereunder.
- (l) The Project proposal and supporting documents should be submitted in a sealed cover super scribed with **'REQUEST FOR PROPOSAL FOR DEVELOPING IRRIGATION TOURISM & IRRIGATION MUSEUM PROJECT IN THE GOVERNMENT OWNED VACANT LAND AT CHERUTHONI, IDUKKI DISTRICT'**. Technical Bid and Financial Bid shall be submitted in separate sealed covers. Softcopy media (if any) must be duly signed using a 'permanent pen/marker' and should bear the name of the Bidder.

#### **6.1.2 Eligibility of Bidders**

- (a) A Bidder shall not have a conflict of interest (the "Conflict of Interest") that affects the Bidding Process. Any Bidder found to have a Conflict of Interest shall be disqualified. In the event of disqualification, the Authority shall be entitled to forfeit and appropriate the Bid Security or Earnest Money Deposit (EMD), as the case may be, as mutually agreed genuine pre-estimated loss and damage likely to be suffered and incurred by the Authority and not by way of penalty for, inter alia, the time, cost and effort of the Authority, including consideration of such Bidder's proposal (the "Damages"), without prejudice to any other right or remedy that may be available to the Authority under the bidding documents.
- (b) The Bidder shall have the financial capacity to execute the project as per their proposed project cost and is obligated to provide all relevant supporting documents to verify this.
- (c) Financial capability showing the Net Worth certified by a Chartered Accountant with Unique Document Identification Number (UDIN), income tax return statements, Balance Sheet, Profit & Loss statement certified by Chartered Accountant (past 5 years), details of source of funding to cover the total project cost including funded limits, credit facility from the financing agency / all other sources etc. (with all

supporting documents) shall be submitted along with the Technical Bid. In case of a Consortium/Joint Venture, all members of the consortium have to submit the financial capacity details, profit and loss statement etc.

- (d) The Bid should include a brief description about their company / organisation / institution, the roles and responsibilities of individual members, particularly with reference to their financial and other obligations.
- (e) Experience details of executing similar nature of works shall be submitted.
- (f) Prior to evaluation of Bids, the Authority shall determine whether each Technical Bid is responsive to the requirements of the RFP.
- (g) Bidders are required to provide all necessary documentation; if any document is unavailable, a statement indicating its absence must be submitted. Failure to comply with this requirement will result in the rejection of the Bid.

#### **6.1.3 Number of Bids and costs thereof**

- (a) No Bidder shall submit more than one Bid for the Project.
- (b) The Bidders shall be responsible for all of the costs associated with the preparation of their Bids and their participation in the Bidding Process. The Authority will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.

#### **6.1.4 Site visit and verification of information**

- (a) Bidders are encouraged to submit their respective Bids after visiting the Project site and ascertaining for themselves the site conditions, demand, location, surroundings, facilities, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

#### **6.1.5 Right to accept or reject any or all Bids**

- (a) Notwithstanding anything contained in this RFP, the Authority reserves the right to accept or reject any Bid and to annul the Bidding Process and reject all Bids, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons therefor. In the event that the Authority rejects or annuls all the Bids, it may, in its discretion, invite all eligible Bidders to submit fresh Bids hereunder.

- (b) The Authority reserves the right to reject any Bid if: at any time, a material misrepresentation is made or uncovered, or the Bidder does not provide, within the time specified by the Authority, the supplemental information sought by the Authority for evaluation of the Bid. Such misrepresentation/ improper response shall lead to the disqualification of the Bidder. If the Bidder is a Consortium, then the entire Consortium may be disqualified/ rejected.
- (c) The Authority reserves the right not to proceed with the Bidding process at any time without notice or liability and to reject any or all Bid(s) without assigning any reasons.
- (d) The discretion and decision of Managing Director, Kerala Irrigation Infrastructure Development Corporation Ltd., in respect of the RFP, selection of Bidders etc., shall be final and shall not be open to be challenged in any Court of Law.
- (e) At any time prior to deadline for submission of RFP, Authority may for any reason, modify the RFP document. The amended document shall be notified through website only and such amendments shall be binding on them.
- (f) Information relating to the examination, clarification, comparison and evaluation of the proposal submitted shall not be disclosed to any of the responding applicants or their representatives or to any other persons not officially concerned with such process until the evaluation process is complete. Undue use by any applicant of confidential information related to the process may result in rejection of its RFP.

#### **6.1.6 Clarifications**

- (a) To facilitate evaluation of Bids, the Authority may, at its sole discretion, seek clarifications from any Bidder regarding its Bid. Such clarification(s) shall be provided within the time specified by the Authority for this purpose. Any request for clarification(s) and all clarification(s) in response thereto shall be in writing.
- (b) If a Bidder does not provide clarifications sought under Clause 6.2.6 (a) above within the prescribed time, its Bid shall be liable to be rejected. In case the Bid is not rejected, the Authority may proceed to evaluate the Bid by construing the particulars requiring clarification to the best of its understanding, and the Bidder shall be barred from subsequently questioning such interpretation of the Authority.

### **6.2 Special**

#### **6.2.1 Submission**

- (a) The proposal should be based on the regional speciality of the said location and the surrounding areas, geological features, climate, environment friendly and attractive as well as cost effective components.
- (b) Proposals should be prepared according to the characteristics of each region, its tourism plan, facilities etc. with basic amenities such as approach roads, entrance, bridge, restrooms, rain shelters, landscaping etc. They must comply with all existing laws.
- (c) Proposal shall be creative, attractive but in harmony with nature. Proposal must give priority to environment; thorough cleaning and desilting initiatives and sustainable practices to maintain a minimum navigable depth in the river.
- (d) RFP should be submitted along with the letter of transmittal in the prescribed format enclosed herewith, detailed project proposal and all supporting documents such as site layout, drawings, certifications etc., prepared in English **(6 COPIES)**.
- (e) Brief details of the Local Self-Government Organisations/Institutions / Other Government Organisations/Institutions / Private Organisations/Institutions / Individuals / Societies shall be furnished along with the RFP and all other documentation giving additional information about the applicant.
- (f) Copy of PAN, GST registration, registration certificate, financial details, experience etc. shall be submitted along with the Technical Bid.
- (g) Bidder should not be blacklisted by Government / PSU.
- (h) The submission of a proposal is not a confirmation to the firms for approval / execution of the project / proposal submitted by them along with the RFP.
- (i) Authority is not bound to accept any or all the RFPs. KIIDC / Government of Kerala reserves the right to reject any or all RFPs or proposals without assigning any reasons.
- (j) No applicant shall have any cause of action or claim against KIIDC or its officers or employees for rejection of this RFP or proposal submitted to the Government.
- (k) Failure to provide information that is essential to evaluate the proposal or substantiation of the information supplied, shall result in disqualification of the applicant.
- (l) Bidders have to read and follow the directions and conditions as specified in the G.O. (Ms) No. 53/2023/WRD dated 19.09.2023. Applicants should ensure that the said directions and conditions are complied with in their proposals.

- (m) Project implementation will be on Public-Private Partnerships (PPP) mode and all the responsibilities of the irrigation tourism project in connection with the implementation, maintenance, safety/stability etc. shall be borne by the Bidder.
- (n) The Authority may, in its sole discretion, extend the Bid due date by issuing a corrigendum.
- (o) Bids received by the Authority after the specified time on the Bid due date shall not be eligible for consideration and shall be summarily rejected.

### 6.2.2 Proposal

- (a) The G.O.(Ms) No. 62/2025/RD dated 01.03.2025 will be part of this RFP and is attached as Annexure No. 1.
- (b) The master plan attached herewith as Annexure No. 2 will be the basic and broad contour document regarding preparation of proposal, execution and management. However, the proposer can propose modifications or revisions, acceptance of which will be finally decided by the Authority.
- (c) The detailed project proposal with layouts (**6 COPIES**) submitted along with the RFP should be strictly within the purview of the following aspects.
- Brief description about the applicant including registration details, financial details, experience and past performance during the last 5 years etc.
  - Description about the proposed project and its components, safety measures, waste management, footfall details, proposed charges, ticket rates etc.
  - Proposed project components shall be based on the state-of-the-art techniques.
  - Proposed components and environment friendliness.
  - Proposed irrigation museum details including the details of exhibits/models, technologies etc.
  - Proposed waste management details.
  - Various aspects of the enterprise, detailed information, facilities provided, services provided to the public and services provided to the tourists.
  - How the proposal aligns with the history of the said island and the surrounding areas, geological features, climate and environment.
  - Operational objective to align with common branding of Irrigation Tourism and its description.

- Actions aimed at making nature friendly, attractive as well as cost effective components with priority to environment.
  - Benefits to the Irrigation and Tourism sector.
  - Total investment details, mode of funding, construction period and concession period.
  - Details of the mode of income generation and revenue sharing to the Government.
- (d) The Bidder is required to prepare PowerPoint presentations that include videos / animation concept, proposal details, revenue sharing information, and other relevant content pertaining to the proposal. The Bidder must be prepared to present this material upon request by the Authority.

### **6.3 Mode of Submission**

- (a) The Bidder shall submit the Bid no later than the date and time specified as the Bid due date, on the Authority's Official Website, duly signed in digital form by the authorized signatory of the Bidder, by uploading the complete and legible scanned/digital copies of the Technical and Financial Bids in pdf/digital format (i.e. scanned copy of original signed documents and the supporting documents). The documents submitted in the Bid should be scanned in at least 100 dpi with colour option.
- (b) The Bid is to be submitted on the document downloaded from official website, the Bidder shall be responsible for its accuracy and correctness as per the version uploaded by the Authority and shall ensure that there are no changes caused in the content of the downloaded document. In case of any discrepancy between the document used for submission by the Bidder and the version uploaded by the Authority, the latter shall prevail.
- (c) Hard copies of the completely filled in RFP in Sealed Cover, superscripting the name of work, along with supporting documents (6 COPIES) form should be submitted by SPEED POST / REGISTERED POST on or before 04:00 PM on 21.10.2025 to the following address:

**CHIEF EXECUTIVE OFFICER**

**Kerala Irrigation Infrastructure Development Corporation Ltd. (KIIDC)  
Jalabhavan Campus, Vellayambalam, Thiruvananthapuram, Kerala - 695 033**

- (d) The Bidder has to submit the proposal in a sealed outer big envelope containing (i) Bid submission letter (ii) sealed technical proposal with the expression 'TECHNICAL BID'

and (iii) sealed financial proposal with the expression 'FINANCIAL BID' (iv) sealed proposal (6 Copies) separately in envelopes.

- (e) If the envelope is not sealed and marked as instructed above, the Authority assumes no responsibility for the misplacement or premature opening of the contents of the Bid and consequent losses, if any, suffered by the Bidder.
- (f) Bids submitted by special messenger, fax, telex, telegram, e-mail, or in any way other than on the specified for bidding, shall not be entertained and shall be rejected.

#### **6.4 Sealing & Marking of Bid**

The Bidder shall submit the bid in two separate envelopes i.e., Envelope I – Technical Bid and Envelope II – Financial Bid. The Technical Bid (Envelope – I) and Financial Bid (Envelope – II) should be put in an outer envelope and sealed.

- (a) Outer Envelope: Contains Envelope – I and Envelope – II. The Outer Envelope shall be marked as **'REQUEST FOR PROPOSAL FOR DEVELOPING IRRIGATION TOURISM & IRRIGATION MUSEUM PROJECT IN THE GOVERNMENT OWNED VACANT LAND AT CHERUTHONI, IDUKKI DISTRICT'**.
- (b) Envelope I: Contains Technical Bid, which include the bid document duly filled up with the copies of documents listed in the bid document; supporting documents required for technical evaluation/scrutiny; Bid security / Earnest Money Deposit (EMD) in a separate sealed envelope marked as **'Bid Security / Earnest Money Deposit'**; Bid Submission Fee in a separate sealed envelope marked as **'Bid Submission Fee'**; sealed proposal (6 copies) in a separate sealed envelope marked as **'Proposal'**. The Envelope – I shall be marked as **'Envelope – I Technical Bid'**.
- (c) Envelope II: Contains Financial Bid in the formats specified, and shall be marked as **'Envelope – II Financial Bid'**
- (d) If the envelope is not sealed and marked as instructed above, KIIDC assumes no responsibility for the misplacement or premature opening of the contents of the bid and consequent losses, if any, suffered by the bidder.
- (e) Bids submitted by special messenger, fax, telex, telegram, e-mail, or in any way other than on the specified for bidding, shall not be entertained and shall be rejected.

#### **6.5 Earnest Money Deposit**

The Bidder should submit an Earnest Money Deposit (EMD) of ₹5,00,000.00 (Rupees Five Lakh only) along with the Technical Bid by way of Demand Draft in favour 'Managing Director,

Kerala Irrigation Infrastructure Development Corporation Ltd. (KIIDC) payable at Thiruvananthapuram, on the following conditions:

- (a) Bids not accompanied by the EMD will be rejected.
- (b) The Bid Security / Earnest Money Deposit of the unsuccessful Bidders will be retained by the Authority till project is awarded to the successful Bidder. The Bid Security / Earnest Money Deposit of the successful Bidder will be refunded after the execution of the agreement.
- (c) The EMD will be forfeited, if the applicant fails to abide by the conditions laid down in this RFP document or any other reasons significant in this process.

#### **6.6 Selection & Awarding of Project**

- (a) The discretion and decision of Managing Director, Kerala Irrigation Infrastructure Development Corporation Ltd., in respect of the RFP, selection of Bidders etc., shall be final and will not be challenged in manner.
- (b) Letter of Acceptance / Selection Notice will be issued to the successful Bidder and it is required that the successful Bidder enter into an Agreement that includes clearly defined terms and conditions established by the Authority, in compliance with Government directives and applicable Government Orders.

#### **6.7 Concession Agreement**

- (a) As per the G.O.(Rt) No. 636/2025/WRD dated 16.07.2025, Government of Kerala has accorded sanction to the Concession Agreement that shall be adopted in future for all Irrigation Tourism Projects. The same agreement terms and conditions with the concessionaire shall be followed for the 'Irrigation Tourism & Irrigation Museum Project in the Government Owned Vacant Land at Cheruthoni, Idukki District'.
- (b) The Authority, throughout the construction phase, is entitled to collect the Centage Charges from the Concessionaire in accordance with the proposed project cost as per the directions from the Government. In addition to the revenue share offered, the Concessionaire is obligated to remit the Centage Charges to the Authority upon reaching progress milestones of 10%, 25%, 50%, 75%, and 100% during the construction phase.

**(LETTER OF TRANSMITTAL)**  
(To be submitted on the letter head of the applicant)

From

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.....  
.....

To

The Chief Executive Officer  
Kerala Irrigation Infrastructure Development Corporation Ltd.  
Jalabhavan Campus, Vellayambalam, Thiruvananthapuram, Kerala - 695 033.

Sir,

Sub: Request for Proposal (RFP) for the Submission of Proposal for Developing  
Irrigation Tourism & Irrigation Museum Project in the Government Owned Vacant  
Land at Cheruthoni, Idukki District Reg.

Ref: Request for Proposal RFP Notice No: ..... dated .....

Having examined the RFP document, I/We the undersigned herewith submit my/our  
response to the RFP notification dated ..... to Kerala Irrigation Infrastructure  
Development Corporation Ltd., in full conformity with the said RFP document and G.O.(Ms) No.  
53/2023/WRD dated 19.09.2023.

Point of Contact (Name, Designation, Email, Phone No. and Signature): .....

.....  
.....

1. I/We have read the provisions of the RFP document and confirm that these are acceptable to us.
2. I/We agree to abide by this RFP, consisting of this letter, the detailed response to the RFP and all other attachments.
3. I/We hereby declare that all the information and statements made in this RFP are true and accept that any misinterpretation contained in it may lead to our disqualification.
4. I/We agree indemnify the Authority for any loss or damage that may occur due to the misinterpretation of any facts by the firm in the RFP.
5. I/We understood that the Authority is not bound to accept any proposal received in response to the RFP.

6. I/We understood that the discretion and decision of Managing Director, Kerala Irrigation Infrastructure Development Corporation Ltd., in respect of the RFP, selection of bidders etc., shall be final and will not be challenged in manner.
7. I/We understood that in order to facilitate evaluation of the Bids, the Authority may seek clarifications from any Bidder regarding its Bid and such clarification(s) shall be provided within the time specified by the Authority for this purpose.
8. I/We understood that if we do not provide clarifications sought by the Authority within the prescribed time, our Bid shall be liable to be rejected and in case the Bid is not rejected, the Authority may proceed to evaluate the Bid by construing the particulars requiring clarification to the best of its understanding, and the Bidder shall be barred from subsequently questioning such interpretation of the Authority.
9. I/We understood that Authority / Government of Kerala does not guarantee that every / any of the applicants shall be invited to bid for, or be approved or be awarded as project / work.
10. I/We understood that non-compliance with the mandatory works as in Clause 3.3 and 3.4 will result in the termination of the agreement with the selected Bidder, and the Government will assume control of the project site and components.
11. I/We understood that the Authority, as an Accredited Agency is authorized to collect the Centage Charges from the Concessionaire as in Clause 6.1.1 (i) based on the progress of the work.
12. I/We understood that the Bid Security / Earnest Money Deposit of ₹5,00,000.00 (Rupees Five Lakhs only) of the unsuccessful bidder(s) will be retained by the Authority till project is awarded to the successful bidder and the Bid Security / Earnest Money Deposit of the successful bidder will be refunded after the execution of the agreement.
13. I/We hereby declare that our proposal (6 COPIES) submitted in response to this RFP is made in good faith and the information contained is true and correct to the best of our knowledge and belief.

Place:

Yours sincerely,

Date:

(Primary Applicant's name with seal)  
(Signature)

**(LETTER OF FINANCIAL BID)**  
(To be submitted on the letter head of the applicant)

From

.....  
.....  
.....

To

The Chief Executive Officer  
Kerala Irrigation Infrastructure Development Corporation Ltd.  
Jalabhavan Campus, Vellayambalam, Thiruvananthapuram, Kerala - 695 033.

Sir,

Sub: Request for Proposal (RFP) for the Submission of Proposal for Developing  
Irrigation Tourism & Irrigation Museum Project in the Government Owned Vacant  
Land at Cheruthoni, Idukki District Reg.

Ref: Request for Proposal RFP Notice No: ..... dated .....

I/We, ..... (Bidder's name & address) herewith  
submit the following Financial Bid for undertaking the Project in accordance with the Bidding  
Documents.

I/We offer a project proposal of ₹..... (Rupees  
.....) with operation /  
concession period of ..... years and project completion period of .....  
years. I/We offer a revenue share of ₹..... (Rupees .....)  
per month / ..... % of ..... per month to the Government from the date  
of commencement of project construction phase.

I/We agree that this offer shall remain valid for a period of 180 (one hundred and eighty)  
days from the Bid due date or such further period as may be mutually agreed upon.

Place:

Yours sincerely,

Date:

(Primary Applicant's name with seal)  
(Signature)

**(DETAILS OF THE APPLICANT)**  
(To be submitted on the letter head of the applicant)

<b>Sl. No.</b>	<b>Particulars</b>	<b>Details</b>
1	Name of the Agency/Firm	
2	Address of the Agency/Firm	
3	Address of Office in Kerala	
4	Status (Agency/Company/Firm)	
5	Name of the Proprietor/Partners/Directors	
6	Name, Designation, Email ID & Mobile No. of the Contact Person	
7	Name, Designation & Specimen Signature of Authorized Signatory on behalf of the Agency/Firm	
8	Telephone No. of Agency/Firm & Alternate Email ID, if any.	
9	Turnover & Net Worth Details (as explained before) and Attachments	
10	PAN	
11	GST	
12	Amount & Demand Draft No. of Bid Submission Fee and Earnest Money Deposit	
13	Total Experience with Clients related to Tourism Industry	
14	Major Projects in Government/Private Sectors (Work Orders / Certificates etc.)	
I/We hereby certify that the additional details are submitted as Annexures (marked properly) and copy of relevant documents and certificates as per the RFP document are submitted herewith.		

Place:

Yours sincerely,

Date:

(Primary Applicant's name with seal)  
(Signature)