

ORDNANCE EQUIPMENT FACTORY, KANPUR
(A unit of Troop Comforts Limited)
GoI Enterprises, Ministry of Defence

**EXPRESSION OF INTEREST (EOI) TO PROVIDE REPORT FROM REAL ESTATE
CONSULTANT FOR REVENUE GENERATION FROM QUARTERS/OPEN
GROUND AREAS/BUILDINGS/HALL/CLUB/STADIUM etc.**

Eoi No.:TCL/OEFC/Y&E/RE/2022-23

Dated:12.05.2022

SUB: Expression of Interest (Eoi) to provide report from Real Estate Consultant for Revenue Generation from Quarters/ Open Ground areas/ Buildings /Hall/Club/Stadium etc.

1. INTRODUCTION

- Ordnance Equipment Factory, Kanpur (OEFC) is a unit of Troop Comforts Limited, Govt of India Enterprise, Ministry of Defence. Troop Comforts Limited is a Public Sector Undertaking incorporated on 01st October 2021 under the companies Act, 2013(18 of 2013) with 100 % equity share held by Government of India. Prior to this, OEFC was part of erstwhile OFB (Ordnance Factory Board) under Deptt. of Defence Production, Govt. of India.
- The unit is involved in manufacture of Troop Comforts Equipments such as Boots, Tents (TEFS 2M/4M, Tent Arctic), Sleeping Bags, Bukharis etc for Indian Armed Forces, MHA, State Police and Civil Sector.
- OEFC is equipped with State of The Art NABL Accredited Laboratory for all kind of input materials inspection.
- OEF Estate is situated at middle of Kanpur City (In cantonment area and civil area). OEF Estate is spread in 4,26,459.93 sq. metre (Excluding Factory Area, G.T.Road colony and Shanti Nagar Colony)

2. OBJECTIVE:

The objective of this Expression of interest (EoI) is to find prospective consultant for Real Estate who can provide “One Time Consultancy” for Revenue Generation from Quarters/ Open Ground areas/ Buildings /Hall/Club/Stadium etc.

- Zone wise Details of OEF Estate is given below:

Sl. No.	Zone	Location/Area	Area (Sq.Mtr.)
1	2	3	4
1	I	1A & 1B Hasting Road Bungalow	3682.64
2	I	2A & 2B Tagore Road Bungalow	6831.1
3	II	B.D. Ghat Colony	19908.6
4	II	Tagore Road Colony	12666.67
5	II	Larmour Bagh Colony & Recreation Ground	45751.17
6	II	Sahany Colony, Combined Hospital, Bark Yard	112524.5
7	II	Turner Road Bungalow	6555.91
8	II	21,22 Albert Road Bungalow	12869.01
9	II	18 Albert Road Bungalow	5220.45
10	II	Bet, Albert Road Bungalow & Shanti Path Bungalow	62483.52
11	II	Gola Ghat Colony	25225.93
12	II	DSC, Subhash Colony & Tagore Road Bungalow	34837.32
11	II	OEF School, Pump House OEF Switchyard	16938.58
12	III	Golf Course Colony	60964.53
		Total=	426459.93

As area shown in above table, some areas/Building/Halls/Grounds etc are Idle for which detailed assessment and report with all possible ways to generate revenue from these Idle assets as well as reports to enhance Revenue Generation from existing functional Assets need to produce by real Estate Consultant.

Scope of Work for Hiring of Consultant

Purpose: Generation of Revenue from Idle Assets of OEF Estate by allotting to outside agencies temporarily.

Revenue Generation from Quarters/Open Ground/Areas/Buildings/Halls/Club/Stadium etc.:

- 1)** Consultant will Visit all Estate Areas with representatives of Factory.
- 2)** Consultant will identify all such areas (i.e. Quarters, Buildings, grounds etc.) which are suitable for allotment to outside agencies temporarily.
- 3)** Consultant will prepare list of rent to be charged from outside agencies for identified quarters (Type wise and Colony wise), Buildings, Ground etc. Consultant while following Methodology to fix rent, Proper care must be taken to ensure that the benchmark rate of rent is neither too high resulting in quarters Buildings, open Grounds etc. remain vacant nor too low as to cause loss in revenue.
- 4)** Consultant will prepare market rent list of Quarters (Type wise and Colony wise), Buildings, open Grounds etc. with the help of factory representative. This market rent will be applicable to such Allottees (Outside Agencies) who will reside/Utilize Quarters Buildings, grounds etc. beyond expiry of permissible period. Consultant while following Methodology to fix market rent, Proper care must be taken to ensure that the benchmark rate of rent is neither too high resulting in quarters Buildings, open Grounds etc. remain vacant nor too low as to cause loss in revenue.
- 5)** Consultant will prepare E.O.I. to be floated for receiving offers for temporarily allotment of Quarters, Buildings, grounds etc. to outside agencies.
- 6)** Consultant will prepare MoU between TCL and outside agencies to give Quarters, Buildings, grounds etc. MoU should comply all guidelines issued from TCLHQ time to time.
- 7)** In case, TCL/OEFC fails to allot Quarters, Buildings, Grounds etc. to Outside Agencies repeatedly three times then Consultant will prepare fresh E.O.I to be floated for private agencies with fresh rent and market rent to be charge.
- 8)** In case some Qtrs remain vacant even after the above mentioned measure, option for re-appropriation by clubbing two Qtrs. (whether adjacent or on different floor) and allotting the same to willing/desirous employees may be explored. Consultant will prepare list of such Qtrs suitable for clubbing.
- 9)** Consultant will give report within a month from Supply Order/Work Order placement date.

Revenue Generation from Shops:

List of shops running and vacant will be provided to consultant. Consultant will assess and produce report for enhancing revenue collection from running shops and best possible ways to allot vacant shops.

Revenue Generation from Baratshalas:

List of Baratshalas will be provided to consultant. Consultant will assess and give proposal of booking of Baratshalas in such a way so that more revenue can be collected from these Baratshalas.

In addition to above other possibilities may also analyse.

3. GENERAL INFORMATION:

- a) This EoI is not a part of bidding process and submission of any information against this EoI or any other additional information do not automatically entitle them to claim to qualify and/or any other right in any way.
- b) TCL reserves the right to seek additional information from participating firms, including detailed presentation of their proposal.
- c) TCL reserve the right, solely at its discretion to modify or issue another EoI at a later date without assigning any reason whatsoever.

4. DETAILS OF THE COMPANY:

a)	Name of the Company	
b)	Complete Address	
c)	Nature of the Company	
d)	Ownership Status	
e)	Registrations available with Govt Agencies: (Please mention Registration No., date & enclose the Certificate):	1. 2. 3. 4.
f)	Average Turnover for last 03 Years.	
g)	PAN/TAN/CIN/GST	

	(Enclose the certificate copy)	
h)	Balance Sheets of last 03 Financial Years enclose.	
i)	Name of Consultant with communication details	Name: Phone/Mob No: Email: Whatsapp No:

DETAILS FOR TECHNICAL EVALUATION:

a)	Capability/Capacity to design /develop & supply the report in the form of complete units or parts thereof.	Yes/No
b)	Enclose the details of Domestic supply orders executed with Indian Armed Forces/MHA etc	Yes/No/NA
c)	Enclose the details of Foreign collaborations, if any.	Yes/No/NA
d)	Any other relevant information	Yes/No

5. SHORT LISTING:

After evaluating the credentials, participants will be invited for discussion and for showing presentation against their EoI response submitted so that better assessment may carry out.

6. OTHER REQUIREMENTS:

The Participating Firms should also submit the following:

- i. Non-Disclosure Agreement
- ii. No Cost No Commitment confirmation.
- iii. An undertaking that firm is not debarred/blacklisted by any Government Organization/Department.

7. RESPONSE AGAINST THIS EXPRESSION OF INTEREST MAY BE SUBMITTED AT FOLLOWING ADDRESS:

Postal Address:- The General Manager
Ordnance Equipment Factory
Kanpur - 208001.

Email address:- oe fc@ord.gov.in

8. DETAILS OF NODAL OFFICER:

For any additional information or clarification correspondence can be made at following point of contact of OEFC Kanpur:

Nodal Officer: Shailendra Kumar Shrivastav

Phone: 9411970031

Email: Shailendrasrivastava2@ord.gov.in

CHECK LIST FOR ENCLOSURES:

Following is the Checklist for the documents to be attached with the EoI:

i.	Copy of Registration with Govt Agencies (If any)	
ii.	Copy of Defence Industrial Licence	
iii.	Copy of PAN/TAN/CIN/GST	
iv.	Balance Sheet of last 03 financial years	
v.	Non-Disclosure Agreement	
vi.	No Cost No Commitment confirmation	
vii.	An undertaking that firm is not debarred/blacklisted by any Government Organisation/Department.	
viii.	Copy of details of Domestic supply orders executed with any Govt. agency	
ix.	Details of Foreign collaborations, if any.	
x.	Any other relevant information	

**EXPRESSION OF INTEREST (EOI)
FOR HIRING OF CONSULTANT FOR
REVENUE GENERATION
FROM
QUARTERS/OPEN GROUND
AREAS/BUILDINGS/HALLS/CLUB/
STADIUM etc.**

EOI No. TCL/OEFC/Y&E/RE/2022-23

Dated:12.05.2022

**ORDNANCE EQUIPMENT FACTORY,
KANPUR
(A unit of Troop Comforts Limited)
Govt. of India Enterprises,
Ministry of Defence**

1. OBJECTIVE OF EXPRESSION OF INTEREST (Eoi)

The objective of this Expression of interest (Eoi) is to find prospective consultant for Real Estate who can provide “One Time Consultancy” for Revenue Generation from Quarters/ Open Ground areas/ Buildings /Hall/Club/Stadium etc.

2. Eoi ISSUING AUTHORITY:

This Expression of interest (Eoi) is issued by OEFC, A Unit of Troop Comforts Limited Govt. of India Enterprise, Ministry of Defence.

S. No.	Item	Description
1	Consultancy Service Title	Expression of interest (Eoi) to find prospective consultant for Real Estate who can provide “One Time Consultancy” for Revenue Generation from Quarters/ Open Ground areas/ Buildings /Hall/Club/Stadium etc.
2	Eoi No. & Date	TCL/OEFC/Y&E/RE/2022-23 Dt.12.05.2022
3	Service initiator details Department Contact person & contact details	Ordnance Equipment Factory, Kanpur (OEFC) A Unit of Troop Comforts Limited Shri Shailendra Kumar Shrivastav Phone: 0512-2311181-85 Mobile: 9411970031 Email:shailendrasrivastava2@ord.gov.in
4	Working Area	4,26,459.13 Sq. Metre
5	Mode of Submission of proposal	Postal address: The General Manager Ordnance Equipment Factory Kanpur,U.P.-208001 Email address: oefc@ord.gov.in
6	website	https://www.troopcomfortslimited.co.in
7	Date & Time of opening of Eoi responses	21.5.2022 at 8:00 AM
8	Date & Time of closing of Eoi responses	20.05.2022 at 5:00 PM

3. TENTATIVE CALENDER OF EVENTS

The following table enlists important milestones for completion of bidding activities:

S. No.	Milestone	Date and Time
1	Release of Expression of interest (Eol)	12/05/2022 (08:00 Hr.)
2	Last date for submission of Eol response	20/05/2022 (17.00 Hr.)

4. AVAILBILITY OF THE EOI DOCUMENTS

EOI can be downloaded from the website <https://www.troopcomfortslimited.co.in>. The interested participants are expected to examine all instructions, forms, term, and other details in the Eol documents. Failure to furnish complete information as mentioned in the Eol documents or submission of a proposal not substantially responsive to the Eol documents in every respect may not be considered.

5. VENUE & DEADLINE FOR SUBMISSION OF PROPOSALS

Proposals, in its complete form in all respect as specified in the Eol, must be submitted to OEFC, at the following address/ mail:

**Postal Address:-The General Manager
Ordnance Equipment Factory
Kanpur, U.P.-208001**

Email Address: oeffc@ord.gov.in

OEFC may, in exceptional circumstances and at its discretion, extend the deadline for submission of proposals by issuing an addendum to be made available on the TCL website, in which case all rights and obligations of OEFC and the interested parties previously subject to the original deadline will thereafter be subject to the deadline as extended.