

RFP No. HML / INFRA / 01 / 2021

**REQUEST FOR PROPOSAL (RFP)
FOR SELECTION OF
DESIGN & BUILD CONTRACTOR
FOR DEVELOPMENT OF PHYSICAL INFRASTRUCTURE AND
CONSTRUCTION OF ADMINISTRATIVE BLOCK AT
MEDIPARK IN CHENGALPATTU DISTRICT, TAMIL NADU**

**VOLUME IV
SCHEDULE OF WORKS**

**SCHEDULE 1
MASTER PLAN**



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SCHEDULE 1: Master Plan

1. Introduction

The concept design principle of the master plan is to incorporate the principles of an eco-industrial park by maximizing green space and open spaces. The master plan of the park consists of manufacturing units, common scientific facilities, commercial facilities and support infrastructure and other facilities with due consideration of operational, environmental and safety requirements.

The below table provides a quick view of the area utilization within the park.

S No	Description	Total Area (sq. m.)	Acres
1	Site as per survey drawing	1,338,690.24	330.66
2	Hillocks area	402,593.03	99.44
3	Land available for development	936,097.21	231.22

Area to be developed in Phase 1A.

S. No.	Land utilization	Area (in sq. m.)	Area (in acres)
1	Plots (Manufacturing units)	343765.18	84.91
2	Green spaces	17701.44	4.37
3	Roads	56611.20	13.98
4	Commercial Complex (food court, clinic, pharmacy etc.)	12220.00	3.02
5	Logistic hub (warehouse, parking)	10850.20	2.68
6	Administrative Block & Common Support Facilities	10271.78	2.54
7	STP	3382.69	0.84
8	Water station/ pump house	6070.47	1.50
9	Knowledge Management-1 (Common Scientific & Support Facilities)	10477.53	2.59
10	Knowledge Management-2 (Common Scientific & Support Facilities)	6518.22	1.61
Developable area		477868.71	118.03

2. Scope of Services

The master plan of the Medipark consists of manufacturing units, common scientific facilities, commercial facilities and support infrastructure and other facilities with due consideration to operational, environmental and safety requirements. HML intends to engage a Contractor for developing Phase 1A of Medipark measuring about 477868.71 sq. meters or 118.03 acres. Contractor to be selected should undertake various Works and complete it in a span of 12 months. Thereafter Contractor shall maintain the Works till Defects Liability Period.

The contractor will be responsible for planning, designing, executing and maintaining of the following Works:

1. Site Preparation and Grading
2. Road and Storm Water Drainage Network
3. Electrical distribution network
4. Water storage and distribution system and Water Treatment Plant (WTP)
5. Sewerage network and Sewerage Treatment Plant (STP)
6. Administrative block (construction and interiors work)
7. Miscellaneous Civil Works (Entrance Arch, Security Cabin)

Note:

- a) The detailed Standards / Specifications, Technical Drawings for each of the above Works are provided in Schedules 2 - 7

3. Key features of scope of work:

Key details of works to be undertaken are as under:

1	Administrative Block	
	Total site area (40.11m x 54.34m)	2180.0 Sqm.
	Total Built-up Area (Ground Floor)	566.0 Sqm.
	Total Built-up Area (Part in First Floor)	47.0 Sqm.
	Total Carpet Area	548.0 Sqm.
	Total Roof Area (RCC for GF and FF).	613.0 Sqm.
	Height	3.5m (floor to floor)
	(Further details are provided in Schedule 6)	
2	Road network (as per IRC standards) along with Storm Water Drains along the roads	
	Total road length	3.30 km

	24m ROW length	1.53 km (existing 1.53 km road to be strengthened)
	18m ROW length	1.67 km
	15m ROW length	0.10 km
	Design speed	30 kmph
	(Further details are provided in schedule 2)	
3	Electrical distribution system	
	Power Load	23.6 MW
	Electrical works	<ul style="list-style-type: none"> 11KV, HT Electrical works Distribution Scheme considering overhead lines LT works with Transformer and LT panels for Admin Building and Common services loads External Lighting works Earthing System DG Works for Admin, External Lighting and Common Services 11KV, HT Panels, HT Cables and DP structures works 1.1KV, LT Cables for LT Panels The External Street lights works includes, OHT tank Road lighting, TNEB Substation Road Lighting, Main Entrance Existing Road Lighting as shown in the Tender Drawings
	(Further details are provided in schedule 3)	
4	Water supply storage and distribution system	
	Raw water source	Palaar river
	Raw water sump capacity	9,00,000 litres
	Filtered water sump capacity	3,00,000 litres
	Water treatment plant capacity	300 KLD
	Overhead tank capacity	3,00,000 litres
	Under Ground Sump Tank with Pump room	
	Outer dimensions (overall)	24.6m x 20m
	Internal dimensions (Raw water)	18.0m x 19.60m, Height – 2.8m (clear)
	Internal dimensions (Treated water)	6.0m x 19.60m, Height – 2.8m (clear)
	Pump room	8m x 10m, Height – 2.8m

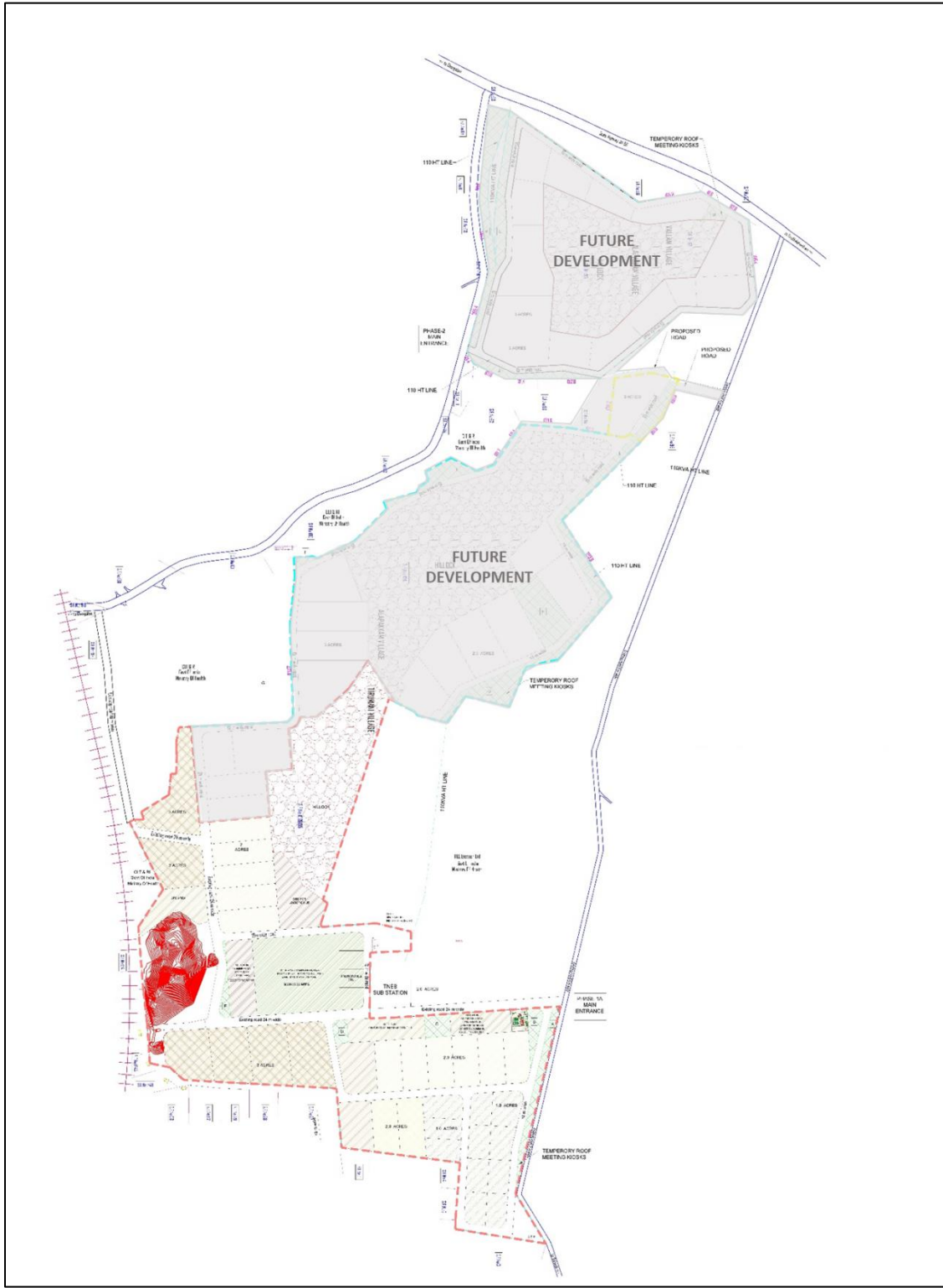
	Total Plinth Area (Pump room)	87.36 Sqm.
	Total Carpet Area (Pump room)	80.0 Sqm.
	Total Roof Area (Pump room)	87.36 Sqm.
	Over Head Water Tank with staging	
	Outer dimensions (overall)	10.8m dia.
	Internal dimensions (Raw water)	10.0m dia., Height – 4.10m (clear)
	Total staging height (from Plinth to OHT bottom)	11.60m
	Total staging height (from Plinth to OHT top slab)	16.20m
	Total Plinth Area	91.56 Sqm.
	(Further details are provided in schedule 4)	
5	Wastewater system and treatment plant	
	Sewage treatment plant	300 KLD (to be designed)
	Sewerage treatment technology	MBBR technology
	Sewage treatment plant (200 KLD)	To be established
	Outer dimensions (overall)	22.2m x 7.7m
	Height	6.75m (3.55m below ground and 3.20m above ground)
	Internal dimensions	21.8m x 7.3m, Height – 6.30m (clear)
	Total Plinth Area	170.94 Sqm.
	(Further details are provided in schedule 5)	
6	Miscellaneous Civil Structures	
	Main Entrance Arch	
	— Size of the Entrance Arch	24 m x 3.5 m
	— Height (Clear height above road level)	6 m
	— Total Plinth Area	84 sqm
	— Total Roof Area (RCC)	84 sqm
	Security Room (near main entrance)	7.0 m x 3.5 m, height – 3.0m (Clear)
	— Total Plinth Area	24.50 sqm
	— Total Carpet Area	20.46 sqm
	— Total Roof Area (RCC)	24.50 sqm
	Security Room (near CLTRI)	3.5 m x 3.5 m, height – 3.0m (Clear)
	— Total Plinth Area	12.25 sqm
	— Total Carpet Area	10.50 sqm
	— Total Roof Area (RCC)	12.25 sqm
	(Further details are provided in schedule 7)	

4. Intent Diagrams

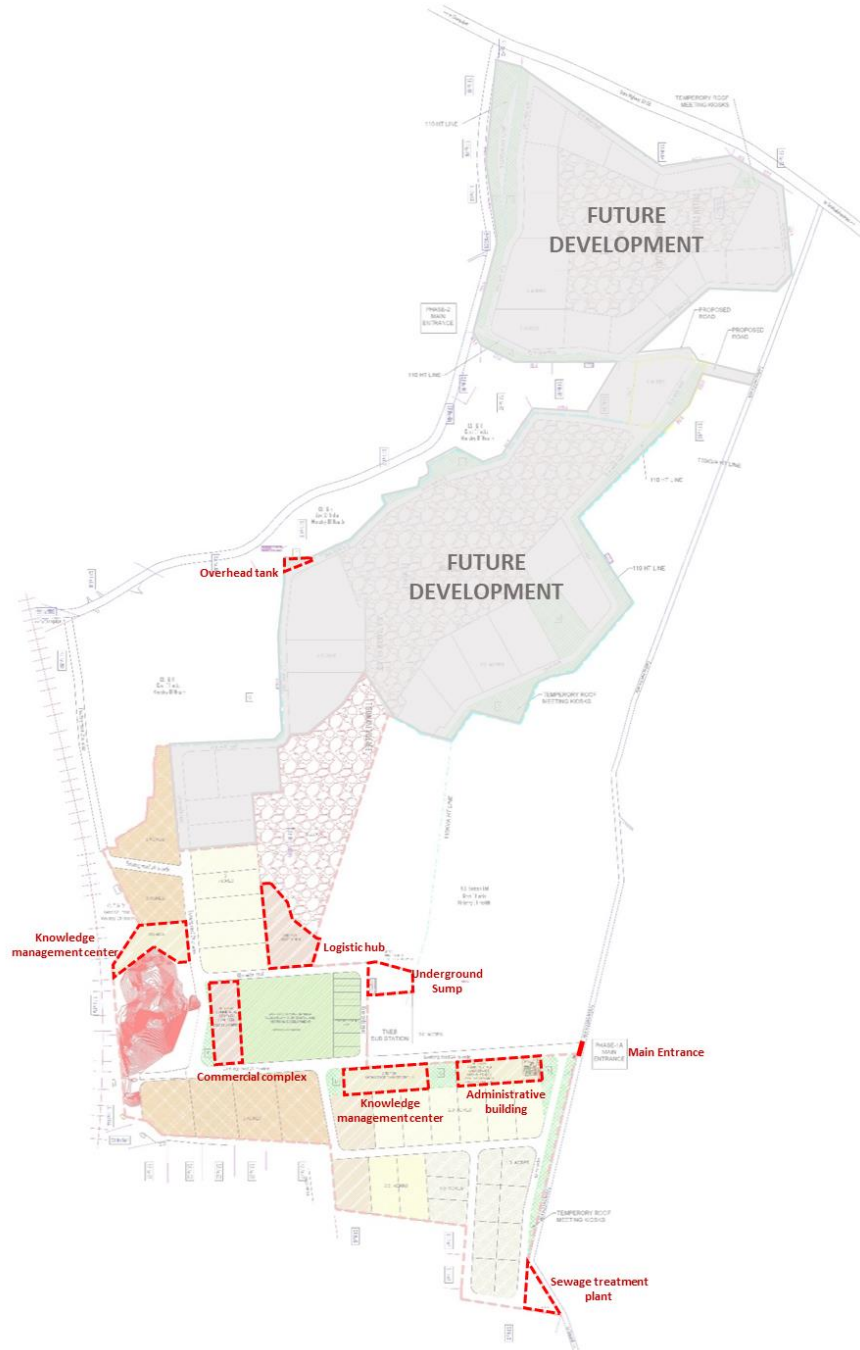
Please refer to following table for reference to the Intent Diagrams (in A3 size) corresponding to this Schedule:

Schedule number	Reference number	Title
8	1.1	Soil bore log profile
8	1.2	Spot levels
8	2	Master plan

Master plan layout of the park



Key components location



Road network with right of way

