No. KSEDC/ITS/P226/2026-27 [E-319351]

11.08.2026

INVITATION FOR QUOTATIONS (IFQ)
TO APPOINT A CONSULTANCY FIRM FOR PREPARATION OF A DETAILED PROJECT REPORT (DPR) FOR SETTING-UP A LEAP (GROWTH) LAB AT HOSAKOTE CITY

1. Sealed quotations are invited from eligible and qualified Companies / Firms to appoint a consultancy firm for preparation of a Detailed Project Report (DPR) for setting-up a LEAP (Growth) Lab in the Government land measuring 1.09 acres at Hosakote city, in the format given below:

Sl	Item	Quantity	Unit	Unit Rate (including GST) (in Rs.)	Amount (including GST)
1	Preparation of a Detailed Project Report (DPR) for setting up a LEAP (Growth) Lab in the Government land measuring 1.09 acres at Hosakote City	1	Lump sum		
	Total				

2. Eligibility Criteria

2.1. The Applicant should be registered with the Commercial Tax Department. The Applicant should submit a GST Registration certificate.

3. Introduction and Scope of Services of the Project

3.1. Introduction:

3.1.1. The Government of Karnataka has approved an allocation of Rs.1,000 Crore under the Local Economy Accelerator Program (LEAP) to strengthen the startup and entrepreneurship ecosystem across emerging clusters in the State. Out of this allocation, Rs.60 Crore has been earmarked for the establishment of Four LEAP (Growth) Labs.

3.1.2. The proposed LEAP (Growth) Labs are envisioned as modern startup incubation and innovation centres providing world-class plug-and-play infrastructure, incubation facilities, mentorship, networking opportunities, and business support services to startups, innovators and entrepreneurs.

3.1.3. In order to facilitate the establishment of a LEAP (Growth) Lab in the Government land measuring 1.09 acres at Hosakote City, KEONICS intends to appoint a reputed Consultancy Firm for preparation of a Detailed Project Report (DPR).

3.2. Scope of Service:

3.2.1. The DPR shall comprehensively cover planning, design, techno-commercial feasibility, implementation strategy, and operational framework for establishing the LEAP (Growth) Lab.

3.2.2. The selected Consultancy Firm shall prepare a comprehensive DPR covering, but not limited to, the following:

3.2.2.1. Site Assessment and Master Planning (1.09 Acres)

The Consultant shall undertake a detailed assessment of the proposed 1.09-acre Government land and prepare a comprehensive Master Plan including:

3.2.2.1.1. Site survey and assessment of the available 1.09-acre land.

3.2.2.1.2. Site suitability analysis considering topography, accessibility, utilities, drainage and environmental aspects.

3.2.2.1.3. Preparation of a comprehensive Master Plan/Layout Plan for optimum utilization of the land.

3.2.2.1.4. Land use planning with provisions for future expansion.

3.2.2.1.5. Building footprint and circulation plan.

3.2.2.1.6. Landscape and green space planning.

3.2.2.1.7. Internal roads, pedestrian pathways and parking facilities.

3.2.2.1.8. Utility planning including water supply, sewerage, storm water drainage, electrical distribution and ICT infrastructure.

3.2.2.1.9. Sustainable and energy-efficient infrastructure planning.

3.2.2.1.10. Universal accessibility and barrier-free design.

3.2.2.1.11. Compliance with applicable zoning regulations, building bye-laws and statutory requirements.

3.2.2.2. Existing Situation Assessment

3.2.2.2.1. Baseline assessment of Hosakote startup ecosystem.

3.2.2.2.2. Demographic and economic profile.

3.2.2.2.3. Identification of stakeholders.

3.2.2.2.4. Existing incubation and innovation ecosystem.

3.2.2.2.5. Demand assessment.

3.2.2.3. Infrastructure Planning: The DPR shall propose infrastructure for a world-class LEAP Lab including:

3.2.2.3.1. Plug-and-play workstations (50–60 seats)

3.2.2.3.2. Meeting rooms (5–10 seats)

3.2.2.3.3. Board Room (10–20 seats)

3.2.2.3.4. Common Seminar Hall (approximately 50 seats)

3.2.2.3.5. Reception area - Meet & Greet Space

3.2.2.3.6. Server Room including Internet facility, Wi-Fi and Network infrastructure

3.2.2.3.7. Central Air Conditioning

3.2.2.3.8. Pantry/Cafeteria

3.2.2.3.9. Power backup (UPS and DG set)

3.2.2.3.10. Electrical systems

3.2.2.3.11. CCTV Surveillance

3.2.2.3.12. Fire Safety Systems

3.2.2.3.13. Access Control

3.2.2.3.14. Interior Design

3.2.2.3.15. Signage

3.2.2.3.16. Parking

3.2.2.3.17. Universal Accessibility

3.2.2.4. Financial Planning: The DPR shall includes:

3.2.2.4.1. Capital cost Estimate

3.2.2.4.2. Interior Cost

3.2.2.4.3. IT Inrrastructure cost

3.2.2.4.4. Furniture cost

3.2.2.4.5. Operational cost

3.2.2.4.6. Annual Maintenance cost

3.2.2.4.7. Revenue model

3.2.2.5. Statutory compliance: The consultant shall identify all applicable approvals including:

3.2.2.5.1. Fire NOC

3.2.2.5.2. Electrical Safety

3.2.2.5.3. Building Norms

3.2.2.5.4. Local Body Approvals

3.2.2.5.5. Environmental compliance

3.2.2.5.6. Any other statutory requirements

3.3. Deliverables:

3.3.1. Inception Report

3.3.2. Baseline Assessment Report

3.3.3. Concept Plan

3.3.4. Draft DPR

3.3.5. Financial Analysis and Model

3.3.6. Implementation Roadmap

3.3.7. Final DPR incorporating KEONICS observations

3.3.8. DPR in ppt format

3.3.9. Soft copy (Editable and PDF) and Five sets of Hard Copies.

3.4. Presentations for approval of DPR.

3.5. Any other services required by the Client.

4. Contract Duration

4.1. The contract shall be for a period of 30 working days from the date of issue of service order.

5. Quoted Price:

5.1. The Applicant shall quote for items in the format of quotation attached.

5.2. All duties, taxes and other levies payable by the tenderer (including GST) shall be included in the quotation.

5.3. The rates and amount quoted shall be fixed for the duration of the contract and shall not be subject to any adjustment.

5.4. Rates for supply of partial requirements is not acceptable.

5.5. Corrections, if any, shall be made by crossing out, initialing, dating and rewriting.

5.6. Cable or Facsimile quotations are not acceptable.

6. Each tenderer must submit only one quotation.

7. Validity of quotations:

7.1. The quotation shall remain valid for a period not less than 60 days after the deadline fixed for submission of quotations.

8. Evaluation of quotations:

8.1. The Client will evaluate and compare the quotations determined to be substantially responsive i.e., which are properly signed, and conform to the terms and conditions and specifications in the following manner:

8.1.1. The evaluation will be done including all taxes. If the tenderer has not included the taxes in his quotation for the item rate, and has also not indicated the rate of taxes applicable, the quoted rate will be treated as though it is inclusive of taxes and no extra payment for taxes will be made

8.1.2. The evaluation would be done for all the items put together. The items for which no rates have been quoted would be treated as zero and the total amount would be computed accordingly. The tenderer who has quoted for partial quantity of any one or more item(s) would be treated as non-responsive. The Client will award the contract to the responsive tenderer, whose total cost for all the items put together is the lowest.

9. Payment Terms:

9.1. 100% payment shall be made after the submission and acceptance of the Final DPR by KEONICS.

9.2. The service provider shall submit an invoice upon completion of the service/ Project.

9.3. The payment shall be made within 30 days of receipt of the invoice, subject to acceptance of the deliverables.

10. At any time during the IFQ process, the Client reserves the right to publish a Request for Proposal in the KPPP portal, for the requirement, instead of pursuing the quotation process.

11. Notwithstanding the above, the Client reserves the right to accept or reject any quotations and to cancel the quotation process and reject all quotations at any time prior to the award of the contract.

12. Last date and time of receipt of quotations:

12.1. You are requested to submit the sealed quotations superscribed on the envelope **"INVITATION FOR QUOTATIONS (IFQ) TO APPOINT A CONSULTANCY FIRM FOR PREPARATION OF A DETAILED PROJECT REPORT (DPR) FOR SETTING-UP A LEAP (GROWTH) LAB AT HOSAKOTE CITY"** on or before 17.08.2026 at 04:00 PM.

Director Technical
KEONICS, Bengaluru