No. KSEDC/ITS/P309/2026-27/Call-2 [E-319351] Date: 29.10.2026

Invitation For Quotations (IFQ) for Selection of Consulting Agency for Preparation of Detailed Project Report (DPR) for Establishing End-To-End LEAP (Growth) Lab on 1.09 Acre at Ginagara Village, Jadigenahalli Hobli, Hosakote Taluk

1. Sealed quotations are invited from eligible and qualified Applicants for "Selection of Consulting Agency for Preparation of Detailed Project Report (DPR) for Establishing End-To-End LEAP (Growth) Lab on 1.09 Acre at Ginagara Village, Jadigenahalli Hobli, Hosakote Taluk"

2. Eligibility Criteria

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

3. Scope of Services and Scope of Work

3.1. Introduction

3.1.1. The Government of Karnataka is setting up Local Economy Accelerator Program (LEAP) Labs at Tier-2 and Tier-3 cities to strengthen the startup and entrepreneurship ecosystem across emerging clusters in the State.

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. One such LEAP (Growth) Lab is being established at Ginagara Village, Jadigenahalli Hobli, Hosakote Taluk on 1.09 acres of land. The coordinates of the land is 13°02'41.4"N 77°49'25.2"E

3.1.4. To establish the LEAP (Growth) Lab at Hosakote Taluk, KEONICS intends to appoint a Consultancy Agency for the preparation of a Detailed Project Report (DPR).

3.2. Scope of Service of the Consulting Agency

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 Consulting Agency shall prepare a comprehensive Detailed Project Report (DPR) covering the following (including but not limited to):

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. The DPR shall includes CAPEX cost and year wise OPEX cost for 5 years:

3.2.2.4.1. Capital cost Estimate

3.2.2.4.2. Interior Cost

3.2.2.4.3. IT Infrastructure cost

3.2.2.4.4. Furniture cost

3.2.2.4.5. Electricity, Water and other utilities

3.2.2.4.6. Operation and Maintenance cost for 5 years

3.2.2.4.7. Comprehensive Annual Maintenance cost for 5 years

3.2.2.4.8. 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. Milestone, Deliverables, Timelines, Payment Terms

Milestone	Deliverables	Timeline	Payment Terms
1	• Work order to Consulting Agency	T0	—
2	• Site Assessment and Master Planning • Feasibility Report • Master Planning • Concept Plan & Design • Financial Analysis and Model • Bill of Material and Specifications • CAPEX & OPEX • Risk Assessment & Mitigation • Project Timelines • Approval of Competent Authority	T0 + 30 days	30%
3	• Draft Detailed Project Report (DPR) document • Draft Detailed Project Report (DPR) presentation • Presentation to Authorities • Approval of Competent Authority	T0 + 45 days	40%
4	• Final Detailed Project Report (DPR) document • Final Detailed Project Report (DPR) presentation • Any other details required for the successful completion of the DPR and its approval • Presentation to Authorities • Approval of Competent Authority and Government	T0 + 60 days	30%

4. Contract Duration

4.1. The contract shall be for a period of 60 days from the date of issue of order.

5. Format of Proposal

5.1. Technical Proposal

5.1.1. Proposal letter
5.1.2. Approach & Methodology for preparation of Detailed Project Report
5.1.3. Team Composition and Team Allocation

5.1.4. Timelines (Gantt Chart)

5.2. Financial Proposal

Sl	Item	Quantity	Unit	Unit Rate (including GST) (in Rs.)	Amount (including GST)
1	Preparation of Detailed Project Report (DPR) for Establishing End-To-End LEAP (Growth) Lab on 1.09 Acre at Ginagara Village, Jadigenahalli Hobli, Hosakote Taluk	1	Lump sum		
	Total				

6. Quoted Price:

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

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

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

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

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

6.6. Cable or Facsimile quotations are not acceptable.

7. Each tenderer must submit only one quotation.

8. Validity of quotations

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

9. Evaluation of quotations

9.1. 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:

9.1.1. 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

9.1.2. 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.

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) for Selection of Consulting Agency for Preparation of Detailed Project Report (DPR) for Establishing End-To-End LEAP (Growth) Lab on 1.09 Acre at Ginagara Village, Jadigenahalli Hobli, Hosakote Taluk"** on or before 09.11.2026 at 05:00 PM. 13.11.2026

Director Technical (I/c)
KEONICS, Bengaluru