



Livelihood Inclusion and Financial Empowerment

LIFE MISSION

EXPRESSION OF INTEREST

for

THIRD PARTY QUALITY MONITORING AND AUDIT AGENCY

FOR ALL LGSF LIFE TOWER CONSTRUCTION

Expression of Interest (EOI) No : LM/EW/05/TPQMA/2025-26

Date of Issue : 25.09.2025

Last Date of Submission of EOI Response : 17.10.2025



Expression of Interest

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DEFINITIONS

Applicant	–	Head of the Institution or Department submitting the EOI in accordance with the terms and conditions of this EOI
Agency	–	Selected Institution/Organization as TPQMA
Government	–	Government of Kerala
LIFE Mission	–	LIFE Mission Kerala, represented by the CEO
CEO	–	Chief Executive Officer
LSGI	–	Local Self-Government Institution
TPQMA	–	Third Party Quality Monitoring and Audit Agency
LGSF	–	Light Gauge Steel Frame
PEB	–	Pre-Engineered Building
PMC	–	Project Management Consultant



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NOTICE INVITING EXPRESSION OF INTEREST

Data Sheet

Organisation	Livelihood Inclusion and Financial Empowerment (LIFE) Mission Kerala
Reference No. for Notice Inviting Expression of Interest	LM/EW/05/TPQMA/2025-26
Date of Publication	25.09.2025
Name of Work	Third Party Quality Monitoring and Audit Agency for all LGSF LIFE Tower Construction
Contact	<p><u>Deputy CEO</u> Shri. Anwar Hussain Phone: +91 9447064648 Email: lifemissionkerala@gmail.com</p> <p><u>Chief Engineer</u> Shri. Baby Johns J Phone: +91 9447245914 Email: lifemissionengg@gmail.com</p>
Last Date for Receipt of Queries	10.10.2025
Last Date for Submission of EOI	15.10.2025
Date of Opening of EOI	17.10.2025
EOI Document Download Link	https://lifemission.kerala.gov.in



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Address for Communication	The Chief Executive Officer LIFE Mission Kerala Navakeralam Karmapadhathi 3 rd Floor, BSNL Bhavan Uppalam Road, Statue Thiruvananthapuram – 695001	
Address for Submission of EOI	Softcopy	lifemissionengg@gmail.com
	Hardcopy	The Chief Executive Officer LIFE Mission Kerala Navakeralam Karmapadhathi 3 rd Floor, BSNL Bhavan Uppalam Road, Statue Thiruvananthapuram – 695001

Place: Thiruvananthapuram

Date: 24.09.2025


Chief Executive Officer
LIFE Mission

BACKGROUND

About LIFE Mission

The LIFE (Livelihood Inclusion and Financial Empowerment) Mission is a Government of Kerala initiative launched in 2016 to provide housing and livelihood support to landless and homeless people in the state, aiming to end the housing crisis. LIFE Mission is one among four flagship missions of Government of Kerala under Navakeralam Karma Padhathi, featuring housing construction, skill development, and social security for beneficiaries.

One of the major targets of the LIFE Mission is to provide homes for all homeless who could not afford to have a house without social backing. This includes construction of multi-storeyed apartment complexes for total rehabilitation of landless homeless. Eligible beneficiaries are identified in all local bodies. LIFE Mission has identified land in several local bodies of Kerala for the construction of LIFE Apartments. Process of identifying land in more local bodies are in progress.

Core Objectives

The LIFE Mission initiative is being implemented with the aim of providing safe and decent houses to all the landless and homeless people of Kerala, enabling them to earn their own living, participate honourably in social processes, and benefit from all social welfare schemes, including financial services. In order to implement the Comprehensive Housing Security Scheme, along with improved housing, facilities to strengthen livelihoods will be provided by combining housing facilities with assistance and services to improve life and quality of life, including facilities for children's education and special training, self-employment training, elderly care, self-treatment, and facilities to provide savings and credit facilities. The project also involves the completion of incomplete houses from previous schemes and the creation of apartment complexes and houses for the poor.



PURPOSE OF EXPRESSION OF INTEREST

For successful implementation of LIFE Mission projects using LGSF & PEB technology, LIFE Mission intends to select a TPQMA. It is proposed that the TPQMA will assist LIFE Mission in implementation of this Project till the successful completion, commissioning and handing over of apartments to beneficiaries and comprehensively super check the works as well as service of the PMC and quality of works carried out by the Contractors.

Interested applicants for undertaking TPQMA service for construction of LIFE Apartments using LGSF & PEB technology for all works are invited to submit their Expression of Interest. The applicants are encouraged to carefully review this EOI document before submitting their responses. The feedback and suggestions received will be evaluated and considered in finalizing the development strategy and subsequent stages of the project where applicable.

INSTRUCTION TO APPLICANTS

1. This EOI is invited for selection of Third Party Quality Monitoring Agency service (TPQMA) for construction of LIFE apartment complexes across Kerala (*Refer list and details of works in Annexure II & III*).
2. The EOI document can be downloaded from website of LIFE Mission, www.lifemission.kerala.gov.in. Proposals shall be submitted in hard copy to the CEO, LIFE Mission within the prescribed time. The details can be obtained from the office of the LIFE mission on all working days from 25.09.2025 at 10.15 AM to 5.00PM.
3. The Project Management Consultancy Service Providers from Civil Engineering Departments of Government Engineering Colleges in Kerala, NIT, Calicut, IIT Palakkad and Chennai (herein after referred to as the TPQMA) are invited to submit their proposal as specified in this EOI for providing Third Party Quality Monitoring Agency services for the period required for completion and handing over of the project including defect liability period, whichever is later.
4. The TPQMA should familiarize themselves with the local conditions and take them into account in preparing their proposals.
5. The EOI for the TPQMA is expected be in detail and should contain all details mentioned in the notification. Material deficiencies in providing the information requested in the EOI may



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result in rejection of the proposal. The technical committee may seek clarification from applicants, if required.

6. Proposals should be submitted online on or before 15.10.2025 at 5.00 PM
7. The proposal shall comprise the documents and forms listed in this EOI. TPQMA shall include a statement of an undertaking to observe the laws against fraud and corruption (including bribery). This EOI indicates the period during which the TPQMA's proposal must remain valid after the proposal submission deadline. During this period, the TPQMA shall maintain its original proposal without any change.
8. Activities and items described in the Technical Proposal but not priced in the Financial Proposal, shall be assumed to be included in the prices of other activities or items, and no corrections are made to the Financial Proposal.
9. Proposals must be direct, concise, and complete. LIFE Mission will evaluate applicant's proposal based on its clarity and the directness of its response to the requirements of the project as outlined in this EOI. Applicants shall furnish the required information on their technical and financial proposals in the enclosed formats only. Any deviations in format or if the information is not provided properly, the Proposal will be liable for rejection.
10. Applicants shall submit application in the enclosed formats (Annexure I) and copy of other documents as per the "Documents Required" clause included in the "Submission of EOI" to the office of the CEO, LIFE Mission either in person or by post so as to reach on or before the date and time as indicated. Proposal received after the submission deadline will be treated as non-responsive.
11. The CEO, LIFE Mission or his authorized representative will open the proposal in the presence of any intending applicants or his authorized representatives who may be present at the time, on the day mentioned in this EOI.
12. The CEO, LIFE Mission does not bind himself to accept the lowest or any other proposal and reserves to himself the authority to reject any or all of the proposal received without assignment of a reason.
13. The CEO, LIFE Mission reserves the right to withdraw this EOI, partly or fully, if LIFE Mission or Government determines that such action is in the best interest of the Government.



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LIFE Mission undertakes that all the information shared by the applicant will be held in strict confidence and will not be made public unless directed by law.

14. The Agreement and work order shall be governed by the laws and procedures established by Government of Kerala, within the frame work of applicable legislation and enactment made from time to time concerning such commercial dealings.
15. At any time prior to the deadline for submission of EOI, LIFE Mission may for any reason, modify the EOI document, the amendment document shall be notified through LIFE Mission portal and such amendments shall be binding on all the applicants.
16. Information relating to the examination, clarification, comparison and evaluation of the EOI 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 of confidential information related to the process, by any applicant, may result in rejection of its EOI.
17. **Commencement of Service:** The selected agency is expected to start the work within 7 days on signing the agreement.
18. LIFE Mission requires compliance with its policy in regard to corrupt and fraudulent/prohibited practices as set forth in this EOI. In further pursuance of this policy, TPQMA shall permit LIFE Mission or its representatives to inspect the accounts, records and other documents relating to the submission of the proposal and execution of the contract, in case of award, and to have the accounts and records audited by auditors appointed by LIFE Mission.
19. The proposal submitted by the applicant shall be valid up to 90 days from the last date for submission of proposal online.
20. Selected Agency has to execute an agreement is non-judicial stamp paper of appropriate value with LIFE Mission within 15 days of acceptance of the offer.



ROLES AND RESPONSIBILITIES

LIFE Mission

LIFE Mission shall perform all obligations required of it as owner in order to enable TPQMA to successfully perform its obligation under this contract. Obligations of the LIFE Mission shall generally be as follows:

1. The quality assessment/evaluation of project is entrusted with TPQMA, on consultancy charge basis.
2. LIFE Mission shall provide to TPQMA necessary available data to perform their works.
3. LIFE Mission shall ensure free access for TPQMA personnel to the site as well as LIFE Mission office for discussion regarding the project subject to the normal security practices of LIFE Mission.
4. LIFE Mission shall depute as and when needed, an officer with sufficient powers for taking technical and financial decisions and for keeping liaison with TPQMA and for looking after the progress of implementation of the work.
5. LIFE Mission shall review and approve or communicate their comments on technical documents and reports submitted by TPQMA for this purpose, as early as possible. LIFE Mission shall make prompt payment of reimbursements to TPQMA on production of proof.
6. If TPQMA fails to comply with any of this obligation here under or winds up his business or his business is dissolved etc in such event LIFE Mission shall be entitled to cancel this consultancy contract to get the unfinished consultancy work at the risk and cost of the TPQMA.

TPQMA

1. Assist LIFE Mission to maintain the quality standards of Civil, Mechanical and Electrical works by independent assessment/audit of the quality of works at various stages of Construction of LIFE Apartments Projects executed using LGSF / PEB technology.
2. Certify the quality of materials as well as construction and provide necessary guidance to LIFE Mission projects and support to address any necessary improvements for proper completion.



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3. Assist LIFE Mission in advising any technical matters related to the construction of LIFE Mission projects as and when required.
4. If any data/details are required for assessment and evaluation, which are not furnished by LIFE Mission/PMC, the Agency shall collect the same from available sources.

SCOPE OF WORK

1. After reviewing the standard contract document of PMC and contractor, the working drawings, specification and after conducting site inspection provide a project implementation report. It should include the following items:
 - Detailed methodology of execution of audit including the test that will be conducted and outlining the quality audit procedure.
 - Audit plan of the project clearly identifying the audit stage for each type of work.
2. Ensure that the mandatory tests of materials are done by the contractor and the test results are satisfactory. Report in this effect should be submitted to LIFE Mission.
3. The purpose of quality audit is to ensure that all components of work is executed:
 - As per approved designs, drawings and specifications.
 - Executed with compliance to the relevant laws / statutes and practices / guidelines related to workers welfare, safety at worksite, insurances, etc.
 - The quality audit at construction sites shall include (but not be limited to) the following: Assess independently the quality of construction vis- à-vis the standards specified in the bidding documents/Indian Standard Codes and good engineering practices including disaster resistant construction standards etc.
 - Review the degree of quality control exercised during the construction by the contractor/Project Management Consultancy maintaining adequate arrangements / practices (tests, numbers, frequency, approach and timing etc.)/documentation (QC registers, test reports, observations of supervisory staff, compliances etc.) and the degree of monitoring done by the line department identify non-compliances and suggests necessary improvements and compliance methodologies.
4. Review that the test reports of the materials / workmanship that were tested by the contractor as required in the individual contract document are satisfactory.

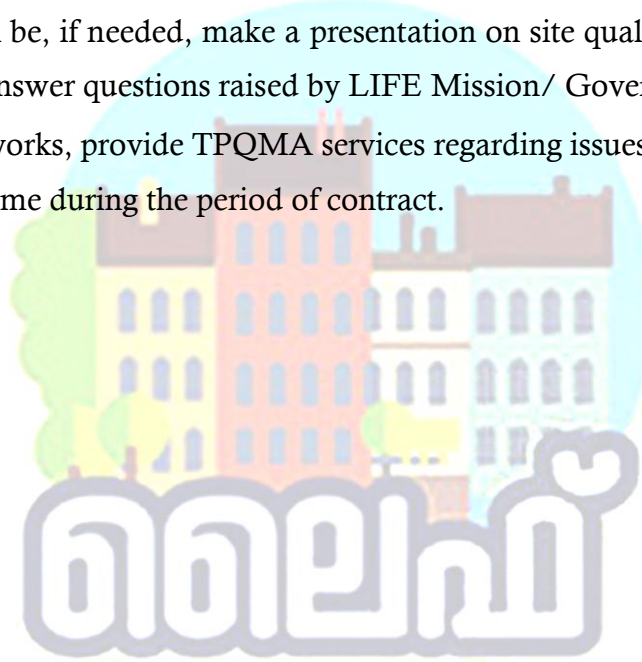


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5. Carry out additional testing of the materials and on works at any stage of construction wherever necessary at site, factory or in approved laboratories at the request of LIFE Mission.
6. Review the action taken on the earlier reported non-compliances.
7. Assist LIFE Mission in resolving the issues related to non-compliances. The TPQMA's responsibility does not end by merely pointing the defects rather they should facilitate the follow up action required to rectify the defects.
8. Certify the compliances to the observations made during the earlier visits; and provide overall opinion on the quality of works based on audit done.
9. Surprise field visits shall also be carried out without advance Information to the Contractors and Project Management Consultant.
10. Upon field inspection and tests the agency, where required and in critical cases through the Engineer in Charge of LIFE Mission, shall arrange to issue 'stop work' notice to the contractors and assist in remedying the defects. This shall be done only in exceptional cases where continuance of works may jeopardize the ultimate quality and safety of structure, safety of workers and of third parties etc.
11. Ensure PMC is carrying out all mandatory tests and the results are satisfactory as per the contract conditions.
12. The field visits which shall be an ongoing activity shall be undertaken as per the audit strategy finalized. Audit reports will be submitted within 3 days of inspection of the work. The reports shall highlight for each contract package, status and progress of work, audit opinion, status of compliance to earlier observations, critical issues, and follow-up actions. The Agency will submit all the work audit inspection reports to LIFE Mission. Any critical issues needing stoppage of work need to be reported immediately to the LIFE Mission Engineer, through different means (telephone, e-mail).
13. The Agency will comply with any other reporting requirements as agreed in the project inception stage. Reports on non-compliances are to be transmitted immediately (on real time basis through email/ other means).
14. LIFE Mission will facilitate for the TPQMA to conduct audit as per the strategy. The key deliverables for the assignment along with respective timelines are as follows:

- An inception report containing the Quality Audit methodology, field procedures and quality control plan.
- Submission of Quality Assurance Plan and reporting formats for approval of LIFE Mission.
- Audit reports would be prepared for each site and submitted within 3 days of completion of the field inspection and completion of work.
- Timely submission of TPQMA reports to LIFE Mission in approved formats.
- Periodical progress report to be submitted to LIFE Mission.
- Final Review Report – one month prior to winding up of the project or completion.
- An Updated Quality Audit report in case of re-audit/revisit to the same site.
- The Agency will be, if needed, make a presentation on site quality audit, clarification on any issues and answer questions raised by LIFE Mission/ Government.
- For completed works, provide TPQMA services regarding issues, if any, which may arise at any point of time during the period of contract.





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REPORTING FORMAT

Form 1

Name of TPQM Agency			
Date of Visit			
Current Visit No.			
Previous visit with date			
A. PARTICULARS OF PROJECT			
1	Name of the State /UT:		
2	Name of the City:		
3	Name of Project:		
4	Implementing Agency		
5	Location of the Project		
6	No. of Houses in the project		
7	Description of Work. i. Carpet/ Built up area of house ii. No. of EWS houses in one block iii. No. of blocks iv. Total no. of houses v. Type of Structure (G, G+1, G+2 etc.) vi. No. of storeys/floor.		
8	Duration of Project		
9	Date of Award of work		
10	Date of commencement	Scheduled	Actual
11	Date of completion	Scheduled	Expected
12	Inspection undertaken by (Name) (with contact detail):	1. 2.	
13	Name of PMC/ LIFE Mission representative present during visit		



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14	Name of Contractor's representative present during visit	
15	Name of Community/LSGI representative present during visit	
16	State any deviation from that sanctioned in terms of number of houses or size or location or Layout	
17	Compliances required a. Compliance to time limit. b. Compliance to price escalation. c. Compliance to legal clauses. d. Compliance to liquidated damages. e. Compliance to penalties.	
18	Any other comment	
B. QUALITY ASSURANCE IN THE PROJECT		
1	Whether authenticated copy of contract document, structural drawings and copies of specifications are available at site?	
2	Whether the Inspection Registers, Site order book and Quality control Test registers are maintained at the site properly and endorsed by the Engineer-in-charge?	
3	Whether list of approved materials to be used is available at site?	
4	Is there a provision in Contract/Tender to provide "Test facilities on site"?	
5	Whether testing facilities to check quality of material is available at site? If yes attach list of equipment	

6	<p>(i) Whether the structural Designs are approved / Proof checked by competent Authority</p> <p>(ii) Name of the approving authority for structural design.</p> <p>(iii) Whether the statutory certificate for disaster resistance design and compliance of codal provision is endorsed by the structural designer on the structural drawings fit for execution, especially in case of multi- storeyed construction.</p> <p>(iv) The work is being executed as per the approved drawings fit for execution.</p>	
7	Whether manufacturer test certificate for cement, steel, pipes, walling system etc. Have been obtained with supply and records are being maintained?	
8	Whether all mandatory tests of construction material, road work, sanitary work, plumbing work, electrical work and concrete in foundations, walling systems, slabs etc are carried out at stipulated frequency?	
9	Whether regular tests of materials and construction products are being got done from accredited labs? If yes, details of such labs	
10	Whether centering /shuttering is checked for staging & propping, line & level, dimensions, cleaning etc. and its quality approved before each stage and record maintained.	
11	Specific control is being done on work procedures for LGSF & PEB frame and walling system work	
12	Whether steel and Fiber cement board register is maintained and checked at site.	

13	<p>Suitability of water for construction</p> <ol style="list-style-type: none"> What is the source of water Has water been tested and approved by Engineer-in-charge before construction Has water been tested subsequently as per Requirement 	
14	Quality of work and workmanship, comments:	
	i. PEB+LGSF work is done as per specification DSR & as per BMTPC Technology profile Whether Columns are in plumb (check for verticality).	
	ii. Fiber Cement Board (Joint details, verticality) walling system	
	iii. Whether joints of walling system are properly finished as required	
	iv. Tile work, Doors and windows	
	v. Seepage, if any	
	vi. Cracks, if any	
15	vii. Any other	
	Whether floor slope (especially) in bath, WC, kitchen, terrace and balcony etc. are proper?	
16	Whether dampness/leakages noticed? If yes, state location and probable reasons.	
17	Whether remedial measures are undertaken by PMC and LIFE Mission to stop Dampness & Leakages? if any.	
18	Whether Service lines (Electrical, Plumbing, Others) if any, provided in walling system	
19	Whether disaster resistant features have been incorporated?	



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20	Whether precautions taken for dewatering and protecting site from flooding as applicable?					
21	Whether sample units/items are completed and approved by competent LIFE Mission member before start of mass finishing work?					
22	Whether Adequate plinth height (above the general ground level) is provided to the ground floor of the building to avoid possibility of rain water and reptiles in the building.					
23	Comments on tests already done but not found satisfactory (specify action to be taken)					
24	Frequency of visit by LIFE Mission officials					
25	Any other comments					
26	Overall assessment of quality (in view of structural stability, non-structural work and workmanship) * <i>video / photographs of the ongoing works maintained by Implementation Agency may be referred as the case may be.</i>					
C. PROGRESS - HOUSING COMPONENTS						
1	Numbers of houses sanctioned in the project					
2	Numbers of houses Completed					
3	Numbers of houses in progress					
4	Stages of Progress (Multi storied buildings) : i) Foundation/ Plinth level(Nos.) ii) LGSF (Frame work)Level(Nos.) iii) Walling components (Nos.) iv) Finishing level(Nos.) v) Total units completed(Nos.) <i>*(Provide detailed report in Form2)</i>	(Specify No. of Units)				
5	Size of Unit (Carpet Area)	<table border="1"> <tr> <td>Sanctioned</td> <td>As per Implementation</td> </tr> <tr> <td></td> <td></td> </tr> </table>	Sanctioned	As per Implementation		
Sanctioned	As per Implementation					



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6	Overall physical progress of Housing (in %)	
7	Whether the building plan(s) conform to KMBR norms?	
8	Whether authenticated building plans and revisions if any, are available?	
9	Deviation, if any	
10	Any innovative/ cost effective/ green technology has been used?	
11	Any other comment	
D. PROGRESS- CIVIL INFRASTRUCTURE COMPONENTS		
1.	Whether Contract for infrastructure components (i.e. water supply, Sewerage, Drainage, Roads, SWM etc.) have been awarded?	
	i) If no, Time line for award of contract for infrastructure works.	
	ii) If Yes, State the progress of work in %	
	a. Water Supply b. Sewerage c. Drainage d. Roads e. Solid Waste Management f. Electrification g. Any other component (as per sanctioned components) <i>*(Provide detailed report in Form 2)</i>	
E. PHYSICAL PROGRESS OF THE PROJECT/PACKAGES		
1.	Is there an approved program / schedule of work & whether the same is available at site office	
2.	Overall Percentage progress at the time of inspection vis-à-vis expected as per contract.	

3.	Details of milestone as per contract vis-à-vis their achievements	
4.	Reasons for delay	
F. VARIATIONS w.r.t. SANCTIONED COVENANTS		
1.	Are there any major variation because of: i. Specifications ii. Quality iii. Quantity iv. Designs (Architectural /Structural) v. Period of Construction (Increase/Decrease)	
G. COST VARIATION and TIME-OVERRUNS		
Cost variation:		
1.	Whether there is cost variation?	
2.	If yes what are the reasons: i. Change in Quantities ii. New/Additional Items of work iii. Price Escalation Any other (to be specified)	
Time Overruns:		
1.	Whether there is time overrun?	
2.	If yes what are the reasons: i. Delay in issue of work order ii. Delay in signing agreement iii. Delay in Handing Over site of work to the Contractor iv. Delay in actual start of work by the Contractor v. Delay in procurement of material (give reasons) vi. Delay due to lack interdepartmental coordination Any other (to be specified)	



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H. REMEDIAL MEASURES TO IMPROVE PROGRESS AND QUALITY		
Undertaken by Implementation agency to improve the:		
1.	Physical Progress	
2.	Financial Progress	
3.	Quality management	
4.	Comments and suggestions of TPQMA on above	
I. COURT CASES AND LITIGATIONS		
1.	(To be specified)	
2.		
3.		
J. OTHERS		
1.	Feedback of beneficiaries regarding provision of Physical & Social infrastructure.	
2.	Any specific observation by the beneficiary	
3.	Overall observation on the project (with adequate photographs covering project to a large extent including quality issues as applicable) 1. Critical observations 2. Action suggested by TPQMA to PMC & LIFE Mission	
4.	Action taken report on previous report: i. Observations of TPQMA ii Action suggested by TPQMA iii Action taken by IA (Implementation Agency) iv Whether TPQMA is satisfied with the action taken by IA	



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5.	TPQMA's Overview of the Project (in 400-500 words) in a separate sheet	
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**The format is indicative; the information will vary for different type of projects. The information may be added/deleted as appropriate*

(Signature)

Name and Designation



(Signature)

Name and Designation



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Form 2

DETAILED REPORT ON PROPOSED WORKS				
Sl.No.	Component	Whether in progress (Yes / No)	Whether Inspected (Yes /No)	Comments
A. BUILDING WORK:				
1.	Earthwork			
2.	Concrete work (Sub-structure /up to plinth)			
3.	LGSF			
4.	Walling system			
5.	Doors			
6.	Windows			
7.	Steel work			
8.	Flooring			
9.	Roofing			
10.	Finishing			
11.	Internal services (Plumbing & electrical)			
12.	External Services			
B. CIVIC INFRASTRUCTURE WORKS:				
WATER SUPPLY:				
1.	Sump Tank			
2.	Overhead water tank			
3.	Pipelines			
4.	Pump sets.			
5.	Rain Water Harvesting tank & pits			
6.	Tank for recycled water			
7.	Tube wells/Bore well/KWA water			
SEWERAGE:				
1.	Sewer Trap Connect. Chamber			
2.	Collection network pipes			



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3.	Inspection chambers			
4.	Sewerage pump Station (SPS)			
5.	SPS to STP Pipeline			
6.	STP			
7.	Septic tank			
8.	Soak-pit			
STORM WATER DRAINS:				
1.	Side drain ditches			
ROADS				
1.	Pathways			
ELECTRIFICATION:				
1.	H.T. Supply lines			
2.	L.T. Supply lines			
3.	Transformer			
4.	Street Lighting			
SOLID WASTE MANAGEMENT:				
1.	S. W. Collection System			
2.	Dust Bins/Containers			
3.	S.W. Disposal area			
COMPOUND WALL:				
1.	Compound/Boundary wall			
2.	Entrance Gate			
MISCELLANEOUS:				
1.	Retaining wall			
2.	Any other (to be specified)			
C. ANY OTHER (To be specified)				
1.				
2.				
3.				

(Signature)

Name and Designation

(Signature)

Name and Designation



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SUBMISSION OF EOI

1. The Expression of Interest (EOI) must be signed by the Head of the Institution or Department submitting the EOI in accordance with the terms and conditions of this EOI.
2. The EOI should clearly outline the roles and responsibilities of the Institution especially regarding technical aspects.
3. All costs related to preparing and submitting the EOI are to be borne by the applicant; LIFE Mission bears no liability for such expenses.
4. LIFE Mission may, at its discretion, invite selected applicants for individual or group discussions and may request further written clarifications if needed.
5. By submitting the EOI, the applicant confirms having reviewed the document thoroughly and accepts all associated risks, including errors or omissions.
6. Submission of the EOI implies that the applicant has read, understood, and agreed to all terms, conditions, disclaimers, and annexures in the document.
7. Interested Applicants may send their queries to lifemissionengg@gmail.com only by email giving the subject of the mail as “EOI Clarification” on or before The queries received without the subject line will not be considered. Telephone calls related to queries will not be entertained. LIFE Mission will not be responsible for any of the applicant’s email related to the query that has not been delivered to the address mentioned above. The queries from the applicants will be considered in the following format only.

Sl. No.	Queries	Section, Page No., Clause in EOI
1		
2		

8. Applicants are advised to visit and examine the Site of Works and its surroundings and obtain for itself on its own responsibility all information that may be necessary for preparing the bid and entering into a contract for TPQMA service.
9. Interested Applicants are required to submit the completed Expression of Interest (EOI) in the prescribed formats. The soft copy of the EOI shall be mailed to lifemissionengg@gmail.com with the subject line mentioning “EOI for Third Party Quality Monitoring and Audit



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Agency”. A hard copy of the EOI must also be sent to the address provided below, with the envelope clearly superscribed with the above subject line.

“The Chief Executive Officer
LIFE Mission Kerala
Navakeralam Karmapadhathi
3rd Floor, BSNL Bhavan
Uppalam Road, Statue
Thiruvananthapuram – 695001”

Documents Required

The following documents are to be submitted in the provisioned format (Annexure I) as part of the EOI.

1. Cover Letter
2. General Information about the Applicant
3. Details of In-house Engineering Personnel
4. Financial Proposal Submission

Language

The EOI, along with all related correspondence and documentation exchanged between the Applicant and LIFE Mission, must be in English. If any printed material or supporting documents are in a language other than English, they must be accompanied by a duly attested English translation. For interpretation purposes, the English version shall prevail.

Due Diligence Requirement

Applicants are expected to have carried out a comprehensive due diligence of all relevant aspects of the EOI prior to submission.

Right to Reject

LIFE Mission reserves the sole discretion to accept or reject any or all EOIs received, without assigning any reason. It shall not be held accountable or liable for any claims from interested parties or third parties in this regard.



Terms of Payment

The Quality Monitoring of the project is entrusted with the Agency, on the agreed consultancy charge. The fees for the consultancy services offered as provided in scope of consultancy services etc, will be quoted as per the Financial Proposal put forth in the EOI by the selected Applicant.

Terms and Conditions

1. This EOI does not constitute a tender or a formal offer of work. Submission of a proposal in response to this EOI does not create any contractual or tender process.
2. This EOI should not be interpreted as a commitment by LIFE Mission. It does not constitute an agreement or offer for awarding a contract. LIFE Mission reserves the right to annul, suspend, or modify the EOI process, or to issue a new EOI, at its sole discretion and without assigning any reason.
3. Information provided in this EOI to the Applicant(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. LIFE Mission accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.
4. All information shared by the applicants shall be treated as confidential by LIFE Mission and shall not be disclosed or used without prior written consent. Applicants are not permitted to make public statements or disclose any aspect of their EOI submission to the media or public without written authorization from the CEO, LIFE Mission. Submission of ideas, plans, models, or any other material does not bind LIFE Mission to proceed with any agreement or selection, nor does it impose any obligation on LIFE Mission or its representatives to continue the process or enter into a contract.
5. LIFE Mission, its employees, consultants, representatives and advisors make no representation or warranty and shall have no liability to any person, including any Applicant 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 EOI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the EOI and any assessment,



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assumption, statement or information contained therein or deemed to form part of this EOI or arising in any way for participation in this EOI Process.

6. TPQMA is required to provide professional, objective, and impartial services, at all times holding LIFE Mission's interest paramount, strictly avoiding conflicts with other assignments or its own corporate interests and acting without any consideration for future work. The TPQMA has an obligation to disclose to LIFE Mission any situation of actual or potential conflict that impacts its capacity to serve the best interest of the LIFE Mission. Failure to disclose such situations may lead to the disqualification of the TPQMA or the termination of its Contract and/or sanctions by the Government.
7. LIFE Mission also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this EOI.
8. LIFE Mission reserves the right to reject any or all EOIs without obligation to select, shortlist, or appoint any Applicant.
9. The Applicant shall bear all costs associated with or related to the preparation and submission of its EOI, including but not limited to copying, postage, delivery charges, expenses for any demonstrations or presentations required by LIFE Mission, or any other costs incurred in connection with the EOI. All such expenses shall remain the sole responsibility of the Applicant, and LIFE Mission shall not be liable in any manner for the same, regardless of the conduct or outcome of the EOI process. The laws of the Republic of India shall apply.
10. The Agency shall not transfer or sublet any portion of the work without the prior written consent of LIFE Mission. He may however, engage professionals as necessary to complete the assignment.
11. Changes in the scope of work shall be worked out by mutual consultation between LIFE Mission and the agency, provided that all such changes in the scope of work shall be recorded in writing and approved by the parties, along with the terms and conditions agreed upon.
12. No amendment or other variation of the terms and conditions of the EOI shall be valid and effective unless it is mutually agreed and in writing and is dated, expressly refers to the EOI, and is signed by a duly authorized representative of each party hereto. Each party shall give



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due consideration to any proposal for amendment/ modification made by other party with proper reasoning therefore

13. Prospective applicants are encouraged to undertake a site visit before submitting their proposals to familiarize themselves with the project location and its conditions.

Termination

By LIFE Mission

LIFE Mission may, without any prejudice to any other remedy for breach of agreement, by not less than 30 days written notice of default sent to the TPQMA Agency, terminate this agreement in whole or in part if:

- The Agency fails to provide any or all of the services within the period(s) specified in the agreement or within any extension thereof if granted by LIFE Mission pursuant to the condition of agreement or fails to remedy a failure in performance of his obligations hereunder within such period as LIFE Mission may have approved in writing.
- If the selected Agency fails to perform the duties of TPQMA as per the agreement, the matter shall be reported to appropriate authorities to take necessary action against the Agency/Institute.
- The Agency fails to comply with any final decision reached as a result of arbitration proceedings.
- The Agency submits to LIFE Mission a statement which has a material effect on the rights, obligations, or interests of LIFE Mission and which the Agency know to be false.
- If the Agency, in the judgment of LIFE Mission has engaged in corrupt or fraudulent practices in executing the agreement.

By the Agency

Agency may, by not less than 30 days written notice sent to LIFE Mission, terminate this agreement if:

- LIFE Mission fails to pay any money due to the Agency pursuant to this contract, which is not subject to dispute within thirty (30) days after receiving written notice from the Agency that such payment is overdue and payable.



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- LIFE Mission is in material breach of its obligations pursuant to this contract and has not remedied the same within thirty (30) days (or such longer period as the Agency may have approved in writing) following the receipt by LIFE Mission of the Agency's notice specifying such breach.

Payment upon Termination

Upon the termination of this contract, LIFE Mission shall, after adjusting dues, if any recoverable from the Agency, make the payment to the Agency. In the event of termination Agency shall be paid for the services rendered for carrying out the assignment till the date of termination after adjusting dues.

Force Majeure

Except as herein after provided no party hereto shall be liable for failure to perform any of its obligations under this agreement where such failure was due to reasons beyond such party's control such as Acts of God, acts of third parties laws, regulations or other acts of civil or military authorities, fire, flood, epidemic restrictions, riots, delays in transportation and inability due to causes beyond such party's control to obtain necessary labour, materials or manufacturing facilities or strikes, lockout or other concerted actions of the workman or any other circumstances of whatsoever nature beyond the control of either party provided that the party claiming the force majeure has affected it's performance shall give notice to other party immediately but not later than 15 days after becoming aware of the first occurrence of force majeure giving full particulars of the case or events and the date of first occurrence thereof.

Notwithstanding the foregoing however if performance required by this agreement be delayed or prevented for more than 3 months either party may terminate this agreement by giving notice either before or after expiration of such 3 months of its intention to terminate to the party.

Confidentiality

Agency agrees that all knowledge and information not within the public domain which may be acquired during the carrying out of this contract shall be for all time and for all purpose regarded as strictly confidential and shall not be directly or indirectly disclosed to any person without the written permission of LIFE Mission.



Intellectual property rights

Any and all creations, inventions, discoveries, improvements, works of authorship, know-how, confidential information, drawings, blueprints, technical information, records, reports, notebooks, designs, logos, computer programs and other materials or data generated, developed, conceived or made are resulting from the Services or otherwise relating to the Project ("Intellectual Property") shall be deemed to be work made for hire and shall become the sole and exclusive property of LIFE Mission. LIFE Mission shall have full ownership of, and the right to use, such property for all purposes. Agency shall disclose promptly to LIFE Mission all Intellectual Property and shall assign such Intellectual Property to LIFE Mission and shall sign any and all applications, assignments or other instruments that LIFE Mission may deem necessary in order to enable it to apply for, prosecute, obtain and/or evidence and/or copyrights, trademarks and service marks, and other rights for such Intellectual Property or in order to assign and transfer to LIFE Mission the entire right, title and interest in and to all such Intellectual Property and in and to any patents, copyrights, trademarks, and/or service marks that may issue thereon. LIFE Mission shall have the right to use, publish, translate, reproduce, deliver, and/or dispose of all Intellectual Property and to authorize others to do so, for any and all purposes. Agency shall grant all licenses necessary or appropriate in furtherance of this Agreement.

Jurisdiction

The Courts in Thiruvananthapuram shall have exclusive jurisdiction over any legal proceedings arising in connection with all activities under TPQMA.

Contact Information

For queries regarding the EOI submission process, applicants may reach out via the following email address: lifemissionengg@gmail.com

Deputy CEO – Shri. Anwar Hussain

Phone: +91 9447064648

Chief Engineer – Shri. Baby Johns J

Phone: +91 9447245914

EVALUATION AND SELECTION

1. The EOI received will be opened at the office of CEO, LIFE Mission Kerala, Navakeralam Karma Padhathi, 3rd Floor, BSNL Bhavan, Uppalam Road, Statue, Thiruvananthapuram on 17.10.2025 at 11.00 AM.
2. The EOI may be deemed "Non-responsive" if it does not satisfy any of the conditions mentioned below, but not limited to:
 - It is not received within the time and date specified.
 - It does not include sufficient information for evaluation.
 - It is not in the formats specified or incomplete in any respect.
3. The evaluation shall be strictly based on the information and supporting documents provided by the applicants in the EOI. It is the responsibility of applicants to provide all supporting documents necessary. In case, information required by LIFE Mission is not provided by the applicant, LIFE Mission shall proceed with evaluation based on information provided and shall not request the applicant for further information.
4. The financial bid shall contain the financial details offering the rate of centage charges as percentage of estimated value or value of work done whichever is lower.
5. Centage charges shall be quoted excluding GST.
6. Selection of bidder shall be based on the lowest financial bid submitted.
7. An agreement should be signed in a non-judicial stamp paper of appropriate value between CEO, LIFE Mission and the selected agency for a period up to defects liability period of the delivering services based on the successful selection through this EOI.
8. Chief Executive Officer, LIFE Mission reserves the right to accept or reject the EOI from any applicant without assigning any reason whatsoever.



Expression of Interest

Third Party Quality Monitoring and Audit Agency for all LGSF LIFE Tower Construction

ANNEXURE I – Forms

Cover Letter

The Chief Executive Officer
LIFE Mission Kerala
Navakeralam Karmapadhati
3rd Floor, BSNL Bhavan
Uppalam Road, Statue
Thiruvananthapuram – 695001

Sir/Madam,

Subject: Submission of Expression of Interest (EOI) – TPQMA

With reference to your EOI Document No: LM/EW/05/TPQMA/2025-26 dated 25.09.2025, I/We, having thoroughly reviewed and understood the contents of the document, hereby submit our Expression of Interest for the selection of Third Party Quality Monitoring and Audit Agency for all the LGSF LIFE Tower construction across all districts of Kerala.

We acknowledge that the EOI aims to assess initial interest and identify prospective institutions for the project. We understand that this EOI does not constitute any binding commitment and that LIFE Mission reserves the right to accept or reject any or all submissions without assigning any reason. We further understand that LIFE Mission may, at its discretion, issue a fresh EOI or accept EOIs from existing or other interested parties.

1. We further declare that we have independently carried out all necessary due diligence, verified relevant information, and sought expert advice as needed before submitting this EOI.
2. We acknowledge that LIFE Mission reserves the right to seek additional information and is under no obligation to shortlist or appoint any applicant. LIFE Mission reserves full discretion in the selection process.

Thank you for the opportunity to express our interest in this project.

Yours faithfully,

Witness

<Signature>

<Signature of Witness>

<Name>

<Name of Witness>

<Designation>

<Address of Witness>

<Entity Name> (with official seal)

Duly authorized to submit this EOI on behalf of <NAME IN BLOCK LETTERS>



Expression of Interest

Third Party Quality Monitoring and Audit Agency for all LGSF LIFE Tower Construction

General Information about the Applicant

Sl. No.	Information sought	Details to be furnished
1	Name of the Institution	
2	Address for communication	
3	Telephone Numbers Office Number Mobile Number of authorized contact person	
4	Email address	
5	Website address	
6	Name of key functionary and designation	
7	Email Id of key functionary	
8	Mobile No of key functionary	
9	Signature of the Authorised Personnel: Date: Name: Designation: Institute/Department Seal:	



Expression of Interest

Third Party Quality Monitoring and Audit Agency for all LGSF LIFE Tower Construction

Details of Engineering Personnel for this Project

Sl. No.	Name of the Personnel	Designation	Qualification	Years of Experience in Construction/Consultation field

Signature of the Authorised person:

Name:

Date:

Office Seal:

Designation:



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Third Party Quality Monitoring and Audit Agency for all LGSF LIFE Tower Construction

Financial Proposal Submission

The Chief Executive Officer
LIFE Mission Kerala
Navakeralam Karmapadhathi
3rd Floor, BSNL Bhavan
Uppalam Road, Statue
Thiruvananthapuram – 695001

Sir/Madam,

I/We, the undersigned, offer to provide the Third Party Quality Monitoring and Audit Agency (TPQMA) services for LIFE Apartment projects using LGSF & PEB Technology all over Kerala, in accordance with your Expression of Interest dated 25.09.2025 covering all the terms and conditions stipulated therein and our Financial Proposal. Our attached Financial Proposal excluding GST is as below:

I/We understand that you are not bound to accept any proposal you receive.

Sl. No	Description	Quoted percentage of consultancy charge (% of value of work done – as per Agreed amount)
1	Third Party Quality Monitoring and Audit Agency (TPQMA) for LIFE Apartments using LGSF & PEB Technology all over Kerala	

Date:

Office seal

Signature of Authorised Personnel



Expression of Interest

Third Party Quality Monitoring and Audit Agency for all LGSF LIFE Tower Construction

ANNEXURE II

Details of Works

Sl. No.	DISTRICT	LOCATION	LAND AREA (cent)	No. of UNITS	No. of FLOORS	PLINTH AREA	TENDERED AMOUNT (Rs.)	ADMINISTRATIVE SANCTION AMOUNT (Rs.)
1	Alappuzha	Punnapra	209	156	G+6 (2 blocks)	9894.94	28,23,55,760	35,02,74,610
2		Mannancherry	55	28	G+3	1644.10	3,79,17,056	6,16,00,000
3	Ernakulam	Ayyampuzha	158	44	G+3	2473.62	5,52,66,000	16,80,00,000
4	Idukki	Karimannur	50	44	G+3	2493.48	5,94,28,302	7,35,44,778
5		Kattappana	86	44	G+3	2476.40	5,21,12,895	6,16,00,000
6		Kanchiyaar	223	44	G+3	2476.40	5,21,12,895	16,80,00,000
7		Vaathikudi	144	28	G+3	1644.40	3,55,70,020	16,80,00,000
8	Kozhikode	Chathamangalam	163	42	G+3	2474.97	5,16,63,514	6,42,14,085
9		Naduvannur	196	72	G+3 (2 blocks)	4112.44	8,56,96,381	16,80,00,000
10	Kollam	Punalur	50	44	G+3	2466.68	5,82,23,151	7,25,45,110
11		West Kallada	315	72	G+3 (2 blocks)	4112.44	8,65,28,600	35,00,00,000
12		Anchal	154	63	G+6	2779.03	7,49,08,328	21,00,00,000
13	Kannur	Kadambur	41	44	G+3	2466.68	5,14,90,465	6,46,26,543
14		Chirakkal	45	36	G+3	2066.12	4,47,18,000	6,16,00,000
15		Payyanur	80	44	G+3	2473.62	5,37,43,375	12,32,00,000
16		Anthur	200	44	G+3	2473.62	5,32,52,000	25,20,00,000
17		Kannapuram	70	32	G+3 (2 blocks)	1976.69	4,05,87,804	8,40,00,000
18	Kasargod	Chemmanad	77	44	G+3	2466.68	5,14,90,465	6,49,45,252
19	Kottayam	Vijayapuram	59.28	44	G+3	2495.46	5,70,46,926	7,10,08,661
20		Thalayolaparambu	433	36	G+3	2066.12	4,59,49,476	35,00,00,000
21	Malappuram	Alancode	50	36	G+3	2056.22	4,23,16,200	6,16,00,000
22	Palakkad	Thathamangalam	38.7	42	G+3	2489.54	5,19,67,905	6,45,68,701
23		Kannadi	61	36	G+3	2056.22	4,20,16,200	6,16,00,000
24	Pathanamthitta	Pandalam	73	44	G+3 & G+2	2501.77	6,25,06,023	7,91,81,035
25		Enathu	93	56	G+3 (2 blocks)	3288.20	7,27,51,425	6,16,00,000
26	Thrissur	Karallam	84	72	G+3 (2 blocks)	3995.35	8,63,33,000	9,80,00,000
27	Thiruvananthapuram	Madavoor	120	36	G+3	2066.12	4,45,78,543	16,80,00,000
28		Azhoor	137	44	G+3	2476.40	5,38,36,440	6,16,00,000



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ANNEXURE III

Site Details

1. AZHOOR		
District	Thiruvananthapuram	
Taluk	Chirayinkeezhu	
Village/Municipality	Azhoor	
Location of Site	Latitude	8.64128 N
	Longitude	76.82317 E
Landmarks	Primary Health Centre Azhoor	
Land Area	137 cents	
Survey No.	214/5, 214/6	
Status of Building work at site	Not started	

2. MADAVOOR		
District	Thiruvananthapuram	
Taluk	Varkala	
Village/Municipality	Madavoor	
Location of Site	Latitude	8.7968590 N
	Longitude	76.8236560 E
Landmarks	Seemanthapuram Market	
Land Area	120 cents	
Survey No.	404/5	
Status of Building work at site	Plinth Beam completed	



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3. ANCHAL		
District	Kollam	
Taluk	Punalur	
Village/Municipality	Thazhamel	
Location of Site	Latitude	8°54'42.7"N
	Longitude	76°54'17.3"E
Landmarks		
Land Area	154 cents	
Survey No.		
Status of Building work at site	<ol style="list-style-type: none">1. 7 floor structural work completed including 2 mumty slab2. 7 floor one side boarding completed3. Electrical conduit and DB box work 3 floor completed4. Plumbing work upto 5th floor completed (bathroom and toilet)5. Upto 3rd floor rockwool work completed	

4. PUNALUR		
District	Kollam	
Taluk	Punalur	
Village/Municipality	Anchal	
Location of Site	Latitude	9.0107810 N
	Longitude	76.9601566 E
Landmarks	Near Anand Bhavan Central School, Thazhamel	
Land Area	50 cents	
Survey No.		
Status of Building work at site	Completed	



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5. WEST KALLADA		
District	Kollam	
Taluk	Kunnathur	
Village/Municipality	West Kallada	
Location of Site	Latitude	9.0352 N
	Longitude	76.6449 E
Landmarks		
Land Area	315 cents	
Survey No.		
Status of Building work at site	Not started	

6. PUNNAPRA		
District	Alappuzha	
Taluk	Ambalappuzha	
Village/Municipality	Alappuzha	
Location of Site	Latitude	9.44744 N
	Longitude	76.34493 E
Landmarks	Near Bianco Restaurant Punnapra	
Land Area	209.3 cent	
Survey No.	325/1	
Status of Building work at site	Piles cast 208 nos.	



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7. MANNANCHERRY		
District	Alappuzha	
Taluk	Ambalappuzha	
Village/Municipality	Mannancherry	
Location of Site	Latitude	9.591532 N
	Longitude	76.34368 E
Landmarks	Kavunkal, Valavanadu Road, Ward 2, Mannanchery	
Land Area	55 cents	
Survey No.	276/2	
Status of Building work at site	Foundation works and LGSF assembly works completed	

8. ENATHU		
District	Pathanamthitta	
Taluk	Adoor	
Village/Municipality	Ezhamkulam	
Location of Site	Latitude	9°06'15"N
	Longitude	76°45'02"E
Landmarks	Near Enathu bridge	
Land Area	93 cents	
Survey No.	328/1	
Status of Building work at site	LGSF erection work for Block 1 completed Foundation work completed for Block 2	



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9. PANDALAM		
District	Pathanamthitta	
Taluk	Adoor	
Village/Municipality	Pandalam Municipality	
Location of Site	Latitude	9.22588 N
	Longitude	76.65705 E
Landmarks	Near Community Centre, Cherickal	
Land Area	72.5 cent	
Survey No.	313/7, 313/7-2, 313/10, 313/10-1	
Status of Building work at site	Board work for block 2 ongoing, LGSF erection work for block 1 GF completed	

10. THALAYOLAPARAMBU		
District	Kottayam	
Taluk	Vaikom	
Village/Municipality	Vadayar	
Location of Site	Latitude	8.79745 N
	Longitude	76.82363 E
Landmarks	West of Thalappara Vettikkattumukk PWD Road	
Land Area	433 Cent	
Survey No.	381/2, 381/1-2-3, 381/3-1-2, 381/18	
Status of Building work at site	Foundation works	



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11. VIJAYAPURAM		
District	Kottayam	
Taluk	Kottayam	
Village/Municipality	Vijayapuram	
Location of Site	Latitude	9.60551 N
	Longitude	76.55708 E
Landmarks		
Land Area	59.28 Cent	
Survey No.	270/19	
Status of Building work at site	Work Completed	

12. KANCHIYAR		
District	Idukki	
Taluk	Idukki	
Village/Municipality	Kanchiyar village	
Location of Site	Latitude	9° 43"46" N
	Longitude	77° 04"08.2"E
Landmarks		
Land Area	223 cents	
Survey No.	234/1	
Status of Building work at site	Completed up to plinth beam	



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13. KARIMANNOOR		
District	Idukki	
Taluk	Thodupuzha	
Village/Municipality	Karimannoor Village	
Location of Site	Latitude	9.9087263 N
	Longitude	76.7759813 E
Landmarks	Near to Karimannoor Grama Panchayat Office.	
Land Area	49.99 cents	
Survey No.	S-381/7-1, 72,7-3, R-381/7-2, 7-3	
Status of Building work at site	Completed	

14. KATTAPPANA		
District	Idukki	
Taluk	Udukbandhola	
Village/Municipality		
Location of Site	Latitude	9° 46'19.8" N
	Longitude	77° 05'57.9"E
Landmarks	Vellayamkudi, near to High Range Indane Gas Service.	
Land Area	86 cents	
Survey No.	508	
Status of Building work at site	Structural work and roof slab concrete completed on all floors FCB board work 1 st layer completed on all floors	



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15. VATHIKUDI		
District	Idukki	
Taluk	Thodupuzha	
Village/Municipality	Vathikudy Village	
Location of Site	Latitude	9° 54' 43.4" N
	Longitude	77° 01' 03.1"E
Landmarks	Near to Pavanatma college, Murikkassery	
Land Area	144 cents	
Survey No.	35-11/4	
Status of Building work at site	Completed PEB and LGSF structural work upto 2 nd floor except for ground floor FCI board work completed 1st layer upto 2 nd floor.	

16. AYYAMPUZHA		
District	Ernakulam	
Taluk	Aluva	
Village/Municipality	Ayyampuzha	
Location of Site	Latitude	10.2414350 N
	Longitude	76.4494900 E
Landmarks	Near St Rocky's church Kuttipara	
Land Area	158 cents	
Survey No.	20/3-1, 30/3-2, 20/19, 18/13	
Status of Building work at site	Plinth Beam work 40% completed.	



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17. KARALAM		
District	Thrissur	
Taluk	Mukundapuram	
Village/Municipality	Karalam	
Location of Site	Latitude	10.390056
	Longitude	76.178162
Landmarks	Near Vellani Temple	
Land Area	84 cents	
Survey No.	940/3	
Status of Building work at site	Block 1 LGSF Assembly for the first floor completed Block 2 Foundation work	

18. THATHAMANGALAM		
District	Palakkad	
Taluk	Chittur Taluk	
Village/Municipality	Chittur Municipality	
Location of Site	Latitude	10.691220
	Longitude	76.695176
Landmarks	Near Vellappana Anakanavadi	
Land Area	38.7 cents	
Survey No.	S-367,372 R-4/4	
Status of Building work at site	Finishing works ongoing	



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19. KANNADI		
District	Palakkad	
Taluk	Palakkad	
Village/Municipality	Kodumbu Panchayath	
Location of Site	Latitude	10.734081 N
	Longitude	76.680628 E
Landmarks	Near Thasrakk Lift Irrigation Pump House	
Land Area	2193.11 sq.m	
Survey No.	47-190/1	
Status of Building work at site	LGSF structure work completed except ground floor and sunshades Mumty slab work pending	

20. ALAMKODE		
District	Malappuram	
Taluk	Ponnani	
Village/Municipality	Alamkode	
Location of Site	Latitude	10.742407 N
	Longitude	76.030726 E
Landmarks	Near Changaramkulam Police Station (Near Krishi Bhavan and Veterinary Hospital)	
Land Area	2024 sq.m.	
Survey No.	254/01 A2 B2	
Status of Building work at site	<ol style="list-style-type: none">1. First floor & second LGSF erection completed2. Internal board of wall (8 mm) first & second floor partially completed3. First floor and second floor electrical conduiting 90% completed4. Third floor slab (Second floor roof slab) concrete completed.	

21. CHATHAMANGALAM		
District	Kozhikode	
Taluk	Kozhikode	
Village/Municipality	Poolakode Village	
Location of Site	Latitude	11.2909050 N
	Longitude	75.9270980 E
Landmarks	Near Kunnamangalam Arts College	
Land Area	57.41 ARE	
Survey No.	S-237	
Status of Building work at site	Slab casting of four floors completed Mumty floor slab casting not done PEB work and stair work not completed	

22. NADUVANNUR		
District	Kozhikode	
Taluk	Koyilandy	
Village/Municipality	Naduvannur Village	
Location of Site	Latitude	11.4818456 N
	Longitude	75.7417058 E
Landmarks	Near Kerafed Naduvannur	
Land Area	7518.72 m ²	
Survey No.	33/2	
Status of Building work at site	Block I – Foundation works ongoing Block II – Work not started	



Expression of Interest

Third Party Quality Monitoring and Audit Agency for all LGSF LIFE Tower Construction

23. ANTHOOR		
District	Kannur	
Taluk	Taliparamba	
Municipality	Anthoor	
Location of Site	Latitude	11.992899 N
	Longitude	75.388847 E
Landmarks	Near to E.K Nayanar Memorial Government Women and Child Hospital	
Land Area	200 cents	
Survey No.	7/9	
Status of Building work at site	Work upto plinth completed LGSF wall erection for G.F completed	

24. CHIRAKKAL		
District	Kannur	
Taluk	Kannur	
Village	Chirakkal	
Location of Site	Latitude	11.935500126164525 N
	Longitude	75.37281045309842 E
Landmarks	Near to the Canara Bank, Kattampally	
Land Area	45 cents	
Survey No.	17/4	
Status of Building work at site	Foundation works ongoing	



Expression of Interest

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25. KADAMBUR		
District	Kannur	
Taluk	Kannur	
Village/Municipality	Kadambur	
Location of Site	Latitude	11.833474501621435 N
	Longitude	75.43924423775327 E
Landmarks	Near to the Sree Panonneri Shiva Temple	
Land Area	41 cents	
Survey No.	27/1-A	
Status of Building work at site	Completed	

26. KANNAPURAM		
District	Kannur	
Taluk	Kannur	
Village	Kannapuram	
Location of Site	Latitude	11.992353420285705 N
	Longitude	75.31450267301507 E
Landmarks	Near to the KGB Bank, Cherukunnu	
Land Area	70 cents	
Survey No.	78/11	
Status of Building work at site	Concreting of all the floor completed except mumty slab LGSF wall erection all the floor completed except G.F & parapet.	



Expression of Interest

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27. PAYYANNUR		
District	Kannur	
Taluk	Payyannur	
Village	Korom	
Location of Site	Latitude	12.132132718563831 N
	Longitude	75.24773075148661 E
Landmarks	Near to the GHSS, Korom	
Land Area	80 cents	
Survey No.	3/15	
Status of Building work at site	Foundation work ongoing Footings completed	

28. CHEMMANAD		
District	Kasaragod	
Taluk	Kasaragod	
Village/Municipality	Thekkil	
Location of Site	Latitude	12.48111959321268 N
	Longitude	75.04612846012188 E
Landmarks	Near to the Kids Park, Chattanchal	
Land Area	77 cents	
Survey No.	100/3A	
Status of Building work at site	Final stage of work	