



**INDIAN INSTITUTE OF  
MANAGEMENT LUCKNOW  
Noida Campus**

**E-TENDER**

**for**

**CONSTRUCTION OF STP OPERATOR ROOM WITH  
ATTACHED WASHROOM AT INDIAN INSTITUTE OF  
MANAGEMENT LUCKNOW  
Noida Campus**



**INDIAN INSTITUTE OF MANAGEMENT LUCKNOW NOIDA CAMPUS**  
**Plot no. B-1, Sector -62 Institutional Area, Noida-201307, U.P**  
**Tel: 0120-6678426/8431 Website: - [www.iiml.ac.in](http://www.iiml.ac.in)**

**E-TENDER SHORT NOTICE**

**INVITING TENDER FOR CONSTRUCTION OF STP OPERATOR ROOM WITH ATTACHED WASHROOM AT INDIAN INSTITUTE OF MANAGEMENT LUCKNOW NOIDA CAMPUS.**

To,

M/s

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**Sub: Short Notice inviting E-Tender for Construction of STP Operator Room with attached washroom at IIM Lucknow Noida Campus**

This is in reference to the advertisement published on the e-procurement & IIM Lucknow website NIT No.- IIMLNC/ESTATE/TENDER/2026-27/04 Date:26.05.2026 . for Construction of STP Operator Room with attached washroom at IIM Lucknow Noida Campus

Online Percentage Rate E-tenders are invited from Reputed Agencies/ Contractors in a Two-Bid System (i.e. Technical Bid & Financial / Price Bid) for work mentioned above in E-mode from Contractors (Indian Nationals Firms only) and free view NIT is available on Govt. E-Procurement portal i.e. <https://eprocure.gov.in>. The firms are invited, on behalf of the Director, Indian Institute of Management, Lucknow for the above works as per the details attached. The Institute invites you to participate and to send your bids as per the attached NOTICE inviting E-TENDER.

The price Bid has been prepared on percentage rate items for overall work expenditure. So lowest cost quoted by any Bidder will be **considered as the Lowest Base Rate of the work**. Detailed qualification and work award criteria are stipulated below in this Tender Document.

Interested agencies are requested to sign in only with DSC online (new users may obtain, User-ID, password and Digital Signature). The tender documents comprise of technical bid and a price bid. It is requested to download the Tender on acceptance of terms & conditions. The all documents of this tender, Blank/ unfilled price bid to be Signed stamped, and uploaded in the technical bid. Whereas the Price Bid may be filled in the prescribed M.S. Excel Macros format with Digital signed and uploaded on the E-Portal of Govt. E-Procurement site

i.e. <https://eprocure.gov>. by using Digital Signature before the last date & time of submission as mentioned in the tender NOTICE. The credentials as listed below shall be uploaded online.

**Signature of Tenderer**

Sd/-

Head Administration  
 For Indian Institute of Management NC



## 1.0 Memorandum

Name of work	:	Construction of STP Operator Room with attached washroom at IIM Lucknow, Noida Campus
Earnest Money	:	Rs 22000/-
Tender Fee	:	NIL
Total Estimated Cost	:	<b>Approximately (Inclusive of GST): = Rs. 11,01,530/-</b>
Period of Contract	:	90 days from the issue of the LOI.
Date of issue of tender document	:	As Per E – procure Portal
Date Pre-Bid Meeting	:	As Per E – procure Portal
Last Date for submission tender document	:	As Per E – procure Portal
Date of openingof Technical Bid Opening	:	24 Hrs after the Last date and time of submission
Date of openingof Financial Bid Opening	:	The date for the opening of the financial bid will be intimated to the technically qualified bidders through the e-procurement portal.
Starting of work	:	Within 07 days from the date of the LOI issued.

**Participating Tenderers are advised to visit the site before participating in the tendering process to see and clearly understand the Scope of work, Finishing and specifications requirements. Any request later for revising the rates/ scope of work/ specifications etc. on the grounds of misunderstanding by the contractor after the award of the work will not be accepted. The Technical and Financial bids should be uploaded only through the E-tendering process on CPP portal before the due date & time. If there is any query may contact on contact no. 0120-6678426/8431.**

Sd/-

Head Administration  
For Indian Institute of Management NC



## **2.0 BRIEF INFORMATION ON SCOPE OF WORK AND TIME LINES.**

### **i. Overview:**

- There is a requirement of construction of STP operator room with attached washroom near newly constructed STP.

### **ii. Scope of Work:**

#### **Civil work:**

The scope of work includes construction of an STP Operator Room including civil, plumbing, waterproofing, flooring, finishing and associated ancillary works complete in all respects as per approved drawings, CPWD specifications and direction of Engineer-in-Charge. The work broadly comprises the following:

1. Site clearance, excavation in all kinds of soil, disposal of surplus earth, refilling and compaction around foundations/plinth.
2. Excavation, Providing and laying PCC in foundation and RCC work in foundations, beams, slabs, lintels, columns and other structural members including centring, shuttering and reinforcement steel complete.
3. Brick masonry work in foundation, plinth and superstructure using approved class bricks in cement mortar including curing and scaffolding.
4. Completion of 1 Floor Structure with Window Lintel etc. and R.C.C. Slab Water Proofing etc as per the specifications.
5. Fabrication and fixing of structural steel sections, supports, frames and allied steel works including primer coat.
6. Providing and fixing doors, windows, glazing and all required fittings complete.
7. Internal and external cement plaster, POP punning, wall putty, acrylic emulsion paint and waterproof cement paint complete.
8. Providing and laying vitrified floor tiles, ceramic wall tiles, skirting and finishing works including tile adhesive, grouting and surface preparation.
9. Damp proof course, plinth protection, gola, khurras and integral waterproofing treatment to roof/terrace including testing and curing complete.
10. Plumbing and sanitary works including CPVC piping, valves, bib cocks, wash basin, urinal, WC, nahni trap, gully trap, inspection chamber, rain water pipes and all related fittings complete.
11. Construction of drainage arrangements, inspection chambers and disposal system connected to the STP network as per site requirements.
12. Drilling, anchoring and bonding treatment in RCC members wherever required for structural connections and extensions.
13. Disposal of malba, dismantled materials and debris to approved dumping locations including maintaining cleanliness at site.
14. All materials, labour, T&P, scaffolding, curing, testing, safety precautions and incidental works necessary for completion and commissioning of the STP Operator Room shall be included in the scope.
15. The work shall be executed as per CPWD specifications, approved make list and instructions of Engineer-in-Charge, complete in all respects.

#### **Electrical work: -**

1. The work shall be generally carried out in accordance with tender specifications and the following specification rules, unless otherwise specified the latest amended edition of all such codes/specification/manuals on the last date of submission of the tender would be applicable.
  - a) CPWD General Specifications for Electrical Works Part I Internal – 2023 as amended up to date.
  - b) CPWD general specification for electrical work part II External 2023 as amended up to date.



- c) CPWD general specification for electrical work part IV Sub-Station 2013 as amended up to date.
- d) CPWD General Specifications for Electrical Works Part VII D.G. Sets - 2013 as amended up to date.
- e) Indian Electricity Act 2003 amended up to date.
- f) National Electrical Code 2008 and NFPA (National Fire Protection Association) 70.
- g) Indian Electricity Rule 1956 amended up to date.
- h) National Building Code 2016
- i) BIS codes as applicable.
- j) Other standards and codes as applicable in the electrical and mechanical works.

Should there be any difference or discrepancy between the description of items as given in the schedule of quantities, particular specifications for individual items of work (including special conditions) and I.S. Codes etc., the following order of preference shall be observed :

- (i) Description of Schedule of Quantities
  - (ii) Particular Specifications and Special Conditions, if any.
  - (iii) Drawings
  - (iv) CPWD Specifications.
  - (v) Indian Standard Specifications of B.I.S.
  - (vi) Manufacturers' specifications & as decided by Engineer-in-charge.
2. The contractor is advised to visit the site of work to have an idea of the execution of work; failure to do so shall not absolve their responsibility to do the work as specified in agreement.
  3. Conduit layout as per switching arrangement shall be prepared by contractor and got approved from the Engineer-in-Charge before slab casting.
  4. The contractor shall provide junction boxes / looping boxes of required sizes and such boxes shall be measured as part of conduit / batten wiring without any extra payment.
  5. In wiring items like point wiring / wiring for light and power plug /circuit wiring / sub main wiring, the item includes the cost of conduit also.
  6. The work shall be carried out according to approved drawings/details and as per instructions of Engineer-in-Charge who will have the right to change the layout as per requirement at site and the contractor shall not have any claim due to change in layout. The work shall be executed by skilled person Licensed by the approved authorities.
  7. The bad workmanship will not be accepted, and defects shall be rectified at contractor's cost to the satisfaction of the Engineer-in-Charge. The programme of E&M Works is to be co-ordinate in accordance with the building work and no claim for idle labour shall be entertained.
  8. The contractor shall make his own arrangement at his own cost for E&M / general tools and plants/Hydra etc. required for the work.
  9. All interconnection in the panel, DB, cable-looping boxes shall be carried out with suitable cable commensurate with the current carrying capacity of incoming and outgoing cables complete with thimbles etc. as required for which nothing extra shall be paid.



10. All MCB, MCCB, MCB, DB's, RCBO's, RCCB with DB's shall be of same make / manufacturer and the MCB's shall be central trip mechanism type.
11. Modular Switch / Socket's / Plates / Computer outlet / Telephone outlet and all accessories shall be of the single make only be provided. The contractor shall have to make the edges around the boxes wherever required shall have to be made by the contractor for which nothing extra shall be paid. The galvanized metal box shall be of the standard thickness as the GI boxes besides other requirement.
12. All concealed works shall have to be done in the presence of Engineer-in-Charge or his authorized representative.
13. The contractor shall make his own arrangement for storage and carriage of material at the site.
14. The entire installation shall be at the risk and responsibility of the contractor until these are tested and handed over to the department.
15. Notwithstanding the schedule of quantities, all items of interrelated works considered necessary to make the installation complete and operative are deemed to be included shall be provided by the contractor at no extra cost.
16. The connection, inter connection, earthing and inter earthing shall be done by the contractor wherever required and noting extra shall be paid on this account. All repairs & patch work shall be neatly carried out to match with the original finish & all damages caused to the building installation during the execution of work shall have to be made good by the contractor immediately at his own cost to the entire satisfaction of Engineer-in-charge. In case contractor
17. fails to comply with the instructions of the Engineer-in-charge, Engineer-in-charge shall be at liberty to get the work done by any other Contractor and recover such amount as paid to the other Contractor from the bill(s) of the contractor. Contractor shall have no claim, whatsoever, on the extent of such amount.
18. The contractor shall have to provide the fish wire after removing the choking of the conduits. Even if subsequently the conduits are found choked, the choking will be get removed and / or the new conduits shall be provided at the risk and cost of the contractor.
19. Wherever ceiling roses are not required to be provided in the light/fan/exhaust fan points, due to site conditions, the contractor shall use suitable three pin connectors for which nothing extra shall be paid. Wiring shall be carried out with FRLS wires.
20. All panels, DB's, cable-looping boxes will be numbered and marked with paint / name plate and nothing extra will be payable on this amount.
21. The contractor shall have to get the samples approved before the whole lot is brought to site and it shall include all inter connections etc. All termination of electrical cables in panel / feeder pillars DB's, cable-looping box etc. shall have to be done with proper thimbles / lugs using crimping process. Copper thimbles / reducer shall be used for copper cable and Aluminum cable. Nothing extra will be paid for the same.
22. Location of Light fixtures, All Electrical Equipments, cable routes etc. should be got approved from the Engineer-in-Charge before execution
23. **Supply of fittings, fixtures & other material: -**

The procurement of material for the works will be programmed as per the progress of work in consultation with Engineer-in-Charge. The firm will be required to submit a detailed program and prior to the procurement will seek approval of the department. The direction of the department regarding timing & necessity of getting such material will be final & binding on the firm.

24. All materials to be used on this work shall be ISI marked & shall be got approved from the Engineer-in-Charge before installation at site unless otherwise not covered under ISI.
25. **SAMPLE OF MATERIALS: -** All materials and fittings brought by the contractor to the site for use shall conform to the samples approved by the Engineer-in-Charge which shall be preserved till the completion of the work. If a particular brand of material is specified in the item of work in Schedule of Quantity, the same shall be used after getting the same approved from Engineer-in-Charge. Wherever brand / quality of material is not specified in the item of work, the contractor shall submit the samples as per **List of Preferred Makes** for approval of Engineer-in-Charge. For all other items, ISI Marked materials and fittings shall be used with the approval of Engineer-in-Charge. Wherever ISI Marked material / fittings are not available, the contractor shall submit samples of materials / fittings manufactured by firms of repute conforming to relevant Specifications or IS codes for the approval of Engineer-in- Charge.



### **3.0 Eligibility Criteria**

a) **ANNUAL TURN OVER:**

Average annual financial turnover during any three years from the last 5 financial years in civil construction works ending 31<sup>st</sup> March 2025 of the previous financial year, should be at least **Rs 6.5 Lacs. This Condition is Mandatory.** The Bidder has to enclose documentary proof clearly indicating Turnover. In case the bidder attaches Chartered Accountant certificate for certifying the Turnover then the Certificate being submitted should be carrying UDIN (Unique Document Identification Number) generated by ICAI (Institute of Chartered Accountants of India)

b) The Bidder should have experience of working with any Government Organization/ PSU/ IIM/ IIT/ NIT/Reputed Private Organization / Any Government Institution. **This Condition is Mandatory.**

c) The Bidder Should have Experience in execution of civil construction works in Any Government/PSU/Autonomous Body such as IIM, IIT etc.

**OR**

Should have executed construction of Civil constructions works in any registered Private Limited Organization having Turnover more than 100 Cr in any of the last 5 financial years. As is published by the company in its Annual Financial Report. **This Condition is Mandatory.**

d) **EMD:** Earnest Money Deposit as specified in NIT to be furnished in any of the following forms and shall be valid up to 120 days from the last date of submission:

- FDR/ Demand Draft/ Bankers Cheque / Pay Order/ Bank Guarantee payable to-Indian Institute of Management Lucknow, from any Nationalized Bank/ Scheduled Bank payable at Lucknow, & Deposition of EMD through any other form will not be accepted. **The scanned image of earnest money deposit/ MSME certificate (In case the Bidder is taking relaxation in EMD) to be uploaded online along with the Technical bid and the original of EMD deposition proof should reach through speed post or email or courier to the address mentioned below so as to reach Latest by 12:00 Hrs on the last date of submission of tender.** However, the details of DD no. date etc. to be provided in the technical bid. In case needs exemption under MSME criteria then a valid MSME certificate is required to be uploaded on the e-procurement portal.
- Can be deposited in the below-mentioned Institute Bank Account and shared the UTR/ Transaction number and date of Transaction in the Technical bid and the copy of transaction receipt must be uploaded online on the portal with other documents. Those bidders, who are exempted from the deposit of Tender Fee & EMD (Earnest Money Deposit) must submit the relevant certificate to claim the exemption and mention 'Exempted' in the Technical Bid where the UTR number has been asked. In case the enclosed certificate is not valid or not acceptable to the Institute, the submitted bid will be treated as bid without Tender fee/ EMD and will be rejected.

**Earnest Money Deposit of Rs.30,000 /- (Rupees Thirty Thousand only) should be deposited (before the last date) in the below account details.**

- **Payee Name : INDIAN INSTITUTE OF MANAGEMENT LUCKNOW-NOIDA CAMPUS**
- **Banker Name: AXIS BANK LTD.**
- **Account Number : 022010100356060**
- **IFSC Code :UTIB0000022**

Exemption of MSME for Tender Fee will be as per the format available on CPP portal. **This Condition is Mandatory**



e) **Tender cost (Non Refundable):** NIL.

If the Tender Fees is being submitted **in hardcopy**, the same should reach through speed post or courier to the following address up to 12:00 Hrs. on the last date of submission of Tender document as mentioned in Tender NOTICE, failing which tender will not be opened and any postal delay or any other reasons what so ever will not be considered:

To,

Head Administration

INDIAN INSTITUTE OF MANAGEMENT  
LUCKNOW NOIDA CAMPUS

Plot no. B-1, Sector -62 Institutional Area,  
Noida-201307, U.P

Exemption of MSME for Tender Fee will be as per the format available on CPP portal.

This Condition is Mandatory

f) **EXPERIENCE:**

Experience of executing the of civil constructions works except interior with any Central or State Government/ Public Sector/ Autonomous Institution/ Registered Private limited having Turnover more than 100 Cr. As is published by the company in its Annual Financial Report of 2024-2025/ 23-24/ 22-23/ 21-22 and 20-21 (Registered means: Definition of Registered private limited company given by Ministry of Corporate Affairs on its website). Experience during last 5 years **ending last day of month previous to the one in which tenders are invited** should be either of the following.

- i. **Three completed contracts of civil works costing not less than Rs 4.40 Lakhs each.**
- OR**
- ii. **Two completed contracts of civil works costing not less than Rs 6.61 Lakhs each.**
- OR**
- iii. **One completed contract of civil works costing not less than Rs. 8.81 Lacs each.**

**This Condition is Mandatory.**

**Note:**

- 1) The work shall be completed as a whole. Partial value/ partial completion is not to be considered.
- 2) The meaning of “Similar Work” for purpose of tender has been defined as “Experience in “civil construction work except interior works”

g) Copy of PAN/ GIR No. Registration certificate issued by income tax Authority. **This Condition is Mandatory.**

h) Copy of Certificate of GST number. **This Condition is Mandatory**

i) Constitution & legal status of firm :(Proprietary/ Partnership/ Limited): If the Bidder is Pvt. Ltd. Company then the memorandum of Article and Association and Authorization of the person signing the Bid has to be



submitted. **This Condition is Mandatory.**

- j) **Intending parties are required to submit an undertaking that their firms have never been debarred / blacklisted by any Government/ Public sector department. And there is no criminal case on the Proprietor/ partners/ Any of the Directors in any Police station of any court of India. This undertaking is to be given in the following format:**

**Undertaking to be furnished by the intending Tenderers: - I/ We declare and Confirm that:**

- i) **I/ we have never been blacklisted/ debarred from any Govt./ Public sector enterprises/ Autonomous Body/ IIM Lucknow in minimum last 5 years.**
- ii) **There is no Arbitration case/ legal case/ dispute of my firm with Indian Institute of Management Lucknow.**
- iii) **There is no criminal case on me/ and my partner/ board of directors is there in any court/ Police station of India.**
- iv) **All the information and attachments submitted in the tender document/ envelope are true and correct.**
- v) **There is no suppression or concealment of information / document with regard to execution of work during the last 05 years.**
- vi) **I/ We are aware that any false information provided herein will result in the rejection of my tender at any stage.**

**This Condition is Mandatory**

- k) The Bidder is required to submit the Local Correspondence details of his Main/ Branch office at Lucknow. If the bidder does not have any office in **Delhi NCR**, he shall give undertaking on his letter head that if he is identified as L-1 bidder and work is awarded to his agency then he will open the temporary office at Lucknow so that any Official correspondence required can be done locally through registered post and daily site supervision can be done by the contractor. **This Condition is Mandatory.**
- l) The Bidder are also required to inform email address which is regularly checked by the bidder for communications. **This Condition is Mandatory**
- m) Registration with IIM/ PWD or other Organization: If any available with the Bidder. **This Condition is not Mandatory.**
- n) Valid Registration with Labor Dep't: If Applicable as per the applicable labor law. **This Condition is not Mandatory.**
- o) Registration with P.F. and E.S.I. Departments (If applicable). **This Condition is not Mandatory.**

**Note:** a) Condition m is not Mandatory for Technical Qualification.

b) Condition n & o are also not Mandatory for Technical Qualification but the Bidder will have to clearly mention the Applicability/ Non-Applicability of these Registrations as per the Govt. Rules. If the Bidder mentions that the Registration Labor/PF/ESI is Applicable, then he must mention the registration no. and attach scanned copy of his Registration. The Bidder will be responsible to cater for all the Applicable Labor Laws, Maintenance of registers etc.as per labor law.

(Signature of contractor)



#### 4.0 **INSTRUCTIONS TO TENDERERS**

4.0 Indian Institute of Management shall not be bound to accept the lowest tender and reserves the right to reject any or all the Tenders without assigning any reason at any stage of Bidding.

**The rates considered in the BOQ are inclusive of GST. Therefore, bidders are requested to examine all rates and items carefully before quoting the percentage rates.**

4.1 Tender Documents shall be duly filled & uploaded within the last date of submission as mentioned in the tender NOTICE. Late tenders and conditional tenders shall not be accepted. The last date for receipt of Tender will not be extended under any circumstances, unless otherwise the date is declared a holiday for IIM Lucknow, in which case the next working day will be treated as the last date of receipt of Tender document.

4.2 Financial bid must be filled and submitted in the prescribed formats given on the CPP portal separately. A sample format of the Financial bid has been attached with the Technical bid just for the understanding of the bidders. This is required to be kept blank and just signed and stamped along with the other documents of this Tender. If filled in financial bid is found along with the Technical bid of this Tender, then the Tender shall be straight away rejected.

4.3 Tender must be valid for a minimum period of **120 days** from the date of opening. If the Tenderers modifies his tender or revokes the same during this period, the tender may, at the discretion of IIM Authorities, be treated as non – bonafied and cancelled and earnest money will be forfeited.

4.4 This being a **percentage rate contract**, the rate quoted shall remain firm and errors if any in the extension / total shall be subject to corrections. The Estimated quantities/ Amount of Work involved stipulated above/ in the price bid are approximate and hence any reduction / increase thereof during the currency of the contract shall not vitiate the contract. The approximate estimate value of this work is indicated in NIT. This estimate is however no guarantee and is merely given as rough guide. If the work costs more or less, Tenderers will have no claim on that account.

4.5 This is a Percentage Rate Tender. Percentage Rates to be quoted above or below the estimated cost shall be applicable to each and every item rate given in the price bid format. The rate quoted by the tenderer shall be the total sum of material & labor at the IIM Lucknow campus, Lucknow including of GST. The bidders are advised to consider and understand that the percentage rates requested in the BOQ enclosed at price bid of this Tender are inclusive of GST. The rates given against each item in the price Bid are including GST, including all other Taxes/ duties etc. So bidders should carefully quote the percentage rates above or below in the price bid, considering that percentage quoted will be applicable on each and every item Rate of the price bid and any claim to revise any specific item Rate on the basis of any variation in the quantity of such item will not be considered.

**The rates given in BOQ are just reference rates and are inclusive of GST component applicable as on date.** So whatsoever percentage below or above quoted by bidder shall be inclusive of GST @ 18% as applicable for each and every item. **The reverse calculation of GST component from the overall billed amount will be done while processing the bill.** GST TDS (CGST, SGST) of 2% shall also be deducted from each and every bill of contractor. (please read the BOQ items thoroughly as some requirements as per the site had been added in the item specifications of the BOQ).

In case there is variation occur in GST rates as per Govt. of India i.e if GST variation in rate is above 18% then additional percentage above 18% (Applicable rate% - 18%) shall be paid by the Institute and if GST variation in rate is reduced from 18% then the percentage difference below 18 % (18 % - Applicable Rate) will be recovered from the contractor. ~~The ref rate 18 % is for all items of BOQ Except for Supply of A.C. units which will be as Applicable and accordingly increase/ decrease will be considered as mentioned in the above clause.~~



4.6 If any discrepancy / misprint is Noticed in specification or BOQ or rates, it should be clarified from the Institute before quoting the rate.

If any discrepancy in between the price bid format of this Tender document and macros enabled excel file of the actual price bid on CPP portal is observed by the Bidder or if any item unit/ rates are found illogical/ impractical then in that case the same has to be brought to the notice of the Institute before the last date of submission. So that the required correction/ corrigendum can be made. If such issue is found at the later stage after award of the work either by the Contractor or by the Institute, then the logical decision based on the standard practice and as per the Institute's internal documentation shall be taken by the Institute and the same decision will be binding to the contractor and no claim whatsoever will be entertained in this regard.

4.7 Following procedures shall be adopted in case of difference in quoted rates in figures and words and extensions:

- a. Where there is difference between rates in figures and the rates, quoted in words shall be considered as correct.
- b. Where the amount of an item is not worked out or it does not correspond to the rate either in figure or in words, the rates quoted in words shall be considered as correct and necessary extension made.
- c. Where the rate quoted by the tenderer in figures and in words tally, but the amount is not worked out correctly, the rates quoted by the tenderer shall be considered as correct and amount shall be corrected accordingly.
- d. In case there is discrepancy in between the unit/ rate/ rates of any/ some items stipulated in financial bid and sample price bid enclosed with the Technical Bid, the same has to be brought to the Notice of the Engineer in charge and his decision will be final and binding to both the parties.

4.8 The Indian Institute of Management, Lucknow do not bind themselves to accept the lowest or any other tender and reserve the right to accept or reject any or all the tenders either in full or in part without assigning any reason.

4.9 The tender shall be opened & evaluated by the tender opening committee and the successful tenderer shall be informed. Decision of the Tender Opening Committee will be final and binding. Claim by any bidder consider/ reconsider the qualification of his or any other participant bidder after declaration of the Technically Qualified bids will be straightaway rejected.

**Further, if it is found that any bidder is intentionally making false claims in order to either to get the award of the work or to get any other participant bidder disqualified then this bidder will be debarred permanently from bidding with IIM Lucknow.**

4.10 If any of the document submitted by the tenderer is found fake, even after the acceptance of tender, the contract will be terminated for which the concerned tenderer will itself be responsible and no compensation, etc., will be paid by the IIM, Lucknow.

4.11 The Director, Indian Institute of Management, Lucknow has reserved the right to reject one or all the tenders without assigning any reason. No claim, whatsoever, shall be entertained on this account.

4.12 **5% of the** payable bill value of each work will be retained from each bill as defect liability period & shall be released after completion of Defect Liability Period. The Defect liability period will be 12 months except any item of Anti termite treatment and Water proofing work. The Retention money/ Security Deposit deducted above shall be refunded to the contractor after the completion of the stipulated Defect liability period. No interest shall be paid on this retention money/ security deposit.

4.13 This being Percentage Rate contract, the rate quoted shall remain firm and errors if any in the extension / total shall be subject to corrections. The Estimated quantities/ Amount of Work involved stipulated above/ in the price bid are approximate and hence any reduction / increase thereof during the currency of the contract shall not vitiate the contract. The approximate estimate value of this work is indicated in NIT. This estimate and Quantity however are not guarantee and merely given as rough guide, and if the work costs more or less or the Quantities varies to any extent plus or minus, Tenderers will have no claim on that account.

4.14 The tenderer shall not be at liberty to withdraw or modify his tender or any terms and conditions thereof before the expiry of said period. Tenderers are expected to clarify only such points as asked for specifically by the Accepting Officer in writing. Any withdrawal or modification made within the said period constitutes breach of contract and the tenderer shall be liable for damages to the Institute in consequence thereof. He shall in addition forfeit to the Institute, the EMD.



- 4.15 Any tender which propose any alterations to any of the conditions lay down or proposes any other conditions of any description whatsoever is liable to be rejected.
- 4.16 The EMD shall not carry interest and will be refunded to the tenderers, if the tender is not accepted, unless the same is forfeited to the Institute for any breach on his part. If his tender is accepted, the Earnest Money will be converted into Performance Security Deposit as stipulated.
- 4.17 The drawing (if any) should be returned along with the tender documents with duly signed.
- a) The tender should be accompanied by a certified true copy of the power of attorney of the signatory of the documents.
  - b) Tenderers shall ensure that their tender is up loaded well in advance before the time and date stipulated in the tender notification/documents.
- 4.18 Under no circumstances will a Father and his Son(s) or other close relations who have business dealing with one another be allowed to tender for the same contract as separate competitors. A breach of this condition will render the tender of both parties liable for rejection.
- 4.19 The submission of a tender by a tenderer implies that he has read all the terms and conditions of contract and has made himself aware of the scope and specifications of the work to be done and local conditions and other factor bearing on the execution of the work.
- 4.20 The agencies whose contract were terminated/ are in litigation with IIM Lucknow or are debarred on account of nonperformance in IIM Lucknow's work or have any criminal case in any police station/ court of India will not be eligible for bidding this tender.
- 4.21 Since, this is an electronic mode of tendering, any manual or mechanical errors committed before uploading or during the process of uploading the document shall bound to be duly accepted by the Tenderers. The Tenderers shall not have claim whatsoever in this regard.
- 4.22 Tenderers are required to make the DATA ENTRY of the Percentage Rate in figure and rate in words, which will be applicable to all the items stipulated in Price Bid in the prescribed format as given in part B of the Tender (financial bid).
- 4.23 The Tenderers shall download and sign the LETTER OF UNDERTAKING of the document and upload the same along with other documents.
- 4.24 Tenders of those Tenderers who fulfill the criteria mentioned above will only be considered for opening of Price Bid. Tenders received without earnest money/ copy of MSME certificate (for exemption of Earnest Money Deposit) or those which are incomplete or invalid or conditional will be rejected and no correspondence will be entertained in case of rejection.
- 4.25 Contractors / agencies are subject to be disqualified, even though they meet the qualifying criteria, if they make misleading or false representations in the request, statements and attachments submitted in proof of qualification requirements including holding information and or have record of poor performance such as abandoning the works, not properly completing the contract, inordinate delays in completion, litigation history, or financial failures, requesting for claims not admissible under the contract conditions, etc..
- 4.26 All dispute and discrepancies relating to this tender shall be governed by law of India and shall be subject to jurisdiction of court at Lucknow U.P. state.



- 4.27 The Institute reserves the right to accept any tender either in full or in part, to reject all the tenders or distribute the work in more than one agency without assigning any reason. Decision of the Institute in this regard shall be final and binding to the Bidder. The bidder/ bidders in such case cannot claim any compensation for change in the scope / Qty. of work.
- 4.28 These instructions to Tenderers shall be deemed to form an integral part of the contract to be entered for this work.
- 4.29 **GST/ Taxes:**  
GST or any other tax applicable in respect of inputs procured by the contractor for this contract shall be payable by the Contractor and Institute will not entertain any claim whatsoever in respect of the same.  
**Rates are inclusive of GST as Applicable.**  
Contractor and Institute will not entertain any claim whatsoever in respect of the same. **Rates are inclusive of GST.**  
In case there is variation occur in GST rates as per Govt. of India ie. if GST variation in rate is above 18% then additional percentage above 18% (Applicable rate% - 18%) shall be paid by the Institute and if GST variation in rate is reduced from 18% then the percentage difference below 18 % (18 % - Applicable Rate) will be recovered from the contractor. The ref rate 18 % is for all items of BOQ Except for Supply of A.C. units which will be as Applicable and accordingly increase/ decrease will be considered as mentioned in the above clause.
- 4.30 Where the tender schedule contains special items of work, it will be entirely at the discretion of the Institute to delete these items from the Price Bid and allot these items of work to other Contractors specialized in these works. In such cases, the main Contractor will have to render all necessary co- operation to the other agencies involved so as to ensure smooth progress of all work.
- 4.31 The Contractors responsibility for this contract shall commence from the date of commencement mentioned in the work order which will be issued by the Engineer-in- Charge after acceptance of work.
- 4.32 If the tenderer deliberately gives wrong information in his tender or creates conditions favorable for acceptance of his tender, the Accepting Officer reserves the right to reject such tender at any stage, forfeit the EMD, and take Administrative Action against the tenderer like non-issue of tenders etc., as deemed fit by the Accepting Officer.
- 4.33 At any time, even after award of contract also, if it will be found that the tenderers have deliberately given wrong information or false credentials at the time of tender or at any other time in connection with the contract, IIM, Lucknow reserves the right to reject the offer or cancel the contract. And in such case the contractor/tenderer is liable to forfeit the EMD amount including any other action as deemed fit. The contractor / tenderer is also liable to be permanently debarred for participating in any tender process of IIM, Lucknow concerning to any type of work in future.
- 4.34 **PRECEDENCE FOR ACCEPTANCE:**
- If any contradiction / variance is observed in different components of the tender, the following precedence shall be observed:
- (i) Site instructions on the Site instruction Book shall precede over the Tender NOTICE and Instructions to Tenderers.
  - (ii) Tender NOTICE and Instructions to Tenderers shall precede over Special condition.
  - (iii) Special Conditions shall precede over General Conditions of Contract.
- General Conditions of Contract are available on the IIM Lucknow web site and at the IIML office and shall be the part of the contract. Successful bidder will be required to submit the signed hard copy of the same After issuing of LOI to him before start of work.
- In regard to the conditions, specifications, approved makes and mode of measurement not covered above, those contained in DSR 2023/ DAR 2023/ CPWD / Specification shall apply.
- However, the Engineer-In-Charge shall be sole deciding authority with regard to the intention of the document and his decision in this respect shall be final and binding on the contractor.



- 4.35 The tenderer shall not increase their quoted rates in case the Accepting Officer negotiates for reduction in rates, such negotiations shall not amount to cancellation or withdrawal of the original offer and the rates originally quoted shall be binding on the tenderer.
- 4.36 It is expected the contractor possesses the Delhi Schedule of Rates 2023, DAR 2023, Latest CPWD Specifications, Latest CPWD works manual.
- 4.37 Rate quoted to include:
- 4.37.1 Working hours as per office timings, over Time, Late night and early morning working.
  - 4.37.2 Movement of men, material and stacking all as directed by the Engineer-in- Charge.
  - 4.37.3 Removing the items for reuse Such as Amplifier, Projector, Computer, audio and video items, camera, Wall Clock, wall mounted fans, Lights, Curtain rods etc. safely and keeping them in safe custody and reinstalling them at desired location after completion of the work.
  - 4.37.4 Removing of surplus materials and stacking all as directed by the Engineer-in-Charge.
- 4.38 Before tendering the tenderers are advised to inspect the site of work, and its environments and be well acquainted with the actual working, restrictions in campus area, security procedures for entry of men and material, prevalent conditions, position of materials and labor, General and Special Conditions of contract, Instructions to Tenderers, drawing (if any) and Specifications, DSR and all other documents which form part of the agreement to be enlisted into.
- 4.39 In the event of a tender being submitted by a Partnership Firm the tender must be signed separately and legibly by each partner member of the Firm or in their absence a person holding the power of attorney on behalf of the Firm concerned. In the latter case, a copy of the power of attorney duly attested by a Gazette Officer must accompany the tender.
- 4.40 The contractor/vendor/agencies shall maintain and produce valid E-Way Bills, GST invoices, delivery challans, transport documents, and other related statutory documents for all materials brought to site against the work order/purchase order, whenever demanded by the Institute/Engineer-in-Charge/audit authorities.
- 4.41 The successful tenderer shall submit additional amount to meet 3 % of contract value for Initial Performance security in case EMD was submitted. The EMD submitted in this case will be converted to performance security. **In case the exemption has under MSME is given for EMD then 5 % of the contract value has to be submitted as performance security in form of DD/FDR/Bank Guarantee in favor of Director, Indian Institute of Management, Lucknow within 07 days of award of work. A maximum Grace period of 2 Days will be given after levy of penalty equal to 1 % of performance security value per Day. If in case after 09 days of issue of LOI the Performance security is not deposited unless otherwise any extension had been granted by IIM Lucknow, then the Work awarded/ LOI issued will be straightaway considered as Terminated. Similarly, Agreement on Rs. 100 stamp paper will be required to be executed within 09 days of issue of LOI and if the contractor fails to get the agreement done within 07 days unless otherwise any extension had been granted by IIM Lucknow then the Work awarded/ LOI issued will be straightaway considered as Terminated.**  
The performance security (3%+2%) shall be released after 60 Days of satisfactory completion of contract which is 90 days or the extended period of contract whichever is last.

Head Administration

For Indian Institute of Management Lucknow Noida campus



# **PART-A**

## **(TECHNICAL BID)**



### TENDER Declaration

I/We have read and examined the NOTICE Inviting Tender, schedule, Specifications applicable, Drawings & Designs, General Rules and Directions, Conditions of Contract, clauses of contract, Special conditions, Schedule of Rate & other documents and rules referred to in the conditions of contract and all other contents in the tender document for the work.

I/We hereby tender for the execution of the work specified for IIM Lucknow within the time specified, viz., schedule of quantities and in accordance in all respects with the specifications, designs, drawings and instructions in writing.

I/ We agree to keep the tendered rates valid till 120 days from the date of opening of tender and not to make any modifications in its terms and conditions.

A sum of Rs. 55,077/- is hereby Deposited at call Receipt of a Scheduled Bank/Fixed deposit receipt of scheduled bank/ demand draft of a scheduled bank/ bank guarantee issued by scheduled bank as earnest money.

OR

I/We had submitted a self-attested copy of valid certificate as a proof of exemption from submission of Earnest money deposit.

If I/we, fail to furnish the prescribed performance guarantee/ execute the Agreement or fail to commence the work within prescribed period, I/we agree that the IIM Lucknow or its successors in office shall without prejudice to any other right or remedy be at liberty to forfeit the said earnest money absolutely. Further, if I/we fail of commence work as specified, I/we agree that IIM, Lucknow or his successors in office shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said earnest money and the performance guarantee absolutely, otherwise the said earnest money shall be retained by him towards security deposit to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to therein and to carry out such deviations/ additional/ extra items as may be ordered as per the provisions in the Contract.

Further, I/We agree that in case of forfeiture of earnest money or both Earnest Money & Performance Guarantee as aforesaid or non-submission of Performance security and not executing the Agreement within the specified period then I/We shall be debarred for participation in this re-tendering process of the work. In this case the work awarded/ LOI issued to me/ us will be considered as terminated.

I/ we undertake and agree that in case the work is terminated/ rescind by the Institute because of violation of any condition of this tender document and its Annexures/ contract then the Performance security and retention money available with the Institute will be forfeited by the Institute.

I/ We undertake that in such case of termination after award of work/ issue of LOI my/ our firm can be blacklisted for next two years.

That I/ we had read the complete Tender document and understood the scope of work and agree to all the conditions given in this entire Tender document.

I/We undertake and confirm that eligible similar work(s) has/ have not been got executed through another contractor on back-to-back basis. Further that, if such a violation comes to the NOTICE of Department, then I/we shall be debarred for tendering in IIM, Lucknow in future forever. Also, if such a violation comes to the NOTICE of Department before date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Earnest Money Deposit/ Performance Guarantee.

I/We hereby declare that I/we shall treat the tender documents drawings and other records connected with the work as secret/confidential documents and shall not communicate information derived therefrom to any person other than a person to whom I/we am/are authorized to communicate the same or use the information in any manner prejudicial to the safety of the State.

Dated

Signature and Stamp of contractor/ Agency

Postal Address \*\*



**PROFILE AND DETAILS OF  
BIDDER**  
**(Required to be filled by the Bidder either handwritten or typed)**

<b>S.no.</b>	<b>Description</b>	<b>Details to be filled by the Bidder.</b>
1.	Name of Firm/ Company	
2.	Name of owner	
3.	Year of Establishment	
4.	Telephone number, Mobile no., Email Address which are in current use.	
5.	Address of the firm ( where Registered post can be sent)	
6.	Details of the EMD Deposited or Exemption for MSME Claimed:	
7.	Annual turnover for last 05 years (As per ITR filed). If The C.A. Certificate/ Audit statement is being attached as a proof of Turnover, then the same shall carry UDIN generated by ICAI.	
i.	2020-21	
ii.	2021-22	
iii.	2022-23	
iv.	2023-24	
v.	2024-25	



8.	Details of civil constructions work with Government/PSU/ Autonomous Body/ Private limited firm (which has achieved more than 100 cr. Turnover) in any of the Experience during last 5 years ending last day of month previous to the one in which tenders are invited should be either of the following:	
	No. of works completed in Five Years with value & Details of works	
i		
ii		
iii		
iv		
v		
10.	Firm/Company registration details of following:	
a	Registration No.	



b	GST Number	
c	Income Tax No. (PAN)	
d	Labour License No.( if Applicable)	
e	P.F. No. (If applicable)	
f	E.S.I. No. (If applicable)	
g	Establishment Details of the company (Proprietary/ Partnership/ Limited)	
11.	Local Address of Correspondence at Lucknow (Where Registered post can be sent)	

Certified that the above information on is correct to the best of my knowledge. Further, my above firm and I/We have not been black listed / Disqualified/ debarred from any of the Government/ Semi Government/ PSUs or Any other agency.

Signature of the Bidder  
Name of Bidder & Seal



### **DOCUMENTS TO BE SUBMITTED WITH TECHNICAL BID**

- Duly signed and stamped tender document on each and every page.
- Proof of Payment of EMD: An MSME Certificate /EMD in shape of demand draft/FDR/ NEFT made to IIML amounting to Rs. 22,000/- (Twenty two thousand only) drawn in favor of Director Indian Institute of Management Lucknow.

To avail Exemption on EMD as per Govt. norms. Provide that in writing on firm/Vendor letter pad along with certificates issued by govt. to avail the exemption like EMD and mention in the above format.

- PAN/ TAN/ GIR
- GST Registration details
- Experience certificates for the works completed in the last five years ending on last Month from the date issue of this Tender Document clearly indicating the value of work, period of execution and satisfactory performance.
- Memorandum of Articles and Association in Case the Bidder is Pvt. Limited company.
- Signatory Authority Letter in case the Bid is signed by person other than proprietor/ partner/ Owner of the firm/ company
- Document to confirm the turnover during last 5 years i.e. 2020-21, 2021-22, 2022-23, 2023-24 & 2024-25 along with Income Tax Returns. C.A. Certificate with UDIN
- Authorization letter in the name of official submitting the bid, if any.
- Undertaking in the format prescribed above by the bidder that they have not backlisted by any office/ dept. Of Central/ State Government/ PSU/ IIM Lucknow/ and there is no criminal case.

(Signature of the bidder along with seal)

Note: -

- (a) All the documents must be signed by bidder/authorized signatory.
- (b) Documents must be numbered.
- (c) Documents should be in sequence mentioned above.
- (d) If bidder is registered as MSME and claimed exemption from submission of tender document fee and EMD then relevant and valid document must be submitted.

## Mile Stones

<b>S.no.</b>	<b>Mile stones</b>	<b>Period of Completion months from the date of LOI.</b>
<b>a.</b>	<b>Submission of Performance Security</b>	<b>07 Days (without penalty)+ 2 Days (with Levy of penalty @ 1 % of Performance security value per day)</b>
<b>b.</b>	<b>Execution of Agreement</b>	<b>07 Days</b>
	<b>Over all completion period</b>	<b>90 Days from the date of issue of LOI</b>

## GENERAL CONDITIONS OF THE CONTRACT

General conditions of the Contract are available at the IIM Lucknow web site and at Project Division Office. These conditions shall be the part of this contract. The successful Bidder shall be required to submit the signed hard copy of these General Terms and Conditions after issue of LOI and before starting of the work.

### Special Conditions of the Contract:

4.1 **Name of the Work:** Construction of STP operator room with attached washroom at Indian Institute of Management Lucknow Noida campus  
Owner- Indian Institute of Management lucknow.

#### 4.2 **ENGINEER/ENGINEER-IN-CHARGE**

Executive Engineer, IIML or any person designated from time to time by owner and shall include those who are expressly authorized by him to act for and on his behalf for operation of this contract.

#### 4.3 **SCOPE OF WORK**

Detailed description of scope of work has been stipulated in the NIT above and BOQ below.

#### 4.4 **CONTRACT RATES**

The contract rates are for work to be done in IIM Campus, Lucknow and shall be firm throughout the currency of the contract including the extended period, if any, and shall not be subjected to any escalation due to any reason whatsoever it may be.

**No escalation claim shall be entertained for any statutory increase by the Local Authorities, State/Central Government during the contract period or delay not in the control of the Contractor or delay because of Force Majeure.**

The Rates are inclusive of Scaffolding etc. required to work at all Height for every item

The quantities mentioned in the financial bid are tentative. The rates quoted in tender and as accepted by the owner with or without modification shall hold good for any increase/decrease in quantities. Any of the items may be deleted as per directions of owner/Engineer-in-Charge.

#### 4.5 LEVY/TAXES PAYABLE BY CONTRACTOR

Building and other Construction Workers Welfare Cess or any other tax, levy or Cess in respect of input for or output by this contract shall be payable by the contractor and IIML shall not entertain any claim whatsoever in this respect. The contractor shall deposit royalty and obtain necessary permit for supply of the red bajri, stone, kankar, etc. from local authorities (If Applicable as per the Applicable law of land). If pursuant to or under any law, notification or order any royalty, cess or the like becomes payable by the Institute and does not any time become payable by the contractor to the State Government, Local authorities in respect of any material used by the contractor in the works, then in such a case, it shall be lawful to IIM, Lucknow and it will have the right and be entitled to recover the amount paid in the circumstances as aforesaid from dues of the contractor.

Conditions for reimbursement/ recovery of levy/taxes if levied after receipt of Tenders

All tendered rates shall be inclusive of any tax, levy or cess applicable on last stipulated date of receipt of tender including extension if any. No adjustment i.e. increase or decrease shall be made for any variation in the rate of, Building and Other Construction Workers Welfare Cess or any tax, levy or cess applicable on inputs. **Rates are inclusive of GST as Applicable.**

However, effect of variation in rates of GST or Building and Other Construction Workers Welfare Cess or imposition or repeal of any other tax, levy or cess, applicable on output of the works contract shall be adjusted on either side, increase or decrease. Provided further that

- (i) That such increase including GST shall not be made in the extended period of contract for which the contractor alone is responsible for delay as determined by authority for extension of time.
- (ii) The contractor shall keep necessary books of accounts and other documents for the purpose of this condition as may be necessary and shall allow inspection of the same by a duly authorized representative of the Government and/or the Engineer-in-Charge and shall also furnish such other information/ document as the Engineer-in-Charge may require from time to time.
- (iv) The contractor shall, within a period of 30 days of the imposition of any further tax or levy or cess, or variation or repeal of tax or levy or cess/ reduction of such taxes/ cess etc. shall give a written NOTICE thereof to the Engineer-in-charge that the same is given pursuant to this condition, together with all necessary information relating thereto. Decision of the Director of the Institute in this regard to either compensate/ recover the changes in the rates of taxes/ levy of cess etc. as the case may be shall be final and binding to the Contractor.

#### 4.6 ESI & PF CODE:

The contractors are required to comply with the provisions of ESI & PF act as per applicability. The contractor shall be required to indemnify IIM for any liabilities arising on account of ESI & PF act.

- 4.7 The records / registers which Engineer- In- Charge considers necessary for monitoring the works & inspection by chief technical Examiner are to be maintained at site in co-ordination with Engineer-in-Charge and Agency.

#### 4.8 COMMENCEMENT DATE

The date of commencement of work shall be 07 days from the date of issue of the Letter of Intent. The contractor shall have to submit Performance Guarantee as stipulated above within 07 days from the date of issue of Letter of Intent. The work shall be completed within the stipulated time frame. Any work not completed by the contractor/ executed in inferior quality/ unnecessary held up/ disrupted because of any irregularity whatsoever, Engineer In charge/ Competent authority of IIM Lucknow upon serving a 7 days' SHORT NOTICE shall be get work done by other agency at the risk and cost of contractor and the Contractor will have no claim for compensation in this regard.

#### 4.9 VARIATION IN QUANTITIES

**Quantities may increase/decrease 100%** as per the actual work requirements of Institute. No claim or compensation what so ever shall be entertained in this regard.

#### 4.10 AWARD OF WORK: Work will be awarded to L1 party.

If the contractor fails to complete the work within the stipulated time i.e. within 90 Days from the handing over of the site **or** fails to execute the work as per the quality, specification and details **or** fails to mobilize the manpower and material as per the requirement of the schedule **or** intentional delays the work by pointing out irrelevant contractual points **then** the work can be taken over from the contractor on as Is Where Is basis and balance works can be got executed by L2/ L3/ L4 Bidder (if the bidder agrees to work on the L1 rates) as per the decision of the Director. In case any other Bidder does not agree to work on L1 rates then the balance work will be executed at the risk and cost of the working Contractor. Under such case the retention money and performance security available with the institute will be forfeited.

**In case, the contractor fails to submit the performance security or agreement or start the work within the specified timeline stipulated in this tender document, the work awarded will be cancelled default and further punitive action such as forfeiture of EMD, performance security and blacklisting/debarring of bidder from further bidding for 02 years on CPP Portal shall be taken against the bidder.**

#### 4.11 PERIOD OF CONTRACT

The period of contract shall be 90 days including all holidays, Saturdays & Sundays from the date of L.O.I.

#### 4.12 SITE SUPERVISION

- a) Contractor will deploy one Diploma (Civil) Engineer having minimum 2 years' experience of supervision in similar jobs, at site during the actual course of work and having adequate computer skill. C.V. of the Diploma Engineer to be submitted and Approval of CV to be taken from the IIM before actual work starts at site.
- b) **PENALTY FOR NON-COMPLIANCE OF REQUIRED MANPOWER:**
  - A. Diploma holder with minimum Two years' experience =minimum Rs. 20,000/- per month to the maximum value as decided by the Competent Authority.

#### 4.13 OFFICE ACCOMODATION FOR CONTRACTOR'S STAFF AND WORKERS:

The Contractors shall at his cost provide, fit up and maintain in an approved portion office accommodation for his representative and Contractors staff and workers. However, suitable area identified as per the decision of the competent Authority will be allocated for the period of contract for the labor colony, Store and Office etc.

#### 4.14 LIQUIDATED DAMAGES

Shall be 1% of the work amount ( Calculated as per Tendered rates ) per week subject to the maximum of 10% of work value.

#### 4.15 RUNNING ACCOUNT BILL

The contractor shall prepare and submit the running account bills in 2 copies showing item wise quantities executed. The bills shall be submitted within one week from the date of completion of work failing which the bills cannot be considered unless the reasons for delay or non-submission are specified. Measurement of items completed in all respect only will be made.

Bidders have to continue the works uninterrupted as per the schedule during the processing of such bills and payments. Bidders are aware that the Bill processing to payment takes some time so any intentional/unintentional delay in the work because of delay in the payment will not be accepted and any claim for compensation because of delay in payment will not be entertained.

For processing the final Bill, the contractor has to obtain:

- The User verification certificate for satisfactory completion of the work.
- Submit the necessary manufacturer Test certificates, Guarantee/ warrantee, as built drawings etc.
- Internal inspections/ external inspections/ Third party test/ Other Quality Control reports (if Applicable) especially for the water proofing works (if any) etc.

#### 4.16 SECURITY DEPOSIT

a) **Performance Security:**

The tender should be accompanying Earnest Money as stipulated in Instruction to tenderer. No interest will be payable on Earnest Money.

The E.M.D. of the successful bidder shall be converted to Performance Security Deposit

The successful tenderer shall also submit additional Initial Performance security of 3% of Contract Value (incase EMD had been deposited) / 5 % ( in case exemption for EMD is taken) in form of DD/ FDR/ Bank Guarantee in favor of Director, Indian Institute of Management, Lucknow within 07 days + 2 days ( with penalty as mentioned above) from award of work. The performance security (3%+2%) shall be released after 30 Days of satisfactory completion of contract which is 60 days or the extended period of contract whichever is last.

b) **Retention money/ Security Deposit:**

Security deposit / Retention money 5% of the certified work value shall be deducted from each Running Account Bill of contractor. The Security deposit/ retention money shall be released 30 days after the satisfactory completion of defects liability period of the work. The Defect liability period will be 12 months except for water proofing works and Anti termite treatment works if any. The Retention money/ Security Deposit deducted above shall be refunded to the contractor after the completion of the stipulated Defect liability period except the retention money equivalent to 5 % of cost of the water proofing/ Anti Termite Treatment works if any, which will be released after 10 years of satisfactory completion of the water proofing works. No interest shall be paid on this retention money/ security deposit.

**If successful tenderer fails to commence the work within 07 days from the date of issue of Letter of Intent, the Institute may reject the award of work and get the work done by engaging other agency on risk and cost of the contractor.**

#### 4.17 TESTING OF MATERIALS

- a) Samples of various materials required for testing shall be provided free of charge by the Contractor. Testing charges if any shall be borne by the contractor. All other expenditure required to be incurred for taking the samples; conveyance, packing etc. shall be borne by the contractor himself.
- b) Regular mandatory test and any additional tests if required, shall be carried out in accordance with the procedure laid down in IS / as directed by Engineer-in-Charge by the contractor at his own cost.
- c) The testing charges, including the cost of materials to be tested and all other incidental charges such as carriage to the testing laboratory etc., shall be borne entirely by the Contractor and the quoted rates shall be deemed to be inclusive of the same.
- d) The Contractor may specifically note that the testing shall be done in Govt. / Govt. (NABL) approved laboratory only.
- e) The Institute may also engage Third Party Quality Assurance (TPQA) Agency. In such case the contractor is required to extend his full cooperation in the testing and inspection as desired by the TPQA.
- f) Any required rectification/ modification/ replacement/ re-execution required in case of defect/ poor quality pointed out by the TPQA/ Engineer in charge has to be done by the contractor at his own cost without any claim for compensation.

#### 4.18 INSPECTION AND TESTING

The owner (IIM Lucknow) or his authorized representatives shall have full power to inspect the work or examine the material. Acceptance of any material shall in no way relieve the contractor of his responsibility for meeting the requirements of the specifications. The contractor shall afford and procure for the owner every facility and assistance to carry out such inspection/tests. The cost of any special tests and/or analysis not called for in this specification shall be borne by the contractor.

The Contractor will use Raw materials as approved by Engineer-In-Charge IIM, Lucknow. And shall keep manufacturer Test certificate of the material used (wherever applicable).

All works generally conform to relevant I.S. Code. Any work that do not conform to the Applicable I.S. code shall be redone at the cost of contractors.

The contractor is required to get the work which shall be hidden inspected, measured and photographed by the concerned Engineer/ officer before covering it up. The contractor has to keep the photographs of works being executed including the pics of steps involved in the execution of the works. In case certain quality check is required in these steps involved then the contractor should get it done.

4.19 **LABOUR CAMP**

The contractors at his own risk and cost shall establish the Labour Camps (as per labour welfare and safety norms) outside the site premises as per the area allocated by the Institute. Contractor will have to make his own arrangement for staying/ accommodation for his manpower if staying outside the complex. Nothing extra shall be payable on this account.

4.20 **Security Procedure:**

For Security reasons the Contractor has to provide the details of Labour who will work such as Labor Name, Their photo Identity details along with the copy of each ID etc.to the engineer in charge. Copy of these documents will be submitted to Assistant Commandant Security at the main Gate. The Contractor has to follow the Institute's SOP as is maintained at the main gate for the entry and exit of any material, manpower, machinery etc.

4.21 **SAMPLES**

The Contractor has to get Approved the Sample of Poles, lights, Grit wash stone, Paint etc. whatever requires prior approval. The contractor may deliberate to provide such samples for Approval within 10 days of issue of LOI.

It shall be the responsibility of the contractor to submit samples of raw material to be used in the execution of the awarded work and any other items as decided by the owner. One such approved sample each shall be kept with the owner and at site for future reference.

Test Samples of raw material (if required) as per the Instruction of the Engineer In charge will be prepared by the contractors and same to be tested as per code of practice at the cost of contractor as directed by Engineer-In-Charge.

4.22 **SUB-STANDARD MATERIALS**

Any material rejected by the owner shall be removed from the site within 48 hours of issue of instructions to this effect by the owner. Failing this, the owner shall have to rights to get these removed at the cost of the contractor and the contractor shall have no claim whatsoever in this regard.

4.23 **SPECIFICATION**

Contractor shall perform work in accordance with the latest CPWD Specifications, as per the specification of material mentioned and as per the direction of the Engineer in charge.

Only the material of Approved make and manufacturer shall be used as is stipulated at the end of this Technical Bid.

4.24 **DEFECT LIABILITY PERIOD**

Twelve months from the virtual date of completion of work and removal of hutments, materials, etc. from site except for Water proofing and Anti Termite Treatment works (if Applicable) which is 10 years.

4.25 **CORRESPONDENCE**

All correspondence shall be addressed to:

Head Administration office  
INDIAN INSTITUTE OF  
MANAGEMENT LUCKNOW  
NOIDA CAMPUS  
Plot no. B-1, Sector -62 Institutional  
Area, Noida-201307, U.P

4.26 **JURISDICTION**

The contract will be subject to the territorial jurisdiction of Courts in Lucknow alone.

4.27 The contractor shall indemnify and keep indemnified Indian Institute of Management, Lucknow against payments to be made under and for the observance of the laws aforesaid and the C.P.W.D. Contractor's Labour Regulations without prejudice to his right to claim indemnity from his sub-contractors.

4.28 **RULES FOR SAFETY AND LABOUR WELFARE**

The Contractor shall comply with the safety and Labour Welfare Rules, as given hereunder and as per the Rules and Regulations framed by Local Authorities/ Statutory Bodies/ State/ Central Govt. from time to time.

4.29 **SAFETY PRECAUTIONS**

Safe means of access shall be provided to all working platforms and other working places. Every ladder shall be securely fixed. Adequate precautions shall be taken to prevent danger from electrical equipment. No materials on any of the sites shall be so stocked or placed as to cause danger or inconvenience to any person of the public. The Contractor shall provide all necessary fencing and lights to protect public from accidents and shall be bound to bear expenses of defense of every suit, action or other proceedings at law that may be brought by any person for injury sustained owing to neglect of the above precautions and to pay any damage and costs which may with the consent of the Contractor be paid to compromise any claim by any such person. All workers should wear Safety helmet, Safety Shoes, Fluorescent jacket and Safety Belt (If required) during the execution of the work.

NOTE: All scaffolds, ladders, First Aid Equipment's/ Machines and other safety devices mentioned or described herein shall be maintained in a safe condition and no scaffold, ladder or equipment shall be altered or removed while it is in use. Adequate washing facilities shall be provided at or near places of work. Necessary warning sign boards in Red/White paint, with proper lighting arrangements for nights are to be provided by the Contractor at his cost, as approved by the Engineer-in-Charge at a prominent location. The arrangements for providing and maintaining all such safety and labour welfare measures, Registers etc., shall be done at the Contractor's own cost and expenses.

4.30 **DISPUTE & ARBITRATION**

All disputes or differences whatsoever arising between the parties out of or relating to the construction, meaning and operation or effect of this contract or subject thereof or the breach thereof that cannot be settled by good faith and negotiations between the parties within 30 days of the commencement of negotiations may be settled by referring the dispute to the Director, IIM Lucknow, who may appoint an Arbitrator who is unconnected with IIM to adjudicate the same. The proceedings will be governed by the provisions of the Arbitration & Conciliations Act, 1996. The place of arbitral proceedings will be Lucknow.

**5.1 Advance:** No mobilization advance will be paid to the contractor.

**5.2 Escalation:** No cost escalation shall be paid in any case because of increase of the cost of raw material or delay in the work because of any reason.

**5.3 Altered/ Additional/ substituted work:** If the altered/additional or substituted work or any additional work required to be as per Institute's requirement shall be carried out by the contractor on the same conditions in all respects including price on which he agreed to do the main work except as hereafter provided for which there are no established rates in schedule of items and Delhi Schedule of rates., the same shall be payable as per the provision stated hereunder.

- a) If any extra item crops up during the work (Other than that given in the Work Order), the rate for such item shall be computed as per rates of CPWD/DSR-2023 with the same percentage above or below as is quoted by the Contractor in the Price Bid).
- b) Rates for items where rate is not available in DSR-2023 shall be derived from the similar item of nearest DSR. If not available in the nearest DSR then in the nearest District Schedule of Rates issued by the Uttar Pradesh PWD department. If the item is not found in DSR and District Schedule of rates, then the Percentage Rate from nearest available Schedule of rates of any Central/ Uttar Pradesh Government Department Shall be considered with whatever applicable Cost index plus or minus ( If any as per relevant Circular from the department) on the schedule of rates considered.
- c) If direct working out is not possible as mentioned in a) & b) above, the contractor shall be paid

on the basis of actual cost of material and labor plus cartage, T &P etc. cost plus 15% towards profit, supervision, overheads establishment etc. and applicable taxes as decided by the Competent Authority.

d) In the case of substituted items (items that are taken up with partial substitution or in lieu of items of work in the contract), the rate for the agreement item (to be substituted) and substituted item shall also be determined in the manner as mentioned in the following para:

(i) If the market rate for the substituted item so determined is more than the market rate of the agreement item (to be substituted), the rate payable to the Contractor for the substituted item shall be the rate for the agreement item (to be substituted) so increased to the extent of the difference between the market rates of substituted item and the agreement item (to be substituted).

(ii) If the market rate for the substituted item so determined is less than the market rate of the agreement item (to be substituted), the rate payable to the contractor for the substituted item shall be the rate for the agreement item (to be substituted) so decreased to the extent of the difference between the market rates of substituted item and the agreement item (to be substituted).

5.7 Where the work is found substandard the contractor shall be liable to rectify them to the satisfaction of Engineer-in-Charge by either rectifying or replacing.

5.8 a **For Site:** The Institute will provide free water and electricity for the work from existing point only for site works. The material such as for the Necessary loose pipes and electric wire and plug, sockets etc., to be arranged by contractor themselves on their cost.

5.8 b **For Labor Hutment:** Institute will facilitate the contractor with the required documents in obtaining the Electricity connection from the electricity department for his labor colony. In case the institute provides electric connection on actual chargeable basis for the hutment then the required material such as cable, changeover, Energy Meter etc. required to provide the connection shall be arranged and provided by the contractor. Water Supply for the labor colony has to be arranged by the Contractor himself.

5.10 In case Institute is not satisfied with the performance of contractor, the Institute is empowered to get the work completed by other agency and debit the expenditure, risk and cost on contractor's account. No objection or claim, what so ever on this account will be entertained.

5.12 Maintaining of records has to be made by contractor as per direction of Engineer-in-Charge.

5.13 The generated Debris or wastage at work site have to be cleared by the contractor on same day from the work site and thrown out the site campus or designated place as per guidance of Engineer-in-Charge.

**PART-B**  
**(FINANCIAL BID)**



**FINANCIAL BID**

**BILL OF QUNATITY**

**BOQ FOR CONSTRUCTIONS OF STP OPERATOR ROOM WITH ATTACHED WASHROOM AT IIM LUCKNOW NOIDA CAMPUS**

**(The rates are inclusive of GST)**

<b>A - CIVIL WORK</b>						
Sr. No	DSR code/MR	Description of work	Unit per	Qty	Rate	Amount
1	2.6.1	Earth work in excavation by mechanical means (Hydraulic excavator)/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and for all lift, as directed by Engineer-in-charge. All kinds of soil	cum	10.8	177.5	1917
2	2.25	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 and for all lift.	cum	30.03	196	5885.88
3	4.1.8	PrProviding and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level : 1:4:8 (1 Cement : 4 coarse sand (zone-III) derived from natural sources : 8 graded stone aggregate 40 mm nominal size derived from natural sources)	cum	2.8325	6812	19294.99
4	5.1.2	Providing and laying in position specified grade of reinforced cement concrete, excluding the cost of centering, shuttering, finishing and reinforcement - All work up to plinth level : 1:1.5:3 (1 cement : 1.5 coarse sand (zone-III) derived from natural sources : 3 graded stone aggregate 20 mm nominal size derived from natural sources)	cum	1.24	9045.75	11234.82

5	5.3	Reinforced cement concrete work in beams, suspended floors, roofs having slope up to 15° landings, balconies, shelves, chajjas, lintels, bands, plain window sills, staircases and spiral stair cases above plinth level up to floor five level, excluding the cost of centering, shuttering, finishing and reinforcement with 1:1.5:3 (1 cement : 1.5 coarse sand(zone-III) derived from natural sources : 3 graded stone aggregate 20 mm nominal size derived from natural sources). cum	cum	5.82	11505.5	66962.01
6	5.9.1	Centering and shuttering including strutting, propping etc. and removal of form work for : Foundations, footings, bases of columns, etc. for mass concrete sqm	Sqm	18	392.15	7058.7
7	5.9.3	Suspended floors, roofs, landings, balconies and access platform	sqm	<b>41.21</b>	927.25	38211.97
8	5.9.5	Lintels, beams, plinth beams, girders, bressumers and cantilevers	sqm	29.88	736.4	22003.63
9	4.3.1	Foundations, footings, bases for columns	Rmt.	9	392.15	3529.35
10	4.3.3	Columns, piers, abutments, pillars, posts and strut	Sqm	5	961.3	4806.5
11	6.1.1	Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in foundation and plinth in: Cement mortar 1:4 (1 cement : 4 coarse sand)	cum	11.54	7370.65	85057.3
12	6.3.1	Brick work with common burnt clay machine moulded perforated bricks of class designation 12.5 conforming to IS: 2222 in superstructure above plinth level up to floor five level in cement mortar 1:6 (1 cement : 6 coarse sand) : With F.P.S.(non modular) bricks	cum	26.744	9299.9	248716.5
13	10.2	Structural steel work riveted, bolted or welded in built up sections, trusses and framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer all complete.	kg	170	133.7	22729
14	5.22.1	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level. Mild steel and Medium Tensile steel bars	kg	1059.3	107.1	113451
15	9.20.1	Providing and fixing ISI marked flush door shutters conforming to IS : 2202 (Part I) decorative type, core of block board construction with frame of 1st class hard wood and well matched teak 3 ply veneering with vertical grains or cross bands and face veneers on both faces of shutters. 35 mm thick including ISI marked Stainless Steel butt hinges with necessary screws	sqm	5.04	3473.85	17508.2

16	10.30.1	Providing & fixing glass panes with putty and glazing clips in steel doors, windows, clerestory windows, all complete with : 4.0 mm thick glass panes	sqm	1.62	1064.65	1724.733
17	11.41A.3.1	Providing and laying Vitrified tiles in floor in different sizes (thickness to be specified by the manufacturer) with water absorption less than 0.08% and conforming to IS:15622, of approved brand & manufacturer, in all colours and shade, laid on 20 mm thick cement mortar 1:4 (1 cement: 4 coarse sand) jointing with grey cement slurry @3.3 kg/sqm including grouting the joints with white cement and matching pigments etc. The tiles must be cut with the zero chipping diamond cutter only . Laying of tiles will be done with the notch trowel, plier, wedge, clips of required thickness, leveling system and rubber mallet for placing the tiles gently and easily. Glazed Vitrified tiles Matt/Antiskid full body vitrified finish of size as Approved _ Size of Tile 600 x 600 mm	sqm	19.25	1464.85	28198.36
18	13.44.1	Finishing walls with water proofing cement paint of required shade : New work (Two or more coats applied @ 3.84 kg/10 sqm)	sqm	90	116.9	10521
19	13.26	Providing and applying plaster of paris putty of 2 mm thickness over plastered surface to prepare the surface even and smooth complete.	sqm	143.21	262.7	37621.27
20	13.82.2	Wall painting with acrylic emulsion paint, having VOC (Volatile Organic Compound ) content less than 50 grams/ litre, of approved brand and manufacture, including applying additional coats wherever required, to achieve even shade and colour.Two coats	sqm	143.21	137.45	19684.21
21	13.1.1	12 mm cement plaster of mix : 1:4 (1 cement: 4 fine sand)	sqm	143.21	347.05	49701.03
22	13.2.1	15 mm cement plaster on the rough side of single or half brick wall of mix : 1:4 (1 cement: 4 fine sand)	sqm	90	399.45	35950.5
23	4.1	Providing and laying damp-proof course 40 mm thick with cement concrete 1:2:4 (1 cement : 2 coarse sand (zone-III) derived from natural sources : 4 graded stone aggregate 12.5 mm nominal size derived from natural sources)	sqm	6.24	410.85	2563.704
24						

25	18.8.2	Providing and fixing Chlorinated Polyvinyl Chloride (CPVC) pipes, having thermal stability for hot & cold water supply, including all CPVC plain & brass threaded fittings and fixing the pipe with clamps at 1.00 m spacing. This includes jointing of pipes & fittings with one step CPVC solvent cement and the cost of cutting chases and making good the same including testing of joints complete as per direction of Engineer in Charge. Concealed work, including cutting chases and making good the walls etc. 20 mm nominal dia Pipes	meter	15	537.6	8064
26	18.8.3	25 mm nominal dia Pipes	meter	15	627.25	9408.75
27	23.3.1	Supplying, assembling, lowering and fixing in vertical position in bore well, unplasticized PVC medium well casing (CM) pipe of required dia, conforming to IS: 12818, including required hire and labour charges, fittings & accessories etc. all complete, for all depths, as per direction of Engineer -in-charge. 100 mm nominal size dia	metre	20	672.3	13446
28	17.7.2	Providing and fixing wash basin with C.I. brackets, 15 mm C.P. brass pillar taps, 32 mm C.P. brass waste of standard pattern, including painting of fittings and brackets, cutting and making good the walls wherever require: White Vitreous China Wash basin size 630x450 mm with a single 15 mm C.P. brass pillar tap	each	1	2226.35	2226.35
29	17.23	Providing and fixing white vitreous china flat back or wall corner type lipped front urinal basin of 430x260x350 mm or 340x410x265 mm sizes respectively.	each	1	1648.95	1648.95
30	18.49.1	Providing and fixing C.P. brass bib cock of approved quality conforming to IS:8931 :15 mm nominal bore	each	2	506.8	1013.6
31	18.53.1	Providing and fixing C.P. brass angle valve for basin mixer and geyser points of approved quality conforming to IS:8931 15 mm nominal bore	each	4	574.3	2297.2
32	18.18.3	Providing and fixing ball valve (brass) of approved quality, High or low pressure, with plastic floats complete :25 mm nominal bore	each	1	464.05	464.05
33	18.22.2	18.22 Providing and fixing C.P. brass shower rose with 15 or 20 mm inlet : 150 mm/ as Approved diameter	each	1	222.35	222.35
34		P/F Multi/ Nahni trap as per requirement	each	2	463.4385	926.877

35	19.4.3.1	<p>Providing and fixing square-mouth S.W. gully trap class SP-1 complete with grating brick masonry chamber with water tight C.I. cover with frame of 300 x 300 mm size (inside) the weight of cover to be not less than 4.50 kg and frame to be not less than 2.70 kg as per standard design: With common burnt clay F.P.S. (non modular) bricks of class designation 7.5</p>	each	1	2802.15	2802.15
36	19.30.3.1	<p>Constructing brick masonry chamber for underground C.I. inspection chamber and bends with bricks in cement mortar 1:4 (1 cement : 4 coarse sand) C.I./ Concrete cover with frame (light duty) 455x610 mm internal dimensions, total weight of cover with frame to be not less than 38 kg (weight of cover 23 kg and weight of frame 15 kg), R.C.C. top slab with 1:1.5:3 mix (1 cement : 1.5 fine sand : 3 graded stone aggregate 20 mm nominal size), foundation concrete 1:5:10 (1 cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size), inside plastering 12 mm thick with cement mortar 1:3 (1 cement : 3 coarse sand), finished smooth with a floating coat of neat cement on walls and bed concrete etc. complete as per standard design: Inside dimensions 600x 850 mm and 45 cm deep for pipe line with three or more inlets : With common burnt clay F.P.S. (non modular) bricks of class designation 7.5</p>	each	1	9594.35	9594.35
37	8.31	<p>Providing and fixing 1st quality ceramic glazed wall tiles conforming to IS: 15622 (thickness to be specified by the manufacturer), of approved make, in all colours, shades except burgundy, bottle green, black of any size as approved by Engineer-in-Charge, in skirting, risers of steps and dados, over 12 mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and jointing with grey cement slurry @ 3.3kg per sqm, including pointing in white cement mixed with pigment of matching shade complete.</p>	sqm	10.5	1267.95	13313.48

38	11.41A.3.1	Providing and laying Vitrified tiles in floor in different sizes (thickness to be specified by the manufacturer) with water absorption less than 0.08% and conforming to IS:15622, of approved brand & manufacturer, in all colours and shade, laid on 20 mm thick cement mortar 1:4 (1 cement: 4 coarse sand) jointing with grey cement slurry @3.3 kg/sqm including grouting the joints with white cement and matching pigments etc. The tiles must be cut with the zero chipping diamond cutter only . Laying of tiles will be done with the notch trowel, plier, wedge, clips of required thickness, leveling system and rubber mallet for placing the tiles gently and easily. Glazed Vitrified tiles Matt/Antiskid finish of size Size of Tile 600 x 600 mm	sqm	3	1464.85	4394.55
39	17.1.1	Providing and fixing water closet squatting pan (Indian type W.C. pan ) with 100 mm sand cast Iron P or S trap, 10 litre low level white P.V.C. flushing cistern, including flush pipe, with manually controlled device (handle lever) conforming to IS : 7231, with all fittings and fixtures complete, including cutting and making good the walls and floors wherever required: White Vitreous china Orissa pattern W.C. pan of size 580x440 mm with integral type foot rests each	each	1	6767.4	6767.4
40	15.6	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	Cum	10	263.95	2639.5
41	15.1	Demolishing lime concrete manually/ by mechanical means and disposal of material within 50 metres lead as per direction of Engineer- in-charge.	cum	1	851.5	851.5
42	26.30.1	26.30 Drilling suitable holes in reinforced or plain cement concrete with power driven drill machine to a minimum depth of 100 mm upto 200 mm in RCC beams, lintels, columns and slabs to introduce steel bars for sunshades/ balconies including fixing the steel bars in position using epoxy resin anchor grout of approved make but excluding the cost of reinforcement, all complete as per direction of Engineer-In-Charge. Upto and including 12 mm dia.	each	32	141.2	4518.4

43	22.7	<p>22.7 Providing and laying integral cement based water proofing treatment including preparation of surface as required for treatment of roofs, balconies, terraces etc consisting of following operations:</p> <p>(a) Applying a slurry coat of neat cement using 2.75 kg/sqm of cement admixed with water proofing compound conforming to IS. 2645 and approved by Engineer-in-charge over the RCC slab including adjoining walls upto 300 mm height including cleaning the surface before treatment.</p> <p>(b) Laying brick bats with mortar using broken bricks/brick bats 25 mm to 115 mm size with 50% of cement mortar 1:5 (1 cement : 5 coarse sand) admixed with water proofing compound conforming to IS : 2645 and approved by Engineer-in-charge over 20 mm thick layer of cement mortar of mix 1:5 (1 cement :5 coarse sand) admixed with water proofing compound conforming to IS : 2645 and approved by Engineer-in-charge to required slope and treating similarly the adjoining walls upto 300 mm height including rounding of junctions of walls and slabs.</p> <p>(c) After two days of proper curing applying a second coat of cement slurry using 2.75 kg/ sqm of cement admixed with water proofing compound conforming to IS : 2645 and approved by Engineer-in-charge.(d) Finishing the surface with 20 mm thick jointless cement mortar of mix 1:4 (1 cement :4 coarse sand) admixed with water proofing compound conforming to IS : 2645 and approved by Engineer-in-charge including laying glass fibre cloth of approved quality in top layer of plaster and finally finishing the surface with trowel with neat cement slurry and making pattern of 300x300 mm square 3 mm deep. SUB HEAD : 22.0 WATER PROOFING 333 Code No Description Unit Rate (e) The whole terrace so finished shall be flooded with water for a minimum period of two weeks for curing and for final test. "All above operations to be done in order and as directed and specified by the Engineer-in-Charge": and minimum thickness at khurra as 65 mm.</p>	Sqm	22.25	1684.6	37482.35
44	12.21.1	<p>Providing gola 75x75 mm in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 stone aggregate 10 mm and down gauge), including finishing with cement mortar 1:3 (1 cement : 3 fine sand) as per standard design : In 75x75 mm deep chase</p>	meter	18	305.15	5492.7

45	4.17	Making plinth protection 50 mm thick of cement concrete 1:3:6 (1 cement : 3 coarse sand (zone-III) derived from natural sources : 6 graded stone aggregate 20 mm nominal size derived from natural sources) over 75 mm thick bed of dry brick ballast 40 mm nominal size, well rammed and consolidated and grouted with fine sand, including necessary excavation, levelling & dressing & finishing the top smooth.	sqm	10.8	749.3	8092.44
46	26.31.1	26.31 Providing, mixing and applying bonding coat of approved adhesive on chipped portion of RCC as per specifications and direction of Engineer-In-charge complete in all respect. SBR Polymer (@10% of cement weight) modified cementitious bond coat @ 2.2 kg cement per sqm of surface area mixed with specified proportion of approved polymer	Sqm	2	141.2	282.4
	12.22	Making khurras 45x45 cm with average minimum thickness of 5cm cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate of 20 mm nominal size) over P.V.C. sheet 1 m x1 m x 400 micron, finished with 12 mm cement plaster 1:3 (1 cement : 3 coarse sand) and a coat of neat cement, rounding the edges and making and finishing the outlet complete.	each	1	298.25	298.25
	12.41.2	Providing and fixing on wall face unplasticised Rigid PVC rain water pipes conforming to IS : 13592 Type A, including jointing with seal ring conforming to IS : 5382, leaving 10 mm gap for thermal expansion, (i) Single socketed pipes. 110 mm diameter	metre	5	377.4	1887
						992466.3

## Electrical BOQ –

S. No.	Description	Unit	Qty	Rate(Rs.)	Amount(Rs.)
1	Wiring for light point/ fan point/ exhaust fan point/ call bell point with 1.5 sq.mm FRLS/HFFR PVC insulated copper conductor single core cable in surface/ recessed steel conduit, with modular switch, modular plate, suitable GI box and earthing the point with 1.5 sq.mm FRLS/HFFR PVC insulated copper conductor single core cable etc. as required. <b>Group C</b>	Nos	12	2,101.00	25,212.00
2	Wiring for circuit/ submain wiring along with earth wire with the following sizes of FRLS/HFFR PVC insulated copper conductor, single core cable in surface/ recessed medium class PVC conduit as required. <b>2 X 4 sq. mm + 1 X 4 sq. mm earth wire</b>	Mtrs.	15	373.00	5,595.00
3	Supplying and fixing of following sizes of medium class PVC conduit along with accessories in surface/recess including cutting the wall and making good the same in case of recessed conduit as required. <b>25 mm</b>	Mtrs.	50	168.00	8,400.00
4	Wiring for circuit/ submain wiring along with earth wire with the following sizes of FRLS/HFFR PVC insulated copper conductor, single core cable in surface/ recessed steel conduit as required. <b>2 X 1.5 sq. mm + 1 X 1.5 sq. mm earth wire</b>	Mtrs.	10	414.00	4,140.00
5	Wiring for circuit/ submain wiring along with earth wire with the following sizes of FRLS/HFFR PVC insulated copper conductor, single core cable in surface/ recessed steel conduit as required. <b>2 X 6 sq. mm + 1 X 6 sq. mm earth wire</b>	Mtrs.	10	652.00	6,520.00
6	Supplying and fixing following modular switch/ socket on the existing modular plate & switch box including connections but excluding modular plate etc. as required. <b>Telephone socket outlet</b>	Each	2	168.00	336.00
7	Supplying and fixing following size/ modules, GI box along with modular base & cover plate for modular switches in recess etc. as required. <b>1 or 2 Module (75mmX75mm)</b>	Each	2	354.00	708.00
8	Supplying and drawing following pair 0.5 mm dia FRLS/HFFR PVC insulated annealed copper conductor, unarmored telephone cable in the existing surface/ recessed steel/ PVC conduit as required. <b>4 Pair</b>	Mtrs.	150	53.00	7,950.00

9	Supplying and fixing suitable size GI box with modular plate and cover in front on surface or in recess, including providing and fixing 6 pin 5/6 & 15/16 A modular socket outlet and 15/16 A modular switch, connections etc. as required.	Nos	4	659.00	2,636.00
10	Supplying and fixing following way, single pole and neutral, sheet steel, MCB distribution board, 240 V, on surface/ recess, complete with tinned copper bus bar, neutral bus bar, earth bar, din bar, interconnections, powder painted including earthing etc. as required. (But without MCB/RCCB/Isolator) <b>6 way , Double door</b>	Each	1	2,390.00	2,390.00
11	Supplying and fixing 5 A to 32 A rating, 240/415 V, 10 kA, "C" curve, miniature circuit breaker suitable for inductive load of following poles in the existing MCB DB complete with connections, testing and commissioning etc. as required. <b>Single pole</b>	Each	4	285.00	1,140.00
12	Supplying and fixing 5 A to 32 A rating, 240/415 V, 10 kA, "C" curve, miniature circuit breaker suitable for inductive load of following poles in the existing MCB DB complete with connections, testing and commissioning etc. as required. <b>Single pole and neutral</b>	Each	1	648.00	648.00
13	Supply, Installation, Testing and Commissioning of ceiling fan with Brush Less Direct Current (BLDC) Motor, class of insulation: B, 3 nos. metal(Aluminium alloy) blades, 30 cm long down rod, 2 nos. canopies, shackle kit, safety rope, copper winding, steel/Al body. Power Factor not less than 0.9, Service Value (CM/M/W) minimum as below, 350 RPM (tolerance as per IS : 374-2019), THD (Total Harmonic Distortion) less than 10%, remote (preferably mobile app based) for speed control and all remaining accessories including safety pin, nut bolts, washers, temperature rise=75 OC (max.), insulation resistance more than 2 mega ohm, suitable for 230 V, 50 Hz, single phase AC supply Ceiling Fan compliant to IS 374:2019 fan i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required. <b>1200mm, service value ≥ 6.0 CM/Min/Watt, air delivery 210 CM/Min (Minimum)</b>	Each	1	2,882.00	2,882.00

14	<p>Supplying, installation, Testing &amp; Commissioning of LED surface mounted Batten light of following body material and construction as per IS : 10322 with driver (Replaceable) as per the requirement with Driver efficiency &gt;85% ,Operating voltage AC 140-270 Volt, freq 50/60 hz, Operating temp range -15 deg to 40 deg centigrade, internal surge protection of 2.5 KV with Short &amp; Open circuit protection ,THD &lt; 10% , P. F.≥0.95, IP20, CRI &gt;80, Flicker free, (flicker should be below 5 %), life time (LED,Driver &amp; electrical circuitary), of minimum 50000 Burning Hours with , 70% of initial Lumen maintained till life ends, CCT 3000°K / 4000°K / 5700°K /6000°K/6500°K (As per ANSI Bin), SDCM(Standard Deviation Color Matching) &lt;3, Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard and trade mark certificate ( T.C.). Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing. complete in all respect i/c connections with 1.5 sq mm FRLS, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy ≥105 &lt;120 lm/Watt output. LM79 &amp; LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminum housing such that LED junction temperature shall not rise above 90°C). <b>18- 22 watt</b></p>	Each	4	629.00	2,516.00
17	<p>Supplying &amp; Installation of 300mm Sweep (900 RPM) Heavy Duty A.C exhaust fan complete with louvers/shutters on the existing opening, including making good the damage,making connection, testing, commissioning etc. as required.</p>	Each	1	4,595.00	4,595.00
18	<p>Supplying &amp; Installation of 250mm Sweep (1200 RPM) Heavy Duty exhaust fan complete with louvers/shutters on the existing opening, including making good the damage,making connection, testing, commissioning etc. as required.</p>	Each	1	1,990.00	1,990.00
19	<p>SITC of 10W LED Bulkhead fitting with IP 65 protection complete withLED lamp, connection with 1.5 sq. mm FRLS PVC insulated copper conductor cable as reqd.</p>	Nos	8	1,593.00	12,744.00

20	Supplying and fixing of 6 Kg capacity fire extinguisher (Gas Cartage type) conforming to IS: 15683: 2006 , with IS 14609 ISI marked ABC powder complete with squeeze grip type with discharge hose and nozzle suitable for extinguish A, B and C category fire tank fabricated from mild steel and consisting mono ammonium phosphate as fire extinguishing agent and suitable for operating 10 Degree to +55 Degree etc. as required.	Nos	1	3,984.00	3,984.00
21	Supplying and fixing of ISI marked 4.5 kg CO2 type fire extinguisher of following capacities conforming to IS: 2878 made from seamless cylinder conforming to IS: 7285, fitted with ISI marked controlled valve conforming to IS: 3224, high pressure 1 mtr. long discharge hose and horn complete with initial gas charging with carrying handle and wall mounting bracket and suitable for operating 30 Degree to +55 Degree etc. as required.	Nos	2	7,339.00	14,678.00
<b>Total</b>					<b>1,09,064.00</b>





# **DRAWINGS**

**Sketch drawing Will be provided separately before execution**

## List of Approved Make-

### **LIST OF APPROVED MAKES FOR ELECTRICAL WORKS**

<b>S. No.</b>	<b>Description</b>	<b>Approved Makes</b>
01	MCB (10KA)/ Isolators & MCB DB with End Box.	Legrand / Siemens/ Lauritz knudsen / ABB/ Schneider
02	MCCB	Legrand / Siemens/ Lauritz knudsen / ABB/ Schneider
03	MCCB BOX	Legrand / Siemens/ Lauritz knudsen / ABB/ Schneider
04	Modular type switch/ socket, TV socket, Fan Regulator.	Lauritz knudsen / ABB/ Wipro North West/ Legrand ( Arteor/ Myrius)/ Schneider (Zencelo).
05	Steel conduit pipe and Accessories (ISI)	BEC/ AKG/ NIC / Steel Krafts
04	PVC conduit pipe and Accessories (ISI)	BEC/ AKG/ NIC
05	Junction Boxes/ MS Boxes	Havells Crabtree / Anchor / North West / Legrand
06	Bushes	PVC/ Nylon
07	FRLS PVC insulated copper conductor cable / Wire	Polycab / Finolex / Havells
08	LED Light Fixture	Philips/ Trilux/ LT / Wipro/ Havells
09	Ceiling Fans (BLDC) & Wall Fan	Havells/ Atomberg/ Bajaj/ Crompton.
10	Exhaust Fan/ Fresh Air Fan	Havells/ Bajaj/ Crompton.
11	Industrial type socket	Legrand / Siemens/ Lauritz knudsen / ABB/ Schneider
12	DLP U-PVC channel & accessories	Schneider / Legrand or Equivalent
13	Modular Plate & Cover Plate	Lauritz knudsen / ABB/ Wipro North West/ Legrand ( Arteor/ Myrius)/ Schneider (Zencelo).
14	Distribution Board	Legrand / Siemens/ Lauritz knudsen / ABB/ Schneider.
15	XLPE Alumium/ Copper conductor Armoured cable	Havells/ Polycab/ RR kabel/ KEI/ Universal

## List of Approved Makes / Brands

(For Civil, Plumbing, Sanitary & Finishing Works)

Sr. No.	Material / Item	Approved Make / Brand
1	Ordinary Portland Cement (OPC/PPC)	UltraTech, ACC, Ambuja, JK Cement, Shree Cement
2	Reinforcement Steel (TMT Bars)	Tata Tiscon, SAIL, JSW Neosteel, Jindal Panther, RINL
3	Structural Steel Sections	SAIL, Tata Steel, JSW Steel
4	Coarse Sand / Fine Sand	Approved local source conforming to IS specifications
5	Stone Aggregate	Approved local crusher source conforming to IS standards
6	Bricks / Fly Ash Bricks	Approved kiln/manufacturer conforming to IS standards
7	Flush Door Shutters	Century, Greenply, Kitply, Duro
8	Door / Window Hardware	Godrej, Dorset, Ozone, Ebco
9	Glass	Saint-Gobain, Modi Float, AIS
10	Vitrified Floor Tiles	Kajaria, Somany, Johnson, Nitco
11	Ceramic Wall Tiles	Kajaria, Somany, Johnson, Orientbell
12	CPVC Pipes & Fittings	Astral, Ashirvad, Supreme, Prince
13	UPVC / PVC Pipes	Supreme, Finolex, Prince, Astral
14	Sanitary Ware	Hindware, Parryware, Cera, Jaquar
15	CP Brass Fittings	Jaquar, Hindware, Ess Ess, Marc
16	Paint (Acrylic Emulsion)	Asian Paints, Berger, Nerolac, Dulux
17	Waterproofing Compound / Chemicals	Dr. Fixit, Fosroc, Sika, CICO
18	Epoxy Resin Anchor Grout	Hilti, Fosroc, Sika, BASF
19	Polymer Bonding Agent (SBR)	Fosroc, Sika, Dr. Fixit, CICO
20	Primer / Steel Primer	Asian Paints, Berger, Nerolac
21	PVC Rain Water Pipe	Supreme, Finolex, Prince, Astral
22	Water Storage / Flush Cistern	Sintex, Hindware, Cera, Parryware
23	Ball Valve / Angle Valve / Bib Cock	Jaquar, Ess Ess, Hindware, Marc
25	White Cement / Putty	Birla White, JK Wall Putty, Asian Paints
26	Waterproof Cement Paint	Snowcem, Berger, Asian Paints
27	Tile Adhesive / Grout	Roff, MYK Laticrete, Weber
28	PVC Solvent Cement	Astral, Supreme, Ajay
29	Stainless Steel Hinges & Fixtures	Dorma, Ozone, Ebco, Dorset

### Note:

1. All materials shall conform to relevant BIS/IS specifications.
2. Equivalent makes may be used subject to prior approval of Engineer-in-Charge.
3. Contractor shall submit samples/catalogues for approval before procurement and execution.